

**SUDBURY BOARD OF SELECTMEN
TUESDAY DECEMBER 18, 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
TIMED ITEMS			
1.	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 Riceberry, 621 Boston Post Road, as requested in an application dated November 15, 2018, subject to conditions put forth by the Fire Department and Building Department.
MISCELLANEOUS			
2.			Discussion on Town Hall Renovation update
3.			Discussion on Fairbank Community Center update
4.		<i>VOTE</i>	Discussion and possible vote to approve release of Meadow Walk mitigation funds in the amount of \$107,710 to be used for SPS technology.
5.		<i>VOTE</i>	Discussion and possible vote to appoint two Board members (Janie Dretler and Dan Carty) to the Master Plan Steering Committee, as requested by the Planning Board. These terms are to expire 5/31/2020.
6.			Discussion on Transloc transportation
7.		<i>VOTE</i>	Discuss and possible vote to approve proposed 2019 Board of Selectmen Newsletter Schedule of Deadlines.
8.			Announce that 2019 Annual Town Meeting will commence Monday, May 6, 2019 at 7:30 PM. The warrant period is now open. Articles for inclusion in the Annual Town Meeting Warrant are due to the Selectmen's office, 278 Old Sudbury Road, and are to be

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
			stamped in no later than 4:30 PM on Thursday, January 31, 2019.
9.			Citizens' comments (cont)
10.			Discuss upcoming agenda items
CONSENT CALENDAR			
11.		<i>VOTE / SIGN</i>	Vote to authorize the chairman to execute a letter requesting data from GIC to use in processing employees' W-2 forms, as requested by Christine Nihan, Town Accountant.
12.		<i>VOTE</i>	Vote to accept, on behalf of the Town, a \$371 donation from the Sudbury United Methodist Church into the Cheri-Anne Cavanaugh Trust Fund, said funds to be expended under the direction of the Town Social Worker to counsel Lincoln-Sudbury Regional High School students, and to send a letter of appreciation to the Methodist Church.
13.		<i>VOTE / SIGN</i>	Vote, as Grantors, to execute the Landham Brook Marsh Conservation Land Conservation Restriction acting pursuant to, by and through M.G.L. c.184, s. .31-33, and the December 3, 2014 Special Town Meeting vote, granting a Conservation Restriction to the Sudbury Valley Trustees, on the land located on Landham Road, Sudbury, constituting approximately 33.48 a. +/- described in a deed recorded in the Middlesex South Registry of deeds at BK 64967, PG 93 and shown as "Parcel A" on a plan of Land entitled "Plan of Land in Sudbury, Mass, Owner and Applicant Madison Place Sudbury, LLC" prepared by Thompson-Liston Associates, Inc. , dated December 16, 2014 and recorded as Plan 131 of 2015; said Conservation Restriction is granted in perpetuity and exclusively for conservation and passive recreation purposes with continuation of Conservation Commission land stewardship under M.G.L. c.40, s.8C pursuant to the vote under Article 3 of the October 16, 2017 Special Town Meeting.
14.		<i>VOTE</i>	Vote to approve the regular session minutes of 10/30/18

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, December 18, 2018

TIMED ITEM**1: Riceberry Common Victualler License Application****REQUESTOR SECTION**

Date of request:

Requestor: Nala Prosperity Inc., DBA Riceberry

Formal Title: As the Licensing Authority for the Town of Sudbury, vote to approve a new Common Victualler License for Riceberry, 621 Boston Post Road, as requested in an application dated November 15, 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 Riceberry, 621 Boston Post Road, as requested in an application dated November 15, 2018, subject to conditions put forth by the Fire Department and Building Department.

Background Information:

Riceberry has also applied for an Alcohol License, which will be on the 1/8/19 Board of Selectmen agenda. In the meantime, they wish to open without sale of alcohol while the Alcohol application is being processed. Application and department approvals are attached.

Financial impact expected:\$50 Common Victualler License Fee

Approximate agenda time requested:

Representative(s) expected to attend meeting: Lanlalit Soares, Owner/Manager

Review:

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

12/18/2018 7:00 PM



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

RECEIVED
BOARD OF SELECTMEN
SUDBURY, MA

2018 NOV 15 P 4:54

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: Kanlalit Soares

Address of applicant: 158 Dalton Road, Holliston, MA 01746

Phone: 

Email: 

Business Name: Nala Property Inc.

Business Address: 621 Boston Post Rd., Sudbury, MA 01776

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.) will provide once the purchase is complete
- ☒ 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 plan)
- ☐ A dated letter from the present business owner stating the effective date of new ownership. will provide once the purchase is completed.

CERTIFICATE OF TAXES/TAX ATTESTATION

Pursuant to M.G.L. Chapter 62C, Section 49A, I certify under penalties of perjury that
Nala Property Inc. 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

09/25/2018
Date

By: Karlalet Soares President
Corporate Officer & Title (if applicable)

AFFIX CORPORATE SEAL



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$250.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Articles of Organization

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Identification Number: 001347586

ARTICLE I

The exact name of the corporation is:

NALA PROSPERITY INC.

ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

ARTICLE III

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par Value Per Share Enter 0 if no Par	Total Authorized by Articles of Organization or Amendments		Total Issued and Outstanding Num of Shares
		Num of Shares	Total Par Value	
CNP	\$0.00000	100,000	\$0.00	100,000

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

ARTICLE IV

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the Business Entity must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

ARTICLE V

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are:

ARTICLE VI

Other lawful provisions, and if there are no provisions, this article may be left blank.

Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.

ARTICLE VII

The effective date of organization and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a *later* effective date is desired, specify such date, which may not be later than the 90th day after the articles are received for filing.

Later Effective Date: 10/19/2018 **Time:** 09:19 AM

ARTICLE VIII

The information contained in Article VIII is not a permanent part of the Articles of Organization.

a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:

Name: LANLALIT SOARES
 No. and Street: 158 DALTON RD.
 City or Town: HOLLISTON State: MA Zip: 01746 Country: USA

c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	LANLALIT SOARES	158DALTON RD. HOLLISTON, MA 01746 US
TREASURER	LANLALIT SOARES	158DALTON RD. HOLLISTON, MA 01746 US
SECRETARY	LANLALIT SOARES	158DALTON RD. HOLLISTON, MA 01746 US
VICE PRESIDENT	NARUMON LYNCH	447 NORTHBORO RD, WEST, #8 MARLBOROUGH, MA 01752 US
DIRECTOR	NARUMON LYNCH	447 NORTHBORO RD, WEST, #8 MARLBOROUGH, MA 01752 US

d. The fiscal year end (i.e., tax year) of the corporation:
 December

e. A brief description of the type of business in which the corporation intends to engage:

FOOD AND RESTAURANT

f. The street address (post office boxes are not acceptable) of the principal office of the corporation:

No. and Street: 621 BOSTON POST RD.
 City or Town: SUDBURY State: MA Zip: 01776 Country: USA

g. Street address where the records of the corporation required to be kept in the Commonwealth are

No. and Street: 621 BOSTON POST RD.
City or Town: SUDBURY State: MA Zip: 01776 Country: USA
which is

☒ its principal office ☐ an office of its transfer agent
☐ an office of its secretary/assistant secretary ☐ its registered office

Signed this 25 Day of September, 2018 at 10:52:51 AM by the incorporator(s). *(If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)*

LANLALIT SOARES

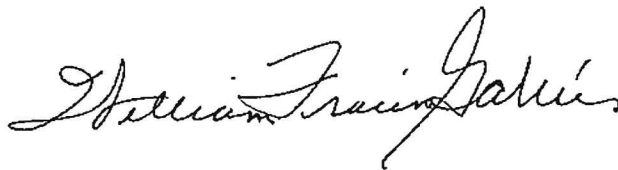
© 2001 - 2018 Commonwealth of Massachusetts
All Rights Reserved

MA SOC Filing Number: 201835260430 Date: 9/25/2018 10:51:00 AM

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

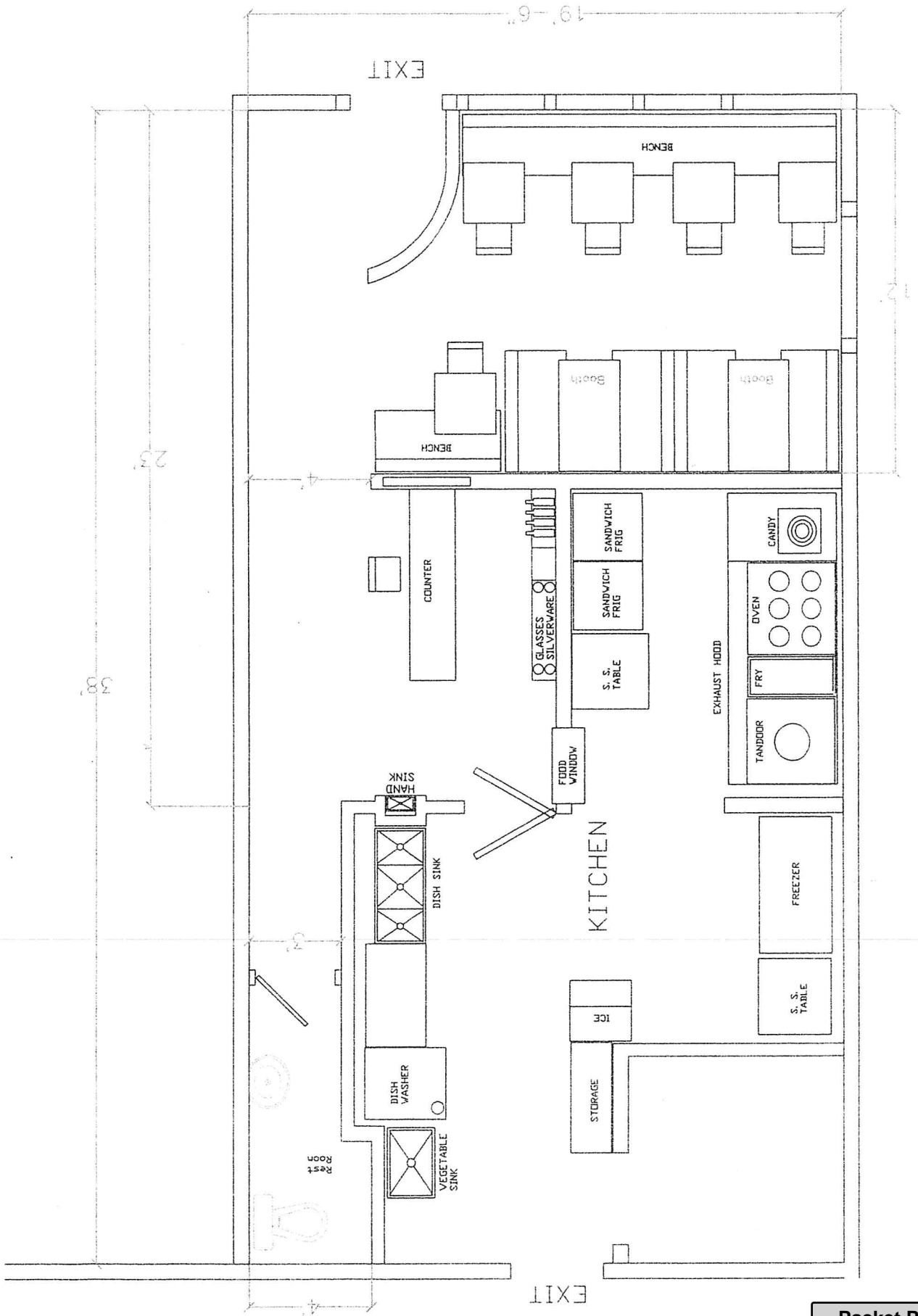
September 25, 2018 10:51 AM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive, flowing style.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

Attachment1.a: Riceberry CV Application_BOS_11.15.18 (3069 : Riceberry Common Victualer License Application)



Riceberry – Common Victualler License Department Feedback

Department	Staff	Approve/Deny	Comments
Building Department	Mark Herweck	Approve	I have no objections, but we will have to rescind the new certificate for Paani for that location. Building and Fire officials have done the required periodical inspections. I will need the start date. They will also need Board of Health approval, a building permit for a tenant fit up and a CO before opening. Paani's new location is still under construction.
Fire Department	Asst. Chief Choate	Approve	Fire dept. has no objections. I'll also point out the same a Mark Herweck. We did the facility inspection at that site for alcohol and all was good. Thanks, Tim
Health Department	Dan Nason	Approve	Their application indicates that there is "no plan" to the change the premises but I met with them on-site and discussed upgrades and repairs to the facility required to obtain a BoH permit. I also referred them to the Building and Fire Dept. but don't know if they had the opportunity to walk through. My only concern is their timetable. December might be premature.
Police Department	Chief Nix	Approve	The police department does not have an issue with the application. Thank you.



