

SUDBURY BOARD OF SELECTMEN TUESDAY NOVEMBER 13, 2018 7:00 PM, TOWN HALL - LOWER LEVEL

Item#	Time	Action	Item
	7:00 PM		CALL TO ORDER
			Opening remarks by Chairman
			Reports from Town Manager
			Reports from Selectmen
			Citizen's comments on items not on agenda
			MISCELLANEOUS
1.		VOTE	Discuss December 11 Special Town Meeting warrant articles, and take positions on articles.
2.			Discussion and update on Melone Town Forum scheduled for Nov. 27, 2018, 7:30 PM at LSRHS.
3.		VOTE	Vote to appoint a Board member to the Master Plan Steering Committee, as requested by the office of Planning and Community Development.
4.			Discussion with Sudbury Water District on potential well sites at Melone property. Vincent Roy and Joshua Fox of Water District to attend.
5.			Review draft Fall 2018 Board of Selectmen Newsletter and approve for distribution.
6.			Citizen's Comments (cont.)
7.			Discuss upcoming agenda items.
			CONSENT CALENDAR
8.		VOTE / SIGN	Vote to sign the Special Town Meeting Warrant for Dec. 11, 2018, which must be posted by Nov. 27.
9.		VOTE	Vote to authorize the Town Manager to increase the BCK Law contract not to exceed amount from \$400,000 voted on February 27, 2018, to \$425,000 in order to pay for continuing services pertaining to the Eversource matter.



Tuesday, November 13, 2018

MISCELLANEOUS (UNTIMED)

1: Dec. STM action

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discuss December 11 Special Town Meeting warrant articles, and take positions on

articles.

Recommendations/Suggested Motion/Vote: Discuss December 11 Special Town Meeting warrant articles,

and take positions on articles.

Background Information:

attached articles submitted

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

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.

The North Road Residential Overlay District

To see if the Town will vote to amend the Zoning Bylaw by inserting Zoning Bylaw 4700A The North Road Residential Overlay District.

Submitted by the Planning Board.

(Two-thirds vote required, if borrowed)

PLANNING BOARD REPORT:

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

BY:	Vote of Board of Selectmen
Melissa Murphy Rodrigues, Town Manager	
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.

Amend Zoning: Melone Smart Growth Overlay District

To see if the Town will vote to amend the Zoning Bylaw by inserting Zoning Bylaw 4700B the Melone Smart Growth Overlay District.

Submitted by the Board of Selectmen.

(Two-thirds vote required, if borrowed)

BOARD OF SELECTMEN REPORT: The Board of Selectmen is requesting that Town Meeting amend the Zoning Bylaws by creating a new bylaw "The Melone Smart Growth Overlay District." This overlay district would apply only to a portion of the Melone property located on North Road, and would be created under Massachusetts General Law Chapter 40R, which encourages communities to create multi-family residential or mixed-use smart growth districts, including at least 20% housing units in suitable locations. The zoning provides for development of 101 multi-family housing units at the Melone property. The 101 units built through a plan review process would include 26 affordable units, and all of the 101 units would be included on the Town's subsidized housing inventory. The inclusion of these units on the subsidized housing inventory will help the Town maintain its 10 percent affordable housing "safe harbor" through 2030, and will allow the Town to increase its affordable housing stock outside of the comprehensive permitting process under Massachusetts General Law Chapter 40B. If approved, this zoning change would qualify Sudbury for a \$200,000 payment from the state plus, as each new unit is constructed, the Town would receive an additional \$3,000 per unit. Thus, in addition to tax revenue from the development, Town would receive payments from the state totaling \$503,000. The full language of this zoning bylaw is available at the Town Clerk's office and on the town website.

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

BY:	Vote of Board of Selectmen
Melissa Murphy Rodrigues, Town Manager	
Approved by:	
Town Counsel	

WARRANT ARTICLE FORM

ARTICLE 3

Instructions:

- 1) The **ORIGINAL**, **TYPED** article is to be submitted to the Selectmen's Office in final form.
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- 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.

Master Plan Quarry North

To see if the Town will vote to approve the Master Development Plan submitted by Quarry North Road LLC, for a redevelopment plan proposing up to 2500 square feet of commercial space and 174 units of market rate housing including 80 units of age-restricted, active adult housing; and related infrastructure and amenities to service the development, within The North Road Residential Overlay District, at the Melone property on Route 117, North Road.

