

IN BOARD OF SELECTMEN
MONDAY, NOVEMBER 6, 1995

Present: Chairman John C. Drobinski, Maryann K. Clark and Lawrence Blacker.

The statutory requirements as to notice having been met, the meeting was convened at 7:35 p.m. in the Lower Town Hall.

Upon Interim Town Manager Thompson's recommendation, the Board observed a moment of silence in respect of the memory of recently-assassinated Prime Minister Rabin of Israel.

Utility Petition 95-33 - North Road

The Board convened a public hearing to consider Utility Petition 95-33 from Boston Edison Company and New England Telephone and Telegraph Company for placement of approximately 47 feet of conduit in North Road to service a CellularOne communications tower.

Interim Town Manager Thompson noted that all appropriate abutters had been notified and approval had been recommended by the Deputy Inspector of Buildings and Wiring Inspector under date of October 25, 1995.

On Chairman Drobinski's recommendation, it was on motion unanimously

VOTED: To approve Utility Petition 95-33 of Boston Edison Company and New England Telephone and Telegraph Company for permission to install approximately 47 feet of conduit in North Road as follows: beginning at existing Pole #138, located on the easterly side of North Road at a point approximately 373 feet southwest of the Sudbury-Concord Town Line and 5030 feet northeast of Windmill Drive, as shown on Boston Edison Co. "Plan of: North Road, Sudbury, dated October 2, 1995, and on New England Telephone Work Order Plan, Order No. 960092, dated October 17, 1995, place approximately 47 feet of conduit westerly across North Road, to provide underground electrical service to a CellularOne communications tower.

Site Plan Special Permit - Star Market Expansion

Present: J. Burns, Director of Operations for Star Market; E. Absinian, Vice-President of Operations for Star Market; Manager G. Gamache, J. Jacobs, J. Gleason, and T. Houston of C.I.D. Associates, Consulting Engineers; J. Bierschenk, Project Manager, ENSR Consultants; S. Grande, Attorney for Star Market; and Town Planner Jody Kablack and Member Ursula Lyons of the Planning Board.

The Board convened a public hearing to consider the application, SP95-324, dated August 15, 1995, and received September 8, 1995, of Sudbury Plaza Trust, c/o Gravestar, Inc., 1 Broadway, Cambridge, MA, for a Site Plan Special Permit for expansion of the Star Market Co. store involving removal of 1,528 +/- square feet addition at the east side of the building, construction of new 10,261 +/- square feet retail space at the south side (rear) of building, takeover of existing retail space west of existing Star Market, reconstruction of facade and entrance, revised exit/entrance vehicular traffic patterns, Rte. 20 exit with traffic light, and associated parking changes, for property at 509 Boston Post Road, LBD2.

The public hearing was advertised in the Sudbury Town Crier on October 12 and October 19, 1995. Parties of interest, being abutters within 300 feet according to the Assessors, were provided with written notice by first-class mail. Additionally, the Planning Boards of Acton, Concord, Lincoln, Maynard, Framingham, Marlboro, Stow, Wayland and Hudson were provided written notice by first-class mail.

The Board acknowledged receipt of the following:

1. Letter to Interim Town Manager Thompson from John Bierschenk, Project Manager of ENSR Consulting, Engineering, and Remediation, dated October 20, 1995, in which he states that ENSR is submitting this letter to state that trenching and well installation activities will be performed between October 23 and November 30, 1995 at the Sudbury Plaza Shopping Center (Department of Environmental Protection Site No. 3-4339). He stated that the work will be conducted in accordance with the Ground Water Immediate Response Action Plan and that the work will be performed by Gravestars' contractors, Environmental Drilling, Inc. and P.F. Doherty Excavation, whose workers may be required to don Level C respiratory protection. Mr. Bierschenk concluded that work will begin in Level D (regular work clothes) but may be upgraded to Level C if air monitoring indicates the need.

2. Letter from I. William Place, Town Engineer, dated September 28, 1995, containing the following comments: "1) The applicant is proposing curb openings to allow storm water runoff to flow through two planted islands. These will be difficult to maintain during snow removal operations. I would suggest catch basins be installed at the two proposed openings and connected by a manhole to the existing 42" R.C.P. These basins should be installed with gas and oil traps. 2) The landscape plan has not been stamped by a Registered Landscape Architect. 3) A landscape buffer of 20' between the Limited Business District and Residential District C has not been provided. Article IXV,A,7,i,1. 4) A landscape buffer of 20' has not been provided between the Boston Post Road and proposed parking lot. Article IX,V,A,7,i,4. 5) The applicant has proposed a crosswalk east of the Raytheon entrance. I would also suggest a crosswalk on the westerly side of the intersection. Pedestrian signal poles should be installed in this location. 6) I would suggest the Board require a 5' wide bituminous concrete walkway along the frontage to Star Market. I would also suggest the 29 parking spaces adjacent to Route 20 be referenced as reserve parking; this will improve the landscape buffer and facilitate snow plowing operations. 7) I would suggest a 5' wide pedestrian walkway along both sides of the main entrance; this will promote pedestrian safety vs. walking through the main parking lot. 8) I would suggest the main entrance be narrowed to 30 feet. This would allow 3-4 feet additional landscape width to the islands parallel to the entrance. The 28' wide front isle could also be reduced to 24 feet and the landscape islands could be widened to facilitate snow removal. 9) The most westerly isle cannot accommodate a truck entering the rear of the Sudbury Plaza with a wheel base greater than 24 feet. I would suggest the southerly landscape isle be relocated westerly approximately 10 feet. 10) As to the Vertical Granite/Precast Concrete Curb Detail, I would strongly suggest this detail be revised to a sloped granite detail for the entire site. The slope granite currently on site could be reused. For symmetry and aesthetics, I would suggest slope or vertical granite curb be installed along the edge of pavement to Boston Post Rd between the easterly and westerly entrances. 11) Work within the Boston Post Rd./Route 20 Right of Way will require a permit from the Massachusetts Highway Department, District III. Any changes to the site plan as a result of the permitting should be shown on the final approved site plan. 12) A covenant and grant of easement to the Town of Sudbury, dated September 22, 1983, requires the inspection 4 times annually and cleaned twice yearly, of the drainage system on the Mugar property. The drainage system has been inspected and cleaned regularly. However, in the inspection reports prepared by L.E.A. there were two structures the

consultant was unable to find and two distribution manholes either abandoned or plugged. I would like confirmation on these structures as existing and/or functional. 13) The proposed traffic signal should be synchronized with the planned traffic signal at Nobscot Rd. and Route 20. 14) On July 14, 1995, the Town received a copy of Groundwater Immediate Response Plan for Sudbury Plaza from ENSR Consulting and Engineering, Acton, MA, dated July 10, 1995. Apparently tetrachlorethylene (PCE) has been detected at the storm drain outfall which discharges into the wetland upgradient of the municipal wells. The objective of the plan is to prevent groundwater contamination from migrating off-site. A report on the short term and long term action is warranted at this time."