MISCELLANEOUS (UNTIMED)

2: Town Hall Renovation Update

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion on Town Hall Renovation update

Recommendations/Suggested Motion/Vote:

Background Information:
attached presentation

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

12/18/2018 7:00 PM



**Sudbury Town Hall Project:
Bringing Together Community Spaces
in Historic Town Center**

Report of the Town Hall Blue Ribbon Committee

December 6, 2016



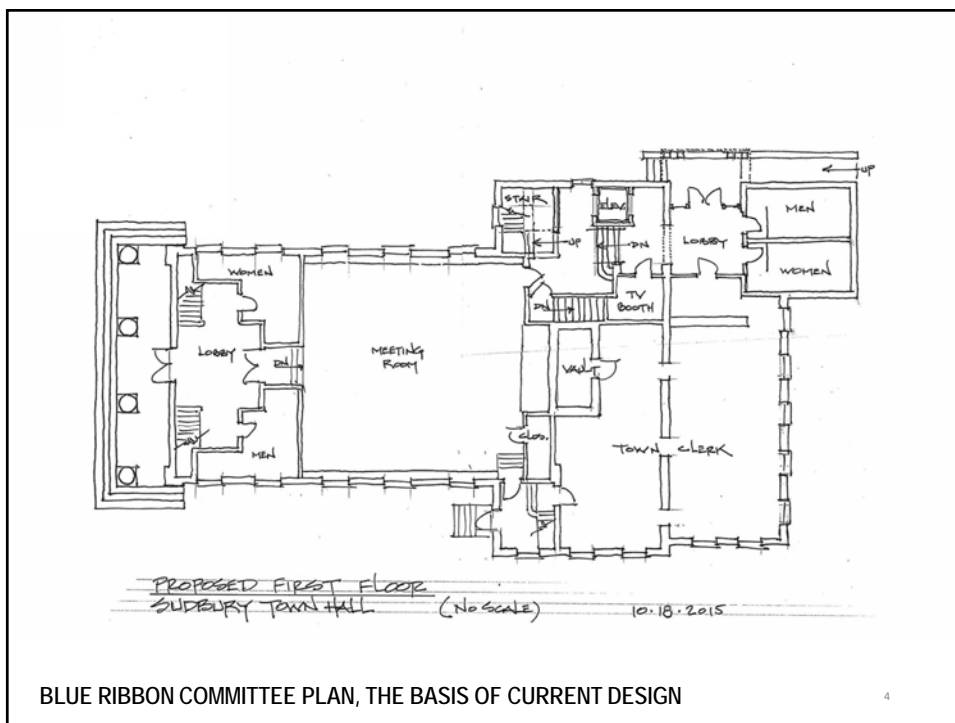
"We foresee a project that would bring to the building, and to its surroundings, new community activities and an improved physical connectivity, thereby engendering a more complete sense of the entire historic town center as one whole, a specific place where the community goes to share in the life of the town."

Photographer Sally Purrington Hill (31-6-36)

The starting point of our project is the report of the Town Hall Blue Ribbon Committee.

Our assignment is develop their recommendations into a final design and construction documents

-Permanent Building Committee





521 CMR: ARCHITECTURAL ACCESS BOARD

521 CMR 25.00: ENTRANCES

25.1 GENERAL

All public *entrance(s)* of a *building* or tenancy in a *building* shall be *accessible*. Public *entrances* are any *entrances* that are not solely service *entrances*, loading *entrances*, or *entrances* restricted to employee use only.

- 25.1.1 Service *entrances*: If the only *entrance* to a *building*, or tenancy in a *facility*, is a service *entrance*, that *entrance* shall be *accessible*.

Massachusetts Regulations require that "ALL PUBLIC ENTRANCES OF A BUILDING SHALL BE ACCESSIBLE".

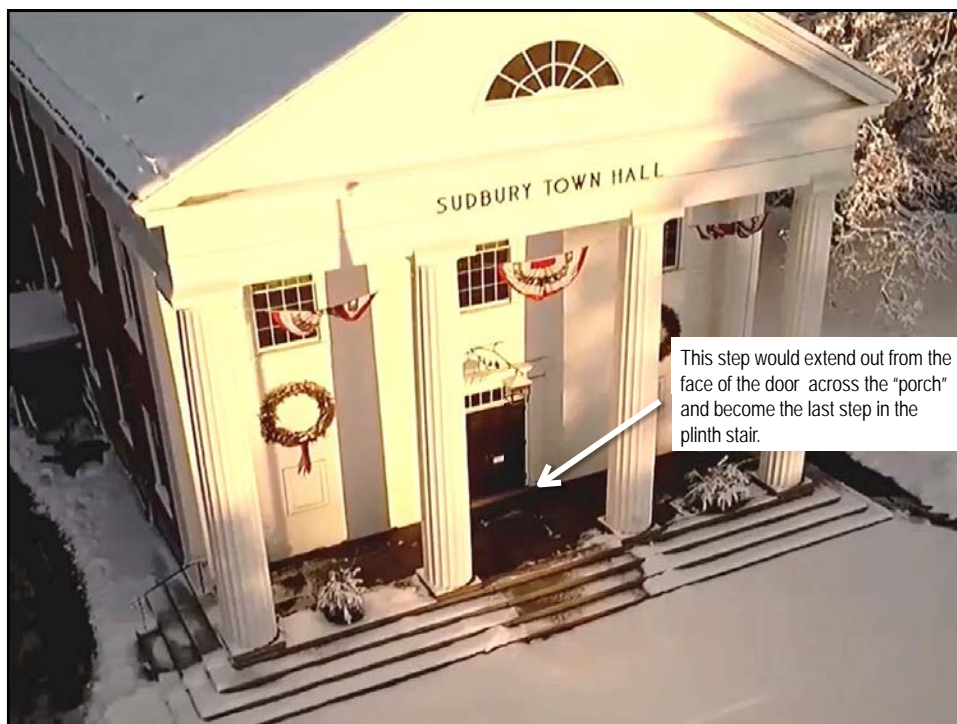
Although variances to this requirement are obtainable, the question has been raised as to whether the existing main entry should also be made accessible.

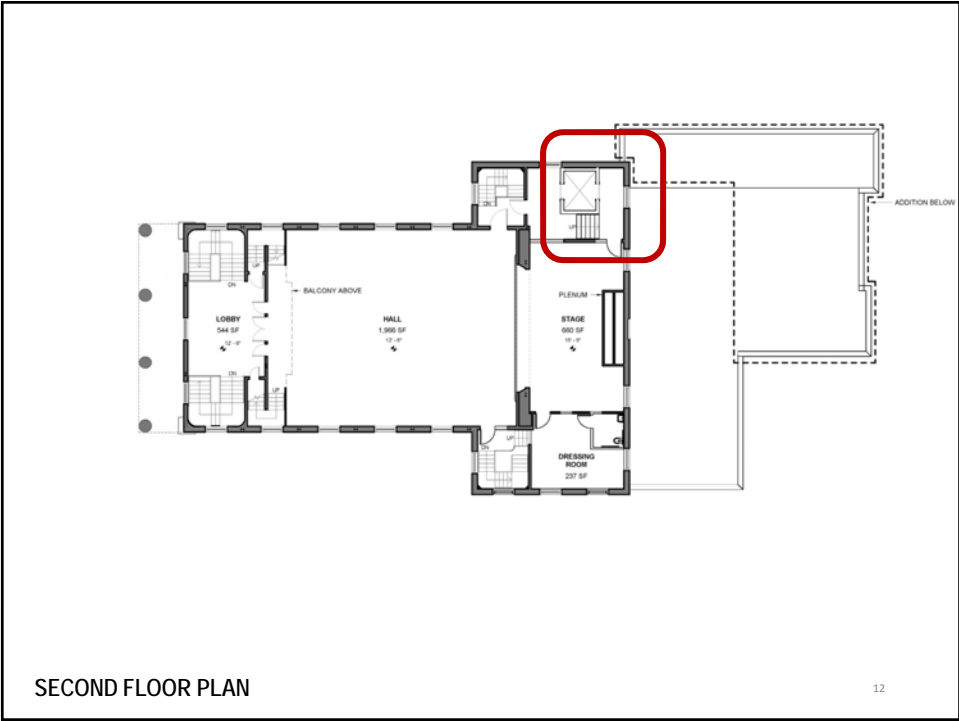
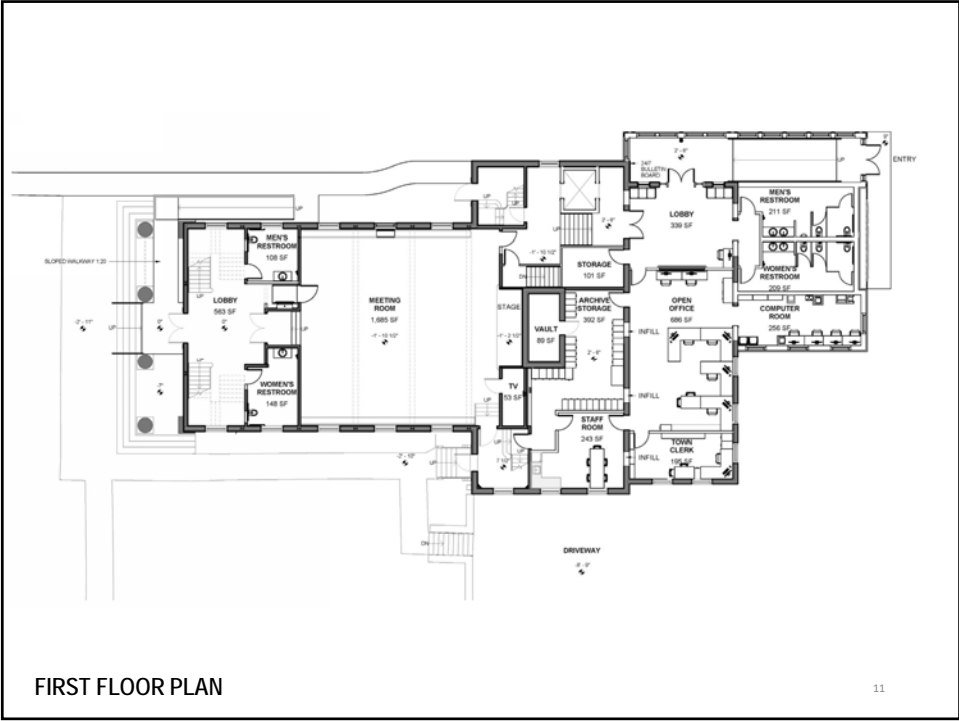
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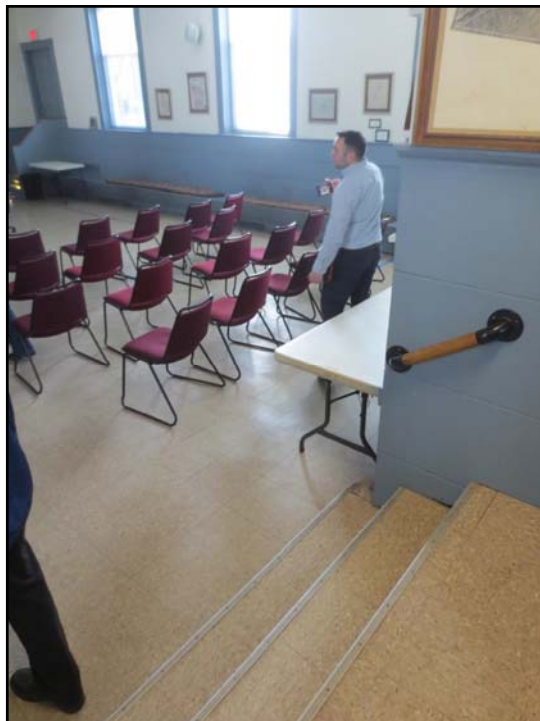
Scheme 1B