Submitted by the Planning Board.	(Majority Vote)
BOARD OF SELECTMEN REPORT:	
BOARD OF SELECTMEN POSITION: Th	e Board of Selectmen will report at Town Meeting
FINANCE COMMITTEE REPORT: The F	inance Committee will report at Town Meeting.
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3Y: //	Vote of Board of Selectmen

Approved by:

Melissa Murphy Rodrigues, Town Manager

Town Counsel

WARRANT ARTICLE FORM

ARTICLE 4

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.

Disposition of the Melone Property

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 some or all of the 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 3419, on such terms and conditions as may be established by the Board Selectmen to Quarry North Road LLC for a development as dictated by the Master Plan approved at Town Meeting, 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.

(2/3rd vote required)

BOARD OF SELECTMEN REPORT: This article is asking Town Meeting to allow the Board of Selectmen to dispose of the Melone Property located on North Road to Quarry North Road LLC for a development as dictated by the Master Plan approved at Town Meeting.

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

BY: Melissa Murphy Rodrigues, Town Manager	Vote of Board of Selectmen
Approved by:	

WARRANT ARTICLE FORM

ARTICLE 5

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.

Repurpose of Melone Stabilization Fund

To see if the Town will vote to amend the purpose of the special Stabilization Fund established under Article 13 of the 2015 Annual Town Meeting to read as follows "for the purpose of preparation and construction of the properties at Broadacre Farms located on Morse Road and the Town Center property for future municipal, recreational, open space and conservation uses"; and to transfer \$350,000 from the Stabilization Fund to be expended under the direction of the Town Manager; or to act on anything relative thereto.

Submitted by the Board of Selectmen.

(2/3rd vote required)

BOARD OF SELECTMEN REPORT: This article is asking Town Meeting to repurpose the Melone Stabilization Account, which was created in 2015. The new purpose is for the preparation and construction of the properties at Broadacre Farms and the properties at Town Center for future municipal, recreational, open space and conservation uses. These funds will be used to prepare and develop the newly acquired properties for the uses dictated by Town Meeting. This initial appropriation is slated to be used to prepare the first parcel acquired at Broadacres for recreational and open space purposes.

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

BY: Melissa Murphy Rodrigues, Town Manager	Vote of Board of Selectmen
Approved by:	

TOWN OF SUDBURY WARRANT ARTICLE FORM ARTICLE 6

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 Town Center Land

To see if the Town will vote to authorize the Board of Selectmen to acquire, by gift, purchase, eminent domain, exchange of real property or otherwise the fee or lesser interest in all or a part of the land shown as Parcel 1B, Parcel 2A, Parcel 2B, Parcel 3B on a plan of land entitled "Definitive Plan of Peter's Way Extension – Plan of Land in Sudbury, Massachusetts, Sheet 1 of 1, dated January 24, 2011, revised June 15, 2012, prepared by Sullivan, Connors and associates of Sudbury, Massachusetts, said plan recorded with the Middlesex South Registry of Deeds as Plan 907 of 2012 and an easement for Peter's Way as shown on said plan for all purposes for which a public way may be used, and an easement between Hudson Road and said Parcel 2A; and the land shown as Parcel 3, consisting of 35,687 square feet, on a Plan of Land in Sudbury, Massachusetts, dated March 21, 1972, said plan recorded with the Middlesex South Registry of Deeds in Book 12188, Page 426; and the land shown as Parcel A, consisting of 21,320.29 square feet on a plan entitled "Plan of Land in Sudbury, Mass. Dated June 21, 2000, said plan recorded with the Middlesex South Registry of Deeds in Book 31702, Page 521; and the land shown as Parcel C on a plan entitled "Definitive Plan of 'Howe Estates' subdivision of land in Sudbury, Mass." dated August 30, 1993, said plan recorded with the Middlesex South Registry of Deeds as Plan No. 321 of 1994 together with an easement providing access thereto, comprising a total of approximately 39.92 +/- acres, including all easements and rights appurtenant thereto and the buildings and improvements thereon, if any, for general municipal purposes; and further to authorize the Board of Selectmen to execute all instruments, including land development, land disposition or other agreements, deeds, easements, and such other documents or instruments, upon such terms and conditions as the Selectmen deem appropriate, and take all other action as may be necessary to effectuate the vote taken hereunder, or take any other action relative thereto.

