

**SUDBURY BOARD OF SELECTMEN
TUESDAY SEPTEMBER 11, 2018
6:30 PM, TOWN HALL - LOWER LEVEL**

Item #	Time	Action	Item
	6:30 PM		CALL TO ORDER
EXECUTIVE SESSION			
1.		<i>VOTE</i>	Vote to immediately enter Executive Session to discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body (Engineers) and the chair so declares pursuant to General Laws chapter 30A §21(a)(exception 3).
2.		<i>VOTE</i>	Also discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (Village at Sudbury Station), pursuant to General Laws chapter 30A, §21(a)(3).
3.		<i>VOTE</i>	Vote to close Executive Session and resume Open Session.
	7:00 PM		Opening remarks by Chairman
			Reports from Town Manager
			Reports from Selectmen
			Citizen's comments on items not on agenda
TIMED ITEMS			
4.	7:15 PM	<i>VOTE / SIGN</i>	As the Licensing Authority for the Town of Sudbury, vote to approve a new Common Victualler License for Peet's Coffee, 534 Boston Post Road, Building #2, Suite 201, as requested in an application dated August 24, 2018, subject to conditions put forth by the Fire Department and Building Department.
MISCELLANEOUS			
5.		<i>VOTE</i>	Discussion and vote on whether to approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Association of Engineers, Architects and Draftsmen Local #105, and ratify the vote taken in Executive Session between the Town of Sudbury and the Engineer's Union.
6.		<i>VOTE</i>	Discussion and vote on Melone proposals

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Item #	Time	Action	Item
7.		<i>VOTE</i>	Discuss Special Town Meeting articles, and take positions on articles.
8.		<i>VOTE</i>	Vote to select authors for the pro and con ballot questions for the state election to be held Nov. 6, 2018.
9.			Discussion on next steps regarding 34 Barton Drive property
10.		<i>VOTE</i>	Discussion and vote whether to approve a request from the Sudbury Historical Society to place a storage pod on the left side of the lower Town Hall parking lot (or other suitable location) for a period from 9/15/18 to 10/15/18.
11.		<i>VOTE</i>	In connection with the construction contract to be awarded by the Town Manager facilitating the repurposing of the Loring Parsonage as a Sudbury History Center and Museum, vote to accept the total donation of \$726,000 raised by the Sudbury Historical Society for said purpose with the included amount of \$20,000 in contingency funding to be transferred to the Town upon the issuance of the building permit to the Contractor; and further to approve that any balance of these sums remaining unexpended at the completion of the construction project be returned to the Sudbury Historical Society.
12.		<i>VOTE</i>	1) Discussion concerning actions required in connection with the proposed Agreement for purchase offered on behalf of the U.S. Fish & Wildlife Service including identification of any restrictions on use of the property; 2) Move to declare the parcels shown on Assessors Map G12-0013 and G12-0015 located on Water Row available for disposition as approved under Article 4 of the October 16, 2017 Town Meeting, at the assessed value of 8,600 in total (setting forth use restrictions, if any).
13.			Citizen's Comments (cont.)
14.			Discuss upcoming agenda items.
CONSENT CALENDAR			
15.		<i>VOTE / SIGN</i>	Vote to sign the Special Town Meeting Warrant for Monday, October 15, 2018, which must be delivered to residents by October 1, 2018.
16.		<i>VOTE</i>	Vote to appoint Matthew Dallas, 23 Stone Root Lane, to the Capital Improvement Advisory Committee for a term ending 5/31/21, as recommended by committee chair Jamie Gossels.
17.		<i>VOTE</i>	Vote to approve the appointment of Beverly O'Connor as an Election Worker for a term beginning August 15, 2018 and ending August 16, 2019.
18.		<i>VOTE</i>	Vote to approve the appointment of Jean Nam, 81 New Bridge Road, as the Finance Committee representative, to the Strategic Planning for Capital Funding Committee for a term ending 5/31/19, as requested by Dan Carty, committee chair.
19.		<i>VOTE</i>	Vote to appoint Associate Member Nancy G. Rubenstein, 57 Winsor Road, as a full member of the Permanent Building Committee for a term to expire 5/31/20. This is to replace Gifford

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Item #	Time	Action	Item
			Perry who resigned in 2015.
20.		<i>VOTE</i>	Vote to appoint Dorothy Ann Bisson, Republican, to fill the vacancy created by the resignation of Gregory Bochicchio as of September 1, 2018 (term of office to expire May 31, 2020) and Kathleen C. Precourt, to fill Democratic member vacancy (term of office to expire May 31, 2021) as requested by Town Clerk Rosemary Harvell.
21.		<i>VOTE</i>	Vote to approve the regular session minutes of 7/17/18 and 7/30/18.
22.		<i>VOTE</i>	Vote to approve a special permit to Harold Cutler for the Colonial Fair and Muster of Fyfes and Drums to be held on the Wayside Inn grounds from 10:00 a.m. to 5:00 p.m. on Saturday, September 29, 2018, subject to conditions and permits required by the Fire and Police Departments and the Board of Health.
23.		<i>VOTE</i>	Vote to accept the awarded FEMA Staffing for Adequate Fire & Emergency Response (SAFER) grant of \$605,698 over the next three years.
24.		<i>VOTE / SIGN</i>	Vote to proclaim Sunday, Sept. 30, 2018 as "Goodbye Little Dude Day" as requested by resident author Rebecca Trotsky and the Sudbury Historical Society.

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



SUDBURY BOARD OF SELECTMEN

Tuesday, September 11, 2018

1

EXECUTIVE SESSION

1: Open in E.S. to discuss collective bargaining

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to immediately enter Executive Session to discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body (Engineers) and the chair so declares pursuant to General Laws chapter 30a §21(a)(exception 3).

Recommendations/Suggested Motion/Vote: Vote to immediately enter Executive Session to discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body (Engineers) and the chair so declares pursuant to General Laws chapter 30a §21(a)(exception 3).

Background Information:

Financial impact expected:n/a

Approximate agenda time requested: 10 minutes

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM

**SUDBURY BOARD OF SELECTMEN**

Tuesday, September 11, 2018

EXECUTIVE SESSION**2: Discuss Sudbury Station****REQUESTOR SECTION**

Date of request:

Requested by: Patty Golden

Formal Title: Also discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (Village at Sudbury Station), pursuant to General Laws chapter 30A, §21(a)(3).

Recommendations/Suggested Motion/Vote: Also discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (Village at Sudbury Station), pursuant to General Laws chapter 30A, §21(a)(3).

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, September 11, 2018

3

EXECUTIVE SESSION
3: Close Executive Session

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to close Executive Session and resume Open Session.

Recommendations/Suggested Motion/Vote: Vote to close Executive Session and resume Open Session.

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM

**SUDBURY BOARD OF SELECTMEN**

Tuesday, September 11, 2018

TIMED ITEM**4: Peet's Coffee Common Victualler License Application****REQUESTOR SECTION**

Date of request:

Requestor: Peet's Coffee, Inc.

Formal Title: As the Licensing Authority for the Town of Sudbury, vote to approve a new Common Victualler License for Peet's Coffee, 534 Boston Post Road, Building #2, Suite 201, as requested in an application dated August 24, 2018, subject to conditions put forth by the Fire Department and Building Department.

Recommendations/Suggested Motion/Vote: As the Licensing Authority for the Town of Sudbury, vote to approve a new Common Victualler License for Peet's Coffee, 534 Boston Post Road, Building #2, Suite 201, as requested in an application dated August 24, 2018, subject to conditions put forth by the Fire Department and Building Department.

Background Information:

Application and department approvals attached.

Financial impact expected:\$50 Common Victualler License Fee

Approximate agenda time requested:

Representative(s) expected to attend meeting: Daniel Brennan, Jr., dpb Design Consultants

Review:

Patty Golden Pending

Melissa Murphy-Rodrigues Pending

Jonathan Silverstein Pending

Robert C. Haarde Pending

Board of Selectmen Pending

09/11/2018 6:30 PM



Town of Sudbury

Office of Selectmen
www.sudbury.ma.us

RECEIVED
BOARD OF SELECTMEN
Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776-1843
978-839-3381
Fax: 978-443-0756
Email: selectmen@sudbury.ma.us

APPLICATION FOR COMMON VICTUALLER & ENTERTAINMENT LICENSE

Please complete this application form and return to the Selectmen's Office, along with all required materials listed below. Please review your plans with the Building Inspector, Health Director and Fire Chief before submitting your application.

TO THE LICENSING AUTHORITY
SUDBURY, MASSACHUSETTS

Name of applicant: PEET'S COFFEE

Address of applicant: 1400 PARK AVE.

Phone: [REDACTED]

Email: [REDACTED]

Business Name: PEET'S COFFEE

Business Address: 534A BOSTON POST RD.

Please enclose the following documents with your application:

- ☒ Completed Tax Attestation (form attached)
- ☒ Evidence of compliance with the Worker's Compensation Act requirement to provide workers' compensation insurance for employees. (A copy of the policy or a certificate of insurance is satisfactory.)
- ☒ Background information relative to the corporation. If applicable, articles of incorporation, including, names of principals of corporation, number of restaurants owned, etc.
- ☒ Floor plan: detailing plan of rooms, their use, restroom locations, exits, seating arrangements, as well as showing cooking and service area (seating capacity must be obtained from the Building Inspector).
- ☒ Whether any changes in the premises, structural or expansion, are planned. - NO STRUCTURAL EXPANSION PLANNED
- ☒ A dated letter from the present business owner stating the effective date of new ownership. - NEW LOCATION.
NO PRESENT BUSINESS OWNER.



Town of Sudbury

Office of Selectmen
www.sudbury.ma.us

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776-1843
978-639-3381
Fax: 978-443-0756

Email: selectmen@sudbury.ma.us

- ☒ A copy of the lease agreement between the property owner and the business owner.
- ☒ Application Fee: Common Victualler License = \$50
Entertainment License = \$50 (if applicable)
Provide one check payable to *Town of Sudbury*.

APPLICATION FOR ENTERTAINMENT LICENSE

Entertainment licenses are required for live entertainment (not tv and radio) that occurs Monday – Saturday. A separate license is required for entertainment on Sunday.

TYPE OF ENTERTAINMENT: _____

DAYS & HOURS OF ENTERTAINMENT: _____

In accordance with M.G.L. c.140, I hereby request a Common Victualler license, to be presented within the premises herein described.

8/3/18


Date

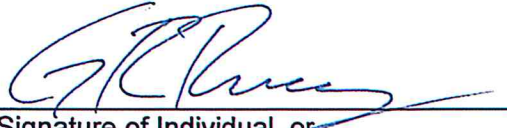

Applicant Signature

Please submit completed application and materials to:
Board of Selectmen, 278 Old Sudbury Rd, Sudbury, MA 01776

CERTIFICATE OF TAXES/TAX ATTESTATION

Pursuant to M.G.L. Chapter 62C, Section 49A, I certify under penalties of perjury that
PEET'S COFFEE has/have complied with all laws
of the Commonwealth of Massachusetts relating to taxes, reporting of employees and
contractors, and withholding and remitting child support.


Social Security Number, or
Federal Identification Number


Signature of Individual, or
Corporation Name

8/3/18

Date

By: VP DEVELOPMENT
Corporate Officer & Title (if applicable)

AFFIX CORPORATE SEAL

dpb **CONSULTING SERVICES**
50 Holt Road, Andover, MA (508) 380-8460

August 28, 2018

Sudbury Town Manager & Board of Selectmen's Office
Attn: Leila S. Frank
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3380

Re: New Peet's Coffee-CV License
534 BOSTON POST RD, BUILDING #2 SUITE 201, SUDBURY, MA

Hi Leila,

Please find enclosed fee for the CV license and name of the manager. I will be attending the meeting on Sept 11th if we are on that agenda. Please let me know if you need anything else.

Enclosed

Fee of \$50.00

Store Manager name - Alexander Kaddoura

Alex's contact info is: [REDACTED]

If you have any questions or require any additional information please do not hesitate to call. Cell 603-505-5633


Sincerely

Daniel Brennan Jr

dpb Design Consultants

50 Holt Road, Andover MA 01810
[REDACTED]

Attachment4.a: Peet's Coffee CV Application_BOS (2926 : Peet's Coffee Common Victualler License Application)



Peet's
COFFEE AND TEA

100 PARK AVENUE
SUITE 100
SUDSBURY, MA 01776
TEL: 978.441.1776

ARCHITECT
HARLAN R. FAUST
HARLAN R. FAUST, ARCHITECT
140 PARK AVENUE, SUITE 100
SUDSBURY, MA 01776
TEL: 978.441.1776
WWW.HARLANRFAUST.COM

DESIGNED BY: PFA
REVIEWED BY: PFA
DATE: 11/11/17
SCALE: 1/8" = 1'-0"