New Entry off of Parking Lot
Existing Front Entry is also made accessible

8







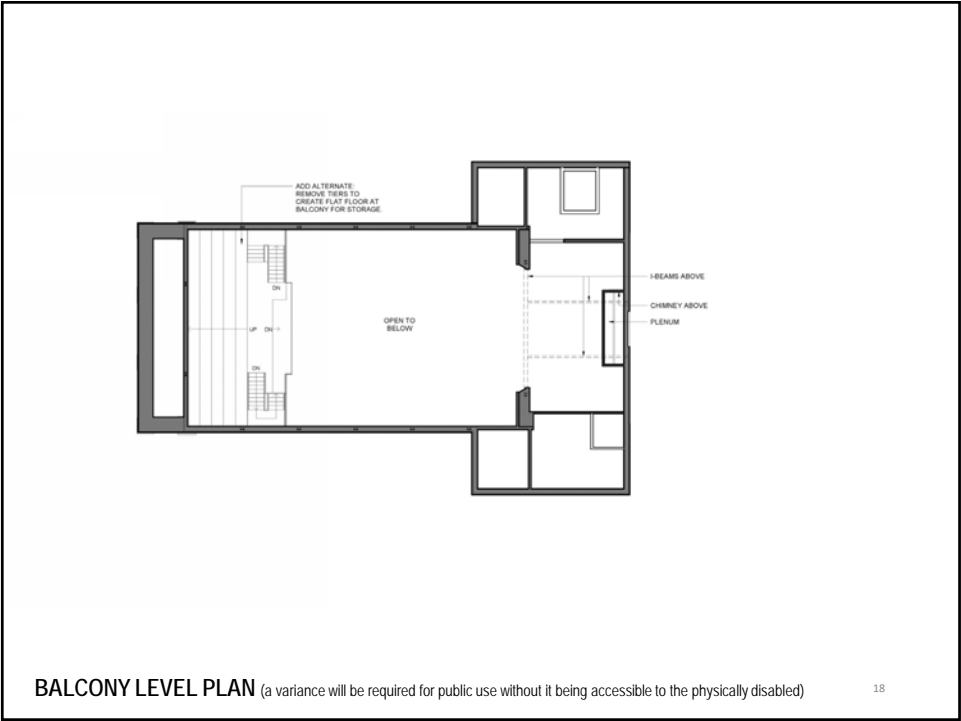
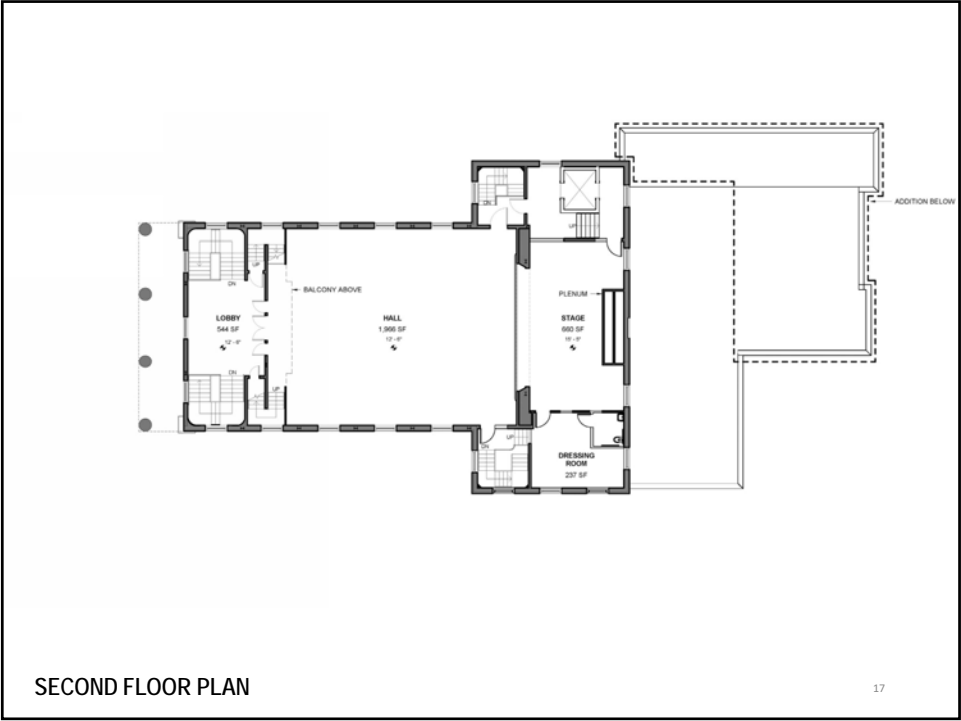
The Chair Lift mitigates the floor level differential between the lobby and the lower meeting room

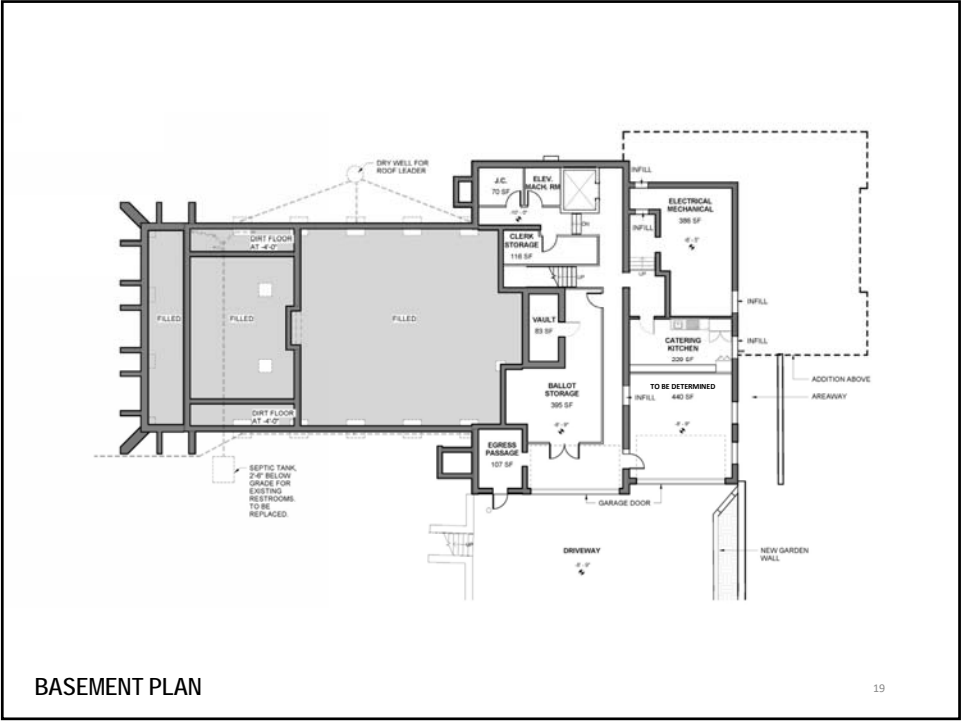


A major goal of THBRC's report is to restore the second floor meeting room for public use.

Providing access for the disabled users to the balcony level via an elevator or lift involves major impact on the historic fabric of the first and second floor spaces.

16

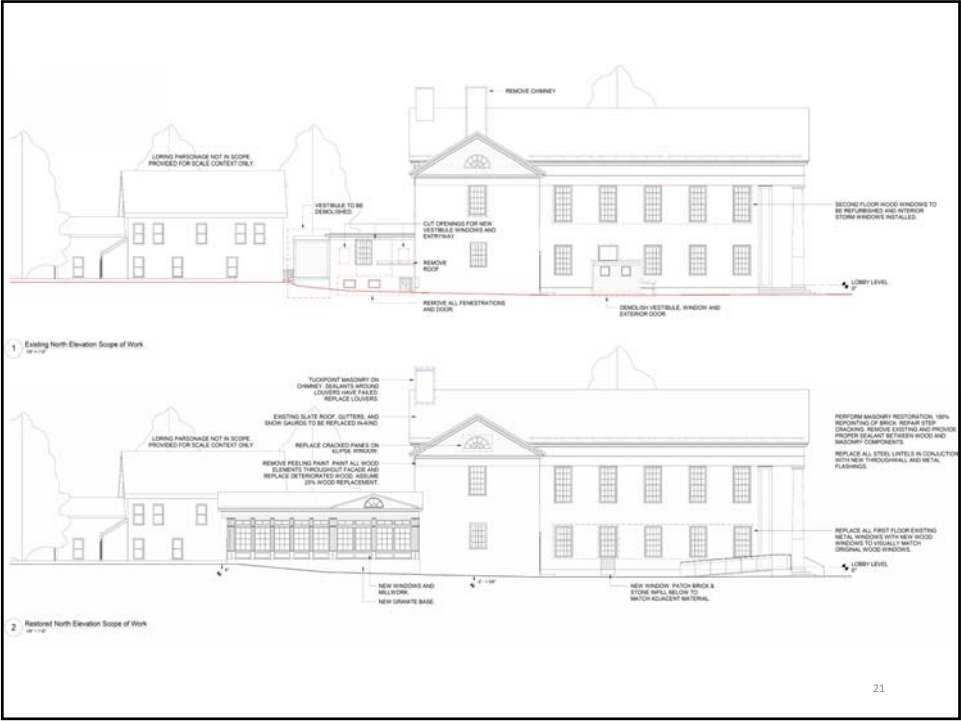




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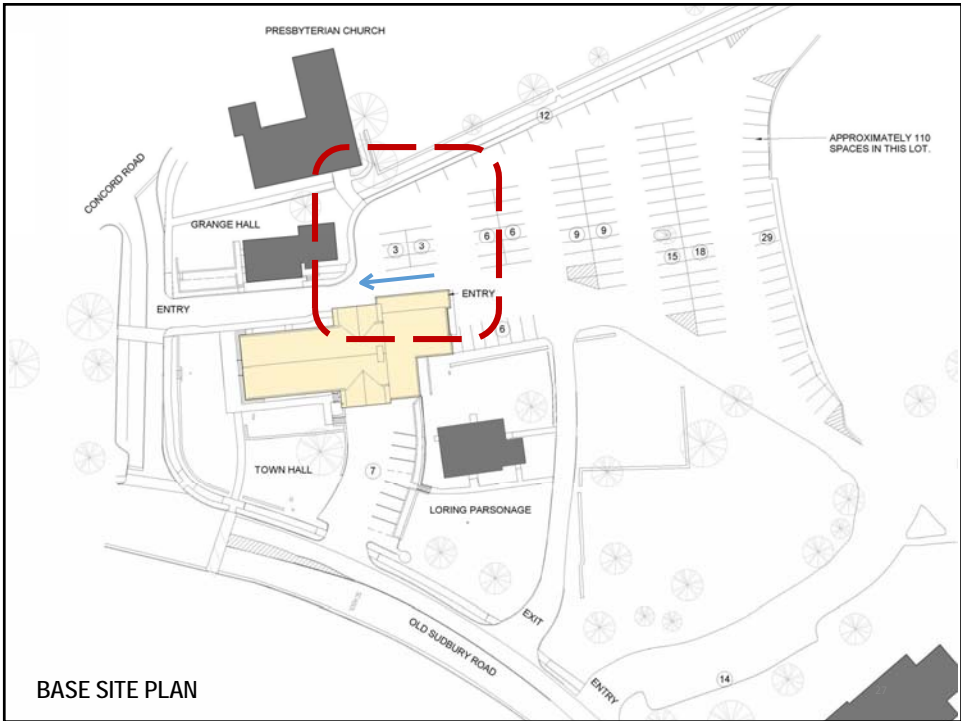