3. Memo, dated October 20, 1995, from Jack Hepting, Building Inspector in which he makes the following comments: "Setback requirements have been met. Buffer requirements have been addressed by the Town Engineer and Planning Board. The parking requirements have been verified. Only 10 handicapped spaces are required; 14 are being provided. Since the new parking configuration does not meet the current requirements of parking to the rear of a structure, a special permit will be required from the Zoning Board of Appeals for alteration to a non-conforming use. The landscaping plan must be stamped by a registered Landscape Architect."

4. Letter from Jody Kablack of the Planning Board, dated October 18, 1995, in which she said that the Planning Board voted to recommend approval of the Site Plan at its meeting of October 17, 1995, with the following conditions: "1) The pedestrian cross-walk across Route 20 from Raytheon should be moved to the west side of the intersection. The walkway should continue through the parking lot within the proposed landscape island on the western side of the main entrance. The large trees will not be able to be planted on this island, however, lower or smaller vegetation could be accommodated. This should be reflected on the site plan. 2) Pedestrian circulation within the site should be enhanced with a painted cross-walk from the CVS building to the corner of the Star Market building, and the installation of a 5 foot wide walkway along the front of the Star Market building. It is recommended that the owner covenant to maintaining a 5' wide walkway along the front of the building, allowing no external displays or storage in that area which would decrease the width of the walkway below 5 feet. The site plan should be revised to reflect the cross-walk. 3) The applicant should either provide a plan or describe in detail the type of outdoor lighting proposed - number and location of fixtures, wattage, etc. 4) Pursuant to section V.A.7.i.4 of the zoning bylaw, a 20' wide landscape buffer is required between the parking lot and the adjacent public way. It is recommended that the parking proposed in the area adjacent to Route 20 be replaced with parallel parking, and that the site plan show a landscape buffer averaging 20' wide in this location. This recommendation also requires a modification to the site plan. The Selectmen also need to grant the applicant permission to create reserved parking spaces, as this recommendation requires a reserve of 4% of the total required spaces (20 spaces eliminated). 5) The current freestanding sign is non-conforming (over-sized). If the applicant desires to change the sign, a special permit from the Zoning Board will be required. The applicant is urged to consider a sign which is more in character with Sudbury and will be an attractive amenity from Route 20. 6) The proposed traffic signal must be capable of synchronization with the future traffic light at Nobscot Road and Route 20. The light should also have the capability for emergency vehicle preemption, and should be changed to a flashing light in all directions after 11:00 p.m. each evening. The potential for synchronization with a future light at Horse Pond Road should also be explored by the applicant as a condition of approval of the site plan, and appropriate steps taken to ensure compatibility. 7) A Water Resource Special Permit is required from the Planning Board. An application has been filed and the Planning Board has scheduled a public hearing for November 8, 1995, at 8:00 p.m. at the Fairbank Center."

5. Letter to the Board from Frank W. Riepe, Chairman of the Design Review Board, dated November 1, 1995, in which he makes the following comments: "The board was pleased with the general layout and the external alterations to the building. The street landscape buffer and traffic circulation pattern are good, and the architectural massing of the building and the changes in the facade are attractive. The landscape plans were not complete, so the Board was unable to respond in detail. However, it was recommended that the parking lot lighting be on a more human scale, i.e., the poles be shortened. In addition, the Board would like to see more green along the front of the building, to provide an edge to the walkway and a "street feeling" for pedestrians. The Board also believes that there is adequate parking to allow a few more reserve spaces in favor of trees at the end of the landscape islands. The applicant is to return with a formal sign application and complete landscape plans."

6. Letter to the Planning Board from Fire Chief Michael Dunne, dated October 10, 1995, in which he offers the following comments: "1) The existing fire department sprinkler connection must be relocated to conform to the Mass. Building Code Article 1014.3. 2) The existing post-indicator-valve at the west end of the complex must be repaired. 3) The plan shows parking spaces along the east side of the building where the fire department sprinkler connection is located. No parking should be allowed in this area. See Building Code Article 1013.5 and 1014.3. 4) With renovations over the years, I do not believe the sprinkler system is accurately coded to the annunciator lights on the building. This should be done as part of the project."

7. Memo to the Board from Robert Leupold of the Board of Health, dated November 3, 1995, in which he states: "The proposed expansion of Star Market will require complete replacement of the existing septic system. A septic system design by CID Associates, Inc., dated March 30, 1995, has been approved by the Board of Health. An allocation of the increased septic system design flows based upon current uses and proposed Star Market use is needed from the applicant prior to final Board of Health approval."

8. Copy of a verbal report, dated November 2, 1995, from Police Chief Peter B. Lembo, in which he states that he has no problem with the proposed Site Plan.

9. Copy of a verbal report, dated November 2, 1995, from Thomas Phelps, Traffic Management Committee, in which he states that he sees no concerns with the proposed Site Plan.

10. Letter to the Selectmen from Conservation Coordinator Deborah (Montemerlo) Dineen, dated November 6, 1995, in which she makes the following comments: "1) A plan showing the wetlands was not submitted at the time of the filing. The plan submitted omitted the wetlands that were closest to and well within 100' of the proposed construction. A wetlands plan has been submitted and the Commission will be visiting the site to review the line later this week. In addition, wetland buffer zones extend to the property from off-site wetland resources. 2) Based on the new plan showing the wetlands, the new septic area appears to be only the minimum setback to the wetland. The Board of Health should review the septic plan in light of the new wetland delineation. This delineation is subject to change after the Commission's site inspection. 3) A clean up of hazardous materials released from the former cleaners on the property is underway. It is being overseen by ENSR. One of the concerns of ENSR is that the hazardous materials are infiltrating into the existing drainage system. Any soil disturbance permitted on the site for the proposed Star Market expansion should be reviewed with the risks, if any, of further moving the known contaminants on site into the easterly and southerly wetlands and toward the well fields taken into consideration. 4) The town should take this opportunity to require upgrading the existing

drainage system to utilize best management practices for storm water runoff. Grease/gas traps with sumps, at a minimum, should be considered and the possibility of using detention/retention basin(s) for maximum pollutant attenuation should be investigated. 5) A requirement of 1983 covenants with the town is that regular reporting be provided to ensure that the parking area and drainage system is properly maintained. Enclosed is a copy of the most recent (10/31/95) report. Please note that a catch basin and three drainage manholes/distribution boxes were unable to be located. If these structures were never installed, the town should determine if they need installation. If they were installed, they should be located and properly maintained. The Commission feels strongly that the town should take every opportunity to require upgrades to existing projects whenever the knowledge and technology exists to allow better protection of our resources. It is particularly important on this site with our main well fields just downstream of the runoff from this site."