PROJECT ADDRESS
**534A BOSTON POST RD.,
SUDSBURY, MA 01776**

PROJECT NUMBER
PR1749

ISSUED DATES
NOV 15, 2017
NOV 22, 2017
NOV 29, 2017
DEC 6, 2017
DEC 13, 2017
DEC 20, 2017
DEC 27, 2017
JAN 3, 2018
JAN 10, 2018
JAN 17, 2018
JAN 24, 2018
JAN 31, 2018
FEB 7, 2018
FEB 14, 2018
FEB 21, 2018
FEB 28, 2018
MAR 6, 2018
MAR 13, 2018
MAR 20, 2018
MAR 27, 2018
APR 3, 2018
APR 10, 2018
APR 17, 2018
APR 24, 2018
APR 30, 2018
MAY 7, 2018
MAY 14, 2018
MAY 21, 2018
MAY 28, 2018
JUN 4, 2018
JUN 11, 2018
JUN 18, 2018
JUN 25, 2018
JUL 2, 2018
JUL 9, 2018
JUL 16, 2018
JUL 23, 2018
JUL 30, 2018
AUG 6, 2018
AUG 13, 2018
AUG 20, 2018
AUG 27, 2018
SEP 3, 2018
SEP 10, 2018
SEP 17, 2018
SEP 24, 2018
SEP 30, 2018
OCT 7, 2018
OCT 14, 2018
OCT 21, 2018
OCT 28, 2018
NOV 4, 2018
NOV 11, 2018
NOV 18, 2018
NOV 25, 2018
DEC 2, 2018
DEC 9, 2018
DEC 16, 2018
DEC 23, 2018
DEC 30, 2018
JAN 6, 2019
JAN 13, 2019
JAN 20, 2019
JAN 27, 2019
FEB 3, 2019
FEB 10, 2019
FEB 17, 2019
FEB 24, 2019
FEB 28, 2019
MAR 6, 2019
MAR 13, 2019
MAR 20, 2019
MAR 27, 2019
APR 3, 2019
APR 10, 2019
APR 17, 2019
APR 24, 2019
APR 30, 2019
MAY 7, 2019
MAY 14, 2019
MAY 21, 2019
MAY 28, 2019
JUN 4, 2019
JUN 11, 2019
JUN 18, 2019
JUN 25, 2019
JUL 2, 2019
JUL 9, 2019
JUL 16, 2019
JUL 23, 2019
JUL 30, 2019
AUG 6, 2019
AUG 13, 2019
AUG 20, 2019
AUG 27, 2019
SEP 3, 2019
SEP 10, 2019
SEP 17, 2019
SEP 24, 2019
SEP 30, 2019
OCT 7, 2019
OCT 14, 2019
OCT 21, 2019
OCT 28, 2019
NOV 4, 2019
NOV 11, 2019
NOV 18, 2019
NOV 25, 2019
DEC 2, 2019
DEC 9, 2019
DEC 16, 2019
DEC 23, 2019
DEC 30, 2019
JAN 6, 2020
JAN 13, 2020
JAN 20, 2020
JAN 27, 2020
FEB 3, 2020
FEB 10, 2020
FEB 17, 2020
FEB 24, 2020
FEB 28, 2020
MAR 6, 2020
MAR 13, 2020
MAR 20, 2020
MAR 27, 2020
APR 3, 2020
APR 10, 2020
APR 17, 2020
APR 24, 2020
APR 30, 2020
MAY 7, 2020
MAY 14, 2020
MAY 21, 2020
MAY 28, 2020
JUN 4, 2020
JUN 11, 2020
JUN 18, 2020
JUN 25, 2020
JUL 2, 2020
JUL 9, 2020
JUL 16, 2020
JUL 23, 2020
JUL 30, 2020
AUG 6, 2020
AUG 13, 2020
AUG 20, 2020
AUG 27, 2020
SEP 3, 2020
SEP 10, 2020
SEP 17, 2020
SEP 24, 2020
SEP 30, 2020
OCT 7, 2020
OCT 14, 2020
OCT 21, 2020
OCT 28, 2020
NOV 4, 2020
NOV 11, 2020
NOV 18, 2020
NOV 25, 2020
DEC 2, 2020
DEC 9, 2020
DEC 16, 2020
DEC 23, 2020
DEC 30, 2020
JAN 6, 2021
JAN 13, 2021
JAN 20, 2021
JAN 27, 2021
FEB 3, 2021
FEB 10, 2021
FEB 17, 2021
FEB 24, 2021
FEB 28, 2021
MAR 6, 2021
MAR 13, 2021
MAR 20, 2021
MAR 27, 2021
APR 3, 2021
APR 10, 2021
APR 17, 2021
APR 24, 2021
APR 30, 2021
MAY 7, 2021
MAY 14, 2021
MAY 21, 2021
MAY 28, 2021
JUN 4, 2021
JUN 11, 2021
JUN 18, 2021
JUN 25, 2021
JUL 2, 2021
JUL 9, 2021
JUL 16, 2021
JUL 23, 2021
JUL 30, 2021
AUG 6, 2021
AUG 13, 2021
AUG 20, 2021
AUG 27, 2021
SEP 3, 2021
SEP 10, 2021
SEP 17, 2021
SEP 24, 2021
SEP 30, 2021
OCT 7, 2021
OCT 14, 2021
OCT 21, 2021
OCT 28, 2021
NOV 4, 2021
NOV 11, 2021
NOV 18, 2021
NOV 25, 2021
DEC 2, 2021
DEC 9, 2021
DEC 16, 2021
DEC 23, 2021
DEC 30, 2021
JAN 6, 2022
JAN 13, 2022
JAN 20, 2022
JAN 27, 2022
FEB 3, 2022
FEB 10, 2022
FEB 17, 2022
FEB 24, 2022
FEB 28, 2022
MAR 6, 2022
MAR 13, 2022
MAR 20, 2022
MAR 27, 2022
APR 3, 2022
APR 10, 2022
APR 17, 2022
APR 24, 2022
APR 30, 2022
MAY 7, 2022
MAY 14, 2022
MAY 21, 2022
MAY 28, 2022
JUN 4, 2022
JUN 11, 2022
JUN 18, 2022
JUN 25, 2022
JUL 2, 2022
JUL 9, 2022
JUL 16, 2022
JUL 23, 2022
JUL 30, 2022
AUG 6, 2022
AUG 13, 2022
AUG 20, 2022
AUG 27, 2022
SEP 3, 2022
SEP 10, 2022
SEP 17, 2022
SEP 24, 2022
SEP 30, 2022
OCT 7, 2022
OCT 14, 2022
OCT 21, 2022
OCT 28, 2022
NOV 4, 2022
NOV 11, 2022
NOV 18, 2022
NOV 25, 2022
DEC 2, 2022
DEC 9, 2022
DEC 16, 2022
DEC 23, 2022
DEC 30, 2022
JAN 6, 2023
JAN 13, 2023
JAN 20, 2023
JAN 27, 2023
FEB 3, 2023
FEB 10, 2023
FEB 17, 2023
FEB 24, 2023
FEB 28, 2023
MAR 6, 2023
MAR 13, 2023
MAR 20, 2023
MAR 27, 2023
APR 3, 2023
APR 10, 2023
APR 17, 2023
APR 24, 2023
APR 30, 2023
MAY 7, 2023
MAY 14, 2023
MAY 21, 2023
MAY 28, 2023
JUN 4, 2023
JUN 11, 2023
JUN 18, 2023
JUN 25, 2023
JUL 2, 2023
JUL 9,

FLOOR PLAN

**ARTICLES OF INCORPORATION
OF
PEET'S OPERATING COMPANY, INC.**

I.

The name of the corporation is Peet's Operating Company, Inc. (the "*Corporation*").

II.

The purpose for which the Corporation is formed is to transact any or all lawful business, not required to be specifically stated in these Articles, for which corporations may be incorporated under the Virginia Stock Corporation Act, as amended from time to time.

III.

The Corporation is authorized to issue only one class of stock, to be designated Common Stock. The total number of shares which the Corporation shall have authority to issue shall be 100 shares, each having a par value of \$0.01.

IV.

The initial registered office shall be located at 4701 Cox Road, Suite 301, Glen Allen, Virginia 23060 and the name of the initial registered agent is Commonwealth Legal Services Corporation, which is a domestic or foreign stock or nonstock corporation, limited liability company or registered limited liability partnership authorized to transact business in Virginia, and whose business address is the same as the initial registered office. The registered office is located in the County of Henrico.

V.

Pursuant to Va. Code § 13.1-657(2), any action required or permitted to be taken at a shareholders' meeting may be taken without a meeting and without prior notice, if the action is taken by shareholders who would be entitled to vote at a meeting of holders of outstanding shares having voting power to cast not less than the minimum number of votes that would be necessary to authorize or take the action at a meeting at which all shareholders entitled to vote thereon were present and voted.

VI.

Except as the Board of Directors of the Corporation may provide with respect to any class or series of stock, no holder of outstanding shares of any class of capital stock shall have any pre-emptive right with respect to (i) any shares of any class of capital stock, whether now or hereafter authorized, (ii) any warrants, rights or options to purchase any such shares, or (iii) any obligations convertible into or exchangeable for any such shares or into warrants, rights or options to purchase any such shares.

VII.

The Board of Directors shall have the power to adopt, amend or repeal the Bylaws of this Corporation, subject to the power of the shareholders to amend or repeal such Bylaws. The shareholders shall also have the power to amend or repeal the Bylaws of this Corporation and to adopt new Bylaws.

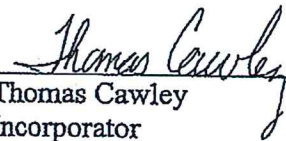
VIII.

This Corporation reserves the right to amend or repeal any of the provisions contained in these Articles of Incorporation in any manner now or hereafter permitted by law, and the rights of the shareholders of this Corporation are granted subject to this reservation.

IX.

To the full extent that the Virginia Stock Corporation Act, as it exists on the date hereof or may hereafter be amended, permits the limitation or elimination of the liability of Directors, a Director of this Corporation shall not be liable to this Corporation or its shareholders for monetary damages for conduct as a Director. Any amendments to or repeal of this Article IX shall not adversely affect any right or protection of a Director of this Corporation for or with respect to any acts or omissions of such Director occurring prior to such amendment or repeal.

Dated: December 24, 2003


Thomas Cawley
Incorporator

Commonwealth of Virginia



STATE CORPORATION COMMISSION

Richmond, December 29, 2003

This is to certify that the certificate of incorporation of

Peet's Operating Company, Inc.

was this day issued and admitted to record in this office and that the said corporation is authorized to transact its business subject to all Virginia laws applicable to the corporation and its business. Effective date: December 29, 2003



State Corporation Commission

Attest:

Joel H. Pesh
Clerk of the Commission

CIS0375

RECEIVED IN CORRES
IRS - OSC -542

MAR 30 2004

OGDEN, UTAH

Packet Pg. 18

Peet's Coffee Common Victualler License Approvals

Department	Staff	Approve/Deny	Comments
Building Department	Mark Herweck	Approve	8/29/18 Building Department has no issues with this application. Thank you
Fire Department	Chief Whalen	Approve	8/29/18 The Fire Department has no issues with this application.
Board of Health	Bill Murphy	Approve	9/4/18 The health department has no issues with this application.
Police Department	Chief Nix	Approve	8/29/18 We do not have an issue with the application. Thank you!

**SUDBURY BOARD OF SELECTMEN**

Tuesday, September 11, 2018

MISCELLANEOUS (UNTIMED)**5: Ratify vote taken in Exec Session for collective bargaining****REQUESTOR SECTION**

Date of request:

Requested by: Patty Golden

Formal Title: Discussion and vote on whether to approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Association of Engineers, Architects and Draftsmen Local #105, and ratify the vote taken in Executive Session between the Town of Sudbury and the Engineer's Union.

Recommendations/Suggested Motion/Vote: Discussion and vote on whether to approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Association of Engineers, Architects and Draftsmen Local #105, and ratify the vote taken in Executive Session between the Town of Sudbury and the Engineer's Union.

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM



SUDBURY BOARD OF SELECTMEN

Tuesday, September 11, 2018

6

MISCELLANEOUS (UNTIMED)

6: Discussion and vote on Melone proposals

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion and vote on Melone proposals

Recommendations/Suggested Motion/Vote:

Background Information:

see attached latest rankings and comments

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden Pending

Melissa Murphy-Rodrigues Pending

Jonathan Silverstein Pending

Robert C. Haarde Pending

Board of Selectmen Pending

09/11/2018 6:30 PM

Melone RFP Response Rankings

Updated 9/11/2018

Cavicchio

	P Brown	L Simon	J Dretler	D Carty	B Haarde	
Criteria 1	15	5	5	10	5	
Criteria 2	7	1	4	10	4	
Criteria 3	10	5	5	15	5	
Criteria 4	5	0	0	5	5	
Criteria 5	10	1	4	10	4	
Price Proposal	10	1	1	10	1	
	57	13	19	60	24	34.6 Avg

Quarry North

	P Brown	L Simon	J Dretler	D Carty	B Haarde	
Criteria 1	15	20	10	5	20	
Criteria 2	4	7	4	1	10	
Criteria 3	20	15	15	20	20	
Criteria 4	10	10	15	0	15	
Criteria 5	10	7	7	10	10	
Price Proposal	25	25	25	25	25	
	84	84	76	61	100	81 Avg

EDF Renewables

	P Brown	L Simon	J Dretler	D Carty	B Haarde	
Criteria 1	20	10	15	20	10	
Criteria 2	1	4	4	0	1	
Criteria 3	15	10	10	10	10	
Criteria 4	10	5	10	5	5	
Criteria 5	10	4	4	10	7	
Price Proposal	15	10	15	15	10	
	71	43	58	60	43	55 Avg

Point Scale

Criteria 1 (20 max)
Criteria 2 (10 max)
Criteria 3 (20 max)
Criteria 4 (15 max)
Criteria 5 (10 max)
Price Proposal (25 max)

Attachment6.a: Melone Rankings and Comments_BOS_Updated 9.11.18 (2940 : Discussion and vote on Melone proposals)

Melone RFP Response Ranking Comments

Updated 9/11/2018

Cavicchio Comments

J Dretler: This proposal will bring an immediate infusion of cash from the disposition of the land but will bring in minimal property tax revenue overall. There will also be additional tractor trailer traffic to Concord Rd. Concord Rd is heavily used by our students and school buses. Also, there are existing town reports that state the egress at Melone has line of sight issues which suggests safety issues. The proponent has stated that they feel the existing egress (entrance) is fine as is.

D Carty: It is not often that someone wants to do more farming in Sudbury. We should look for other areas for this business expansion within our community or risk losing them altogether.

Quarry North Comments

L Simon: Among the 3 proposals, the Quarry North proposal is the most attractive and beneficial to the town. It meets the goals of preservation of the town center land, preservation of a site of historical significance, affordable housing for at least 12 years, and avoids further congestions in town center and would bring existing litigation to a close. This proposal has the support of most town boards, committees, and commissions. It also has widespread resident support.

J Dretler: This proposal has significant contingencies. The fiscal impact is difficult to ascertain but based on the Town Manager and Finance Director's recent analysis and our experience with Avalon/Meadow Walk/National Development, we now have information that will help guide us to a development agreement that is favorable for Sudbury. There is significant support for this proposal from numerous Town Boards and Committees. There is a very complicated proposal that will require much expertise – specifically legal review. While highly dense, this proposal is in line with previously identified uses for the Melone property.

D Carty: Value and quality of life not related to the building of this project on the Melone property whatsoever, rather it is solely in *not* building it in the center of Sudbury.

EDF Renewables Comments

L Simon: This is a good proposal, but does not significantly address many of the goals identified by town boards, committees and commissions. In the abstract it is attractive, but many other practical considerations favor Quarry North.

J Dretler: I'm concerned about the length of the proposed lease term (25 years). I don't feel that it is in Sudbury's best interest to use significant developable land for solar. There may be other location in town that are better suited for solar.

D Carty: Very intriguing project; would truly make Sudbury a more "green" community. Financials look very appealing, as does the retention of ownership of the property.



SUDBURY BOARD OF SELECTMEN

Tuesday, September 11, 2018

7

MISCELLANEOUS (UNTIMED)

7: Discuss Special Town Meeting articles

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discuss Special Town Meeting articles, and take positions on articles.

Recommendations/Suggested Motion/Vote: Discuss Special Town Meeting articles, and take positions on articles.