20











30

	Budget	Cost
CONSTRUCTION COST		\$6,476,000
Builder		
145/146 Alabamont Building	\$50,000	
Site Soil Removal Contingency	\$5,000	
General Contractor		
Construction	\$3,200,000	
Septic System Contingency	\$50,000	
Utility Company Back charges		
Utility Back charge allowance for transformer	\$5,000	
OTHER HARD COSTS		\$325,000
Furniture, Fixtures & Equipment		
Furniture & Fixtures (print & furnish @ Multi-purpose rooms)	\$50,000	
Equipment (projectors, telephones, other equipment)	\$5,000	
Audio Visual (sound system, projectors, flat screens, break-out 2 MPN)	\$50,000	
SOFT COST		\$617,000
Permits & Approvals		
Site Plan Approval (price to submit, printing, contingency)	\$3,000	
Architecture & Engineering		
Architect & Engineering CA Services	\$50,000	
Furniture, Fixtures and Equipment Specification	\$5,000	
Geotechnical Engineer		
Historical Materials Engineer for CA		
Site Survey		
HAZID System Coordinating	completed	\$5,000
Flammable Engineer		\$5,000
Testing & Inspection		
Construction Testing		\$5,000
Project Management		
Owner's Project Manager & Clerk of the Works	12 months	\$60,000
Moving		
Moving Expenses (2 moves for Clerk's office)	2 moves	\$5,000
Temporary Space Rental for Clerk's office	12 months	\$5,000
Marketing & Advertising		
Printing, advertising & printing (Project Draw)		\$3,000
Legal		
Legal (contracting, contract reviews, other)		\$3,000
Other		
Bonding Cost		
CONTINGENCY		\$600,000
Contingency		
Construction Cost Contingency	10.00%	\$651,000
Soft Cost Contingency	10.00%	\$65,000
PROJECT TOTAL		\$7,080,000
Accession Fund Entry		
Additional Cost for Option 3 Accession Fund Entry		\$250,000
Previously Funded		
CA Funds for Accession Fund entries		\$500,000

TOTAL PROJECT COST



Questions, Comments and Discussion



SUDBURY BOARD OF SELECTMEN
Tuesday, December 18, 2018

3

MISCELLANEOUS (UNTIMED)

3: Fairbank Community Center update

REQUESTOR SECTION

Date of request:

Requestor: Chairman Haarde

Formal Title: Discussion on Fairbank Community Center update

Recommendations/Suggested Motion/Vote: Discussion on Fairbank Community Center update

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

12/18/2018 7:00 PM

**SUDBURY BOARD OF SELECTMEN**

Tuesday, December 18, 2018

MISCELLANEOUS (UNTIMED)**4: SPS request for mitigation funds****REQUESTOR SECTION**

Date of request:

Requestor: Brad Crozier, Superintendent, and Michael O'Brien, SPS IT Director

Formal Title: Discussion and possible vote to approve release of Meadow Walk mitigation funds in the amount of \$107,710 to be used for SPS technology.

Recommendations/Suggested Motion/Vote: Discussion and possible vote to approve release of Meadow Walk mitigation funds in the amount of \$107,710 to be used for SPS technology.

Background Information:

See attached. The proposal for the first 1/3 of the funding is ready for consideration.

Financial impact expected:

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

12/18/2018 7:00 PM



Sudbury Public Schools

40 Fairbank Road
Sudbury, Massachusetts 01776
Phone: (978) 639-3211
Fax: (978) 443-9001

December 11, 2018

Meadow Walk Mitigation Funds Phase 1

Dear Melissa Murphy-Rodrigues,

The mitigation funds from the Meadow Walk project offer us a great opportunity to move the Sudbury Public Schools forward with projects that promote student engagement and community connections. We have identified three initial projects that will use roughly one-third of the allocation that has been designated for SPS technology. Each of the three projects is considered to be "seed" funding or funding for one-time infrastructure enhancements. This proposal was presented to and approved by the school committee during their December 3 meeting.

The pricing for these initial projects is as follows:

District Website Replacement	\$23,710
Curtis Innovation Wing, Phase 2	\$50,000
Core Switch Replacements	\$34,000

Additional details on the projects themselves can be found in the accompanying memorandum.

Thank you.

Brad J. Crozier
Superintendent
Sudbury Public Schools

Attachment4.a: Meadow Walk Phase 1 - Crozier Memo (3057 : SPS request for mitigation funds)

**Meadow Walk Mitigation Funds
Phase 1
November 15, 2018**

**Michael R. OBrien
Information Technology Director
Sudbury Public Schools**

The following are projects that the Sudbury Public Schools has planned due to their importance in terms of teaching and learning, communication, and computing infrastructure. The “one-time” nature of these expenditures make them ideal for consideration by the Sudbury Board of Selectmen.

District Website Replacement

The current Sudbury Public Schools website, <http://www.sudbury.k12.ma.us>, contains several years of accumulated out-of-date material, is difficult to maintain, and currently serves pages using unencrypted traffic. During the Summer of 2017, the Sudbury Public Schools identified the Blackboard/Parentlink product as its main vehicle for emergency and community communications. That system was integrated with the Aspen student information system so it always contains the latest contact information from the schools. This positions the Blackboard/Schoolwires platform as ideal for publishing the district’s new website.

The Sudbury School Committee has already designed a new logo for SPS, and many staff members are preparing their updated materials for a new website, but there is no budget line item for this project. In fact, the budget line item that supports our online subscriptions was cut by \$75,000 for FY18 and has not been restored, so this project would be ideal for mitigation funding.

Some neighboring communities using the Blackboard/Schoolwires platform are:

<https://www.newton.k12.ma.us/>
<https://www.dedham.k12.ma.us/>
<https://www.lowell.k12.ma.us/>
<https://www.sharon.k12.ma.us/>
<https://www.falmouth.k12.ma.us/>
<https://www.plymouth.k12.ma.us/>
<https://www.duxbury.k12.ma.us/>
<https://www.chelmsford.k12.ma.us/>
<https://www.middleboro.k12.ma.us/>

Curtis Innovation Wing, Phase 2

For the last two years, Sudbury has been working to develop an innovation wing at the Ephraim Curtis Middle School. Our team has implemented new courses to address the state curriculum standards in computer science, digital literacy, and engineering. With assistance from SERF grants and the CPO, we were able to completely update the two tech/engineering rooms, initiate a Makerspace, and update one computer science room.

This second phase of the Innovation Wing will focus on the resources and design of the library and the computer science rooms. The goal is to update them in ways that promote student collaboration, increase access to digital resources, and provide teachers with instructional tools that promote student learning.

Core Switch Replacements

The wifi (wireless infrastructure) at all five schools has been refreshed and substantially upgraded in the last 3 years. The core switches at each school, however, are all between 5 and 10 years old. The Sudbury Public Schools maintains roughly 3000 computers in our PK-8 classrooms, and replacement of these core components of network infrastructure is a critical piece of making sure our systems continue to function well for teachers and students.

**SUDBURY BOARD OF SELECTMEN**

Tuesday, December 18, 2018

MISCELLANEOUS (UNTIMED)**5: Appointments to Master Plan Steering Committee****REQUESTOR SECTION**

Date of request:

Requestor: Beth Suedmeyer and Planning Board

Formal Title: Discussion and possible vote to appoint two Board members (Janie Dretler and Dan Carty) to the Master Plan Steering Committee, as requested by the Planning Board. These terms are to expire 5/31/2020.

Recommendations/Suggested Motion/Vote: Discussion and possible vote to appoint two Board members (Janie Dretler and Dan Carty) to the Master Plan Steering Committee, as requested by the Planning Board. These terms are to expire 5/31/2020.

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
Board of Selectmen	Pending

12/18/2018 7:00 PM

Golden, Patricia

From: Suedmeyer, Beth
Sent: Thursday, December 13, 2018 1:18 PM
To: Rodrigues, Melissa; Golden, Patricia
Subject: Appointment by BOS to Master Plan Steering Committee

Hi Melissa,

At the Planning Board Meeting last night, the Planning Board determined they would accept the appointment of 2 BOS members to the Master Plan Steering Committee. Please have the Board take the appointment up at the next meeting and let me know if you have any questions.

Thank you.

Beth

Attachment5.a: Master_plan_steering_comm (3066 : Appointments to Master Plan Steering Committee)

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.

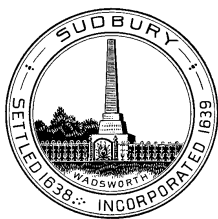
Final approval of the Master Plan will be subject to the Planning Board upon completion of the document by the consulting team.

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 sub-committees, 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



SUDBURY BOARD OF SELECTMEN
Tuesday, December 18, 2018

6

MISCELLANEOUS (UNTIMED)

6: Transportation discussion - Transloc

REQUESTOR SECTION

Date of request:

Requestor: Vice Chairman Dan Carty

Formal Title: Discussion on Transloc transportation

Recommendations/Suggested Motion/Vote:

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

12/18/2018 7:00 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, December 18, 2018

7

MISCELLANEOUS (UNTIMED)
7: 2019 Selectmen Newsletter Deadlines

REQUESTOR SECTION

Date of request:

Requested by: Leila S. Frank

Formal Title: Discuss and possible vote to approve proposed 2019 Board of Selectmen Newsletter Schedule of Deadlines.

Recommendations/Suggested Motion/Vote: Discuss and possible vote to approve proposed 2019 Board of Selectmen Newsletter Schedule of Deadlines.

Background Information:
Please see memo attached

Financial impact expected:N/A

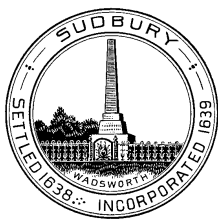
Approximate agenda time requested:

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

12/18/2018 7:00 PM



Town of Sudbury

Office of Selectmen

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

selectmensoffice@sudbury.ma.us

December 10, 2018

To: Board of Selectmen

From: Leila Frank

Re: **2019 Board of Selectmen Newsletter Schedule of Deadlines**

Please see below proposed schedule for assignment, submission and approval deadlines for the 2019 Board of Selectmen's Newsletter. The newsletter will be posted on the website and sent to the email subscriber list on the business day following the Board's approval.

WINTER

BOS Meeting to Discuss Topic Assignments- Tuesday, Jan 22

Materials Due (to MMR/LSF)- Monday, Jan 28

BOS Meeting Approval- Tuesday, Feb 5

SPRING

BOS Meeting to Discuss Topic Assignments- Tuesday, April 23

Materials Due (to MMR/LSF)- Monday, April 29

BOS Meeting Approval- Tuesday, May 14

SUMMER

BOS Meeting to Discuss Topic Assignments- Tuesday, July 23

Materials Due (to MMR/LSF)- Monday, July 29

BOS Meeting Approval- Tuesday, August 13

FALL

BOS Meeting to Discuss Topic Assignments- Tuesday, October 15

Materials Due (to MMR/LSF)- Monday, October 21

BOS Meeting Approval- Tuesday, November 12

Previous editions of the Board of Selectmen Newsletter can be found here:

<https://sudbury.ma.us/boardofselectmen/board-of-selectmens-newsletters/>

**SUDBURY BOARD OF SELECTMEN**

Tuesday, December 18, 2018

MISCELLANEOUS (UNTIMED)**8: Announce 2019 ATM****REQUESTOR SECTION**

Date of request:

Requested by: Patty Golden

Formal Title: Announce that 2019 Annual Town Meeting will commence Monday, May 6, 2019 at 7:30 PM. The warrant period is now open. Articles for inclusion in the Annual Town Meeting Warrant are due to the Selectmen's office, 278 Old Sudbury Road, and are to be stamped in no later than 4:30 PM on Thursday, January 31, 2019.

Recommendations/Suggested Motion/Vote: Announce that 2019 Annual Town Meeting will commence Monday, May 6, 2019 at 7:30 PM. The warrant period is now open. Articles for inclusion in the Annual Town Meeting Warrant are due to the Selectmen's office, 278 Old Sudbury Road, and are to be stamped in no later than 4:30 PM on Thursday, January 31, 2019.

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

12/18/2018 7:00 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, December 18, 2018

9

MISCELLANEOUS (UNTIMED)

9: Citizens' comments (cont)

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Citizens' comments (cont)

Recommendations/Suggested Motion/Vote: Citizens' 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

12/18/2018 7:00 PM



SUDBURY BOARD OF SELECTMEN

Tuesday, December 18, 2018

10

MISCELLANEOUS (UNTIMED)

10: Discuss upcoming agenda items

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discuss upcoming agenda items

Recommendations/Suggested Motion/Vote:

Background Information:

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

12/18/2018 7:00 PM

**SUDBURY BOARD OF SELECTMEN**

Tuesday, December 18, 2018

CONSENT CALENDAR ITEM**11: GIC Data Request 2018****REQUESTOR SECTION**

Date of request:

Requestor: Christine Nihan, Town Accountant

Formal Title: Vote to authorize the chairman to execute a letter requesting data from GIC to use in processing employees' W-2 forms, as requested by Christine Nihan, Town Accountant.