Chairman John Drobinski asked whether or not there have been changes to the Site Plan since it had been submitted to the Board, and Attorney Stephen Grande responded that the latest revised plan had been submitted last week. It was discovered that the new plans had not been forwarded from the Planning Office where left. Mr. Grande displayed the revised plan and earlier version so that the Board could see the changes made in response to the comments received by Sudbury Plaza Trust from various Town Boards and Committees. Mr. Grande stated that besides upgrading the plans as requested in the input already received from the Town, he and the other representatives of Sudbury Plaza Trust are here this evening to listen to comments from Boards, Committees and the general public and to answer any questions posed to them about this expansion. As an example of Star's desire to incorporate the Town's suggestions in the plans, Mr. Grande said that when Town Engineer William Place suggested a traffic signal to aid in traffic flow at the site where Raytheon also enters and exits Route 20, Star quickly incorporated this suggestion into its plans.

Mr. Grande said that this new plan involves a substantial upgrade: the taking over of other retail space nearby, the adding on of a hot-topped area in the rear of the premises, an addition to the back of the store, banking service on-site, chefs for prepared meals on site, a garden center, and many more improvements. Mr. Grande went on to enumerate other suggestions of the Planning Board and the Design Review Board and said that Gravestar has accommodated these suggestions in the revised Site Plan. As for Conservation Commission concerns, he expects a meeting with them next week on the notice of intent filed on the wetlands issue. Gravestar will also meet again with the Planning Board. Selectman Blacker stated here that his primary concern is that Gravestar address the comments made by Bill Place. Mr. Grande said that he did meet with Bill Place last week. There is an issue of other water flowing from other systems besides the Star Market site, e.g. that from Raytheon and Chiswick, but Gravestar will work with Mr. Place, giving him further hydrological data, with an aim to decreasing the flow of water run-off.

Mr. Gamache then provided an easel presentation to the Board, calling its attention to specifics of the proposed Site Plan and enumerating various changes made in response to comments from Town Boards. He said, for example, that the non-conforming sign will be replaced by a non-illuminated ground sign.

Chairman Drobinski asked about traffic control for egress onto Route 20 and about the adequacy of parking space. Tom Houston, of CID Associates, Inc., described the proposed traffic signal which will be submitted to the Massachusetts Highway Dept. for approval. He also stated that there are 481 parking spaces on site, a number which meets the code requirements and also 11 reserve parking spaces which

meet zoning bylaw requirements; there are to be less than 200 parking spaces in front of the store. Chairman Drobinski queried as to entrance and exit traffic flow and Mr. Huston replied that Gravestar has proposed widening the street slightly, with a right-turn-only entrance (no exit) at the west entrance to the property, a principal 4-way entrance and exit at the center entrance, with the east entrance restricted to right-turn entrances and exits. Mr. Drobinski asked about the on-site contamination issue and John Bierschenk of ENSR Consulting, Engineering and Remediation answered that there was an investigation as to the extent of PCE contamination from the dry cleaner's past operations on-site. The chemicals used are no longer being used but since evidence was detected historically in the soil, an IRA was filed with the DEP; and investigation by Hill and Aldrich found that PCEs could impact the wetlands. The remediation issue was addressed with Bob Leupold and the situation will be mitigated by prevention of any migration from the site. A recovery well will be installed. Mr. Grande clarified that the open system now in place is ancient and that Gravestar, with Star Market, will be putting in a new closed drainage system, so there will be no chance of migration. He said an interim measure will consist of a garden shed to treat subsurface water and discharge it to the storm drains. Selectman Clark asked where the drainage system terminates and Mr. Bierschenk answered that the storm drain discharges to the cement manhole, then along CVS to the discharge outfall. Ms. Clark asked if any PCEs have migrated to the outfall and Mr. Bierschenk answered in the affirmative. Ms. Clark asked what is being done about this and Mr. Bierschenk said that CID Associates are designing an upgrade so that ground water will be protected (two measures to protect ground water are being proposed). Mr. Houston said that an adjustment to the proposed plan accommodates a trench to collect contaminated ground water; the proposal is to replace the system in its entirety and in its place put in a sealed drainage system. Ms. Clark queried as to whether or not these remediation objectives can be accomplished while expansion construction is ongoing and received an affirmative answer.

Chairman Drobinski inquired whether or not Gravestar had approached Raytheon to coordinate efforts as to the traffic signal and Mr. Grande responded that Raytheon is in complete agreement on this and will benefit from this mechanized traffic regulation.

Selectman Clark then offered the following comments: "While the proposed Layout Plan, dated August 17, 1995, shows merit in identifying some of the problems of this site, it needs better traffic circulation and integration within the Sudbury Plaza site. Before detailing my concerns with the Layout Plan, I wish to notify the proponent that my recommendations are conditioned upon my receipt of a Report from the consultant ENSR as to its short term and long term action to prevent and contain ground water contamination of PCE migrating from the storm drain outfall into the wetland area upstream of our town wells. Until that report is prepared and received, I cannot approve this site plan or any revision of it. Substantial wetland filling has been done on this site and it is imperative that this Report be prepared and received forthwith." She continued: "Wetland issues have yet to be considered by the Conservation Commission, as the proponent's plans were not ready for their published hearing of October 25, 1995, which has now been rescheduled to November 13, 1995. Problems that I find with this proposal are as follows: 1. Septic System: An alarm system shall be installed on the pumping tanks which shall ring not only at the Star office, but shall also ring at the office of the Pumping Company hired by Star for prompt pump-out before any pollution occurs. 2. Snow removal must be hauled off-site, as the former snow storage area to the rear of the building is now proposed for parking; and the storage of snow on the parking lot islands is unacceptable and inappropriate as it will block and impede vision in the parking lot. 3. Lighting: shorter light poles with shields shall be used in the parking lots. 4. Parking lots shall be swept at least twice yearly and all debris removed off-site. 5. Screening of all service areas, loading areas, outdoor disposal facilities and mechanical equipment from Residential Zone C, shall be provided by