Background Information:
attached articles

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM

October 15, 2018
Special Town Meeting Articles

#	Article Title	Developer	Sponsor	Article Category	Amount	Article Presenter	Date of BOS Article Position Vote	BOS Position	Report BOS Position at STM	FinCom Position	Required Vote
1	Melone Property Disposition	Board of Selectmen		Finance/Budget							Two-Thirds
2	Acquisition of Broadacres Farm	Board of Selectmen		Finance/Budget							Two-Thirds, if borrowed
3	Fairbank Community Center Design Funds	Board of Selectmen		Finance/Budget	\$1,900,000			Report at Town Mtg		Report at Town Mtg	Two-Thirds, if borrowed
4	Dissolution of Committee for Preservation and Management of Town Documents	Board of Selectmen		Other							Majority
5	420 Lincoln Road Funding	Board of Selectmen		Finance/Budget	\$350,000			Report at Town Mtg		Report at Town Mtg	
6	Accept General Law Reulating Speed Limits	Police Chief		Other							
7	Petition to appropriate funds for continuing design of Bruce Freeman Rail Trail to Mass DOT Standards	Petition	Simon	Petition	\$650,000						
8	Petition on Tax Rates for above-ground poles and wires	Petition	Schineller	Petition							

TOWN OF SUDBURY WARRANT ARTICLE FORM

ARTICLE ①

Instructions:

- 1) The **ORIGINAL, TYPED** article is to be submitted to the Selectmen's Office in final form.
- 2) Articles submitted by Boards and Committees must be signed by a majority accompanied by a copy of the vote signed by its Clerk.
- 3) **WARRANT REPORT**, briefly explaining intent and scope of article must be attached.
- 4) All monied articles must specify dollar amounts requested.
- 5) Article wording must be approved and article signed by Town Counsel before submission.


ARTICLE MELONE PROPERTY DISPOSITION

To see if the Town will vote to transfer from the board or officer with custody of the land to the Board of Selectmen for the purpose of conveyance, and authorize the Board of Selectmen to convey, the parcel of town-owned land commonly known as the Melone property, located off North Road and currently the site of the Town's gravel pit, and shown as Assessors' Map C12, Parcel 0100 *and Concord parcel 3.4.19*, on such terms and conditions as may be established by the Board Selectmen, said real estate disposition to be made in compliance with General Law Chapter 30B to the extent applicable, and further to authorize the Board of Selectmen and other Town Officials to execute instruments and take all other actions as may be necessary to effectuate the vote to be taken hereunder; or act on anything relative thereto.

Submitted by the Board of Selectmen.

(Two-thirds vote required)

BOARD OF SELECTMEN REPORT: Over the past several years, the Board of Selectmen has discussed the conditions and future use of the Melone property located on North Road. This spring the Board sought proposals for the future of the property. The board received three proposals and is anticipated to make an award of the property contingent on this Town Meeting vote.

BY: 
Melissa Murphy Rodrigues, Town Manager

Vote of Board of Selectmen _____

Approved by: _____
Town Counsel

TOWN OF SUDBURY

WARRANT ARTICLE FORM

ARTICLE 2

Instructions:

- 1) The **ORIGINAL, TYPED** article is to be submitted to the Selectmen's Office in final form.
- 2) Articles submitted by Boards and Committees must be signed by a majority accompanied by a copy of the vote signed by its Clerk.
- 3) **WARRANT REPORT**, briefly explaining intent and scope of article must be attached.
- 4) All monied articles must specify dollar amounts requested.
- 5) Article wording must be approved and article signed by Town Counsel before submission.

ACQUISITION OF BROADACRES FARM

To see if the Town will vote, under the Community Preservation Program or otherwise, to authorize the Board of Selectmen to acquire, by purchase, gift, eminent domain or otherwise the fee or lesser interest in all or a part of the land located at 82 Morse Road (Parcels F09-0002 and 0004), comprising approximately 34.5 acres, including all easements and rights appurtenant thereto and the building and improvements located thereon, for general municipal purposes and/or for open space and active recreation purposes, including leasing for purposes consistent with the use of the property, and to authorize the Board of Selectmen to lease the fee or lesser interest in all or a part of such property; and further to raise and appropriate, transfer from available funds, including the Community Preservation Fund, or borrow a sum of money for the acquisition of such property or interest therein and all incidental and related costs, including but not limited to costs of title investigations, closing, and attorneys' fees; and, for such purposes, to authorize the Treasurer with the approval of the Board of Selectmen to borrow up to said sum pursuant to G.L. c.44, §§7 or 8 and G.L. c.44B, §11 or any other enabling authority, and issue bonds and notes of the Town therefor; and, in the event that Community Preservation funds are appropriated hereunder, to authorize the Board of Selectmen to grant a conservation restriction in said property meeting the requirements of G.L. c.184, §§31-33 as may be required in accordance with G.L. c.44B, §12; provided further that any appropriation made hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2½); and further to authorize the Board of Selectmen to execute all instruments, including deeds, leases, and/or other agreements, upon such terms and conditions as the Selectmen deem appropriate, and take all other action as may be necessary to effectuate the vote to be taken hereunder, or take any other action relative thereto.

Submitted by the Board of Selectmen.
 borrowed)

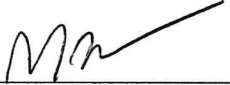
(Two-thirds vote required, if
 borrowed)

BOARD OF SELECTMEN REPORT: Broadacres Farm is a 34.5+/- acre horse farm located on both the north and south sides of 82 Morse Road (Parcels F09-0002 and 0004). The portion north of Morse Road contains approximately 15 acres, consisting of a 5-acre open field and a portion that has been improved with a house, barn and indoor riding arena. The portion southwest of Morse Road includes approximately 19.5 acres with areas of pasture, wetlands, woodland, and a barn. This farm is listed as a priority parcel for preservation in the 2009 Open Space and Recreation Plan and a priority Heritage Landscape in the 2006 Heritage Landscape Inventory Report. Protection of this property provides historical, cultural, agricultural, ecological, and recreational benefits. The property is currently enrolled in Chapter 61A tax classification, which allows for a significant reduction in taxes in exchange for a right of first refusal to the Town. Under this classification, the Town has the right to meet a bona fide offer within 120 days of receipt of the offer. This Article is intended to work with the owner on the establishment of a fair market value based on the

development potential of the land in advance of the right of first refusal. A portion of the project is forecasted to be funded by Community Preservation Funds. This article requests an appropriation to fund the remainder of the purchase of all the Broadacres Farm property or a portion thereof. The parameters of the potential acquisition are being negotiated.

The property abuts the Wake Robin Woods Conservation Land, Featherland Park, and the proposed Bruce Freeman Rail Trail. Acquisition of this property will create more than 50 acres of contiguous conservation land, which is part of a larger complex of an additional 63 acres of town-owned parcels containing public trails and protecting natural resource features. The acquisition could also potentially expand the Featherland Park Complex by approximately 30%. The structures on the property including the house, barns, and a large indoor riding arena offer numerous opportunities for potential reuse by the Town. Access from south of Morse Road through Broadacres Farm will enable better upland access to Wake Robin Woods Conservation Land and provide the ability to create an expanded public trail network. It abuts a large area of mostly off-site floodplain. The protection of this section of Broadacres Farm as an undeveloped parcel will help retain the flood storage capacity of the abutting flood-prone areas.

At the time of warrant production, prior to the valuation being finalized, both the Land Acquisition Review Committee and Conservation Commission voted unanimously to support the Town pursuing acquisition of this parcel subject to establishment and acceptance of a fair market value for the property. The committees will update their positions at Town Meeting.

BY: 
Melissa Murphy Rodrigues, Town Manager

Vote of Board of Selectmen _____

Approved by: _____
Town Counsel

2021 09 11 02:00

TOWN OF SUDBURY**WARRANT ARTICLE FORM****ARTICLE ____****Instructions:**

- 1) The **ORIGINAL, TYPED** article is to be submitted to the Selectmen's Office in final form.
- 2) Articles submitted by Boards and Committees must be signed by a majority accompanied by a copy of the vote signed by its Clerk.
- 3) **WARRANT REPORT**, briefly explaining intent and scope of article must be attached.
- 4) All monied articles must specify dollar amounts requested.
- 5) Article wording must be approved and article signed by Town Counsel before submission.

ARTICLE FAIRBANK COMMUNITY DESIGN FUNDS

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow the sum of \$1,900,000, or any other sum, to be expended under the direction of the Permanent Building Committee and the Town Manager, for the design of a new and/or renovated Community Center and all other appurtenances thereto to be constructed on Town-owned land at the current site of the Fairbank Community Center and Atkinson Pool, 40 Fairbank Road, including professional and engineering services and project management services necessary to implement schematic design, and borrowing costs including bond and note issue expense, and all other incidental and related expenses; and as funding for such purposes, to authorize the Treasurer with the approval of the Board of Selectmen to borrow said sum pursuant to M.G.L. c. 44 ss.7 or 8 or any other enabling authority and issue bonds and notes therefor; and further to determine whether the appropriation made hereunder shall be contingent upon the approval of a Proposition 2 ½ Debt Exclusion question in accordance with M.G.L. c. 59 s. 21C; or act on anything relative thereto.

Submitted by the Board of Selectmen.

(Two-thirds vote required, if borrowed)

BOARD OF SELECTMEN REPORT: The Fairbank Community Center has been a valuable community resource for over twenty-five years. The Center houses Park and Recreation, the Atkinson Pool, the Senior Center and the administration of the Sudbury Public Schools. The building has a number of issues including, lack of usable space, leaking roof portions, failing climate control, and other issues as well.

In 2017, the Fairbank Community Center Task Force retained Pros Consulting to conduct an analysis of the building, report on current conditions, and make recommendations for solutions and future building options. Pros Consulting presented three options, and one of those options was selected by the Fairbank Community Center for further review and design. The proposed building is 62,800 square feet and includes a fitness aspect, Park and Recreation, the Atkinson Pool, Senior Center, a track and a full gymnasium. The full project is estimated to cost approximately \$32,000,000. This initial request is for schematic design development only.

BOARD OF SELECTMEN POSITION: The Board of Selectmen will report at Town Meeting.

FINANCE COMMITTEE REPORT: The Finance Committee will report at Town Meeting.

BY: _____
Melissa Murphy Rodrigues, Town Manager

Vote of Board of Selectmen _____

Approved by: _____
Town Counsel

Attachment 7.b: Scanned STM articles 1-6 (2011 : Discuss Special Town Meeting articles)

TOWN OF SUDBURY

WARRANT ARTICLE FORM

ARTICLE #

④

Instructions:

- 1) The **ORIGINAL, TYPEWRITTEN** article is to be submitted to the Selectmen's Office in final form.
- 2) Articles submitted by Boards and Committees must be signed by a majority accompanied by a copy of vote signed by its clerk.
- 3) **WARRANT REPORT**, briefly explaining intent and scope of article **must** be attached.
- 4) Article wording must be approved and article signed by Town Counsel before submission.

ARTICLE **DISSOLUTION OF THE COMMITTEE FOR THE PRESERVATION
AND MANAGEMENT OF TOWN DOCUMENTS**

To see if the Town will vote to dissolve the Committee for the Preservation and Management of Town Documents, formerly the Committee for the Preservation of Ancient Documents adopted under Article 36 of the October 26, 1956 Special Town Meeting, and last amended under Art.25 of the April 3, 1993 Annual Town Meeting.

Submitted by the Board of Selectmen.

(Majority vote required)

BOARD OF SELECTMEN REPORT: The functions of this Committee to administer and maintain a records management program for the protection and preservation of original documents or facsimiles that are deemed valuable to the Town and/or required by law are being performed by the Town Clerk through preservation, restoration, digitization and conservation.

SUBMITTED BY: APPROVED BY: 

Town Counsel

TOWN OF SUDBURY

WARRANT ARTICLE FORM

ARTICLE #

5

Instructions:

- 1) The **ORIGINAL, TYPEWRITTEN** article is to be submitted to the Selectmen's Office in final form.
- 2) Articles submitted by Boards and Committees must be signed by a majority accompanied by a copy of vote signed by its clerk.
- 3) **WARRANT REPORT**, briefly explaining intent and scope of article **must** be attached.
- 4) Article wording must be approved and article signed by Town Counsel before submission.
- 5)

ARTICLE420 LINCOLN ROAD FUNDING

To see if the Town will vote to transfer from Lincoln Sudbury Regional High School's Excess and Deficiency account, its proportionate share of \$350,000 or any other sum, to be expended under the direction of the Lincoln Sudbury School Committee for the purpose of renovating the building at 420 Lincoln Road for educational purposes.

Submitted by the Board of Selectmen.

(Majority vote required)

BOARD OF SELECTMEN REPORT: Approval of this article will provide funds to support a renovation in order to create a substantially separate program to support students with social and emotional disabilities whose needs are currently met through placements outside of the school district. The number of students referred for evaluation, services and placement and cost due to social and emotional represent a present needs that is trending upward. Creating this in school program in FY20 could likely be net cost neutral for FY20 and lead to further cost avoidance and savings beginning with the FY21 operating budget. Other school districts have similar substantially separate programs that operate out of a stand-alone edifice apart from the main school building but remain close enough to facilitate inclusion in mainstream academics and activities where appropriate. The physical separation from the main building is considered a pivotal structural element to the ability of the program to command a requisite level of focus and intensity of support for the particular social and emotional needs of these students.

BOARD OF SELECTMEN POSITION: The Board of Selectmen will report at Town Meeting.

FINANCE COMMITTEE REPORT: The Finance Committee will report at Town Meeting.

BY:



Melissa Murphy Rodrigues, Town Manager

Vote of Board of Selectmen _____

APPROVED BY:

Town Counsel

TOWN OF SUDBURY

WARRANT ARTICLE FORM

ARTICLE #

6

Instructions:

- 1) The **ORIGINAL, TYPEWRITTEN** article is to be submitted to the Selectmen's Office in final form.
- 2) Articles submitted by Boards and Committees must be signed by a majority accompanied by a copy of vote signed by its clerk.
- 3) **WARRANT REPORT**, briefly explaining intent and scope of article **must** be attached.
- 4) Article wording must be approved and article signed by Town Counsel before submission.

ARTICLE ACCEPT GENERAL LAW REGULATING SPEED LIMITS

To see if the Town will vote to accept the provisions of G.L. c.90, §17C, which allows the Board of Selectmen to establish a speed limit of 25 miles per hour in any thickly settled or business district in the Town that is not a state highway, or take any other action relative thereto.

Submitted by the Chief of Police.

CHIEF OF POLICE REPORT: The Municipal Modernization Act, Chapter 218 of the Acts of 2016 provides communities the ability reduce the speed in thickly settled areas or business district to 25 miles per hour from the statutory 30 mile per hour limit. This is a safer speed for thickly settled neighborhoods with pedestrian and bicycle traffic.

SUBMITTED BY:



APPROVED BY:

 Town Counsel

TOWN OF SUDBURY

FORM OF PETITION – SPECIAL TOWN MEETING ARTICLE

BOARD OF SELECTMEN
SUDBURY, MA

INSTRUCTIONS

SIGNATURE REQUIREMENTS: Special Town Meeting: 100 valid signatures 2018 AUG 29 A 1001 signatures Required to call and "Petition for Special Town Meeting" must be obtained to Call meeting.

NOTE: 1. Before obtaining signatures, submit a draft to the Selectmen's office for Town Counsel review. Email to bosadmin@sudbury.ma.us or provide hard copy to Selectmen's Office, 278 Old Sudbury Road, Sudbury.

2. The signatures must be certified by the Board of Registrars after submission to the Selectmen. In case any signatures must be rejected, it is suggested that you obtain more than the minimum stated above in order to have the required number certified.

3. All signatures must appear on a page containing or attached to the article wording.

4. A report, briefly explaining the intent and scope of the article, must be attached and will be printed in the Warrant.