Submitted by the Board of Selectmen.

(Majority Vote)

BOARD OF SELECTMEN REPORT: This article will allow the Town to accept the Town Center (Sudbury Station) land from the Quarry North Road LLC in exchange for the Melone property as proposed in its response to the Town's Request for Proposals for the disposition of the Melone property. As proposed, the Town would receive the 39 acres in Town Center, with appurtenant easements, plus an additional \$1,000,000 in exchange for the property at Melone on North Road.

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

BY:	Vote of Board of Selectmen
Melissa Murphy Rodrigues, Town Manager	
Approved by:	
Town Counsel	



Tuesday, November 13, 2018

MISCELLANEOUS (UNTIMED)

2: Discuss Melone/Quarry North Town Forum

REQUESTOR SECTION

Date of request:

Requestor: Vice Chairman Carty

Formal Title: Discussion and update on Melone Town Forum scheduled for Nov. 27, 2018, 7:30 PM at

LSRHS.

Recommendations/Suggested Motion/Vote: Discussion and update on Melone Town Forum scheduled for

Nov. 27, 2018, 7:30 PM at LSRHS.

Background Information:

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



Tuesday, November 13, 2018

MISCELLANEOUS (UNTIMED)

3: Appointment to Master Plan Steering Committee

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to appoint a Board member to the Master Plan Steering Committee, as requested by the office of Planning and Community Development.

Recommendations/Suggested Motion/Vote: Vote to appoint a Board member to the Master Plan Steering Committee, as requested by the office of Planning and Community Development.

Background Information: attached memo and description

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
Pending
Pending

Be a part of the Master Plan Steering Committee!

In the fall of 2016, the Board of Selectmen designated updating the Master Plan as a priority for 2017. The development of a new Master Plan will be used as a guide for the Town of Sudbury in the areas of land use, economic development, housing, transportation, community services, and capital/facilities planning among others.

Nearly two decades old, the 2001 Sustainable Sudbury Master Plan sought to provide recommendations and an implementation plan for addressing the impacts of residential growth including identifying strategies for land use, economic development, natural and cultural resources, housing, transportation, and community services and facilities. In the sixteen years since, Sudbury has flourished in population growth and land use. The updated Master Plan will reflect, among other things, changes to the Zoning Code, current projects, new environmental and other regulatory constraints, and plan for appropriate land uses to support the long and short-term needs of the community as it continues to grow as a suburban destination.

However, there are challenges confronting the Town of Sudbury planning. These challenges include:

- Identifying areas for Inclusionary Zoning and other Affordable Housing measures
- Evaluating the need for Public Transportation
- Revisiting sewer lines along commercially zoned districts
- Identifying opportunities for improved connectivity with neighboring communities
- Examining places for public use spaces and amenities
- Identifying sustainable environmental measures
- Analyzing the impact of new residential development on the public schools
- Evaluating infrastructure needs for the area
- Strategizing economic development measures to entice businesses to town, while maintaining its rural feel

CHARGE:

The Master Plan Steering Committee (Committee) advises on the development of the Master Plan document. The Committee also fosters openness and inclusion in the master planning process through dialogue and communication with the consulting team of Horsley Witten and various stakeholders in the Sudbury Community.

VISION:

The Master Plan will develop a physical document for the Town of Sudbury that optimally reflects and supports the Community's priorities and goals.

MEMBERSHIP:

The Master Plan Steering Committee is comprised of designated Sudbury Board and Committee members, and several at-large community members. The Committee is guided and led by the Planning Board, Horsley Whitten, the Master Plan Consultants, and the Office of Planning and Community Development. Membership will be in

existence for approximately 18 months to two years in order to direct the preparation of the Master Plan.

Final approval of the Master Plan will be subject to the Planning Board upon completion of the document by the consulting team.

MEETINGS:

The Committee will meet monthly at an agreed upon time at an initial kick-off meeting. Meetings will be open to the public and posted with the Town Clerk and in designated spaces.

In addition to monthly meetings, Committee members will be asked to serve on subcommittees, which will schedule their own meetings and post them with the Office of Planning and Community Development.

The Committee must attend community-wide meetings, which will be scheduled at the kick-off meeting.