the placement and maintenance of arborvitae evergreen trees at least six feet in height at initial planting, spaced at intervals of five feet on center, extending from a point 100 feet south of the intersection of the Westerly sideline of this lot with Route 20, and continuing South and East, along the East side of the proposed leaching fields to the Access Road, as shown on said plan. 6. (Traffic Control Improvements) Our objective is to improve the traffic efficiency of Route 20. This requires the elimination of curb cuts that allow traffic out onto Route 20, and the combining of those cuts into one center entrance with a traffic light. History has shown us the following: Sudbury Farms and Sudbury Crossing together had four curb cuts. Two were closed and traffic channeled into a center entrance with a traffic light. This has greatly improved the traffic flow. Star presently has two curb cuts and wants three curb cuts. That is going in the wrong direction. a) Traffic control improvements necessitate eliminating the proposed outgoing exit onto Route 20 at CVS, as it interrupts the Easterly flow of traffic coming from Star at the traffic light, from the West and from Raytheon, causing congestion and delay. b) Improved Traffic Flow and Safety necessitates restricting the use of the Access Road, as shown on the plan, to automobiles only; i.e. excluding trucks in excess of 2 1/2 ton, with appropriate signs and enforcement by the applicant through the town police department. Trucks have on several occasions demolished the fire hydrant located on Nobscot Road at the Access Road, by driving over the fire hydrant trying to make the turn, which was never designed for trucks. Wetlands on both sides of this Access Road prohibit its expansion. This Access Road enters Nobscot Road at a bad curve coming from the south. Serious traffic and safety problems for both automobiles and pedestrians exist at this location. c) Improved traffic flow requires widening the proposed center entrance by adding another 12' wide incoming lane - similar to the four lanes at Sudbury Crossing, which works very well. Further, the radius of the center entrance-exit curves should be opened more to allow for easy delivery truck turns. This widening requires the relocation of the BayBank Kiosk, Remote Transaction Facility. By letter dated January 7, 1987, Guy Busa of HMM Associates to Lee Newman, Sudbury Planning Administrator, indicated that the 'location of the kiosk could prove deficient with respect to suggested improvements (center entrance traffic light). Proponent should be aware that the kiosk might be subject to future relocation.' The kiosk must be relocated to allow another 12 foot wide incoming lane. The most Southerly end of the Westerly island of the center entrance must have an appropriate angle-radius to accommodate the turning of 48' tractor trailer delivery trucks, as must the islands West of this location to the rear loading area. Plans must be redesigned accordingly."

Tom Houston of CID Associates then spoke to clarify some traffic control measures being proposed. He said that pedestrian call buttons will be installed at the traffic light to accommodate sidewalk users and Raytheon workers crossing at lunch time. In describing the west side entrance to the plaza, he said that a 25' radius is adequate to turn a truck yet optimizes pedestrian safety. As to Selectman Clark's suggestion to reduce the number of exits from the plaza, he stated the problem as being for the car waiting to exit the site, rather than for traffic flowing on Route 20--the back-up will be in the plaza rather than on the road. Selectman Blacker said here that the reality is that cars will not stay backed-up and waiting; they will use the Access Road onto the Nobscot side as well as the proposed traffic light. Selectman Clark replied that the reality of it is that cars and trucks waiting in line to exit will block the parking spaces in the CVS area, preventing cars from leaving or entering these spaces, resulting in poor circulation and poor integration within the site, making these spaces useless.

Chairman Drobinski stated that the hearing will now be opened up to comments from the public.

Paul Bisson of 55 Highland Ave. stated that his concern is for the trash blowing out of the site on a windy day. A Gravestar representative answered that a stockade fence has been introduced for the western side of the property.

Jan Connors of 35 Highland Ave. asked how much of a traffic increase is expected with this expansion? Reed Lowry of 25 Dudley Road asked exactly how much bigger Star Market will be and Mr. Grande answered that new construction would total approximately 10,000 square feet. As to the traffic, Mr. Gamache replied that three large trucks per day from Gravestar headquarters should be the maximum expected; 60 per week of smaller, independent firms could be expected (with a 20 per day maximum). Selectman Clark asked here where Star Market distribution headquarters are located and was told Norwood, with a route to Sudbury along Route 128 to Route 20.

Patricia White of 186 Nobscot Road made this statement to the Board: Her home is situated to the rear of Star Market. When the Access Road was installed it was to alleviate pressure on Route 20, but the end result to her and her family is noise; very noisy trucks going over the speed bumps at all hours of the night awaken her family regularly, especially the empty trucks. She asked if anyone has counted to ascertain the increase in traffic on Nobscot Road because of this Access Road. She said that Nobscot Road is a country, residential road. With Dudley Road becoming (theoretically!) one way, there is even more potential on Nobscot Road for accidents, in fact, there are several per week, with most of these being fender-benders which go unreported. She witnesses these. Increasing the size of Star Market will make this situation worse. Some Star Market representatives have spoken to residents of Highland Avenue, but no one has spoken to her; someone must listen to the concerns of Nobscot Road residents as well. How will the increased run-off affect her property? Through the years her property has gradually become wetter and wetter; her original 9 1/2 acres seem to have dwindled to an acre with all this run-off filling her property in. She does not want to bear the brunt of increased profits for this business. As a private homeowner, she feels very strongly that her movements are watched closely by the Town to be sure she does not do anything to contaminate the aquifer. However, she does not hear any such concerns expressed to this large corporation when it proposes a large project such as this which would affect the aquifer. Mr. Grande responded to Ms. White that he and other representatives are here this evening to listen to her concerns and that she may speak with him or with anyone here about them. He said that the Access Road is not to become a truck route; trucks will use all three entrances to the plaza. Ms. White countered: All trucks coming to Sudbury Star from Route 9 and the Mass Pike use the Access Road entrance. The already-bad situation with dangerous traffic is getting worse. It is very difficult to pick up mail from mailboxes without being in danger--the Post Office is even allowing residents to position their mailboxes on both sides of the road to try to eliminate some of the danger. Further, the water leaving the site flows directly into her property.

Chairman Drobinski stated that there will be an engineering analysis; the plan must meet zoning bylaw run-off standards. He told Ms. White that the Board will not make a decision on this Site Plan this evening, and that the Board understands her concerns, but must make a decision based on scientific fact rather than on emotion.