5. Return signed original petition forms to Selectmen's Office, 278 Old Sudbury Road, Sudbury.

TO: Board of Selectmen, Sudbury, MA 01776

We, the undersigned, being registered voters of the Town of Sudbury, hereby petition that the following article be included in the Warrant for the OCT. 15, 2018, Annual Town Meeting
(DATE) SPECIAL

To see if the Town will vote to

To see if the Town will vote to raise and appropriate, or to transfer from available funds, \$650,000, or any other sum, to be expended under the direction of the Town Manager for the purpose of advancing the ongoing design of the 4.4-mile Bruce Freeman Rail Trail to Massachusetts Department of Transportation standards, or act on anything relative thereto.

or act on anything relative thereto.

Signature	Printed Name	Address Where Registered
1	Barbara Pedulla	72 Wake Robin
2	David Teichholz	18 NASHUA
3	Brian Beavis	21 Country Village
4	John Keklak	12 West St
5	Meredith Gerson	23 Hilltop Rd
6	JONATHAN CASSELS	11 SPILLER CIRCLE
7	Barbara J Young	109 Boston Post Road
8	Jennifer Roberts	14 Griffin Ln.
9	Chris Bernese	20 Calmar Drive
10	Kurt Thomson	68 Butler Road
11	BENJAMIN LEUNG	64 MAYNARD RD.
12	John J. Lyons	200 Marlboro RD.
13	Donna Mills	47 Rollingstone
14	Kim Brown	26 Longfellow Rd.
15	Michelle Kinlaw	155 Graystone Lane

PETITIONER'S REPORT: This article will fund the completion of the design of the Sudbury section of the Bruce Freeman Rail Trail. This section runs along the north-south corridor from the Concord town line south to Station Road. Since 2014, Sudbury Town Meeting has appropriated funds for each stage design of this project, including surveying the right of way, wetland mapping, and preliminary design. Funding for construction, currently estimated at more than \$8 million, will come from state and federal sources.

Construction of the Bruce Freeman Rail Trail in Chelmsford and part of Westford was completed in 2009. This spring, the sections in Westford, Carlisle, and Acton were completed and officially opened to the public, connecting almost 12 miles of beautiful, safe rail trail. A bridge over Route 2 in Concord has received construction funding and is slated for construction in 2020. The 3 miles in Concord is almost complete and will be officially opened in Spring 2019, extending the BFRT to more than 15 miles. The BFRT is now at the Concord/Sudbury town line, at our door step. Sudbury will be the next section to be constructed. In 2013, construction of the rail trail became a goal of the Board of Selectmen.

Town Meeting has voted for the design of the rail trail to Massachusetts Department of Transportation (MassDOT) standards. There are two parts to getting a quality rail trail, built to MassDOT standards: design and construction. Each town along the BFRT route is responsible for funding its share of the design. Then, construction will be paid for with state and federal funds.

On May 25, 2017, after Sudbury had shown good progress on the design of the BFRT, the Metropolitan Planning Organization (MPO) placed the rail trail on the Transportation Improvement Program (TIP)

for construction funding in 2022. Getting onto the TIP was a significant achievement and milestone as it guarantees construction funding.

Sudbury will benefit from MassDOT approved construction in several ways. First, best construction practices will be followed. State environmental protection laws, including the Wetlands Protection Act, are followed to minimize harm to wildlife and vegetation. MassDOT works with each local conservation commission during the design and permitting phases of the project to respect local bylaws. This has been the practice followed in the six communities to our north where the BFRT has been designed and constructed.

The Bruce Freeman Rail Trail will be an attractive and valuable amenity for years. It will be accessible to residents of all ages and abilities year round. Its hard surface is ADA compliant, handicap accessible, and senior friendly. The BFRT will be low maintenance, requiring cutting of the shoulders and sweeping a few times a year. No motor vehicles are permitted on the BFRT.

The rail trail's central north-south orientation connects schools, recreational areas, athletic facilities, conservation areas, town center, town safety campus, and commercial districts. It will be a safe, pleasant pathway that avoids traffic.

The BFRT has been studied and discussed for many years, in multiple committees, and every option has been considered in detail. The sooner we complete the design the sooner it will be built. It is time for a final vote to secure the remaining funding needed to complete the design and proceed to construction.

TOWN OF SUDBURY FORM OF PETITION – SPECIAL TOWN MEETING ARTICLE

INSTRUCTIONS

RECEIVED
BOARD OF SELECTMEN
SUDBURY, MA

SIGNATURE REQUIREMENTS: Special Town Meeting: 100 valid signatures Once already called, 200 signatures Required to call and "Petition for Special Town Meeting" must be obtained to call a meeting. 2018 SEP 14 PM 5:01

NOTE: 1. Before obtaining signatures, submit a draft to the Selectmen's office for Town Counsel review. Email to hosadmin@sudbury.ma.us or provide hard copy to Selectmen's Office, 278 Old Sudbury Road, Sudbury.

2. The signatures must be certified by the Board of Registrars after submission to the Selectmen. In case any signatures must be rejected, it is suggested that you obtain more than the minimum stated above in order to have the required number certified.

3. All signatures must appear on a page containing or attached to the article wording.

4. A report, briefly explaining the intent and scope of the article, must be attached and will be printed in the Warrant.

5. Return signed original petition forms to Selectmen's Office, 278 Old Sudbury Road, Sudbury.

TO: Board of Selectmen, Sudbury, MA 01776

We, the undersigned, being registered voters of the Town of Sudbury, hereby petition that the following article be included in the Warrant for the October 15, 2018, Special Town Meeting
(DATE)

To see if the Town will vote to

request that the Assessors Office petition the Department of Revenue to allow the Town to separately classify underground personal property versus above-ground personal property owned by Utility Corporations or Telephone and Telegraph Companies, and enable the Town to adopt an 'above-ground factor' and a 'grandfathered above-ground factor' used to determine the percentages of the local tax levy to be borne by each class of real and personal property, such that the tax rate for above-ground personal property owned by Utility Corporations or Telephone and Telegraph Companies may be greater than or equal to the Commercial tax rate.

or act on anything relative thereto.

Signature	Printed Name	Address Where Registered
1 <i>Kimberly Lewis</i>	Kimberly Lewis	357 Willis Rd.
2 <i>Missa Wein</i>	Missa Wein	33 Massman Rd
3 <i>Kristina Gish</i>	KRISTINA GISH	35 Rolling Ln
4 <i>Marilyn Galtbert</i>	MARILYN GALTBERT	20 Barton Dr.
5 <i>Ken Stearns</i>	KEN STEARNS	21 CRYSTAL LAKE Dr
6 <i>Rene Greene</i>	Rene Greene	98 Perham Rd
7 <i>Ruth M. Barton</i>	Ruth M. Barton	24 Stone Rd.
8 <i>Peter A. Agard</i>	Peter A. Agard	4 Bowler Dr
9 <i>Jerry Wasserheim</i>	Jerry Wasserheim	26 Thunder Rd
10 <i>Mary O'Connor</i>	Mary O'Connor	19 Grimsbury Ln
11 <i>Deborah O'Connor</i>	Deborah O'Connor	10 Landon Rd.
12		
13 <i>Stephanie Seferian</i>	Stephanie Seferian	36 Old Coach Rd.
14 <i>Susan Primor Thel</i>	SUSAN PRIMOR THEL	83 Stone Road
15 <i>Norma McCuskey</i>	Norma McCuskey	167 Maynard Rd

PETITIONER'S REPORT:

This Article requests that Sudbury petition the Mass Department of Revenue for the flexibility to decide each year whether to tax above-ground utility wires at a different rate than other commercial property. Setting a higher tax rate on existing above-ground wires would reduce the tax rate on residential and other commercial property. It would provide financial justification for utilities to bury existing wires and remove poles, and put new lines underground which might otherwise go overhead.

Poles and above-ground wires impose a permanent cost on our community relative to burying wires under roadways. Tree clearing takes away from the visual landscape, and the poles and dangling wires create visual pollution. Neighborhoods and shopping areas with above-ground wires are less appealing than those with underground wires, negatively impacting home values and business.

Significantly, downed distribution wires are responsible for weather-related outages we routinely experience, closing schools and businesses, and leaving residents and businesses without power, heat, and communication for hours and days at a time.

It is appropriate to tax above-ground wires at a higher rate given their cost to the community versus alternative options to deliver reliable electricity and telecommunications to homes and businesses. On the flip-side, moving existing lines underground would provide a benefit to the community.

This Article does not change any tax rates, it only seeks the flexibility to do so.



SUDBURY BOARD OF SELECTMEN
Tuesday, September 11, 2018

8

MISCELLANEOUS (UNTIMED)

8: Select authors of pro/con ballot questions for state election

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to select authors for the pro and con ballot questions for the state election to be held Nov. 6, 2018.

Recommendations/Suggested Motion/Vote: Vote to select authors for the pro and con ballot questions for the state election to be held Nov. 6, 2018.

Background Information:
see attached

Financial impact expected:none

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM

From: Jean Nam [<mailto:jeanonam@gmail.com>]
Sent: Monday, September 3, 2018 8:56 AM
To: Selectmen's Office <selectmensoffice@sudbury.ma.us>
Subject: Ballot Question Argument - Nov 2018

Shall the Town of Sudbury be allowed to exempt from the provisions of proposition two and a half, so-called- the amounts required to pay for the bonds issued in order to design a new and/or renovated Community Center and all other appurtenances thereto, to be constructed on Town-owned land on the current site of the Fairbank Community Center and Atkinson Pool, 40 Fairbank Road, including professional, engineering services and project management services, as well as preparation of plans, specifications and bidding documents, and all other incidental and related expenses?

Con Argument

The amount requested in this article is based on a feasibility study prepared by Pros Consulting. In addition to the numerous mathematical and logical errors, the study does not substantiate the need for such an expensive project with accurate market research. For example, the feasibility study claims that there are only 2 swimming facilities in a 15-mile radius of Sudbury, when, in fact, there are at least 5. Furthermore, in the model developed, year-over-year expenditures grow faster than revenue, causing the town to lose more money every year. It would be irresponsible to embark on the next stage of design based on this flawed feasibility study. Before spending tax dollars on a large capital project, we need to prove the need. In this feasibility study, there was a decent case made for improvement for our Senior Center. However, the same cannot be said for the Park and Recreation side of this project. We may be able to address the needs of our Senior Center by other means (property lease or purchase) at a significantly lower cost. These other options should be explored. A vote no on this article is the fiscally responsible vote. We cannot make large capital spending commitments based on an erroneous and unsubstantiated feasibility study.

Pro argument Broadacre

Broadacres Farms is an active horse farm with stables, pasture, indoor arena and riding fields on both sides of Morse Road. The farm, which is listed as a priority on the Town's Open Space Plan, abuts the Wake Robin Woods Conservation Land, Featherland Park and the proposed Bruce Freeman Rail Trail. The property is currently enrolled in Chapter 61A tax classification, which allows for a significant reduction in taxes in exchange for a right of first refusal to the Town. It contains three vernal pools and is listed as a critical concern in the Heritage Landscape Inventory. The owner of Broadacres would be selling the 34.5 acres of land to the Town in two-three phases, with the first phase being on the Featherland Park side of Morse Road. Protection of this property from development provides historical, cultural, agricultural, ecological and recreational benefits. The acquisition of this property will create more than 50 acres of contiguous conservation land, which would be part of a larger complex of an additional 63 acres of town-owned parcels containing public trails. The zoning of this property would allow for residential single-family homes.

The Fairbank Community Center is a community asset housing Park and Recreation, Atkinson Pool, Senior Center and the Sudbury Public Schools Administrative Offices. It is the site of the Town's emergency shelter, an election voting location, and many of the Town's summer camps.

The 40,900 square foot building, which was built in 1958 as a school and converted to a community center in 1983, is located at 40 Fairbank Road.

The Senior Center, with its ever-growing constituency, services 1600 individuals each year with approximately 24,000 visits. Park and Recreation serves various demographics and provides 690 programs to 9700 participants. The pool had over 72,000 users in 2015.

The building is in varying degrees of disrepair, including drainage and slope issues, poor window conditions, exterior wall and flooring issues, roof panels and structures exposed, and ceiling staining due to leaking. The space is unsuitable and limited, and the building does not have a sufficient generator for emergencies.

The Fairbank Community Task Force and the Selectmen have put forward a proposal to encompass Park and Recreation, the Atkinson Pool and the Senior Center in a new 62,000 square foot building. The plan includes a full sized gymnasium, walking/running track, dedicated Senior space, dedicated Park and Recreation space, a shared common space, exercise space, indoor play area, kitchen, and the preschool.

The total cost of the project including design costs, construction, fees and contingencies is approximately \$32,000,000. At this time, the town is only voting for preliminary design funding. For more information:

https://sudbury.ma.us/boardofselectmen/2018/06/13/fairbank_community_center_project/

**SUDBURY BOARD OF SELECTMEN**

Tuesday, September 11, 2018

MISCELLANEOUS (UNTIMED)**9: 34 Barton Drive property****REQUESTOR SECTION**

Date of request:

Requested by: Patty Golden

Formal Title: Discussion on next steps regarding 34 Barton Drive property

Recommendations/Suggested Motion/Vote: Discussion on next steps regarding 34 Barton Drive property

Background Information:

See attached email from Park & Rec Commission

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM

Golden, Patricia

From: Bobby Beagan <bobby.beagan@gmail.com>
Sent: Tuesday, August 14, 2018 3:18 PM
To: Board of Selectmen; Rodrigues, Melissa
Cc: Wright, Kayla; Park and Rec Commission
Subject: Mr. Meixsell's Barton Drive Property

The Park & Recreation Commission decided at our last meeting on August 2nd, 2018 that we do not have any further interest in the Meixsell property on Barton Drive for Park & Recreation use.

We truly appreciate Mr. Meixsell's offer to try and find a way for the town to purchase the property for either conservation or recreational use. We did give it some serious thought as we fully respected Mr. Meixsell's offer and ideas.

The Commission has decided that it would make more sense to focus our time and resources on the rehabilitation of the existing Park & Recreation land on Stearns Mill Pond.

Sincerely,

Bobby Beagan
Park & Recreation Commission Chair

Attachment9.a: 34 Barton Drive (2915 : 34 Barton Drive property)



SUDBURY BOARD OF SELECTMEN

Tuesday, September 11, 2018

MISCELLANEOUS (UNTIMED)**10: SHS request for storage pod at Town Hall**REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion and vote whether to approve a request from the Sudbury Historical Society to place a storage pod on the left side of the lower Town Hall parking lot (or other suitable location) for a period from 9/15/18 to 10/15/18.

Recommendations/Suggested Motion/Vote: Discussion and vote whether to approve a request from the Sudbury Historical Society to place a storage pod on the left side of the lower Town Hall parking lot (or other suitable location) for a period from 9/15/18 to 10/15/18.

Background Information:

The purpose of this request is to store items for the annual Tag Sale in October since storage inside the Town Hall garage is no longer available. See attached letter from Stewart Hoover.

Financial impact expected:none

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM



Sudbury
Historical
Society, Inc.

