

IN BOARD OF SELECTMEN
MONDAY, JUNE 11, 2001

Present: Chairman John C. Drobinski, Lawrence W. O'Brien and Kirsten D. Roopenian, Selectmen.

The statutory requirement for notice having been met, the meeting was convened at 7:30 p.m. in the Town Hall, 322 Concord Road.

Class of 2001

The Board extended hearty congratulations to the 2001 Lincoln-Sudbury Regional High School graduates. A floral display was planted by students on the hill to commemorate the event, with plants donated by the Bartlett Greenhouses.

Thermal Imaging Camera – Demonstration

Present: Michael D. Dunne, Fire Chief.

Chief Dunne stated the Town has two thermal imaging cameras, both paid for with donations, and a third on order, paid for by the State. There will be one camera at each station. He briefly described the camera's functions and demonstrated how items warmer than their environment are shown as white objects. This device assists firefighters find individuals in a fire who may be not visible due to smoke. A firefighter can also find a fire within a wall as that portion of the wall will appear warmer than the rest of the wall. Individuals lost in a forest at night or beneath ice can also be seen with this device.

The Board thanked Chief Dunne for the demonstration.

Cub Scout Pack 60

Present: Michael C. Dunne, Fire Chief; Marty Shriner, Hans Helgeson, Cub Scouts.

Mr. Marty Shriner stated the Cub Scouts of Sudbury's Pack 60 collected \$50 in donations to be used for the purchase of special equipment to aid in search and recovery efforts. The collection had originally been intended to be for the benefit of the Worcester Firefighters, but it was later decided to donate it to the local Fire Department. Fire Chief Michael Dunne accepted the donation from the Scouts.

It was on motion unanimously

VOTED: To acknowledge receipt of the above-described \$50 donation for the Fire Department and to authorize the Fire Chief to expend the money as requested.

2001 Re-Precincting Plan

Present: I. William Place, Town Engineer; Kathleen Middleton, Town Clerk.

I. William Place, Town Engineer, displayed a map showing how the precincts would be defined, increasing the number of precincts from 4 to 5, and briefly explained the changes that were made. These changes were made to allow future expansion of areas yet to be developed and subsequent population increases.

Kathleen Middleton, Town Clerk, stated one additional scanner will be needed, as well as more workers to administer voting on election days.

It was on motion unanimously

VOTED: To accept the 2001 Re-Precincting Plans establishing new precinct boundaries in the Town of Sudbury based upon the 2000 Federal Census and prepared in conjunction with the Commonwealth of Massachusetts Office of the Secretary as a preliminary step to Legislative Redistricting and to authorize the Town Engineer to develop new Precinct Maps for the Town of Sudbury in accordance with these plans.

FY02 Transfer Station Fees

Present: I. William Place, DPW Director.

It was on motion unanimously

VOTED: To set the FY02 transfer station fees at a \$100 annual sticker fee plus the unchanged cost of disposal bags at \$1.50 for a 30-gal. bag and \$0.75 for a 15-gal. bag, as recommended by the Director of Public Works.

Disposal of Vehicles – Public Works

Present: I. William Place, DPW Director.

After discussion, it was on motion unanimously

VOTED: To approve the disposal by sale or trade of the following vehicles as outlined under Town Bylaw Article XII, Town Property, as recommended by the Director of Public Works in communications dated May 31, 2001 and June 7, 2001:

1989 Crown Victoria	VIN 2FABP7269KX214485
1987 Dodge Dakota	VIN 1B7GN14MXHSS463833
1989 GMC TG 3100 Dump Truck	VIN 1GD6R34K1KJ501327
1989 GMC V35CON	VIN 1GDJV34K7KF703075

Marrone Comprehensive Permit

Present: Alan Marrone, Co-Applicant; David Wallace, Attorney, Whittemore & Wallace; Michael Sullivan, Sullivan/Connors Engineering; Jeremy Browning, Sudbury Design Group; various residents.

At 7:55 p.m. Chairman Drobinski convened a Public Hearing for the purpose of continued consideration of a proposal by developers Alan J. Marrone and Robert Beckett, Beckett Associates, LLC, to submit a Local Initiative Program Application for a Comprehensive Permit to construct sixteen cape style townhouses at 717-729 Boston Post Road. This matter was previously heard at a special public meeting on January 29, 2001 and continued without hearing from April 23 and May 7, 2001.