Jane Yates of Charcuterie asked about increased water use to be generated by the expansion. She said that those on site now already have a water cap restriction. Mr. Grande answered that the restrictions will be changed with the new system. Ms. Yates asked how the expansion will affect her business.

Marjorie Wallace of 148 Nobscot Road said that Ms. White is not the only Nobscot Road resident with concerns. She said that the Access Road should be closed, that accidents happen there often. She opined that trucks could go down to the corner of Route 20 to turn west. She said that the Townspeople do not consider Nobscot Road a residential road, but it is.

Ursula Lyons of the Planning Board stated that on October 5, 1995, the Mass. Highway Department stated that a signal control at this site would not be desirable, and queried why none of the Selectmen addressed this letter. Each of the Selectmen acknowledged that they had not received a copy of this letter in their package. Mr. Houston responded that he had received Peter Donohue's letter, which said that the location is marginal in meeting the requirements for signalization. However, Mr. Houston stated, traffic was underestimated; a 12 hour count of turning movement at the two present entrances does meet the requirements for signalization; if the entrances are consolidated into one location, this would certainly meet the requirements.

Mrs. Hawes of Highland Avenue said that the five homes there are fast becoming a residential island within the business district; she commended the new owners of Star Market Plaza for putting up the new fence which she said it has taken years to get.

Scott Samojla of 9 Marlboro Road spoke of his concern about increased traffic. He said that especially on Saturday it is very difficult for traffic to flow along Route 20 and that with any increase, residents will just avoid the area altogether, which will not be good for increased business for Star Market.

Paul Bisson of 55 Highland Avenue asked about local knowledge of contaminants on this site, and how long it will be before they are identified. Interim Town Manager Thompson responded that the Board of Health is notified constantly and a year ago was aware of this issue. The DEP keeps the Town updated on this issue.

Interim Town Manager Thompson suggested that this hearing be continued, due to related meetings with the Planning Board on November 8, 1995 and with the Conservation Commission on November 13, 1995. Chairman Drobinski recommended a longer time be set aside on the agenda for the next time this issue is discussed. Selectman Clark asked that the applicants incorporate the suggestions made to them this evening into the revision of the Site Plan to be presented at the continued hearing.

With mutual consent of the Applicant, it was on motion unanimously

VOTED: To continue the hearing on the Site Plan Special Permit Application 95-324 for Sudbury Plaza Trust until December 4, 1995, for the purposes of allowing the applicant to revise the Site Plan in accordance with comments made by the boards and committees and Selectmen this evening.

Site Plan Special Permit - Bell Atlantic/NYNEX Mobile

Present: Town Planner Jody A. Kablack; Leonard P. Belli, President of C.M.C. Management, Inc., Consultants for NYNEX; Paul Reed, NYNEX; and D. Laird of C.M.C. Management, Inc.

The Board convened a public hearing to consider the application, SP95-325, dated September 21, 1995, and received September 25, 1995, of Bell Atlantic/NYNEX Mobile (BA/NMCC), 600 Unicorn Park Drive, Woburn, MA, for a Site Plan Special Permit for erection of a 180 foot high communications tower, an 11' by 27' radio equipment building, and a 30' by 36' two-bay garage for the Town, on property located at 20 Boston Post Road, Sudbury's Sanitary Landfill, LID5.

The public hearing was advertised in the Sudbury Town Crier on October 12 and October 19, 1995. Parties of interest, being abutters within 300 feet according to the Assessors, were provided with written notice by first-class mail. Additionally, the Planning Boards of Acton, Concord, Lincoln, Maynard, Framingham, Marlboro, Stow, Wayland and Hudson were provided written notice by first-class mail.

The Board acknowledged receipt of the following:

1. Accompanying the application: letter from Leonard P. Belli, President of C.M.C. Management, Inc., dated September 21, 1995, clarifying details of the Site Plan Special Permit Application. Mr. Belli stated the following: His firm has been negotiating on behalf of BA/NMCC to lease a portion of the landfill, approximately 40 feet by 65 feet and has reached substantial agreement with various Town agencies. Attorney Paul Kenny is reviewing the proposed lease agreement. BA/NMCC will construct a 180' self supporting tower for the installation of 12 panel antennas and 3 whip antennas for the purpose of mobile communications. They will also place on site an 11' by 27' concrete building to house their radio equipment. The site will be prepared with 6 inches of 1 and 1/2" crushed stone so as not to change the natural water absorption and will be enclosed by a six foot high chain link fence with access gate. All communications site facilities will fall within the set backs prescribed, including the 100 foot wetland buffer zone. Also, the tower will be structured so as to afford the Town space to place a repeater for public safety. They will construct and gift to the Town a 30' by 36' two bay garage to house Town equipment at this location. The garage will contain a radio room to house public safety radios. Mr. Kenny has been advised of these details and the garage has also been detailed via letter and several meetings between C.M.C. Management and Mr. I. William Place, P.E. To prepare the site, minor regrading will be done to level the lot for the building and tower. The facility proposed will be unmanned; therefore it does not require any sanitary facilities.

2. Memo to the Board from Jack Hepting, Building Inspector, dated October 19, 1995, recommending approval of the Site Plan Special Permit. Mr. Hepting pointed out that although the proposed 30' by 36' garage does not meet the 50' yard setback requirement of the Zoning Bylaw, the building will be owned by the Town and therefore qualifies for municipal zoning exemption.

3. Letter to the Board from I. William Place, Town Engineer, dated October 24, 1995, recommending approval of the Site Plan subject to a Board of Appeals Special Permit as outlined in Section IV, A.4 Intensity Regulations of the Zoning Bylaw. Mr. Place noted details already delineated in Item 1 of Board acknowledgments. He further noted that the proposed tower and building will have no impact upon the landfill and recycling operation. He said that his understanding is that the Town will only enter into a 10 year lease agreement; if the lease is terminated, the site is to return to its original condition. Finally, Mr. Place noted that the Town will realize between \$100,000 and \$200,000 revenue from the lease of 2,600 sq. ft. of Town owned property.