RECEIVED
BOARD OF SELECTMEN
SUDBURY, MA

2018 AUG 30 P 12: 15

Sudbury Town Hall - 2nd Floor

322 Concord Road

Sudbury, Massachusetts 01776-1850

To: Office of Selectmen
Sudbury Ma, 01776

From: The Sudbury Historical Society

Subject: Request to Place a Storage Pod in the Parking Area of Lower
Town Hall

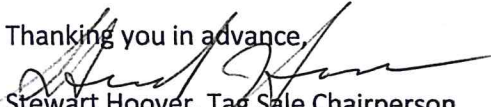
This is a request to the Town of Sudbury to allow the Sudbury Historical Society to locate a storage pod in the left side of the parking area of Lower Town Hall for one month from September 15th to October 15th to facilitate the collection of items for the society's annual tag sale. The storage pod will measure approximately 8 feet by 16 feet.

Background:

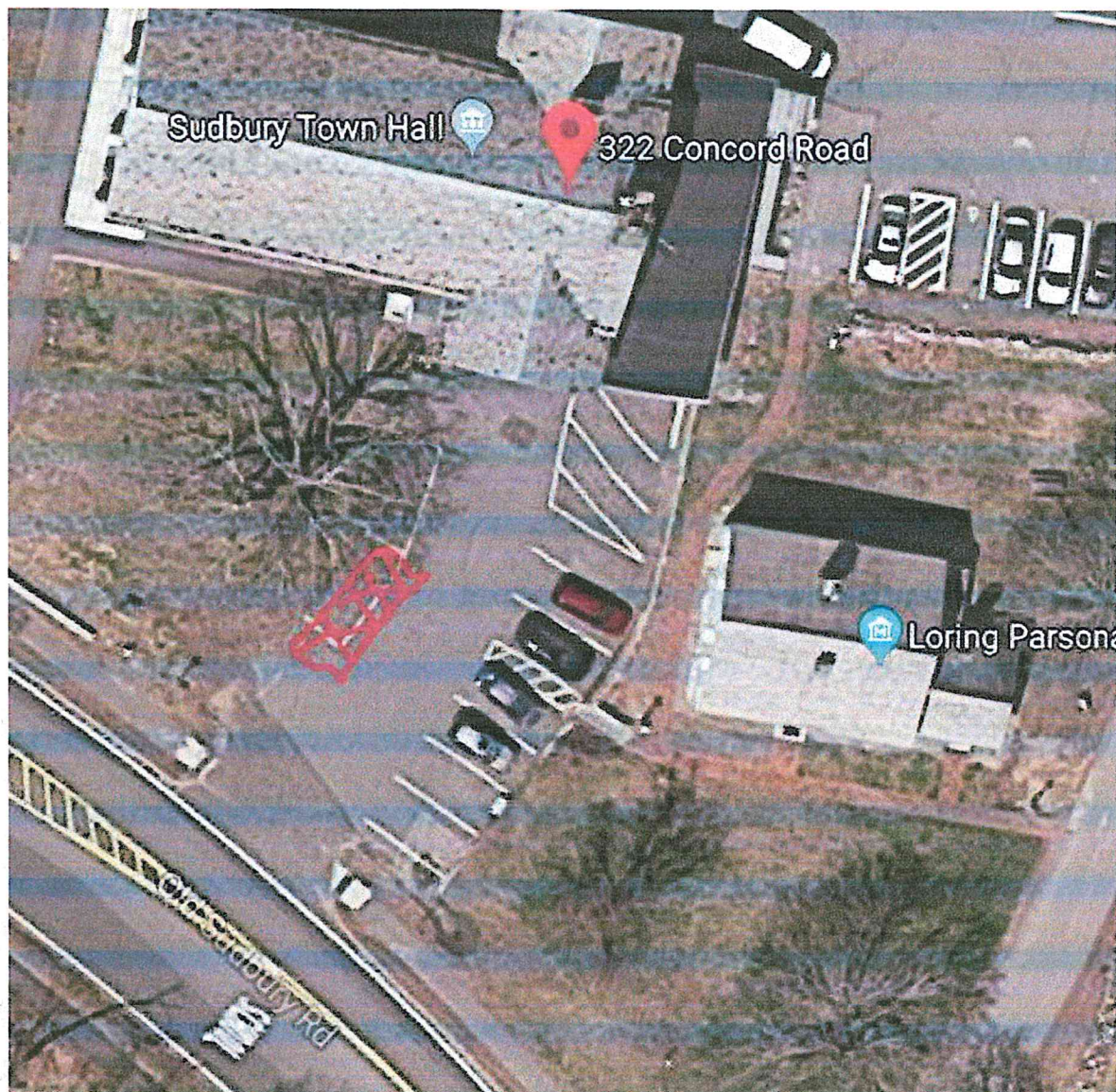
One of main fundraising events for the Sudbury Historical Society has been a fall tag sale in Town Center. This will be the 5th year of the tag sale. In previous years the town has allowed the Society to store collected items in the left bay of the former fire station under Town Hall but that space is no longer available. For the tag sale to be successful a central collection location near Town Hall is required so that contributors to the sale can easily drop off the items and on the morning of the tag sale items can be brought out. The Society will accept items on specified hours on Mondays, Wednesdays and Fridays of each week. Items are not to be left at the proposed pod unless there is a representative of the society present to accept them and store such items in the pod. The pod will be scheduled to be removed on October 15th.

Attached is an image of the area where the pod will be placed. The red square indicates the location and size of the pod.

Thanking you in advance,


Stewart Hoover, Tag Sale Chairperson
Sudbury Historical Society

Attachment 10.a: SHS_storage_pod_memo (2929 : SHS request for storage pod at Town Hall)



**SUDBURY BOARD OF SELECTMEN**

Tuesday, September 11, 2018

MISCELLANEOUS (UNTIMED)**11: SHS donation for Parsonage****REQUESTOR SECTION**

Date of request:

Requestor: Permanent Building Committee

Formal Title: In connection with the construction contract to be awarded by the Town Manager facilitating the repurposing of the Loring Parsonage as a Sudbury History Center and Museum, vote to accept the total donation of \$726,000 raised by the Sudbury Historical Society for said purpose with the included amount of \$20,000 in contingency funding to be transferred to the Town upon the issuance of the building permit to the Contractor; and further to approve that any balance of these sums remaining unexpended at the completion of the construction project be returned to the Sudbury Historical Society.

Recommendations/Suggested Motion/Vote: In connection with the construction contract to be awarded by the Town Manager facilitating the repurposing of the Loring Parsonage as a Sudbury History Center and Museum, vote to accept the total donation of \$726,000 raised by the Sudbury Historical Society for said purpose with the included amount of \$20,000 in contingency funding to be transferred to the Town upon the issuance of the building permit to the Contractor; and further to approve that any balance of these sums remaining unexpended at the completion of the construction project be returned to the Sudbury Historical Society.

Background Information:

Three bids were received pursuant to the publication and distribution of bidding documents for the Loring Parsonage Rehabilitation Project: Renovation & Addition, under the purview of the Permanent Building Committee. After review of the bids, project budget and available funding, the Permanent Building Committee Co-Chairs recommend with the concurrence of Architect Lynne Spencer (Spencer, Sullivan & Vogt, Inc.) and the Sudbury Historical Society that the project be awarded to the low bidder (Classic Construction & Development Corporation) in the base bid amount of \$1,148,000. To facilitate award of contract by the Town Manager, it is necessary for the private funding of the Sudbury Historical Society to be donated to the Town. Included in the total amount available as a contingency is \$20,000 which requires that a building permit be issued to the General Contractor upon application of said contractor.

Financial impact expected:

Approximate agenda time requested:



SUDBURY BOARD OF SELECTMEN

Tuesday, September 11, 2018

MISCELLANEOUS (UNTIMED)**12: US Fish & Wildlife land**REQUESTOR SECTION

Date of request:

Requestor: Town Manager Rodrigues

Formal Title: 1) Discussion concerning actions required in connection with the proposed Agreement for purchase offered on behalf of the U.S. Fish & Wildlife Service including identification of any restrictions on use of the property; 2) Move to declare the parcels shown on Assessors Map G12-0013 and G12-0015 located on Water Row available for disposition as approved under Article 4 of the October 16, 2017 Town Meeting, at the assessed value of 8,600 in total (setting forth use restrictions, if any).

Recommendations/Suggested Motion/Vote: 1) Discussion concerning actions required in connection with the proposed Agreement for purchase offered on behalf of the U.S. Fish & Wildlife Service including identification of any restrictions on use of the property; 2) Move to declare the parcels shown on Assessors Map G12-0013 and G12-0015 located on Water Row available for disposition as approved under Article 4 of the October 16, 2017 Town Meeting, at the assessed value of 8,600 in total (setting forth use restrictions, if any).

Background Information:

Article 4 of the October 16, 2017 Special Town Meeting approved the land conveyance of two tax possession parcels located on Water Row comprising approximately 17.1 +/- a.in total, shown on Assessors maps as Parcels G12-0013 and G12-0015. A proposed Agreement for the purchase of the parcels as a conveyance in fee simple for the market value of \$42,750 has been received. In order to facilitate sale of the property, the Board must declare the parcels available for disposition and identify any restrictions on use of the property. A determination of the value, also required, has been previously stated based on the assessment of \$8,600 in total.

Financial impact expected: Sale of Town-owned land for market value

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending



United States Department of the Interior

FISH AND WILDLIFE SERVICE

300 Westgate Center Drive
Hadley, MA 01035-9589



In Reply Refer To:
FWS/Region 5/NWRS-RE

JUL 25 2018

CERTIFIED MAIL: 7011 2970 0002 7242 7917
RETURN RECEIPT REQUESTED

Robert C. Haarde, Chairman
Sudbury Board of Selectmen
278 Old Sudbury Road
Sudbury, Massachusetts 01776

Dear Mr. Haarde:

The U.S. Fish and Wildlife Service hereby offers the vendor FORTY TWO THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$42,750.00) lump sum for your fee simple interest in 17.1 acres, more or less, of land designated as Great Meadows National Wildlife Refuge Tracts (400a,b), Town of Sudbury, Middlesex County, Commonwealth of Massachusetts.

Enclosed please find an *Agreement for the Purchase of Lands*, a *Statement of Just Compensation*, and a *Request for Taxpayer Identification Number and Certificate (W-9)*. The *Statement of Just Compensation* should be retained for your records and certifies that this offer is not less than the approved appraisal of the market value of your property which is FORTY TWO THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$42,750.00) lump sum. Internal Revenue Service reporting procedures require that we submit the W-9. If this offer is acceptable to you, please refer to the green instruction sheet to complete the *Agreement for the Purchase of Lands*, and the W-9. Both completed forms should be mailed to our office in the return envelope provided.

Other points to consider in the sale are the following: (1) We will pay the cost of title search; (2) we will prepare the title transfer documents; (3) transfer taxes and recording fees will be paid or reimbursed; (4) typically, you are not required to hire a realtor or an attorney to sell your land; and (5) payment is made by electronic transfer.

Should you have any questions or you desire additional information, please contact Realty Specialist Heather Ruel at our toll-free number, 1-877-289-8495, extension 8597.

Sincerely,

Mark Maghini
ACTING Chief, Division of Realty

Enclosures

Attachment 12.a: Fish_Wildlife_acceptance (2930 : US Fish & Wildlife land)



United States Department of the Interior

FISH AND WILDLIFE SERVICE

300 Westgate Center Drive
Hadley, MA 01035-9589



STATEMENT OF JUST COMPENSATION

In compliance with Section 301 of *The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970*, Public Law 91-646, an estimate of just compensation has been made as to fee title interest in your real property located in the Town of Sudbury, Middlesex County, Commonwealth of Massachusetts, comprising 17.1 acres, more or less, the acreage to be ascertained by a survey to be made at the option and expense of the United States, and described as follows:

Map G12-Lot 0013 and Map G12-Lot 0015

The estimate of market value of the real property described above is based on an approved appraisal which considered current land sales and other indicators of land value in the vicinity of your property. I certify that the just compensation is not less than the approved appraisal of your property and is estimated to be:

Value of interest in land being acquired\$42,750.00

Any decrease or increase in the market value of the real property prior to the date of valuation caused by the public improvement or project for which the property is to be acquired, or by the likelihood that the property is to be acquired for such improvement or project, other than that due to physical deterioration within the reasonable control of the owner, has been disregarded by our agency in determining just compensation.

The market value estimate of the real property described above includes all buildings and other improvements except those specifically listed: None.

7/25/18

Date

William C. Porter

Chief, Division of Realty

RECEIVED
LAND OF SELECTION
SUDBURY, MA
2018 JUL 30 P 1:54

Attachment12.a: Fish_Wildlife_acceptance (2930 : US Fish & Wildlife land)



United States Department of the Interior

FISH AND WILDLIFE SERVICE

300 Westgate Center Drive
Hadley, MA 01035-9589



AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT, made and entered into this ____ day of _____, 20__, by and between the Town of Sudbury, hereinafter styled the vendor, for itself, its heirs, executors, administrators, successors, and assigns, and the United States of America, acting by and through the Secretary of the Interior or his/her authorized representative,

WITNESSETH:

1. In consideration of ONE DOLLAR (\$1.00) in hand paid by the United States, the receipt of which is hereby acknowledged, the vendor agrees to sell to the United States certain lands upon the terms and conditions hereinafter set forth, and for the price of FORTY TWO THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$42,750.00) lump sum for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, and appurtenances thereunto belonging, owned by it, situate and lying in Middlesex County, Commonwealth of Massachusetts, containing 17.1 acres, more or less, and are particularly described as follows:

Map G12-Lot 0013 and Map G12-Lot 0015

2. The vendor agrees that it has full right, power, and authority to convey, and that it will convey to the United States the fee simple title thereto clear, free and unencumbered, except subject to the easements or reservations of record that are acceptable to the Attorney General of the United States as stated in paragraph 5 below.

3. The vendor further agrees not to do, or suffer others to do, any act by which the value or title to said lands may be diminished or encumbered. It is further agreed that any loss or damage occurring prior to the vesting of satisfactory title in the United States of America, by reason of the unauthorized cutting or removal of products therefrom, or because of fire, shall be borne by the vendor; and that, in the event any such loss or damage occurs, the United States may refuse, without liability, to accept conveyance of said lands, or it may elect to accept conveyance upon an equitable adjustment of the purchase price.

4. The vendor further agrees that during the period covered by this instrument officers and accredited agents of the United States shall have at all proper times the unrestricted right and privilege to enter upon said lands for all lawful purposes, including examination of said lands and the resources upon them.

5. The vendor will execute and deliver upon demand of the proper officials and agents of the United States, and without payment or the tender of the purchase price, a good and sufficient deed of warranty conveying to the United States a safe title to the said lands of such character as

to be satisfactory to the Attorney General of the United States, and said deed shall provide that the use, occupation, and operation of the rights-of-way, easements, and reservations retained therein, shall be subordinate to and subject to such rules and regulations as may be prescribed by the Secretary of the Interior governing the use, occupation, protection, and administration of areas under and in compliance with the Act of October 15, 1966, (80 Stat. 926), as amended.