Town of Sudbury

Planning Board

planningboard@sudbury.ma.us

Flynn Building 278 Old Sudbury Rd Sudbury, MA 01776 978-639-3387 Fax: 978-443-0756

https://sudbury.ma.us/planning

October 9, 2018

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

Dear Chairman Hardee,

The Planning Board is embarking on updating the Master Plan over the course of the next 18-months to two years. The Master Plan known as Envision Sudbury is our town-wide Comprehensive Master Plan that explores the current and future challenges faced by our community and identifies opportunities to reinforce our collective vision for a strong future. The Comprehensive Master Plan (the "Plan") will help the Town prioritize the goals and needs of the community and create an action plan to move forward.

The Plan for Sudbury addresses topic areas related to the physical, economic, and social life of the town, as required by the Commonwealth of Massachusetts guidelines.

The Envision Sudbury Master Plan will include:

- A community-wide vision for the town that includes comprehensive long-term goals and policies, as well as strategies to achieve them.
- Long-term goals in the context of the next 10-15 years.
- Recommendations to achieve these goals within this timeframe.

The Plan is all about creating the big-picture framework that will guide everything the Town does in the coming decades with regards to land use/zoning, open space/recreation, economic development, sustainability, transportation, infrastructure/facilities, and cultural/historic resources.

The Planning Board invites your Board or Commission to vote to designate one member to serve on the Steering Committee. Their input is essential as we embrace and shape Sudbury's future and protect what we cherish. A full job description is included with this letter.

We ask that you have your designee selected by November 16, 2018.

Please correspond with Meagen Donoghue, Director of Planning and Community Development via email at donoghuem@sudbury.ma.us once your Steering Committee member is designated.

Sincerely,

Nancy Kilcoyne Planning Board John Hincks Planning Board



Tuesday, November 13, 2018

MISCELLANEOUS (UNTIMED)

4: Water District discussion - Melone

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion with Sudbury Water District on potential well sites at Melone property. Vincent Roy and Joshua Fox of Water District to attend.

Recommendations/Suggested Motion/Vote: Discussion with Sudbury Water District on potential well sites at Melone property. Vincent Roy and Joshua Fox of Water District to attend.

Background Information:

attached maps

Financial impact expected:n/a

Approximate agenda time requested:

Representative(s) expected to attend meeting: Vincent Roy and Joshua Fox of Water District

Review:

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







Tuesday, November 13, 2018

MISCELLANEOUS (UNTIMED)

5: Fall 2018 Selectmen Newsletter Approval

REQUESTOR SECTION

Date of request:

Requested by: Leila S. Frank

Formal Title: Review draft Fall 2018 Board of Selectmen Newsletter and approve for distribution.

Recommendations/Suggested Motion/Vote:

Background Information: Draft newsletter attached

Financial impact expected: N/A

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden Pending
Melissa Murphy-Rodrigues Pending
Barbara Saint Andre Pending
Robert C. Haarde Pending



Tuesday, November 13, 2018

MISCELLANEOUS (UNTIMED)

6: Citizen's Comments (cont.)

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



Tuesday, November 13, 2018

MISCELLANEOUS (UNTIMED)

7: 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



Tuesday, November 13, 2018

CONSENT CALENDAR ITEM

8: Sign STM warrant

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to sign the Special Town Meeting Warrant for Dec. 11, 2018, which must be posted

by Nov. 27.

Recommendations/Suggested Motion/Vote: Vote to sign the Special Town Meeting Warrant for Dec. 11,

2018, which must be posted by Nov. 27.

Background Information:

WARRANT STILL BEING DRAFTED; WILL BE EMAILED SEPARATELY

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



Tuesday, November 13, 2018

CONSENT CALENDAR ITEM

9: Increase BCK law contract amt to \$425K

REQUESTOR SECTION

Date of request:

Requestor: Town Manager Melissa Murphy-Rodrigues

Formal Title: Vote to authorize the Town Manager to increase the BCK Law contract not to exceed amount from \$400,000 voted on February 27, 2018, to \$425,000 in order to pay for continuing services pertaining to the Eversource matter.

Recommendations/Suggested Motion/Vote: Vote to authorize the Town Manager to increase the BCK Law contract not to exceed amount from \$400,000 voted on February 27, 2018, to \$425,000 in order to pay for continuing services pertaining to the Eversource matter.

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
Pending