4. Letter to the Board from Jody A. Kablack, Town Planner, dated October 31, 1995. Ms. Kablack stated that the Planning Board unanimously voted to recommend denial of the subject site plan as submitted because the Planning Board believes that this is a more complicated issue than originally perceived, and in the interest of mitigating the visual impact on Route 20 and in other parts of Town, it is advised to proceed cautiously, and to comprehensively study and discuss the issue of tower construction. Ms. Kablack further stated that BA/NMCC said they would be seeking three towers in Sudbury, and with the increase of mobile communications companies licensed for business (currently seven), the Planning Board felt that a comprehensive approach to permitting these applications is important before allowing a proliferation of towers in Sudbury. The Planning Board advised the Selectmen to explore the needs of all these companies and begin a dialogue which should include: sharing towers among companies, determining suitable locations in Town for towers prior to permitting, and discussing mobile communication needs with Wayland.

5. Copy of a verbal communication from Fire Chief Michael C. Dunne, dated November 2, 1995, stating he had no issues of concern except to request an agreement that space be given at no cost to the Fire Department if ever needed. (Example: antenna on a building, etc.).

6. Copy of a verbal communication from R. Leupold of the Board of Health, dated November 3, 1995, stating that the Health Department has no concerns regarding this site plan application.

7. Memo to the Board from Deborah (Montemerlo) Dineen, Conservation Coordinator, dated November 6, 1995 with the following comments: The tower will extend well above the tree line. This could detract from the proposal to designate the Sudbury River as a Wild and Scenic River, a designation supported by a Town Meeting referendum vote several years ago. Ms. Montemerlo recommended that the re-use of this site should be viewed in context of other town land-use needs to determine if this is the best public benefit to be derived from this site. Also, she said that it should be reviewed in the context of the financial impacts of the lease agreement and whether or not a different or competing use could bring in more funds to the Town. She stated that the Selectmen should be sure that, should the tower be suitable at this site, the Town collects the maximum in lease fees possible. Finally, she stated that if there is any disturbance within 100 feet of wetlands, a filing with the Commission will be necessary (wetlands are not identified on the plan so the exact proximity to wetlands and flood plain is not known).

Mr. Belli made a presentation to the Board as follows: His function for BA/NMCC is to search for appropriate sites for them when there is a need for service improvement. He outlined the Site Plan features as per his letter of September 21, 1995, and showed the Site Plan maps to the Selectmen. After he submitted the Site Plan Special Permit Application in September, Town Engineer I. William Place provided feedback to him and also the Planning Board. The concerns of the Planning Board were the visual impact on the Town and the number of towers.

Town Planner Jody Kablack asked at this point if the towers could be structured for a number of vendors. Mr. Belli replied that the towers could be structured for multiple vendors in the future.

Mr. Belli continued, saying he had asked NYNEX to look at the plan and rethink it to see if the height of the tower could be reduced. NYNEX did this and in the revised plan being presented tonight the tower is proposed to be lowered to 125 feet instead of 180 feet. He said that this may or may not help the multiple vendor situation. Last week Mr. Belli's firm flew a blimp at 125' to assess the visual impact

of the tower and he presented the photographs to the Board tonight (several photographs, 8 x 10 size). The photos were taken as a car would approach from the Wayland side of Route 20 and from the former Matt Garrett restaurant in the other direction. There was also a photo taken from Old County Road. The tower could only be seen from one location, at an approach from the Wayland side. Mr. Belli stated that his firm has tried to address the concerns of the Planning Board as outlined to him. He said that the photos show the height the tower would be above tree line.

Chairman Drobinski queried as to the material of the towers and Mr. Belli responded that they would be of galvanized steel. Mr. Drobinski further inquired about a tower on Nobscot Hill; Mr. Belli responded that the topography at that location affects reception. Selectman Clark asked what the benefit to the Town would be in terms of the money gained from the lease.

Town Planner Jody Kablack stated that at that Board's meeting, the "emotional" viewpoint that the tower would be visually disturbing was expressed. However, she said that she has seen the lease and believes it would be of benefit to the Town as it would bring in substantial money. She said she has talked with Mr. Place and there is no other place to put such an installation in Town. She believes that the Town should not lose the opportunity for this relationship with NYNEX, who will be paying a substantial amount of money for the lease. Ms. Kablack said she believes that if the Town refuses this Site Plan, the Water District would benefit from granting such a lease, or even the town of Wayland. Finally, she said that beginning a relationship with NYNEX will be a good idea because NYNEX will desire other towers in the future; she said that these remarks are based on the revised height of a 125' tower.

Selectman Black commended Ms. Kablack on her statement.

Chairman Drobinski then opened up the hearing to comments from the public.

Chuck Mainville of 288 Maynard Road stated that the current proposal is for one tower, but he believes that in the future NYNEX will request a tower on Goodman's Hill Road and Willis Hill. Mr. Mainville said he is concerned about increasing environmental degradation; these towers will not improve the landscape. He said that the Town must look at the whole picture. He questioned the health effects of such towers in residential neighborhoods such as Willis Hill and Goodman's Hill.

Chairman Drobinski responded that he would not support towers on Willis Hill or Goodman's Hill. He emphasized the minimal visible impact shown in the photographs. He said that he had not approved of the 180' height and the company returned with a revised height of 125'. He said that any mention of towers on Willis Hill and Goodman's Hill is a new idea he has not heard before. He said that the Board would review the merits of each site plan application one at a time.

Scott Samojla, of 9 Marlboro Road, stated that at the Planning Board meeting two weeks ago the question of multiple towers was discussed and the Planning Board asked that the applicants come back with a comprehensive plan listing all towers desired. He said that NYNEX first applied to Wayland and was turned down and that is why they are applying to Sudbury.

Chairman Drobinski stated here that this permit will go to the Board of Appeals and if that Board refuses, the tower will not be built.

Selectman Blacker said that the permit would not be for NYNEX to put towers wherever in Town they wish, but for a specific location. He stated for the record that he believes the memo given to the Selectmen this evening from the Conservation Commission to be disingenuous. He further stated that at any point in time he could bring 100 residents to a meeting who would state that Sudbury is gradually pricing them out of Town. Mr. Blacker said to him the trade-off here is not a terrible one; it would save residents a substantial amount in real estate taxes. He cited Concord as a town with a somewhat similar situation to Sudbury, yet taxes there are much lower because of the percentage of older people in town who do not have children in the schools. If an older person sells his home because he cannot afford to live in Town, and sells it to a young couple with three children, these three children add to the school population, and the circle of the rising cost of Town services perpetuates itself. This proposal would bring money into the Town treasury with no drain on the Town budget. Mr. Blacker said as a response to Mr. Mainville that he sees his role as a Selectman to see to all interests in the Town, not only those of residents who wish to maintain a "pristine countrified environment mentality".