6. In consideration whereof, the United States agrees that it will purchase all of the said lands and other interests at the price of FORTY TWO THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$42,750.00) lump sum, the acreage to be ascertained by a survey to be made at the option and expense of the United States after reasonable notice to the vendors, and according to standard methods and procedures, or by recourse to the records of the Bureau of Land Management, or by both. The United States further reserves the right to amend said purchase consideration should a final survey, prior to closing, reveal an acreage amount which differs from the herein stated optioned acreage that impacts the approved market value. Should the United States exercise this right, the vendor shall be notified in writing with an amendment to this *Agreement for the Purchase of Lands* amending the acreage and amount of consideration. The United States further agrees that, after the preparation, execution, delivery, and recordation of the deed at no cost to the vendor, and after the Attorney General shall have approved the title thus vested to the United States, it will cause to be paid to the vendors the purchase price by a United States Treasury check or by electronic funds transfer. The expenses of the vendor for recording fees, revenue stamps, transfer taxes, and similar expenses incidental to the conveyance of their property; and any amount paid as a penalty cost for prepayment of any pre-existing recorded mortgage entered into in good faith, encumbering such real property; as well as the pro rata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the United States, or the effective date of possession of such real property by the same, whichever is earlier; shall be subject to reimbursement as provided in Section 303 of the Act of January 2, 1971, 84 Stat. 1899. Full possession and use of the premises shall pass to the United States as of the date payment is made to the vendor subject only to the reservations stated in section 2 above.

7. It is understood and agreed that if the Secretary of the Interior determines that the title to said lands or any part thereof should be acquired by the United States by judicial proceedings, either to procure a safe title or, when it is in the public interest, to take immediate possession, or for any other reason, then the compensation to be claimed by the owner and the award to be made for said lands in said proceedings shall be upon the basis of the purchase price herein provided.

8. It is mutually agreed that an abstract, certificate of title, or other evidence of title to the property herein contracted to be sold, satisfactory to the Attorney General, will be obtained by the United States at its expense.

9. It is mutually understood and agreed that this contract shall not be assigned in whole or in part without the consent in writing of the United States.

10. It is further mutually agreed that no Member of or Delegate to Congress, or Resident Commissioner, shall be admitted to any share or part of this contract or agreement, or to any benefit to arise thereupon. Nothing, however, herein contained shall be construed to extend to

any incorporated company, where such contract or agreement is made for the general benefit of such incorporation or company.

11. Prior to the date title vests of record in the United States, the vendor shall pay all taxes and assessments for the entire fiscal year of the local taxing authority in which the transfer of title occurs, whether or not such taxes and assessments would otherwise constitute a lien on the site. This obligation upon the part of the vendor shall exist whether or not such taxes and assessments are due and payable as of the date title vests of record in the United States.

12. Acceptance of this agreement is contingent upon the results of a contaminants study. In the event that contaminants are found present on the site or on adjacent parcels, it will be at the discretion of the Service to either accept the property in the condition it is in, or to request that the vendor assume a responsible role in the removal or restoration of the property prior to a binding contract. If it is determined that the property is contaminated after a study has been performed, but prior to final payment, the vendor will remain responsible to effect reasonable and satisfactory removal of the contamination.

13. It is mutually understood and agreed that notice of acceptance of this agreement shall be sent to the vendor by certified mail addressed to:

Robert C. Haarde, Chairman
Sudbury Board of Selectmen
278 Old Sudbury Road
Sudbury, Massachusetts 01776

and shall be effective upon date of mailing and shall be binding upon the vendor, except as such obligation may be affected by the provisions of paragraph 6 hereof.

14. It is mutually agreed that the United States shall deposit the total land payment into a non-interest-bearing escrow account and that the designated Escrow Agent shall disburse the funds at closing on behalf of the vendor.

IN WITNESS WHEREOF, the vendor has hereunto signed its name and affixed its respective seals on the day first above written, with the understanding that this agreement for purchase cannot be executed by the Secretary of the Interior or his/her authorized representative until after it is reported to him/her for his/her consideration, and therefore the vendor for and in consideration of the \$1.00 herein above acknowledged as received, has and does hereby grant unto the United States of America by and through the Secretary of the Interior or his/her authorized representative, or any other officer or agency of the United States authorized to purchase said lands, the option and right to enter into this Agreement for Purchase within 12 months from the execution thereof by the vendor, and to purchase said lands as herein provided.

In the presence of:

(Witness) _____ (Vendor) (L.S.)

(Witness) _____ (Vendor) (L.S.)

ACKNOWLEDGMENT

Commonwealth of Massachusetts }
County of Middlesex } ss:
}

On this _____ day of _____, 20__, before me personally appeared Robert C. Haarde, Chairman, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

My Commission expires: _____
[SEAL] Notary Public

County, _____

The Secretary of the Interior, acting by and through his/her authorized representative, has executed this agreement on behalf of the United States of America on this _____ day of _____, 20__.

The United States of America

By _____
(Title) Chief, Division of Realty
U.S. Fish and Wildlife Service

ARTICLE 4. **LAND CONVEYANCE TO FISH AND WILDLIFE SERVICE**

To see if the Town will vote to transfer to the Board of Selectmen for the purpose of conveying, and authorize the Board of Selectmen to convey, on the terms and conditions established by the Board of Selectmen, the following parcels of Town land: Assessors Parcel G12-0013, Water Row and Assessors Parcel G12-0015, Water Row; said real estate disposition to be made in compliance with General Laws Chapter 30B to the extent applicable, and further to authorize the Board of Selectmen and other Town officials to take all actions to carry out this Article; or act on anything relative thereto.

Submitted by the Board of Selectmen.

(Two-thirds vote required)

BOARD OF SELECTMEN REPORT: The Town of Sudbury has two tax title parcels which the US Fish and Wildlife Service is interested in purchasing from the Town. The two parcels, which are assessed at a total of \$8,600, are located on the Sudbury River, are non-buildable floodplain wetlands and are comprised of the typical vegetation that characterize that part of the river. Before Town Meeting, this property was deemed by the Town Finance Director as no longer needed for any specific purpose.

Attachment12.b: STM_Oct_2017_Art_4 (2930 : US Fish & Wildlife land)



MISCELLANEOUS (UNTIMED)

13: Citizen's Comments

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Citizen's Comments (cont.)

Recommendations/Suggested Motion/Vote: Citizen's Comments (cont.)

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM



MISCELLANEOUS (UNTIMED)

14: Upcoming agenda items

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discuss upcoming agenda items.

Recommendations/Suggested Motion/Vote: Discuss upcoming agenda items.

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM



SUDBURY BOARD OF SELECTMEN

Tuesday, September 11, 2018

CONSENT CALENDAR ITEM**15: Sign STM Warrant**REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to sign the Special Town Meeting Warrant for Monday, October 15, 2018, which must be delivered to residents by October 1, 2018.

Recommendations/Suggested Motion/Vote: Vote to sign the Special Town Meeting Warrant for Monday, October 15, 2018, which must be delivered to residents by October 1, 2018

Background Information:

Warrant currently being drafted, and will be available on Monday, 9/10.

Financial impact expected:n/a

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM



SUDBURY BOARD OF SELECTMEN

Tuesday, September 11, 2018

CONSENT CALENDAR ITEM**16: CIAC Appointment****REQUESTOR SECTION**

Date of request:

Requestor: CIAC Chair Jamie Gossels

Formal Title: Vote to appoint Matthew Dallas, 23 Stone Root Lane, to the Capital Improvement Advisory Committee for a term ending 5/31/21, as recommended by committee chair Jamie Gossels.

Recommendations/Suggested Motion/Vote: Vote to appoint Matthew Dallas, 23 Stone Root Lane, to the Capital Improvement Advisory Committee for a term ending 5/31/21, as recommended by committee chair Jamie Gossels.

Background Information:
attached application and memo.

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM

Golden, Patricia

From: Jamie Gossels <jamie@systemexperts.com>
Sent: Thursday, August 23, 2018 11:34 AM
To: Board of Selectmen
Cc: Town Manager
Subject: CIAC appointment recommendation-update

I learned this morning (after I sent the message below) that Sam Merra has withdrawn his name from consideration for the CIAC position. Based on our discussion last night, I think I can speak for the CIAC in recommending that Matt Dallas be appointed to the committee.

Thank you for your consideration, and apologies for any confusion.

-Jamie

From: Jamie Gossels [mailto:jamie@systemexperts.com]
Sent: Thursday, August 23, 2018 8:14 AM
To: 'boardofselectmen@sudbury.ma.us' <boardofselectmen@sudbury.ma.us>
Cc: 'townmanager@sudbury.ma.us' <townmanager@sudbury.ma.us>
Subject: CIAC appointment recommendation

To the members of the Board of Selectmen-

The Capital Improvement Advisory Committee has one position open and two applicants: Matt Dallas and Sam Merra. Our committee met with both applicants last night. We believe that both candidates are well-qualified, good choices, and would be assets to our committee. We request that the Board of Selectmen appoint one as a full member and the other as an associate, non-voting member. The CIAC believes that there is a steep learning curve for working on our committee (as for many Town committees), and both the committee and applicant would benefit from experience gained by an associate position. This could be particularly important for the CIAC as three appointments expire next year, and we are unsure about those members' plans after that time. It would be of great benefit to the CIAC and our work to have an experienced member ready to step in.

After much animated discussion, the CIAC recommends the appointment of Sam Merra as a member, and strongly recommends and supports the appointment of Matt Dallas as an associate member. The vote was 3 in favor of this proposal, 1 opposed (preferred the opposite order of appointment but in support of the associate position) and 1 abstention (knows one of the candidates too well but in support of the associate position).

Thank you for your consideration of this matter and of our request.

Sincerely,
 Jamie Gossels
 CIAC Chair

Attachment16.a: CIAC_appt (2897 : CIAC Appointment)

TOWN OF SUDBURY APPLICATION FOR APPOINTMENT

BOARD OF SELECTMEN
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

FAX: (978) 443-0756
E-MAIL: selectmen@sudbury.ma.us

Board or Committee Name: CAPITAL IMPROVEMENT ADVISORY COMMITTEE

Name: MATT DALLAS
Address: 23 STONE ROOT LANE Email Address: [REDACTED]
Home phone: [REDACTED] Work or Cell phone: [REDACTED]

Years lived in Sudbury: ~2

Brief resume of background and pertinent experience:

CHIEF FINANCIAL OFFICER FOR PUBLICLY TRADED BIOTECH COMPANY IN MA. INTIMATE FAMILIARITY WITH BUDGETS, BUDGETING PROCESSES, CAPITAL EXPENDITURES, AND FINANCINGS.

Municipal experience (if applicable):

NONE

Educational background:

BS IN FINANCE

Reason for your interest in serving:

LOOKING FOR WAY TO BE MORE INVOLVED WITH THE TOWN.

Times when you would be available (days, evenings, weekends):

EVENINGS & WEEKENDS

Do you or any member of your family have any business dealings with the Town? If yes, please explain:

No

MD (Initial here that you have read, understand and agree to the following statement)

I agree that if appointed, I will work toward furtherance of the committee's mission statement; and further, I agree that I will conduct my committee activities in a manner which is compliant with all relevant State and Local laws and regulations, including but not limited to the Open Meeting Law, Public Records Law, Conflict of Interest Law, Email Policy and the Code of Conduct for Town Committees.

I hereby submit my application for consideration for appointment to the Board or Committee listed above.

Signature

[Signature]

Date

6/26/2013

Attachment 16.b: CIAC_appt_Dallas (2897 : CIAC Appointment)



SUDBURY BOARD OF SELECTMEN

Tuesday, September 11, 2018

CONSENT CALENDAR ITEM**17: Election Worker appointment**REQUESTOR SECTION

Date of request:

Requestor: Town Clerk Rosemary Harvell

Formal Title: Vote to approve the appointment of Beverly O'Connor as an Election Worker for a term beginning August 15, 2018 and ending August 16, 2019.

Recommendations/Suggested Motion/Vote: Vote to approve the appointment of Beverly O'Connor as an Election Worker for a term beginning August 15, 2018 and ending August 16, 2019.

Background Information:

Due to a scrivener's error, this name was inadvertently omitted from the list that was approved at the 8/14/18 Selectmen's meeting.

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM

**SUDBURY BOARD OF SELECTMEN**

Tuesday, September 11, 2018

CONSENT CALENDAR ITEM**18: Capital Funding Committee Appointment****REQUESTOR SECTION**

Date of request:

Requestor: Selectman Dan Carty

Formal Title: Vote to approve the appointment of Jean Nam, 81 New Bridge Road, as the Finance Committee representative, to the Strategic Planning for Capital Funding Committee for a term ending 5/31/19, as requested by Dan Carty, committee chair.

Recommendations/Suggested Motion/Vote: Vote to approve the appointment of Jean Nam, 81 New Bridge Road, as the Finance Committee representative, to the Strategic Planning for Capital Funding Committee for a term ending 5/31/19, as requested by Dan Carty, committee chair.

Background Information:

This appointment replaces Joan Carlton of FinCom who has resigned.

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM



SUDBURY BOARD OF SELECTMEN

Tuesday, September 11, 2018

CONSENT CALENDAR ITEM**19: PBC appointment**REQUESTOR SECTION

Date of request:

Requestor: Elaine Jones and Mike Melnick, PBC Co-chairs

Formal Title: Vote to appoint Associate Member Nancy G. Rubenstein, 57 Winsor Road, as a full member of the Permanent Building Committee for a term to expire 5/31/20. This is to replace Gifford Perry who resigned in 2015.

Recommendations/Suggested Motion/Vote: Vote to appoint Associate Member Nancy G. Rubenstein, 57 Winsor Road, as a full member of the Permanent Building Committee for a term to expire 5/31/20. This is to replace Gifford Perry who resigned in 2015.

Background Information:
attached memo from PBC

Financial impact expected:none

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM



TOWN OF SUDBURY
Office of the Town Counsel

July 31, 2018

Sudbury Board of Selectmen
 278 Old Sudbury Rd.
 Sudbury, MA 01776

RE: Permanent Building Committee Appointment

Dear Board Members:

The Permanent Building Committee (PBC) respectfully requests that the Board appoint Associate Member Nancy G. Rubenstein as a full member of the Permanent Building Committee for a term to expire on May 31, 2020.

Nancy has been participating in PBC meetings since January of this year and is familiar with the intricacies of the projects in which we are currently fully involved (Loring Parsonage and Town Hall). As a former Project Manager for state and other construction projects (see resume attached), her experience and education will complement the professional qualifications of other PBC members.

Ms. Rubenstein would be filling the vacancy caused by the resignation of Gifford Perry in 2015 whose 3-year term expired on May 31, 2017.

Thank you for your consideration.