Recommendations/Suggested Motion/Vote: Vote to authorize the chairman to execute a letter requesting data from GIC to use in processing employees' W-2 forms, as requested by Christine Nihan, Town Accountant.

Background Information:

Attached letter

Financial impact expected:see attached

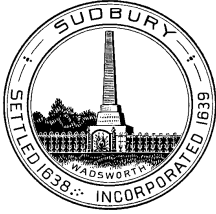
Approximate agenda time requested:

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

12/18/2018 7:00 PM



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

December 13, 2018

Ms. Stacie Hickey
GIC Operations Division
P.O. Box 8747
Boston, MA 02114

Dear Ms. Hickey:

Please consider this our request for GIC data in regard to the value of each employee's health insurance benefit to enable the Town of Sudbury to properly include this information on our employees 2018 W-2 forms.

Please use our Town Accountant's email address — nihanc@sudbury.ma.us — for the data transfer.

Thank you for your assistance.

Sincerely,

Robert C. Haarde, Chairman
Board of Selectmen



SUDBURY BOARD OF SELECTMEN

Tuesday, December 18, 2018

CONSENT CALENDAR ITEM**12: Donation acceptance from SUMC**REQUESTOR SECTION

Date of request:

Requestor: Lyn Maclean, SUMC

Formal Title: Vote to accept, on behalf of the Town, a \$371 donation from the Sudbury United Methodist Church into the Cheri-Anne Cavanaugh Trust Fund, said funds to be expended under the direction of the Town Social Worker to counsel Lincoln-Sudbury Regional High School students, and to send a letter of appreciation to the Methodist Church.

Recommendations/Suggested Motion/Vote: *Vote to accept, on behalf of the Town, a \$371 donation from the Sudbury United Methodist Church into the Cheri-Anne Cavanaugh Trust Fund, said funds to be expended under the direction of the Town Social Worker to counsel Lincoln-Sudbury Regional High School students, and to send a letter of appreciation to the Methodist Church.*

Background Information:

See attached letter from Lyn MacLean, SUMC Board of Trustees

Financial impact expected:

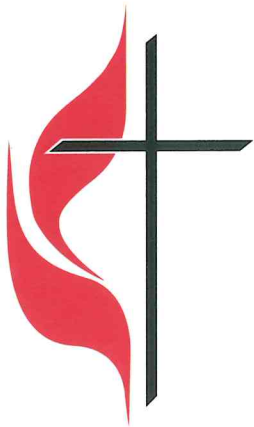
Approximate agenda time requested:

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

12/18/2018 7:00 PM



Sudbury United Methodist Church

251 OLD SUDBURY ROAD
SUDBURY, MA 01776

www.sudbury-umc.org
sumc@sudbury-umc.org

(978) 443-4351/6785
FAX (978) 443-3052

PASTOR
REV. JOEL B. GUILLEMETTE pastorjoel@sudbury-umc.org

11 December 2018

Board of Selectmen
278 Old Sudbury Road
Sudbury, MA 01776

Attention: Melissa Rodrigues
Town Manager

The Women's Fellowship of the Sudbury United Methodist Church held their annual auction at the Hosmer House last week.

Enclosed is \$371 to be donated to the Sudbury Town Social Worker to be used to council Lincoln-Sudbury students. We have made donations to LS over the past 24 years.

As there are many checks it would be appreciated if they could be deposited soon.

Lyn MacLean
Board of Trustees

RECEIVED
BOARD OF SELECTMEN
SUDBURY, MA
2018 DEC 12 A 8:55

Attachment12.a: SUMC_donation (3062 : Donation acceptance from SUMC)

**SUDBURY BOARD OF SELECTMEN**

Tuesday, December 18, 2018

CONSENT CALENDAR ITEM**13: CR Landham Brook Marsh****REQUESTOR SECTION**

Date of request:

Requestor: Town Manager

Formal Title: Vote, as Grantors, to execute the Landham Brook Marsh Conservation Land Conservation Restriction acting pursuant to, by and through M.G.L. c.184, s. .31-33, and the December 3, 2014 Special Town Meeting vote, granting a Conservation Restriction to the Sudbury Valley Trustees, on the land located on Landham Road, Sudbury, constituting approximately 33.48 a. +/- described in a deed recorded in the Middlesex South Registry of deeds at BK 64967, PG 93 and shown as "Parcel A" on a plan of Land entitled "Plan of Land in Sudbury, Mass, Owner and Applicant Madison Place Sudbury, LLC" prepared by Thompson-Liston Associates, Inc. , dated December 16, 2014 and recorded as Plan 131 of 2015; said Conservation Restriction is granted in perpetuity and exclusively for conservation and passive recreation purposes with continuation of Conservation Commission land stewardship under M.G.L. c.40, s.8C pursuant to the vote under Article 3 of the October 16, 2017 Special Town Meeting.

Recommendations/Suggested Motion/Vote: Vote, as Grantors, to execute the Landham Brook Marsh Conservation Land Conservation Restriction acting pursuant to, by and through M.G.L. c.184, s. .31-33, and the December 3, 2014 Special Town Meeting vote, granting a Conservation Restriction to the Sudbury Valley Trustees, on the land located on Landham Road, Sudbury, constituting approximately 33.48 a. +/- described in a deed recorded in the Middlesex South Registry of deeds at BK 64967, PG 93 and shown as "Parcel A" on a plan of Land entitled "Plan of Land in Sudbury, Mass, Owner and Applicant Madison Place Sudbury, LLC" prepared by Thompson-Liston Associates, Inc., dated December 16, 2014 and recorded as Plan 131 of 2015; said Conservation Restriction is granted in perpetuity and exclusively for conservation and passive recreation purposes with continuation of Conservation Commission land stewardship under M.G.L. c.40, s.8C pursuant to the vote under Article 3 of the October 16, 2017 Special Town Meeting.

Background Information:

The grant of a Conservation Restriction on the former 33.48 +/-a. Johnson Farm property is issued in accordance with the vote under Article 2 of the December 3, 2014, Special Town Meeting involving the purchase of the land for conservation and passive recreation purposes and the subsequent ballot approval voted at the Special Town Election of December 9, 2014. This Grant of a Conservation Restriction to the Sudbury Valley Trustees (SVT) of the Landham Brook Marsh Conservation Land ensures that the land will be maintained in perpetuity for conservation purposes and retains reserved rights as appropriate for passive uses. The Restriction, partially funded under the Community Preservation Act (CPA), meets the requirements of the CPA while preserving open space and other natural resources, extends the permanently protected lands to the west and joins a large wildlife corridor of over 200 acres. The Conservation Commission, under the provisions of M.G.L. c.40, s.8C pursuant to the vote under Article 3 of the October 16, 2017 Special Town Meeting, voted to endorse the grant of Conservation Restriction by the Board of Selectmen to the SVT, signed the Municipal Certification. and approved the management plan for the property.

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
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Melissa Murphy-Rodrigues	Pending
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Jonathan Silverstein	Pending
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Robert C. Haarde	Pending
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Board of Selectmen	Pending
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12/18/2018 7:00 PM

MEMORANDUM

TO: MELISSA RODRIGUES, TOWN MANAGER
FROM: CHRISTA COLLINS, DIRECTOR OF LAND PROTECTION
SUBJECT: LANDHAM BROOK MARSH CR
DATE: 17 DECEMBER 2018

In December, 2014, residents at a Special Town Meeting voted to approve the purchase of the Johnson property on Landham, Road, to be known as the Landham Brook Marsh Conservation Area, following many months of contentious negotiations around a proposed 40B on the ecologically sensitive site. The STM vote included the grant of a Conservation Restriction (CR) pursuant to Mass. General Laws chapter 184, Sections 31-33, and was affirmed at a subsequent ballot vote. The Town purchased the property on February 26, 2015. SVT contributed \$66,000 of privately-raised funds to the acquisition and was asked to hold the CR.

Negotiations of the terms of the CR began shortly thereafter and were nearly final when Town Planner Jody Kablack retired in 2016. Discussions subsequently faltered and it took another two years to come to agreement on the terms with the Conservation Commission.

The CR grants the Town the right to manage the property primarily for conservation, though there is a small field that may be used for agriculture. Other reserved rights include the ability to conduct ecological restoration and archaeological activities, and to use and maintain trails and cart roads and the parking area off Landham Road, including constructing and using temporary roads for undertaking various reserved rights. The CR also grants SVT the right to maintain the trail leading to its adjacent Lyons-Cutler Reservation. SVT, with input from the Commission, created a separate Management Plan that inventories the property's attributes and guides management decisions, and can be updated as needed.

The final CR has been reviewed and approved by Town Counsel and by the Executive Office of Energy and Environmental Affairs.

Attachment13.a: Landham Brook Marsh Memo 12_17_18 (3063 : CR Landham Brook Marsh)

Grantor: Town of Sudbury
Grantee: Sudbury Valley Trustees, Inc.
Property Address: off Landham Road, Sudbury, Massachusetts, 01776
For title see: Middlesex South Registry of Deeds Book 64967, Page 93

**LANDHAM BROOK MARSH CONSERVATION LAND
 CONSERVATION RESTRICTION**

I. GRANTOR CLAUSE:

THE TOWN OF SUDBURY, a Massachusetts municipal corporation having an address of 322 Concord Road, Sudbury, Middlesex County, Massachusetts, 01776, (“Grantor” which expression includes their successors and assigns) acting pursuant to M.G.L. Chapter 184 §31-33 and , acting by and through its Board of Selectmen, by authority of M. G. L. c. 184 §31-33 and the vote of the December 3, 2014 Town of Sudbury Special Town Meeting, and in accordance with the provisions of M.G.L Chapter 44B §12(a) as it may hereafter be amended, for consideration of One Dollar (\$1.00) paid, the receipt of which is hereby acknowledged, hereby grants, with quitclaim covenants, to **SUDBURY VALLEY TRUSTEES, INC.**, a Massachusetts not-for-profit corporation organized under the provisions of M.G.L. Chapter 180, with a mailing address of 18 Wolbach Road, Sudbury, Middlesex County, Massachusetts, 01776 (“Grantee”, which expression includes its permitted successors and assigns), in perpetuity and exclusively for conservation and passive recreation purposes, the following described Conservation Restriction (“Conservation Restriction”) on the whole of the parcel of land located on Landham Road in the Town Sudbury, Massachusetts, constituting approximately 33.48 ± acres, said parcel having been purchased by the Grantor for conservation and passive recreation purposes in accordance with M.G.L. Chapter 40 §8C described in a deed recorded in the Middlesex South Registry of Deeds (the “Registry”) at Book 64967, Page 93, (the "Premises"), and shown as “Parcel A” on a plan of land entitled “Plan of Land in Sudbury, Mass, Owner and Applicant Madison Place Sudbury LLC” prepared by Thompson-Liston Associates, Inc. dated December 16, 2014 (the “Plan”), recorded with the Registry as Plan 131 of 2015 and attached hereto in reduced form as Exhibit A.

II. PURPOSES:

The Premises were acquired with Community Preservation Act funding (M.G.L. c. 44B) by the Town of Sudbury pursuant to a vote taken at a Special Town Meeting on December 3, 2014, an attested copy of which vote is attached hereto as Exhibit C, and shall be maintained in perpetuity for the conservation and passive recreation purposes in accordance with M.G.L. Chapter 40 §8C and as stated in Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts and shall be fully protected by all provisions of said Article 97.

This Conservation Restriction is defined in and authorized by Sections 31-33 of Chapter 184 of the General Laws and otherwise by law. The purpose of this Conservation Restriction is to assure that the Premises will be maintained in its natural, scenic, and open condition for wildlife conservation, native habitat protection, passive public recreation, and to prevent any use or change that will materially impair or interfere with the conservation and preservation values thereof (“conservation values”). The conservation and permanent protection of the Premises will yield a significant public benefit and includes the following conservation values:

- A. The Premises consist of approximately 33.48 acres of varied woodlands, wetlands and vernal pools, providing quality wildlife habitat, river and watershed protection, groundwater protection, flood prevention and pollution mitigation. The Premises are almost entirely within an area of MA Natural Heritage and Endangered Species Program designated BioMap2 Core Habitat.
- B. Protection of the Premises will enhance adjacent conservation land owned by the Town of Sudbury, the US Fish & Wildlife Service, Sudbury Water District, and the Sudbury Valley Trustees, creating a significant contiguous area of natural and protected land in excess of 150 acres. The Great Meadows National Wildlife Refuge lies directly to the east of the Premises across Landham Road, as well as the Town’s major drinking water aquifers located in proximity to the west of the Premises.
- C. Free access to the public for passive recreational purposes will be permitted as further outlined in Sections III and VI below.
- D. The Premises are identified as a property of conservation and recreation interest in the Town of Sudbury 2009-2015 Open Space and Recreation Plan.