At this point, Mr. Belli denied that NYNEX had ever applied to Wayland for a permit. Mr. Mainville responded that many companies can locate on one tower; a company with another name from NYNEX could apply and NYNEX could later go in on and profit from the tower; the fact is, a permit for a tower was denied by Wayland. Mr. Belli said that NYNEX and CellularOne are the two elders in the roster of such companies, but that each situation is different; he said that perhaps four or six vendors could use a tower.

Town Planner Jody Kablack asked that the Board of Selectmen ask NYNEX for a further mitigation--that of tree planting to replace those dead trees as a result of gas from the landfill.

Mr. Mainville asked how the towers would be taxed. Chairman Drobinski said that he should check with the Assessors. Selectman Blacker said that the towers would be taxed at a personal property tax rate.

Selectman Clark asked what type of electromagnetic force is emitted by the towers. Mr. Reed of NYNEX responded that it is the same as for air waves of radio transmission--890 megahertz. This would be very similar to the police department's 2-way radio waves. Mr. Belli said that Bill Place had specified there be no microwave use and NYNEX agreed. However, he said that after working 26 years with contact with microwaves he has experienced no deleterious effects. Mr. Mainville offered here that to truly assess the health effects of microwaves on humans, long-term studies are needed on large populations, not on one individual. However, he said, there are no such long-term studies as no one wishes to volunteer to be radiated for a long term. He concluded by saying that if the proposed tower were in a residential neighborhood he would voice a much stronger objection. Selectmen Blacker and Drobinski agreed. Interim Town Manager Thompson told Mr. Mainville that he should express his views early to the Water District. Any site plan application would go before the Board of Appeals and all abutters would be notified. Selectman Clark clarified here that anything above 35' must go before the Board of Appeals. She asked Mr. Belli if this tower might be lowered even further than 125' but he responded that NYNEX was asked to come back with the minimal height they could do and it was 125'--a 360 degree range is required and this clearance must be above tree line, as trees send the signal back on the tower. Chairman Drobinski told Mr. Belli that the Selectmen must see a revised plan to see what the towers look like.

Following this discussion, it was on motion unanimously

VOTED: To continue the hearing on Site Plan Application 95-325 for the Bell Atlantic/NYNEX Mobile communications tower until December 20, 1995, at which time the Board will review a revised plan.

Minutes

It was on motion unanimously

VOTED: To approve the regular session minutes of October 23, 1995, as amended;

and on motion unanimously

VOTED: To approve the executive session minutes of November 1, 1995, as drafted.

Council on Aging - Van Donation

It was on motion unanimously

VOTED: To accept \$91.50 in miscellaneous donations for deposit into the Council on Aging Van Donation Account and to authorize the Council on Aging to expend the same for purposes of operating and maintaining the Council on Aging vans.

Resource Recovery Committee Resignations

It was on motion unanimously

VOTED: To accept the resignations dated October 22, 1995, of Elizabeth Van de Kerkhove and Frank Van de Kerkhove from the Resource Recovery Committee, both effective November 10, 1995, and to thank them for their service to the community.

Disposal of Computer Equipment and Duplicator

It was on motion unanimously

VOTED: To approve, in accordance with Town Property Bylaw Art. XII.1, the disposal of non-functional computer equipment and a duplicator, owned by the Assessors' Office, Selectmen's Office and Board of Health, as listed in communications both dated October 27, 1995, from Jan Silva and Dan Loughlin, respectively, by gift or discard.

Fort Devens Sudbury Annex

Present: Chairman Stephen Meyer and Coordinator Deborah Montemerlo of the Conservation Commission.

The Board is in receipt of a copy of the letter drafted November 6, 1995, by Interim Town Manager Thompson on behalf of the Board, to Mr. John G. Rogers, Acting Director of U.S. Fish and

Wildlife Service. As part of the draft, Mr. Thompson provided the Board with Option A and Option B for page 2 of the letter: Option A adds to the letter concern for condominiums and affordable housing and active recreation, and Option B does not include these concerns.

Selectman Blacker reported that the Fort Devens Task Force had met on November 2, 1995, to discuss the issue of Craven Lane and how it relates to the Task Force position on recommending the transfer of the Sudbury portion of the Annex to U.S. Fish and Wildlife Service. The Task Force had with them at the meeting the draft copy of Interim Town Manager Thompson's letter to Fish and Wildlife. As to Craven Lane, the Task Force supported the idea of its reopening, and approved adding language to the letter to this end (a slight wording change from the original draft). Mr. Blacker stated that the Task Force was unanimous in its preference for Option B for page 2 of the letter. The Task Force felt that it would make a much stronger statement of its position simply to recommend that Fish and Wildlife obtain the property, considering the four ideas in the main body of the letter. Their position was that the addition of condominiums, housing and active recreation are uses not compatible with Fish and Wildlife goals and would weaken the statement of the Task Force. The committee felt it would be enough that the possibility of affordable housing be mentioned as a possibility at the periphery of the said land; as for active recreation, only passive recreation is completely in harmony with Fish and Wildlife goals. Mr. Blacker said that Park and Recreation Commission Director Pat Savage served on the Task Force Committee, so it did have the benefit of a Park and Recreation point of view. As for soccer fields, only the southerly side might be appropriate, as the northerly side is wet. Selectman Blacker said again that Option B was the choice of the Task Force, along with wording to the effect that the recommendations of the Task Force have the unanimous support of the Board of Selectmen.

Selectman Clark wondered whether cross-country skiing would be better defined as active recreation (the letter draft lists it as passive) and Mr. Blacker responded that it does not alter the land in any way. Ms. Clark inquired about snowmobiles and Mr. Blacker responded negatively, as these are motorized. Chairman Drobinski asked about Park and Recreation concerns for soccer fields. Deborah Montemerlo spoke here saying that she and Ms. Savage spent a day recently inspecting possible sites and Ms. Savage is now of the opinion that other sites rather than the Annex land would be preferable for soccer purposes. Selectman Clark asked about the northerly side of the Annex for soccer fields and Ms. Montemerlo responded that most of the northerly side land is not in Sudbury and what is, is owned already by DEM.

Selectman Blacker reiterated that the Task Force would like Interim Town Manager Thompson to send the letter to U.S. Fish and Wildlife, using Option B, and with wording as to the fact that the Task Force conclusions enjoy the strong and unanimous support of the Board of Selectmen, the exact wording to be left up to Mr. Thompson.