Very truly yours,

Elaine L. Jones, Co-Chair
 Michael E. Melnick, Co-Chair
 Permanent Building Committee

Attachment 19.a: PBC Appt Request (2023 : PBC appointment)

NANCY G. RUBENSTEIN, P.E.
 57 Winsor Road
 Sudbury, Massachusetts 01776
 (978) 440-8941 nruby12@gmail.com

EXPERIENCE

Siegel Associates, Inc., Newton, Massachusetts
Project Manager

October 2004-February 2011

- Performed structural calculations and analyses for the design of wood and steel residential and commercial buildings.
- Developed roof framing, floor framing, and foundation plans and sections.
- Provided lateral analysis of frames for seismic and wind design.
- Provided complete engineering and AUTOCAD drafting services to create permit and bid sets of structural drawings.
- Worked closely with architects, contractors, building inspectors, and building owners to promote and develop more efficient and less costly alternative design concepts.
- Performed site inspections and construction administration work before, during, and after completion of construction.

Pilot Development Partners, Inc., Braintree, Massachusetts
Vice President, Senior Project Manager

June 1999 - April 2001
 May 1996 - February 1998

- Performed development programming including establishing preliminary budgets and schedules.
- Provided financing services such as creating and reviewing financing alternatives and pursuing public funding. Conducted feasibility analyses including market studies. Performed acquisition work including feasibility and review of lease terms.
- Performed due diligence work including researching zoning and permitting issues and local regulations, contracting for and managing consultants in environmental assessment and survey work, and producing feasibility reports.
- Managed design and construction activities including writing design and construction specifications and contracts, consultant selection and supervision, bidding and negotiating construction, attending public hearings, obtaining regulatory permits and approvals, and review and processing of invoices, requisitions, and Change Orders.
- Development Management including project monitoring and control, Jobcost expense tracking, project scheduling, and compiling loan disbursement packages for lending institutions.

City of Boston, Boston, Massachusetts
Public Facilities Department, Construction & Repair Division
Project Manager

October 1994 - May 1996

- Selected designers, and negotiated design fees and contracts.
- Managed and supervised the design process. Tracked budgets and estimated costs. Attended public hearings and meetings, and prepared contract documents for public bidding process.
- Coordinated and managed construction. Prepared and processed change orders and requisitions for contractor payment.

Lim Consultants, Inc., Cambridge, Massachusetts
Project Structural Engineer

December 1992-July 1994

- Designed and detailed structural concrete floor and shear wall systems and composite steel framed structures. Performed three dimensional lateral analyses of buildings.

Rubenstein, page two

The Kling-Lindquist Partnership, Inc., Philadelphia, Pennsylvania August 1987 - August 1992
Architecture, Engineering, Interior Design, & Consulting Services
Project Structural Engineer

- Developed and evaluated floor framing and lateral load resisting systems, and column layout and framing schemes. Prepared project specifications. Designed and documented foundation and superstructure bid packages.
- Conducted prebid and preconstruction meetings with concrete and steel subcontractors, and attended client and jobsite subcontractor meetings. Reviewed and approved submissions including calculations, shop drawings, concrete mix designs, material test data, and field inspection reports.

Turner Construction Company, Philadelphia, Pennsylvania
Engineer

August 1985 - August 1987

- Scheduled, coordinated, and managed subcontractors for new and rehabilitated construction.

EDUCATION

Boston University, Metropolitan College, Boston, Massachusetts
Diploma in Real Estate Studies, June 1997
Certificate in Real Estate Finance, December 1997

Tufts University, College of Engineering, Medford, Massachusetts
Bachelor of Science in Civil Engineering, May 1985
 Minor in Engineering Management

MUNICIPAL AND OTHER SERVICE

Board of Appeals (ZBA), Town of Sudbury, Massachusetts 2000 - present
Member

Lincoln Sudbury Scholarship Fund (LSSF), Sudbury, Massachusetts 2011 - present
Scoring Committee

Friends of Lincoln Sudbury Softball (FOLSS) 2012 - 2016
Project Manager for design and construction of new softball field at municipal high school

Zoning Board, Northern Liberties Neighborhood Association, Philadelphia, PA 1987 - 1992
Member, complete rezoning of multiple neighborhood blocks

PUBLICATIONS

"Monumental Stair Design", by Nancy B. Goldberg, P.E., Modern Steel Construction published by the American Institute of Steel Construction, Vol. 31, No 12, December 1991.

TOWN OF SUDBURY APPLICATION FOR APPOINTMENT

BOARD OF SELECTMEN
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

FAX: (978) 443-0756
E-MAIL: selectmen@sudbury.ma.us

Board or Committee Name: Permanent Building Committee

Name: Nancy Rubenstein

Address: 57 Winsor Road, Sudbury, MA

Email Address: nruby12@gmail.com

Home phone: (978) 440-8941

Work or Cell phone: (508) 735-7165

Years lived in Sudbury: 21

Brief resume of background and pertinent experience:

Municipal experience (if applicable):

As a Project Manager for the City of Boston's Public Facilities Department, I managing design/construction for school buildings, stadiums, and cemetery facilities. I have served on zoning boards for both the City of Philadelphia and the Town of Sudbury.

Educational background:

Reason for your interest in serving:

I love working as a Project Manager, and would like to put my skills to use for the town. I have found my work as a member of the Board of Appeals to be rewarding, and I wish to serve my town further.

Times when you would be available (days, evenings, weekends):

I am available as needed.

Do you or any member of your family have any business dealings with the Town? If yes, please explain:

No

NGR _____ (Initial here that you have read, understand and agree to the following statement)

I agree that if appointed, I will work toward furtherance of the committee's mission statement; and further, I agree that I will conduct my committee activities in a manner which is compliant with all relevant State and Local laws and regulations, including but not limited to the Open Meeting Law, Public Records Law, Conflict of Interest Law, Email Policy and the Code of Conduct for Town Committees.

I hereby submit my application for consideration for appointment to the Board or Committee listed above.

Signature _____ Date _____



SUDBURY BOARD OF SELECTMEN

Tuesday, September 11, 2018

CONSENT CALENDAR ITEM**20: Appointment to Board of Registrars**REQUESTOR SECTION

Date of request:

Requestor: Town Clerk Rosemary Harvell

Formal Title: Vote to appoint Dorothy Ann Bisson, Republican, to fill the vacancy created by the resignation of Gregory Bochicchio as of September 1, 2018 (term of office to expire May 31, 2020) and Kathleen C. Precourt, to fill Democratic member vacancy (term of office to expire May 31, 2021) as requested by Town Clerk Rosemary Harvell.

Recommendations/Suggested Motion/Vote: Vote to appoint Dorothy Ann Bisson, Republican, to fill the vacancy created by the resignation of Gregory Bochicchio as of September 1, 2018 (term of office to expire May 31, 2020) and Kathleen C. Precourt, to fill Democratic member vacancy (term of office to expire May 31, 2021) as requested by Town Clerk Rosemary Harvell.

Background Information:

Gregory Bochicchio has moved from the Town of Sudbury (see attached resignation).
Also Tatiana Vitvitsky is unavailable for reappointment as the Democratic member.

Financial impact expected:n/a

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM

Golden, Patricia

From: Harvell, Rosemary
Sent: Monday, July 16, 2018 3:51 PM
To: Golden, Patricia; Frank, Leila; Rodrigues, Melissa
Cc: Town Clerk
Subject: FW: Bochicchio - Resignation from Board of Registrars.

From: Greg Bochicchio <gbochicchio@verizon.net>
Sent: Sunday, July 15, 2018 3:52 PM
To: Harvell, Rosemary <HarvellR@sudbury.ma.us>
Subject: Bochicchio - Resignation from Board of Registrars.

Rosemary,

I am assuming that you will get this email, but I wanted to be sure to get notice directly to you. As you'll see, my wife and I have decided to head into the city and we've sold our house. The nest is empty and it's time for the next chapter in our adventure.

I did want to thank you for everything and let you know it was wonderful working with you. You are a great asset to the town.

All the Best!!!

GB

From: Greg Bochicchio [<mailto:gbochicchio@verizon.net>]
Sent: Sunday, July 15, 2018 3:49 PM
To: 'selectmenoffice@sudbury.ma.us' <selectmenoffice@sudbury.ma.us>
Cc: 'gbochicchio@verizon.net' <gbochicchio@verizon.net>
Subject: Bochicchio - Resignation from Board of Registrars.

Good afternoon,

I needed to update the Board and Town officials on my situation. My wife and I have sold our house in Sudbury and will be relocating to Boston.

At this time, I need to tender my resignation from the Board of Registrars effective September 1st, 2018. It has been an honor serving on the board. I thank the town for asking me to serve.

Please let me know if there is anything further that I need to do between now and September 1st. I wanted to provide the town ample time to find a replacement.

Thank you.

GB

Attachment20.a: Greg_B_resign_BdRegistrars (2944 : Appointment to Board of Registrars)



SUDBURY BOARD OF SELECTMEN

Tuesday, September 11, 2018

CONSENT CALENDAR ITEM**21: Minutes approval**REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to approve the regular session minutes of 7/17/18 and 7/30/18.

Recommendations/Suggested Motion/Vote: Vote to approve the regular session minutes of 7/17/18 and 7/30/18.

Background Information:
attached drafts

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM



SUDBURY BOARD OF SELECTMEN

Tuesday, September 11, 2018

CONSENT CALENDAR ITEM**22: Colonial Fair and Muster of Fyfes & Drums 2018**REQUESTOR SECTION

Date of request:

Requestor: Hal Cutler

Formal Title: Vote to approve a special permit to Harold Cutler for the Colonial Fair and Muster of Fyfes and Drums to be held on the Wayside Inn grounds from 10:00 a.m. to 5:00 p.m. on Saturday, September 29, 2018, subject to conditions and permits required by the Fire and Police Departments and the Board of Health.

Recommendations/Suggested Motion/Vote: *Vote to approve a special permit to Harold Cutler for the Colonial Fair and Muster of Fyfes and Drums to be held on the Wayside Inn grounds from 10:00 a.m. to 5:00 p.m. on Saturday, September 29, 2018, subject to conditions and permits required by the Fire and Police Departments and the Board of Health.*

Background Information:

Please see application and department feedback attached.

Financial impact expected:N/A

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM

RECEIVED
BOARD OF SELECTMEN
SUDBURY, MA

Harold & Betsey Cutler

2018 AUG 20 A 9:01

163 Landham Road
Sudbury, MA USA
01776-3156



August 7, 2018

Town of Sudbury
Board of Selectmen
278 Old Sudbury Road
Sudbury, MA 01776

Greetings:

This letter is to request issuance of a one day (with no designated rain day) permit for the Colonial Fair and Muster of Fifes and Drums to be held on the grounds of the Wayside Inn, off Route 20, from 10:00 AM to 5:00 PM on Saturday, September 29. The program for the day will include a parade of fife and drum units along Wayside Inn Road from the Grist Mill to the fair ground across from the Wayside Inn. That parade will begin at 11:45 PM. Our application for this event is attached.

Please be advised that we will be working with personnel of the Sudbury Police Department as we have in the past on parking and traffic control arrangements.

We have received a permit (copy attached) from the Board of Health required for the sale of food and baked goods at this event. We have also contacted the Sudbury Fire Department (copy attached) for permits for cooking fires used in the encampment of visiting fife and drum units and also during the fair itself.

Please send the permit to me using the enclosed self addressed stamped envelope.

Thank you for your cooperation.

Hal Cutler

Hal Cutler

Attachment22.a: Colonial Fair 2018_BOS (2920 : Colonial Fair and Muster of Fyfes & Drums 2018)



TOWN OF SUDBURY

Office of Selectmen
www.sudbury.ma.us

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776-1843
978-639-3381
Fax: 978-443-0756
Email: selectmen@sudbury.ma.us

APPLICATION FOR A PARADE/PROCESSION PERMIT ON A PUBLIC WAY

Selectmen's Parade Policy (approved 5/31/2011)

Except for a Military or Funeral Parade, no person shall form or conduct any parade in any public street, public sidewalk or public way within the Town without first obtaining a written permit from the Board of Selectmen. The Chief of Police, after conferring with the Fire Chief, will determine the appropriate public safety requirements for this parade and the cost of such special duty officers, if any required, will be borne by the applicant. The Town of Sudbury requires a Certificate of Insurance of no less than \$1,000,000, naming the Town as an additional insured. All cleanup from parade will be completed by the applicant within 8 hours after the stated ending time, or applicant will be billed for the Town's cost to clean up, depending on size of the parade.

Organization Name Sudbury Companies of Militia and Minute

Event Name Colonial Fair and Muster of Fyfes and Drums

Organization Address P. O. Box 187

Name of contact person in charge Harold R. Cutler

Telephone Number [REDACTED]

Email address [REDACTED]

Date of event September 29, 2018 Rain Date None

Starting time 11:45 AM Ending time 1:00 PM

Route of the parade and portion of the road requested to be used (please indicate on map and attach to this application) From the Grist Mill along Wayside Inn Road to the Muster Field across from the Wayside Inn

Anticipated number of participants 400

Number of vehicles None Type(s) of vehicles Not applicable

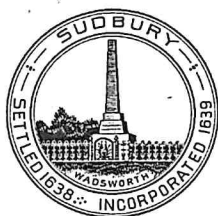
Assembly area (enclose written permission of owner if private property to be used for assembly)

On the grounds of the Wayside Inn/Grist Mill

Any other important information regarding the parade/procession. None

The undersigned applicant agrees that the applicant and parade participants will conform to applicable laws, by-laws and regulations as well as any special requirement that may be made as a condition of the granting of the permit pursuant to this application. I/we agree to hold the Town of Sudbury harmless from any and all liability and will defend the Town of Sudbury in connection therewith.

Signature of Applicant Harold R Cutler Date 8/17/2018



TOWN OF SUDBURY

Office of Selectmen
www.sudbury.ma.us

Flynn Building
 278 Old Sudbury Rd
 Sudbury, MA 01776-1843
 978-639-3381
 Fax: 978-443-0756

Email: selectmen@sudbury.ma.us

CONTINUED: APPLICATION FOR A PARADE/PROCESSION PERMIT...