These and other conservation values of the Premises, as well as its current uses and state of improvement, are described in a Baseline Documentation Report (“Baseline Report”) prepared by Grantee with the cooperation of the Grantor, consisting of maps, photographs, and other documents and on file with the Grantee and referenced herein. The Baseline Report (i) is acknowledged by Grantor and Grantee to be a complete and accurate representation of the condition and values of the Premises as of the date of this Conservation Restriction, (ii) is intended to fully comply with applicable Treasury Regulations, and (iii) is intended to serve as an objective information baseline for subsequent monitoring of compliance with the terms of this

Conservation Restriction as described herein. Notwithstanding the foregoing, the parties may utilize any evidence of the condition of the Premises at the time of this grant other than the Baseline Report, should the Baseline Report be unavailable or if it does not adequately address the issues presented.

The Grantee and the Grantor have completed the Landham Brook Management Plan (hereinafter the "Management Plan"), such Management Plan having been created to be consistent with this Conservation Restriction and to define the specific management activities necessary to protect the conservation values of the Premises as herein described. The Management Plan shall be kept on file at the offices of the Grantor and the Grantee and is referenced herein.

III. PROHIBITED ACTS AND USES, EXCEPTIONS THERETO, AND PERMITTED USES:

- A. Prohibited Acts and Uses. Subject to the exceptions set forth in paragraph B below, the Grantors will neither perform nor allow others to perform the following acts and uses which are prohibited on, above and below the Premises:
1. Constructing or placing or allowing to remain of any temporary or permanent building, tennis court, landing strip, mobile home, swimming pool, fences, asphalt or concrete pavement, sign, billboard or other advertising display, antenna, utility pole, tower, conduit, line or other temporary or permanent structure, utility, or facility on, under, or above the Premises;
 2. Mining, excavating, dredging or removing from the Premises of soil, loam, peat, gravel, sand, rock or other mineral resource or natural deposit, or otherwise making topographical changes to the area;
 3. Placing, filling, storing or dumping on the Premises of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, waste or other substance or material whatsoever or the installation of underground storage tanks;
 4. Cutting, removing or otherwise destroying trees, shrubs, grasses or other vegetation, including leaf litter;
 5. The conveyance of a part or portion of the Premises alone, or the division or subdivision of the Premises (as compared to the conveyance of the Premises in its entirety which shall be permitted); but in no event shall any portion of the Premises be used towards building requirements on this or any other parcel;
 6. Activities detrimental to wildlife habitat, drainage, flood control, water conservation, water quality, erosion control, soil conservation or archaeological conservation;
 7. The use, parking, or storage of motorized vehicles, including motorcycles, mopeds, all-terrain vehicles, trail bikes, or other motorized vehicles, anywhere on the Premises;

8. Commercial recreational activities;
 9. The use of herbicides, pesticides, or fertilizers, except as permitted by the Conservation Commission; or
 10. Any other activity on or use of the Premises that is inconsistent with the purposes of this Conservation Restriction.
- B. **Reserved Rights:** The Grantor reserves to itself and its successors the right to conduct or permit the following activities on and uses of the Premises, but only if such uses and activities do not materially impair the conservation values or purposes of this Conservation Restriction.
1. Permits. The exercise of any right reserved by Grantor under this Paragraph B shall be in compliance with zoning, the Wetlands Protection Act, and all other applicable federal, state and local laws, rules, regulations, and permits. The inclusion of any reserved right requiring a permit from a public agency does not imply that the Grantee or the Commonwealth takes any position whether such permit should be issued.
 2. Relocation within the Premises of soil, gravel or natural deposit, but only as necessary for proper soil conservation, or as may be incidental to the maintenance of good drainage, or related solely to the establishment and maintenance of trails and one parking area as permitted hereunder, provided that (a) such activities follow generally accepted soil conservation practices, (b) non-agriculture disturbed areas are re-vegetated with plant materials not considered invasive by the Commonwealth of Massachusetts and listed on the Sudbury Conservation Commission's Native Plant List, and (c) such activities are conducted only in a manner which does not impair the purposes and conservation values of this Conservation Restriction;
 3. Vegetation Management. In accordance with generally accepted forest management practices, selective minimal removing of brush, pruning and cutting to prevent, control or remove hazards, disease, insect or fire damage, or to preserve the present condition of the Premises, including vistas as documented in the Baseline Report, woods roads, fence lines and trails or other existing conditions on the Premises in accordance with the Management Plan;
 4. Wildlife Habitat Improvement. With Notice to Grantee as described in Section IV, measures designed to restore native biotic communities, or to maintain, enhance or restore wildlife, wildlife habitat, or rare or endangered species including selective planting of native trees, shrubs and plant species, where the disturbed area will exceed one half acre;
 5. Outdoor Passive Recreational Activities. Passive recreational uses including but not limited to nature observation and educational activities, consistent with the Management Plan, provided, however, that such activities do not materially alter the

- soil or topography and do not degrade environmental quality or materially impair the conservation values;
6. Non-native or nuisance species. The removal of non-native or invasive species, the interplanting of native species, and the control of species in a manner that minimizes damage to surrounding, non-target species and preserves water quality. No herbicides shall be used without the permission of the Sudbury Conservation Commission;
 7. Composting. The stockpiling and composting of stumps, trees and brush limbs and similar biodegradable materials originating on the Premises, provided that such stockpiling and composting is in locations where the presence of such activities will not have a deleterious impact on the purposes (including scenic values) of this Restriction. No such activities will take place closer than one hundred (100) feet from any wetland, waterbody or stream. All exercise of this Reserved Right shall take into account sensitive areas and avoid harm to nesting species during nesting season
 8. Motorized Vehicles. Use of vehicles only as necessary for activities permitted by this Conservation Restriction, and motorized and non-motorized vehicles to assist the mobility of handicapped persons, for agricultural use, for land stewardship purposes, or for emergency purposes, or as necessary for public safety (i.e., fire, police, ambulance, other government officials) in carrying out their official duties, but provided that the use of heavy equipment other than emergency vehicles shall only be permitted with the Approval of the Grantee as described in Section III, and provided that use of agricultural equipment shall be limited to use in the designated Agricultural Area as shown on Exhibit B, and further provided that under no circumstances shall motorized vehicles be permitted for recreational uses permitted herein;
 9. Farm or Emergency Access Road. With Notice to Grantee as described in Section IV, the construction of a farm or emergency access gravel road no greater than ten feet in width to access the Agricultural Area in the general location as shown on Exhibit B as the area in which the 'Farm Access Road' may be constructed, provided, however, that any such road does not materially alter the soil or topography and does not degrade environmental quality, including degradation of wildlife habitat; Furthermore, with Notice to and Approval of Grantee as described in Section IV, the clearing and maintenance of cart roads as shown on Exhibit B, not to exceed eight (8) feet in width, for any of the uses permitted in Section III.B.4. Upon completion of any site work performed in conjunction with the Reserved Rights described in said paragraph, any disturbed areas shall be restored substantially to the conditions with respect to soil material and grade and vegetated ground cover as documented in the Baseline Report, as applicable, or in conformance with the conditions with respect to soil material, grade, and vegetated ground cover that existed prior to said work, if said work is done in any area not documented in the Baseline Report;
 10. Signs. Erection by the Grantor or Grantee of (i) signs identifying Grantee as holder of the Conservation Restriction and Grantor as owners of the property and educating the

public about the conservation values protected and uses allowed and (ii) small non-illuminated kiosks containing informational displays and printed materials about the Premises and the conservation values protected and uses allowed there. All signs erected by Grantee shall be subject to Notice and Approval of the Grantor as described in Section IV;

11. Parking Area. Maintenance and use of the one existing vehicle parking area, in the location as shown on Exhibit B, provided that the area shall not degrade environmental quality. The ground surface of such area shall be dirt, gravel or similarly porous material but shall not be paved;
12. Archaeological Investigations. The conduct of archaeological activities, including without limitation survey, excavation and artifact retrieval, following submission of an archaeological field investigation plan and its approval in writing by Grantee and the State Archaeologist of the Massachusetts Historical Commission (or appropriate successor official).
13. Agricultural Activities. The right to use the Agricultural Area as shown on Exhibit B for the cultivation of crops by the Grantor or its assigns (Licensee), including the right to construct and use temporary fencing and temporary agricultural structures, provided that such structures are limited to 1,000 square feet of footprint in the aggregate, but not to dig wells or install irrigation, unless a well drawdown test is performed to the satisfaction of the Sudbury Conservation Commission that indicates surface water levels will not be impacted by the use of in-ground irrigation. Any well that may be installed pursuant to this Section III.B.13 shall serve only the agricultural uses of the Premises. As used in this Conservation Restriction, “temporary” shall mean i) not continuing in a given location for more than 12 (twelve) months without the express permission of Grantee and ii) having no foundation.

III. NOTICE AND APPROVAL:

Whenever notice to or approval by either Grantee or Grantor is required under the provisions of Section III, the notifying party shall notify the reviewing party in writing 30 days prior to the date the notifying party intends to undertake the activity in question, unless the activity is in response to an immediate safety or environmental consideration, in which case notification shall be given as soon as is reasonably possible following the action taken. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the reviewing party to make an informed judgment as to its consistency with the purposes of this Conservation Restriction. Where approval is required, the reviewing party shall grant or withhold approval in writing within 30 days of receipt of the notifying party’s request. The reviewing party’s approval shall not be unreasonably withheld, but shall only be granted upon a showing that the proposed activity shall not impair the purposes of this Conservation Restriction.

IV. LEGAL REMEDIES OF THE GRANTEE:

A. Legal and Injunctive Relief

The rights hereby granted shall include the right to enforce this Conservation Restriction by appropriate legal proceedings and to obtain injunctive and other equitable relief against any violations, including, without limitation, relief requiring restoration of the Premises to their condition prior to the time of the injury complained of (it being agreed that the Grantee will have no adequate remedy at law). The rights hereby granted shall be in addition to, and not in limitation of, any other rights and remedies available to the Grantee for the enforcement of this Conservation Restriction. The Grantee shall have the right to pursue third party violations, and the Grantor agrees to cooperate. Grantee agrees to cooperate for a reasonable period of time prior to resorting to legal means in resolving issues concerning violations provided Grantor ceases objectionable actions and Grantee determines there is no ongoing diminution of the conservation values of the Conservation Restriction.

To the extent permitted by law, Grantor covenants and agrees to reimburse to Grantee all reasonable costs and expenses (including reasonable counsel fees) incurred in enforcing this Conservation Restriction or in taking reasonable measures to remedy, abate or correct any violation thereof, provided that a violation of this Conservation Restriction is acknowledged by Grantor or determined by a court of competent jurisdiction to have occurred. In the event of a dispute over the boundaries of the Conservation Restriction, Grantor shall pay for a survey and to have the boundaries permanently marked.

B. Limit of Liability

By acceptance of this conservation restriction, the Grantee does not undertake any liability or obligation relating to the condition of the Premises pertaining to compliance with and including, but not limited to, hazardous materials, zoning, environmental laws and regulations, or acts not caused by the Grantee or its agents.

C. Non-Waiver

Enforcement of the terms of this Conservation Restriction shall be at the discretion of Grantee. Any election by the Grantee as to the manner and timing of its right to enforce this Conservation Restriction or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights.

D. Acts Beyond the Grantor's Control

Nothing contained in this Conservation Restriction shall be construed to entitle the Grantee to bring any actions against the Grantor for any injury to or change in the Premises resulting from causes beyond the Grantor's control, including but not limited to fire, flood, storm and earth movement, or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Premises resulting from such causes. In the event of any such occurrence, the Grantor and Grantee will cooperate in the restoration of the Premises, if desirable and feasible.

