

IN BOARD OF SUDBURY SELECTMEN
EXECUTIVE SESSION
TUESDAY, OCTOBER 30, 2018

Present: Chairman Robert C. Haarde, Vice-Chairman Daniel E. Carty, Selectman Leonard A. Simon, Selectman Patricia A. Brown, Selectman Janie Dretler, and Town Manager Melissa Rodrigues.

The statutory requirement as to notice having been complied with, the meeting was convened at 6:30 p.m. in the Sudbury Police Station Conference Room.

Vote to immediately enter Executive Session to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (Sudbury Station), pursuant to General Laws chapter 30A, §21(a)(3). Continue in executive session to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body (Melone).

Town Manager Rodrigues stated that the Sudbury Station HHC hearing had moved to January, and the Appeals Court hearing was scheduled for December 10th; and they would try to move that date back also.

Town Manager Rodrigues explained that the next negotiation meeting with Quarry North will be held on Thursday in anticipation that the draft traffic study report would be presented as well as the related peer review. Town Manager Rodrigues added that the capacity and feasibility study had not been completed to date, and she hoped to find out more about the two zoning amendments being considered by the developer.

Town Manager Rodrigues stated that the 40R housing regulations would allow more benefits for the Town. If the affordable number of units was 101 or more, there would be a \$200,000 benefit from the state, and a one-time payment of \$3,000 per unit. The benefit would reduce to \$75,000 if the number of affordable units was less than 101 units.

Town Manager Rodrigues stated that Quarry North is talking to the state about the 40R eligibility. The state dictates that the development must be considered high density and have some commercial aspect such as a coffee shop. She added that consultant Judy Barrett, and Liz Rust of HOME were working with the Town regarding the 40R option. Town Manager Rodrigues mentioned that a special permit is also being drafted, and ZBA is concerned because the development is somewhat out of scope. John Riordan will be included in the discussion on Thursday.

Chairman Haarde recommended a ten-member committee - half members from the Planning Board, and half members from ZBA. He stressed that ZBA should be involved as much as possible. Vice-Chairman Carty maintained that this involvement is critical when considering the Melone Forum on November 27.

Vice-Chairman Carty recommended that the Board should consider what they want to present at the Forum without delving too deeply in detail.

Selectman Brown inquired about state regulatory involvement, if a 40R zoning plan is granted. Town Manager Rodrigues responded that she had some positive experience/knowledge in regard to the 40R zoning and implementation.

Town Manager Rodrigues acknowledged that the proposed language in the Melone Master Plan would be discussed with Town Counsel Jonathan Silverstein.

Town Manager Rodrigues stated that the Sudbury Water District felt that they should maintain 11 acres of the Melone land. Vice-Chairman Carty stated that he would need more explanation regarding that aspect. Town Manager Rodrigues stated that there would be a meeting with the Water District on Thursday.

Vice-Chairman Carty asked if the Water District could have a well on conservation land, and Town Manager Rodrigues responded that she did not know.

Town Manager Rodrigues stated that considerable mitigation funding would not be available as it was with Meadow Walk. The only considerations for possible developer funding would be in the areas of safety, traffic, schools, transportation, related site shuttles, berms, and legal fees. Selectman Dretler asked how many developers offer mitigation in the areas outlined. Town Manager Rodrigues responded that with 40B developments, most developers do not offer mitigation.

Town Manager Rodrigues detailed that Quarry North is going to pay for all aspects of development-related traffic implications, including the extensive traffic study as well as the engineering firms' fees that are working on this critical aspect.

Selectman Brown queried about the stabilization fund. Town Manager Rodrigues stated that this aspect will be included on the Town Meeting agenda. Selectman Dretler suggested composing a letter to the editor. Chairman Haarde agreed that much outreach and information has to be provided to residents. Selectman Brown emphasized that there is no place for "idle promises." Chairman Haarde agreed stating that everything must be spelled out.

Town Manager Rodrigues hoped that the unit breakdown would be provided by Quarry North at the Thursday meeting, and it would be preferable to see a decrease in two-bedroom units. Chairman Haarde stated that two- and three-bedroom units attract more students, and that the Quarry North proposal has 72 more bedrooms than did the Sudbury Station proposal.

Chairman Haarde stated that Quarry North came to an agreement to purchase the Wagner property, and wants to build houses on the Concord site or one large house. That aspect would involve Concord ZBA.

Selectman Dretler requested that the full Board be involved in every negotiating aspect with the developer, and not just the current negotiating team.

It was on motion unanimously

VOTED: To close Executive Session.

There being no further business, the meeting adjourned at 7:00 p.m.