Application Checklist:

- ☒ Application Form
- ☒ Map of Route
- ☒ Evidence of Certificate of Insurance (please see details above)

Please submit completed application and materials to:

Board of Selectmen
 278 Old Sudbury Rd.
 Sudbury, MA 01776
 Fax: 978-443-0756

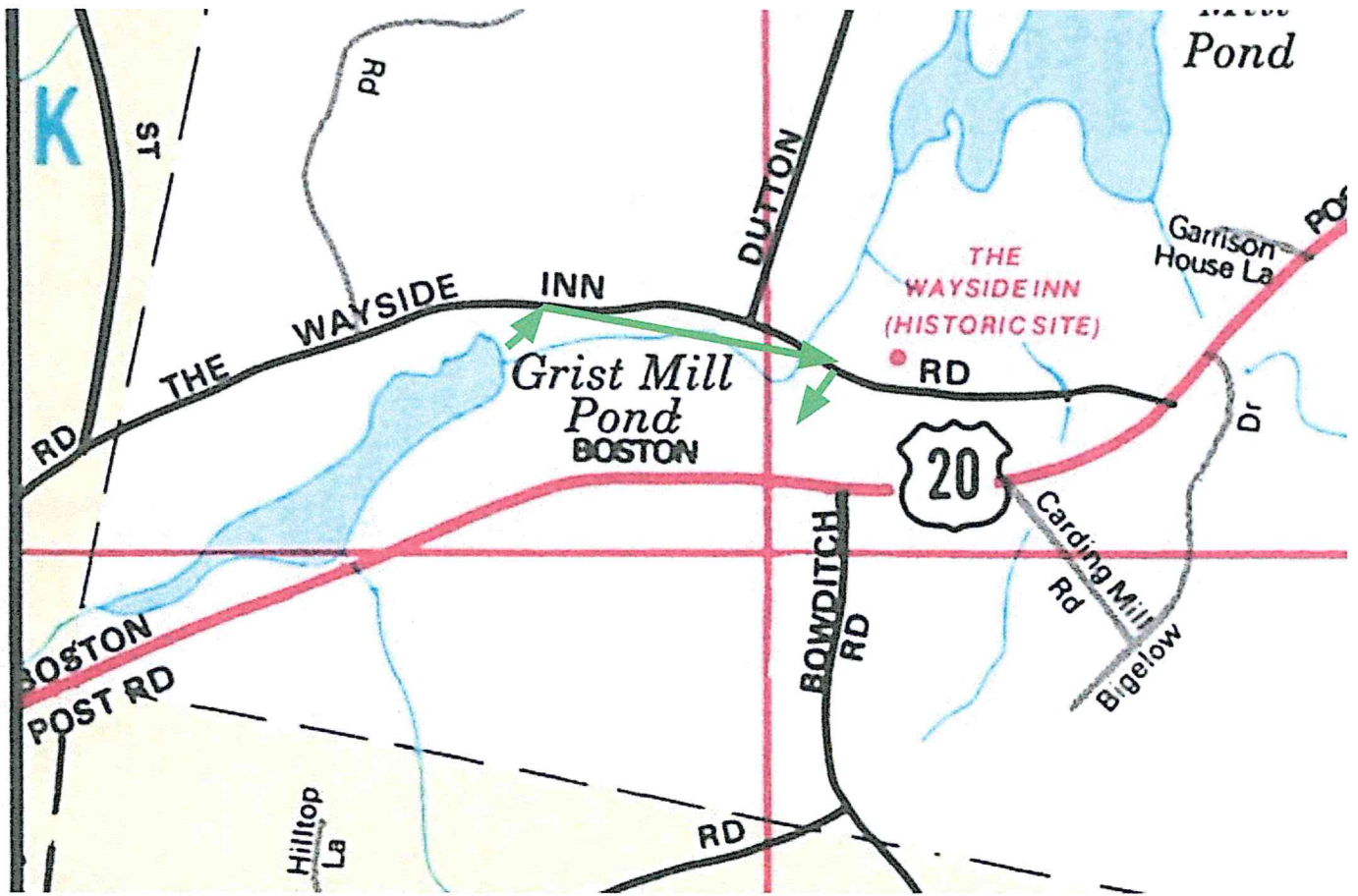
Email: selectmensoffice@sudbury.ma.us

-----FOR INTERNAL USE ONLY-----

Application received in Selectmen's office by _____ Date _____

Recommendation and requirements of Sudbury Chief of Police: _____

Signature of Police Chief _____ Date _____



Parade Route from Grist Mill to Fair Ground



Longfellow's
WAYSIDE INN
 Sudbury, Massachusetts 01776

August 1, 2018

To whom it may concern,

The Sudbury Companies of Militia and Minute and the Sudbury Ancient Fyfe and Drum Companies have my permission to utilize the grounds of the Grist Mill and Chapel on Wayside Inn Road to assemble the parade of fifes and drums that will begin at 11:30 AM on Saturday, September 29, 2018.

Sincerely,

Steve Pickford

Innkeeper

Colonial Fair Department Feedback**Saturday, September 29, 2018**

Department	Staff	Approve/Deny	Comments
Board of Health	Bill Murphy	Approved	
Fire Department	Chief Whalen	Approved	
Highway Department	Dan Nason	Approved	
Park & Recreation	Kayla Wright	Approved	
Police Department	Chief Nix	Approved	



SUDBURY BOARD OF SELECTMEN

Tuesday, September 11, 2018

CONSENT CALENDAR ITEM**23: SAFR grant acceptance****REQUESTOR SECTION**

Date of request:

Requestor: Fire Chief John Whelan

Formal Title: Vote to accept the awarded FEMA Staffing for Adequate Fire & Emergency Response (SAFER) grant of \$605,698 over the next three years.

Recommendations/Suggested Motion/Vote: Vote to accept the awarded FEMA Staffing for Adequate Fire & Emergency Response (SAFER) grant of \$605,698 over the next three years.

Background Information:

The grant is specifically for the hiring of 4 additional firefighters. The grant covers 75% of the cost of the new hires for years one and two and 35% of the cost for year three. The remaining 25% in years one and two and 65% in year three are the responsibility of the Town.

Financial impact expected: \$376,514 over three years (see attached FEMA Form 080-0-4a)

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM

Budget

Hiring of Firefighters:

There is a three-year period of performance for grants awarded under the Hiring of Firefighters Activity. The amount of Federal funding provided to a recipient for hiring a firefighter in any fiscal year may not exceed -

- Year One: 75 percent of the usual annual costs of a first-year firefighter as provided in the Request Details section;
- Year Two: 75 percent of the usual annual cost of a first-year firefighter as provided in the Request Details section;
- Year Three: 35 percent of the usual annual cost of a first-year firefighter as provided in the Request Details section.

The additional funds requested for training are not subject to the funding limitations above. However, the costs may only be used to provide training and cannot be used toward the salary and benefits of requested firefighters. Costs for training must be expended within the three-year period of performance.

Review and confirm the budget information below. If you need to change any of the budget amounts on the matrix, you will need to update the information on the previous Request Details screen.

When you are finished, press the *Save and Continue* button below.

Budget Matrix				
	First 12-Month Period	Second 12-Month Period	Third 12-Month Period	Total
Personnel	258,108	258,108	258,108	774,324
Benefits	69,296	69,296	69,296	207,888
Other - Additional Funding	0	0	0	0
Total:	327,404	327,404	327,404	982,212
Total Applicant Share	81,851	81,851	212,812	376,514
Total Federal Share	245,553	245,553	114,592	605,698

FEMA Form 080-0-4a

**SUDBURY BOARD OF SELECTMEN**

Tuesday, September 11, 2018

CONSENT CALENDAR ITEM**24: Proclamation Little Dude Day****REQUESTOR SECTION**

Date of request:

Requestor: Sally Hild, SHS Director; Rebecca Trotsky, Sudbury resident and author

Formal Title: Vote to proclaim Sunday, Sept. 30, 2018 as "Goodbye Little Dude Day" as requested by resident author Rebecca Trotsky and the Sudbury Historical Society.

Recommendations/Suggested Motion/Vote: Vote to proclaim Sunday, Sept. 30, 2018 as "Goodbye Little Dude Day" as requested by resident author Rebecca Trotsky and the Sudbury Historical Society.

Background Information:
attached information regarding Sept. 30 events and proclamation

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

09/11/2018 6:30 PM

Golden, Patricia

From: Sally Hild - SHS Director <Director@sudbury01776.org>
Sent: Wednesday, August 15, 2018 9:48 AM
To: Board of Selectmen
Subject: Goodbye Little Dude
Attachments: Goodbye Little Dude Flyer.jpg

Good Morning –

Since you all had a late night, perhaps this will be a way to start your morning with something positive. Thank you for hearing Becky Trotsky's request last night for an official Goodbye Little Dude Day on Sunday, September 30th. The Sudbury Historical Society is planning an event on the 30th to shed some light on a beautiful book written to honor a special little boy with an amazing heart, Jonathan Smyth. As Becky explained, Jonathan lived in Sudbury and was a student at Haynes Elementary School. While undergoing treatments for neuroblastoma he discovered a baby turtle in the Dunkin Donuts parking lot and rescued him, named him Little Dude, and then Little Dude grew to be the class pet at Haynes. Eventually Little Dude grew enough to set free into the wild and the story, as written by Becky, is about the eventual occasion to say goodbye. The book is beautiful and would be helpful for any child who has to face a goodbye of a loved one.

But the story does not end there. The making of the book is amazing too. So many Sudburians came together by chance to make it happen. The reason that the SHS is involved is because this is part of our community history. Jonathan was here, his classmates and teachers have their memories of Little Dude, and today the story is helping others – sales of the book go to support pediatric cancer research. Here is the Boston Globe article that Becky referenced:

<https://www.bostonglobe.com/metro/2018/04/03/dying-boy-found-little-turtle-their-story-now-children-book/XnAJ6ZwbB7oai1xQE8p4PM/story.html>

The event flyer is attached. We are greatly appreciative to Marie Smyth, Jonathan's mother, and to Becky for supporting the event. In addition there are many business sponsors including Brush & Easel Paint Studio and Dunkin Donuts, and more who we are reaching out to now to help with the event.

Many thanks for your consideration of Little Dude Day!

Sally Purrington Hild

Executive Director
 Sudbury Historical Society
 322 Concord Road
 Sudbury, MA 01776
 978/443-3747

Attachment24.a: SHS_request (2928 : Proclamation Little Dude Day)

THE SUDBURY HISTORICAL SOCIETY AND CURRAN PRESS PRESENT

GOODBYE LITTLE DUDE

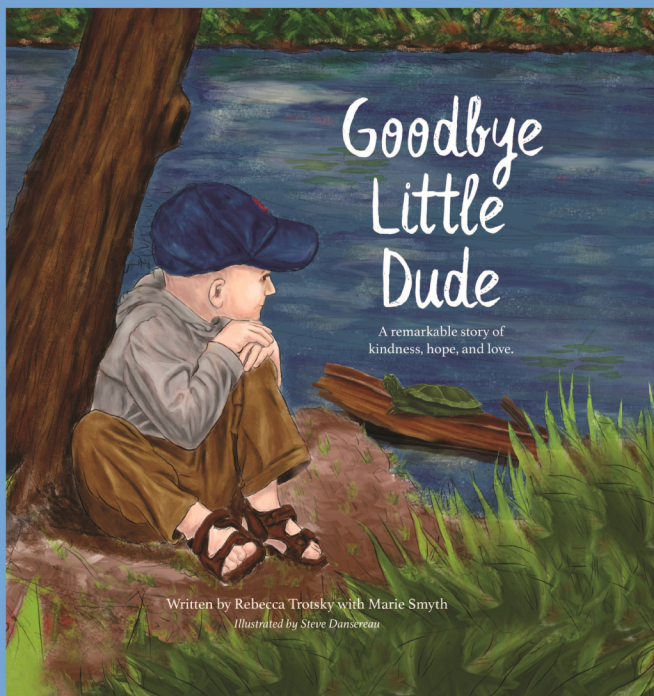
AUTHOR'S READING AND CHILDREN'S CRAFT

Join the SHS and Curran Press for an author's reading of *Goodbye Little Dude*, by Rebecca Trotsky and Marie Smyth. A turtle-inspired paint craft sponsored by Brush & Easel will follow.

Goodbye Little Dude is a children's book written in memory of Jonathan Smyth, who lived in Sudbury and attended Haynes Elementary School. Hear this beautiful story about a very special local boy, his rescued turtle, Little Dude, and a community coming together to create this book for Jonathan.

Admission to the author's reading is \$40 per family (includes one signed hardcover book package), plus \$10 per child for the turtle-inspired paint craft, or \$25 to purchase the signed book itself.

Proceeds from this fundraiser will support pediatric cancer research and the Sudbury Historical Society.



SUNDAY, SEPT 30TH

At Brush & Easel, Inc.
339 Boston Post Road

Sessions at 9:30 am, 11:00 am,
12:30 pm, or 2:00 pm

TICKETS AVAILABLE at
eventbrite.com



Golden, Patricia

From: Rebecca Trotsky <btrtsky01@gmail.com>
Sent: Thursday, August 30, 2018 3:13 PM
To: Board of Selectmen
Cc: Sally Hild - SHS Director; kara@curranpress.com
Subject: Goodbye Little Dude Book and

Hello again.

My name is Becky Trotsky and I am the author of the children's book Goodbye Little Dude. I spoke briefly at the beginning of your August meeting. I hope that you have had a chance to read the book and perhaps have passed it on to someone else to read.

I am writing to ask again if you might consider a proclamation that September 30th become Goodbye Little Dude day in honor of Jonathan Smyth and his 1996 first grade class at the Haynes School. The Historical Society has a wonderful family event planned September 30th to celebrate this story as part of the history of our town. Jonathan's mother, Marie Smyth will be in attendance and reading the book at the event. The Town Crier is running an article about the book and the event in 10 days. We would so appreciate your support.

I would be happy to attend your next meeting September 11th if you need further clarification about this story.

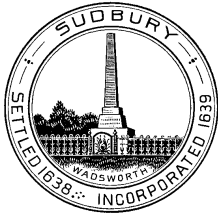
Thank you for considering this. I realize you have far bigger issues to deal with but this could help us promote the event and sell more books. The Historical Society will benefit and so will Dana Farber Pediatric Cancer research.

Thank you for all you do for Sudbury and for your consideration.

Regards.

Becky Trotsky
 31 years at 19 Silver Hill Rd.
 617-823-4600

Attachment24.c: Trotsky_Sept30_request (2928 : Proclamation Little Dude Day)



TOWN OF SUDBURY

Office of Selectmen

www.sudbury.ma.us

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776-1843
978-639-3381
Fax: 978-443-0756

Email: selectmen@sudbury.ma.us

Proclamation

WHEREAS: “Goodbye Little Dude” is a true story about a 6-year-old first grade student, Jonathan Smyth, and his pet turtle named “Little Dude” whom he rescued from the Dunkin’ Donuts parking lot in 1996; and

WHEREAS: While Jonathan bravely battled cancer, his classmates at the Haynes School cared for his turtle who grew to be the class pet; and together these children celebrated releasing “Little Dude” into a local pond which taught the world how to show love and compassion to their friend and his pet; and

WHEREAS: The author and illustrator of this children’s book are both from Sudbury; and this story was featured on the front page of the *Boston Globe* April 4, 2018 issue; and

WHEREAS: The Sudbury Historical Society will be honoring this story with an authors’ reading and family event day on Sunday, September 30, 2018 at Brush & Easel, Inc., 339 Boston Post Road, with sales of the book supporting pediatric cancer research; and

WHEREAS: This can be an annual opportunity to remind the Sudbury community about this special little boy with an amazing heart whose story will continue to inspire children for years to come.

NOW, THEREFORE, BE IT RESOLVED:

The Board of Selectmen hereby proclaim Sunday, September 30, 2018, as “Goodbye Little Dude Day” in the Town of Sudbury

Signed this 11th day of September in the year two thousand and eighteen.

BOARD OF SELECTMEN

Robert C. Haarde, Chairman

Daniel E. Carty, Vice-Chairman

Patricia A. Brown

Janie Dretler

Leonard A. Simon