VI. ACCESS:

The Grantor hereby grants to the Grantee, or its duly authorized agents or representatives, the right to enter the Premises upon reasonable notice and at reasonable times, for the purpose of inspecting the Premises to determine compliance with or to enforce this Conservation Restriction. The right of access includes the right to use any roads, easements, or rights of way the Grantor has, to access the Premises. The Grantor also grants to the Grantee, after notice of a violation and failure of the Grantor to cure said violation within sixty days, the right to enter the Premises for the purpose of taking any and all actions with respect to the Premises as may be necessary or appropriate to remedy or abate any violation hereof, including but not limited to the right to perform a survey of boundary lines.

The Grantee, its successors and assigns are hereby granted the right to maintain Trail A, including the construction, maintenance, repair and replacement of boardwalks and bridges, for the purpose of providing a trail connection into the abutting Lyons-Cutler Reservation, as shown on Exhibit B, or as relocated by the Grantor in consultation with Grantee within the subject Premises, but shall have no obligation to do so. Relocation, placement of bridges, boardwalks or other wetland crossings, or material change in the nature of Trail A shall be subject to prior notice and approval of the Grantor.

This Conservation Restriction also grants to the general public the right to enter upon the trails on the Premises to the extent permitted by Section III.B.5 hereof for nature observation and educational activities, in accordance with posted rules and regulations and the Management Plan, provided, however, that such access shall not be detrimental to the purposes or conservation values of the Conservation Restriction.

VII. EXTINGUISHMENT:

A. Grantee's Receipt of Property and Development Rights

The Grantor and the Grantee agree that the grant of this Conservation Restriction gives rise for purposes of this paragraph to a real property right, immediately vested in the Grantee, with a fair market value that is at least equal to the proportionate value that this Conservation Restriction, determined at the time of extinguishment, bears to the value of the Premises at that time, and represents all development rights associated with the Premises.

B. Right of Grantee to Recover Proportional Value at Disposition

If circumstances arise in the future such as render the purpose of this Conservation Restriction impossible to accomplish, this restriction can only be terminated or extinguished, whether in whole or in part, by a court of competent jurisdiction under applicable law after review and approval by the Massachusetts Secretary of Energy and Environmental Affairs. If any change in conditions gives rise to extinguishment or other release of the Conservation Restriction under applicable law, then the Grantee, on a

subsequent sale, exchange or involuntary conversion of the Premises, shall be entitled to a portion of the proceeds equal to such proportionate value as described below, subject, however, to any applicable law which expressly provides for a different disposition of proceeds.

All proceeds and expenses allocated to the parties collectively under this Section VII shall be apportioned as follows:

Sudbury Valley Trustees, Inc.: Two and three tenths percent (2.3%) of the allocation
Town of Sudbury: Ninety seven and seven tenths percent (97.7%) of the allocation

This apportionment of allocations to the parties shall remain constant throughout the term of this Conservation Restriction.

Sudbury Valley Trustees shall use its share of any proceeds it receives pursuant to this Section VII to support the acquisition of conservation lands and interest in conservation lands. The Town of Sudbury shall use its share of the proceeds in a manner consistent with the conservation purposes of this grant by replacing the portion of its acquisition costs from the Community Preservation Act fund into the CPA fund for open space purposes (see M.G.L. c. 44B). If CPA funds no longer exist, then the proceeds will be placed in similar funds such as the Conservation Commission fund to be used in a manner consistent with the purposes of this Conservation Restriction.

C. Grantor/Grantee Cooperation Regarding Public Action

Whenever all or any part of the Premises or any interest therein is taken by public authority under power of eminent domain or other act of public authority, then the Grantor and the Grantee shall cooperate in recovering the full value of all direct and consequential damages resulting from such action. All related expenses incurred by the Grantor and the Grantee shall first be paid out of any recovered proceeds, and the remaining proceeds shall be distributed between the Grantor and Grantee in shares equal to such proportionate value proceeds after complying with the terms of any gift, grant, or funding requirements. If a less than fee interest is taken, the proceeds shall be equitably allocated according to the nature of the interest taken. The Grantee shall use its share of the proceeds like a continuing trust in a manner consistent with the conservation purposes of this grant.

VIII. ASSIGNABILITY:

A. Running of the Burden

The burdens of this Conservation Restriction shall run with the Premises in perpetuity, and shall be enforceable against the Grantor and its successors and assigns holding any interest in the Premises.

B. Execution of Instruments

The Grantee is authorized to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Conservation Restriction; the Grantor on behalf of itself and its successors and assigns appoint the Grantee their attorney-in-fact to execute, acknowledge and deliver any such instruments on their behalf. Without limiting the foregoing, the Grantor and its successors and assigns agrees itself to execute any such instruments upon request.

C. Running of the Benefit

The benefits of this Conservation Restriction shall be in gross and shall not be assignable by the Grantee, unless:

1. As a condition of any assignment, the Grantee requires that the purpose of this Conservation Restriction continue to be carried out; and
2. The Assignee is not an owner of the fee in the Property; and
3. The Assignee, at the time of assignment, qualifies under Section 170(h) of the Internal Revenue Code of 1986, as amended, and applicable regulations thereunder, and under Section 32 of Chapter 184 of the General Laws as an eligible donee to receive this Conservation Restriction directly; and
4. Grantee complies with the provisions of Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

IX. SUBSEQUENT TRANSFERS:

The Grantor agrees to incorporate by reference the terms of this Conservation Restriction in any deed or other legal instrument by which he divests himself of any interest in all or a portion of the Premises, including a leasehold interest and to notify the Grantee not less than twenty (20) days prior to the execution of such transfer. Failure to do either shall not impair the validity or enforceability of this Conservation Restriction. Any transfer will comply with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

Notwithstanding anything to the contrary contained herein, the rights and obligations under this Conservation Restriction of any party holding any interest in the Premises terminate upon and to the extent of such party's transfer of its interest. Liability for any acts or omissions occurring prior to any transfer and liability for any transfer if in violation of this Conservation Restriction shall survive the transfer. Any new owner shall cooperate in the restoration of the Premises or removal of violations caused by prior owner(s) and may be held responsible for any continuing violations.

X. ESTOPPEL CERTIFICATES:

Upon request by the Grantor, the Grantee shall within twenty (20) days execute and deliver to the Grantor any document, including an estoppel certificate, which certifies the Grantor's compliance with any obligation of the Grantor contained in this Conservation Restriction.

XI. NON MERGER:

The parties intend that any future acquisition of the Premises shall not result in a merger of the Conservation Restriction into the fee. The Grantor agrees that it will not grant, and the Grantee agrees that it will not take, title to any part of the Premises without having first assigned this Conservation Restriction to a non-fee owner that is qualified under Section 170(h) of the Internal Revenue Code of 1986, as amended, and applicable regulations thereunder and is eligible to receive this Conservation Restriction under Section 32 of Chapter 184 of the General Laws of Massachusetts in order to ensure that merger does not occur and that this Conservation Restriction continues to be enforceable by a non-fee owner. If it is determined that a transfer or assignment of any interest will result in a merger, no deed shall be effective until this Conservation Restriction has been assigned or other action taken to avoid a merger and preserve the terms and enforceability of this Conservation Restriction. It is the intent of the parties that the Premises will be subject to the terms of this Conservation Restriction in perpetuity, notwithstanding any merger.

XII. AMENDMENT

If circumstances arise under which an amendment to or modification of this Conservation Restriction would be appropriate, Grantor and Grantee may jointly amend this Conservation Restriction; provided that no amendment shall be allowed that will affect the qualification of this Conservation Restriction or the status of Grantee under any applicable laws, including Sections 501(c)(3) and 170(h) of the Internal Revenue Code of 1986, as amended, and Sections 31-33 of Chapter 184 of the General Laws of Massachusetts. Any amendments to this Conservation Restriction shall occur only in exceptional circumstances. The Grantee will consider amendments only to correct an error or oversight, to clarify an ambiguity, or where there is a net gain in conservation value. All expenses of all parties in considering and/or implementing an amendment shall be borne by the persons or entity seeking the amendment. Any amendment shall be consistent with the purposes of this Conservation Restriction, shall not affect its perpetual duration, shall be approved by the Secretary of Energy and Environmental Affairs and, if applicable, shall comply with the provisions of Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, and any gifts, grants or funding requirements. Any amendment shall be recorded in the Middlesex South District Registry of Deeds.

XIII. EFFECTIVE DATE:

This Conservation Restriction shall be effective when the Grantor and the Grantee have executed it, the administrative approvals required by Section 32 of Chapter 184 of the

General Laws have been obtained, and it has been recorded, or if registered land, it has been registered.

XIV. RECORDATION:

The Grantor shall record this instrument in timely fashion in the Middlesex South Registry of Deeds.

XV. MISCELLANEOUS:

A. Controlling Law

The interpretation and performance of this Conservation Restriction shall be governed by the laws of the Commonwealth of Massachusetts.

B. Liberal Construction

Any general rule of construction to the contrary notwithstanding, this Conservation Restriction shall be liberally construed in favor of the grant to effect the purposes of this Conservation Restriction and the policy and purpose of Mass. Gen. Laws Chapter 184, Sections 31-33. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this Conservation Restriction that would render the provision valid shall be favored over any interpretation that would render it invalid.

C. Severability. If any provision of this Conservation Restriction or the application thereof to any person or circumstance is found to be invalid, the remainder of the provision of this Conservation Restriction shall not be affected thereby.

D. Entire Agreement

This instrument sets forth the entire agreement of the parties with respect to the Conservation Restriction and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Restriction, all of which are merged herein.

E. Captions

The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

F. Pre-existing Rights of the Public

Approval of this Conservation Restriction pursuant to M.G.L. Chapter 184, Section 32 by any municipal officials and by the Secretary of Energy and Environmental Affairs is not

to be construed as representing the existence or non-existence of any pre-existing rights of the public, if any, in and to the Premises, and any such pre-existing rights of the public, if any, are not affected by the granting of this Conservation Restriction.

G. Notices

Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed as follows:

To Grantor: Town of Sudbury
Town Manager
278 Old Sudbury Road
Sudbury, MA 01776

With a copy to: Town Counsel
278 Old Sudbury Road
Sudbury, MA 01776

To Grantee: Sudbury Valley Trustees, Inc.
18 Wolbach Road
Sudbury, MA 01776

With a copy to: Deborah Eliason, Esq.
Eliason Law Office, LLC
63 Middle Street
Gloucester, MA 01930

Or to such other address as is reasonably ascertainable.

H. The Grantor attests that there is no mortgage, promissory note, loan, lien, equity credit line, refinance assignment of mortgage, lease, financing statement or any other agreement which gives rise to a surety interest affecting the Premises.

There are attached hereto and incorporated herein by reference the following signatures:

Grantor: The Town of Sudbury by its Board of Selectmen
Grantee: Sudbury Valley Trustees, Inc.
Sudbury Board of Selectmen Approval
Secretary of the Executive Office of Energy and Environmental Affairs Approval

List of Exhibits:

Exhibit A – Reduced Copy of Plan of Land
Exhibit B – Sketch map showing Agricultural Area, trails, parking area
Exhibit C – Attested Copy of Town Meeting Vote

APPROVAL OF BOARD OF SELECTMEN

We, the members of the Board of Selectmen of the Town of Sudbury, hereby certify that at a meeting duly held on _____, 2018 the Board of Selectmen voted to grant the foregoing Conservation Restriction to Sudbury Valley Trustees, Inc. pursuant to Sections 31-33 of Chapter 184 of the General Laws of Massachusetts.

Executed under seal this ____ day of _____, 2018.

By its Board of Selectmen:

COMMONWEALTH OF MASSACHUSETTS, Middlesex County

On this ____ day of _____, 2018 before me, the undersigned Notary Public, personally appeared the above-named _____,

proved to me by satisfactory evidence of identification, being (check whichever applies):

- ☐ driver's license or other state or federal governmental document bearing a photographic image,
☐ oath or affirmation of a credible witness known to me who knows the above signatories, or ☐
 my own personal knowledge of the identity of the signatories, to be the persons whose names are signed above, and acknowledged the foregoing to be signed by them voluntarily for its stated purpose as members of the Town of Sudbury Board of Selectmen.

 Notary Public:

My Commission Expires:

ACCEPTANCE OF GRANT:

Sudbury Valley Trustees, Inc. at a meeting held on _____ voted to accept, and hereby accepts the above Conservation Restriction from the Town of Sudbury acting by and through its Board of Selectmen this _____ day of _____, 2018, by:

 Lisa Vernegaard, *Executive Director*
Duly Authorized

COMMONWEALTH OF MASSACHUSETTS, Middlesex County

On this _____ day of _____, 2018 before me, the undersigned Notary Public, personally appeared the above-named Lisa Vernegaard, Executive Director of Sudbury Valley Trustees, Inc., proved to me by satisfactory evidence of identification, being (check whichever applies): ☐ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.