Mr. Blacker then stated that the Task Force would like to continue its work, to explore auxiliary issues relating to the Annex land. Selectman Clark stated here that she would like to see the establishment of a Growth-Management Committee to study an orderly, systematic manner of growth in Town, to see if such a committee could make forecasts, e.g. on changes on our school population, which impact everyone in Town. Ms. Clark cited a town in Connecticut which has adopted a policy of allowing senior citizens to stay in their homes by giving elderly citizens a break on their taxes; this benefits the town since there is no escalation of the school population. Ms. Clark wondered if such an idea would involve statute changes in the manner of taxation. She said it is creative ideas such as this which begin to address the problem of steadily rising taxes. Chairman Drobinski said that the study of these financial impacts could be an

outgrowth of the scope of the Task Force on a broader scale. Selectman Blacker asked if the Task Force had the approval of the Selectmen to convert its mission to a continuing study of how to use several small pieces of municipally-owned properties for the greater good of the Town. The Board agreed with this idea, as a potential sub-committee of a Growth Management Committee. Interim Town Manager Thompson inquired as to the addition of one or two more members to the Task Force if it does expand its mission thusly. Selectman Blacker will look into this. He stated that the Task Force was a good committee with which to work; he said that in his opinion, it is especially useful to have committee members serve who live in the area of the land being discussed.

Following this discussion, it was on motion unanimously

VOTED: To authorize Chairman Drobinski to sign a letter addressed to the United States Fish and Wildlife Service relative to the future disposition and use of the Fort Devens Sudbury Annex, said letter to be completed using Option B of the draft letter composed by Interim Town Manager Thompson and containing language, at Mr. Thompson's discretion, as to the strong and unanimous support of the Board of Selectmen for the Task Force recommendations.

Powers and Sullivan Letter

Selectman Clark mentioned the communication, dated October 20, 1995, from Daniel Sullivan of Powers and Sullivan, which responded to a Board request for an opinion on the distinction between employees and independent contractors, particularly with regard to two Town positions: those of the Plumbing Inspector and Town Counsel. In her opinion, Mr. Sullivan's reply was not what she was seeking. Rather than receiving copies of IRS regulations, she would like a professional opinion from Mr. Sullivan on the distinction between employees and independent contractors, and whether the Town is in compliance with IRS regulations with regard to these two Town positions. Ms Clark stressed that she would like this answer in his own opinion.

Sudbury Foundation Grant

Interim Town Manager Thompson informed the Board that the Town will be receiving a \$5000 grant from the Sudbury Foundation to hire a contractor to prepare a Town computer technology plan.

New Peter Noyes School Sign

Interim Town Manager Thompson brought to the Board's attention the new sign for the Peter Noyes School and said he hopes that it would move the Town to construct a similar sign for the Flynn Building.

World War II Veterans Week

Upon Interim Town Manager Thompson's recommendation and request by the Sudbury World War II 50th Anniversary Commemorative Committee, it was unanimously

VOTED: To declare the week of November 4 to 11, 1995 to be World War II Veterans Week in Sudbury, in concert with proclamation by the federal government.

Meachen Property Notice

Interim Town Manager Thompson informed the Board that Town Counsel Paul Kenny had rendered an opinion that improper notice had been given the Town on the Meachen property. Therefore, Mr. Thompson will notify the parties concerned that they must re-notify the Town on this property. On a question from the Selectmen, Mr. Thompson informed that the number of years of rollback taxes stipulated under 61A was confirmed with the Assessors' Office to be five years.

Town Bylaw Art. XX, Sec 3E - Waiver for Overhead Electrical Service Installation - Oakwood Avenue

The Board acknowledged receipt of a letter, dated November 6, 1995, from Denis J. Lewis, builder of a single family home at 68 Oakwood Avenue, requesting that he be allowed to install an overhead electrical service in lieu of an underground service. The letter was accompanied by a map of Oakwood Avenue, showing #61,62, 66, 67, 68 and 69 Oakwood Avenue and the proposed new service.

Selectman Clark asked if the electrical service in this area is overhead and was given an affirmative answer. Interim Town Manager Thompson stated that the Board had approved requests such as this one in the past.

It was on motion unanimously

VOTED: To approve the request of Denis J. Lewis for a waiver for the installation of overhead electrical service in lieu of underground service at an electrical pole directly across the street from 68 Oakwood Avenue, requiring wires to be strung over the street, as shown on map of Oakwood Avenue provided by Mr. Lewis.

Conservation Commission Membership

Interim Town Manager Thompson reported that he had distributed to the Board a roster of names from the Talent Search File of Conservation Commission candidates. Mr. Thompson stated that there is a vacancy on the Commission and that he has received input at his office and also received phone calls from citizens who are concerned that there are not enough divergent views represented in the current membership of the Commission; these complaints from private citizens and department heads of various Town boards speak to the fact that there needs to be a balance on the Commission. Mr. Thompson would like to tell the Conservation Commission that he has discussed this issue with the Selectmen and would like to recommend Russell Di Mauro.

Selectman Blacker agreed that the Commission needs a non-conservationist point of view represented at its meetings. It was agreed that the consensus of the Board of Selectmen is that Mr. Thompson should meet accordingly with the Conservation Commission members on this issue.

Fire Department Compensation for Use of EPI-PEN

Interim Town Manager Thompson reported back to the Board on negotiations with the Sudbury Fire Department regarding reimbursement for training in the use of the EPI-PEN. Mr. Thompson has transmitted to the Department the decision of the Selectmen rendered at the executive session of October 10, 1995 and the Fire Department responded to this decision by countering that it would like

compensation on a yearly basis, rather than on a one-time basis. The Selectmen instructed Mr. Thompson to respond in the negative to this request.

Hop Brook Association Invitation

Ursula Lyons, of the Planning Board, questioned whether or not the Selectmen were notified about an invitation to them to attend an Open House at a newly-constructed wetlands greenhouse, at the site of the Hop Brook Constructed Wetlands Pilot Project, on Friday, October 27, 1995. Mr. Thompson later checked office records and confirmed that indeed, the Selectmen did receive a timely copy of this invitation.

Landham Road Bridge Repair

In response to a query by Selectman Clark, Interim Town Manager Thompson reported to the Board that the repairs to the Landham Road bridge are now complete and the temporary traffic lights have been turned off.

There being no further business to come before the Board, the meeting was adjourned at 10:50 p.m.

Attest: Richard E. Thompson
Richard E. Thompson
Interim Town Manager-Clerk