 Notary Public:
 My Commission Expires:

**APPROVAL BY SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
COMMONWEALTH OF MASSACHUSETTS**

The undersigned, Secretary of Executive Office of Energy and Environmental Affairs of the Commonwealth of Massachusetts, hereby certifies that the foregoing Conservation Restriction from the Town of Sudbury acting by and through its Board of Selectmen to the Sudbury Valley Trustees, Inc. has been approved in the public interest pursuant to Massachusetts General Laws, Chapter 184, Section 32.

Dated: _____, 2018

MATTHEW A. BEATON
Secretary of Energy and Environmental Affairs

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss:

On this _____ day of _____, 2018, before me, the undersigned notary public, personally appeared MATTHEW A. BEATON, and proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

Attachment 13.b: Sudbury CR #108 Ref. #16076 EEA Legal Approved for Local Signatures (3063 : CR Landham Brook Marsh)

EXHIBIT A

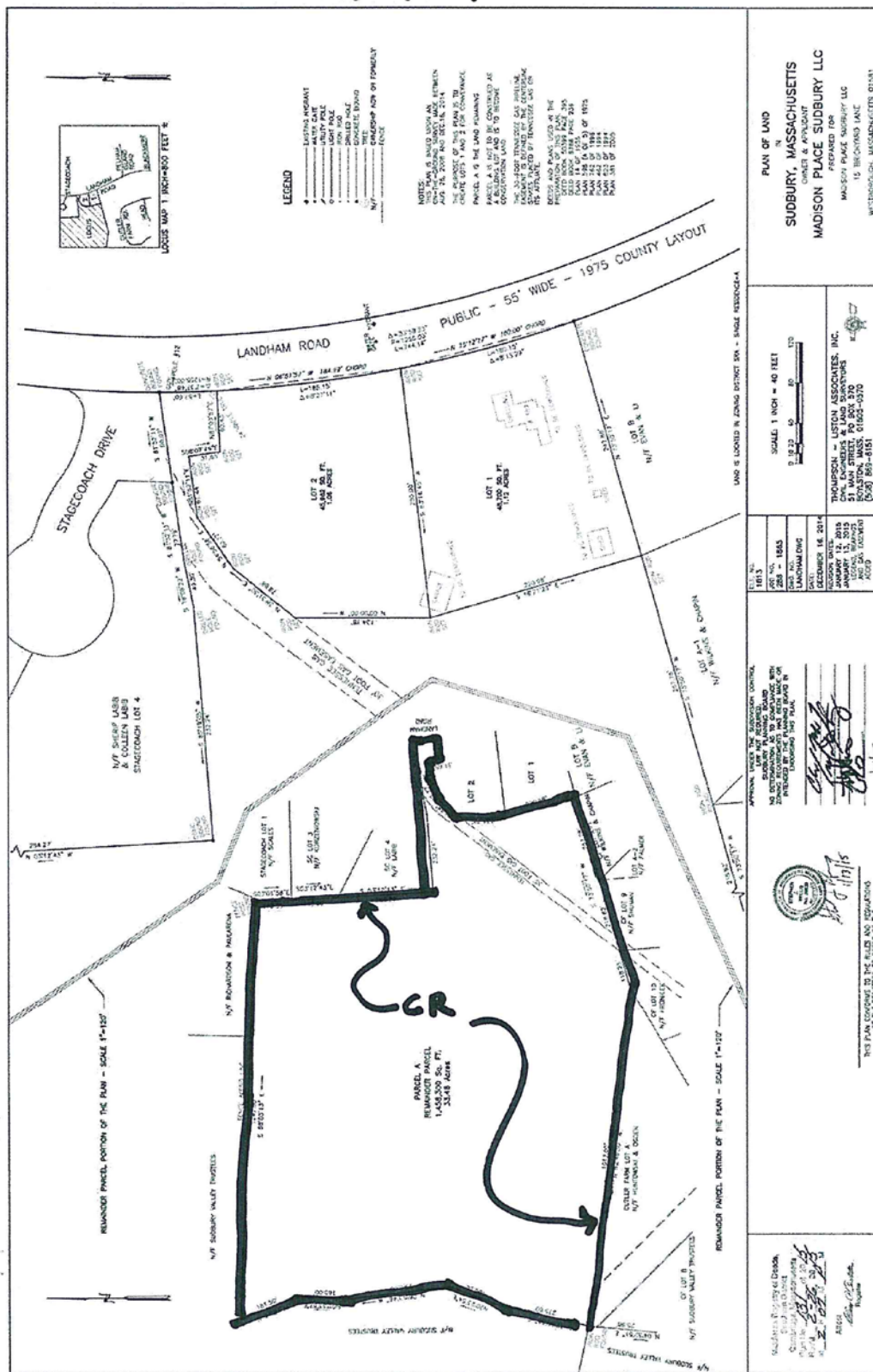


Exhibit B – Map showing trails, parking area, Agricultural Area and access road

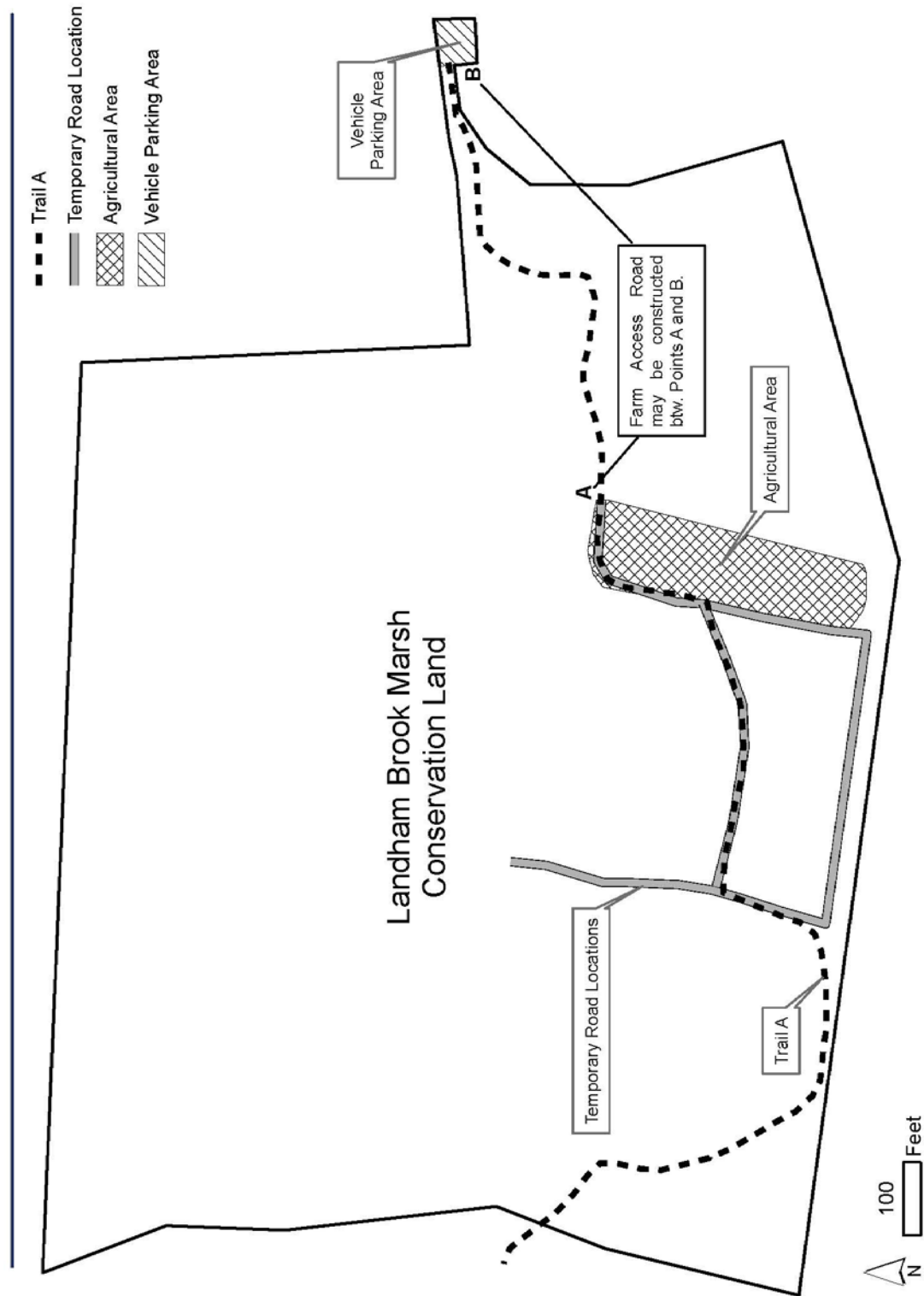


Exhibit C –
Attested Copy of Town Meeting Vote



*At a legal meeting of the qualified voters of the Town of Sudbury,
 held December 3, 2014 the following business was transacted under*

**Article 2 – PURCHASE JOHNSON FARM PROPERTY, 189 LANDHAM
 ROAD**

MODERATOR DECLARED PASSED BY WELL MORE THAN TWO-THIRDS:

To appropriate the sum of \$2,900,000 for the acquisition in fee simple up to 37 +/- acres being a portion of the land commonly known as the Johnson Farm property, located at 189 Landham Road, Sudbury, MA, for conservation and passive recreation purposes, and all expenses in connection therewith, inclusive of bond and note issuance expense; and to raise this appropriation, the Treasurer, with the approval of the Board of Selectmen is authorized to borrow a total of \$2,900,000 under G.L. c.44, s.7 with the sum of \$1,900,000 contingent upon the approval of a Proposition 2 ½ Debt Exclusion in accordance with G.L. c.59, s.21C, and with the sum of \$1,000,000 of Community Preservation Act funds with the borrowing authorization as set forth in G.L. c.44, s.7; and further to authorize the Board of Selectmen to grant a Conservation Restriction pursuant to M.G.L. c.184, s.31-32 on said property.

A true copy, Attest:

Rosemary B. Harvell

Rosemary B. Harvell
 Town Clerk

SPECIAL TOWN ELECTION

December 9, 2014

The Special Town Election was held at two locations. Precincts 1, 1A, 2 & 5 voted at the Fairbank Community Center, 40 Fairbank Road, and Precincts 3 & 4 voted at the Town Hall, 322 Concord Road. The polls were open from 7:00 AM to 8:00 PM. There were 1621 votes cast, representing 13.5% of the Town's 11,958 registered voters. Precinct 1 and Subprecinct 1A are counted together for this election as Precinct 1. The final tabulation was done at the Town Hall.

BALLOT QUESTION 1

Shall the Town of Sudbury be allowed to exempt from the provisions of proposition two and one-half, so called, the amounts required to pay for the bonds issued in order to remodel, reconstruct, or make extraordinary repairs consisting of partial roof replacement, window and door replacement, and envelope repair at the General John Nixon Elementary School at 472 Concord Road, including the payment of all costs incidental or related thereto?

	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Totals
Yes	142	190	568	256	201	1357
No	30	50	76	48	46	250
Blanks	0	2	10	0	2	14
Totals	172	242	654	304	249	1621

BALLOT QUESTION 2

Shall the Town of Sudbury be allowed to exempt from the provisions of Proposition two-and-one-half, so called, the amounts required to pay the bonds issued in order to purchase in fee simple, including the payment of all cost incidental or related thereto, a portion of the land known as the Johnson Farm located at 189 Landham Road, containing 33 acres more or less, for conservation and passive recreation purposes.

	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Totals
Yes	124	185	585	242	176	1312
No	47	57	68	62	73	307
Blanks	1	0	1	0	0	2
Totals	172	242	654	304	249	1621

A TRUE COPY, ATTEST:

Rosemary B. Harrell
TOWN CLERK



SUDBURY BOARD OF SELECTMEN

Tuesday, December 18, 2018

14

CONSENT CALENDAR ITEM

14: Minutes approval

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to approve the regular session minutes of 10/30/18

Recommendations/Suggested Motion/Vote:

Background Information:
attached draft

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

12/18/2018 7:00 PM