Notice of the Hearing was published in the *Sudbury Town Crier* on May 31, 2001. Notice was mailed to abutters, neighbors, applicants and attorney, Town departments and boards, and subsequently posted for public viewing in the Town Hall, Flynn Building, and Goodnow Library.

The following new information are summaries of Dept. Reports/Comments on Site Plan, revised April 13, 2001, and Elevations, dated February 27, 2001: [Prepared 5/7/01]

1. HEALTH DIRECTOR, dated May 3, 2001: Soil testing has not been witnessed and proposed septic system location has not been designated; therefore it is not possible to determine if elevations/grading associated with the septic system components will be compatible with proposed plan dated 4/13/01.

2. FIRE CHIEF, dated May 3, 2001:

(1) Fire Dept. is concerned with site access/egress for fire and ambulance vehicles and suggests reducing island width by two feet to increase width.

(2) Turning radius for vehicles going to the left at the top of the island appears a problem and suggests reducing size of island at this point.

(3) The 16-foot travel lane within the complex can be a problem if a vehicle is parked in it.

(4) Requests exploring possibility of two additional exits for emergency vehicles to eliminate need for them to back out, which is not acceptable. This would not solve the same problem for other large vehicles, however.

(5) The five connected buildings would require sprinkler protection under MGLc 148, s.26-1.

(6) Fire hydrants must be placed within 250 feet of the residential units.

3. DESIGN REVIEW BOARD, dated April 30, 2001: Plans do not satisfy Sudbury Zoning Bylaw regarding preparation by a registered architect. They will need adequate lead time to review at one of their bi-weekly meetings after receipt of plans.

4. BUILDING INSPECTOR, dated May 2, 2001: Plans need to show contour lines at one-foot intervals and a complete grading plan produced to give an accurate picture of rather severe existing and proposed slope conditions.

5. SUDBURY HOUSING AUTHORITY, dated May 9, 2001: The revised plans are less crowded and more attractive. The Authority questions whether all the three-bedroom units remain designated as affordable, noting there is a greater need for two-bedroom affordable units than three-bedroom units, and that it is important lower-income families not occupy the only three bedroom units in the development and that they not be the largest families in the development. Also noted is the desirability of each unit being able to park two vehicles side by side instead of in single file.

6. CONSERVATION COORDINATOR, dated April 30, 2001:

(1) No wetland or upland resource areas appear to be located on the site. The applicant should be sure that no off-site wetlands create jurisdictional areas (buffer zone or riverfront area under state law, adjacent upland resource under local bylaw).

(2) Drainage should be shown on the plan and designed to collect and treat a minimum of the first one-inch of runoff. Any discharge of drainage into the existing Route 20 system or any other system ultimately discharging into a wetland or upland resource area will require a filing with the Commission.

7. DIRECTOR OF PUBLIC WORKS, dated April 26, 2001:

- (1) Location of subsurface sewerage disposal system is not shown.
- (2) Method for controlling storm water runoff also needs to be shown.
- (3) Drainage calculations for the 2-year, 10-year and 100-year storm events should be submitted.
- (4) Curb cut permit will be required from the Mass Highway District 3.
- (5) Existing drainage system in Boston Post Road should be shown.
- (6) Stopping sight distance should be noted at the intersection of the proposed development and Boston Post Road.
- (7) Best Management Practices should be selected to remove 80% of total suspended solids.
- (8) Operational and maintenance plan should be submitted showing ownership, parties responsible for maintenance, schedule for inspection and maintenance and routine and non-routine maintenance tasks.
- (9) Aisle width should be 24'.
- (10) A plan showing proposed contours should be submitted.

8. PLANNING BOARD, dated May 4, 2001:

- (1) The Board is generally pleased with design improvements; however, technical feasibility to construct the development is still not documented, and density may continue to be an issue.
- (2) Stormwater management and wastewater management plans are lacking and preliminary engineering plan should be submitted demonstrating ability to fully comply with Title V and DEP Stormwater Management Standards.
- (3) The Board feels 16 units are still a tight fit, noting the small size of setbacks between buildings, side and rear yard setbacks, and driveway widths.
- (4) Architectural plans should be prepared by a registered architect.
- (5) The Board believes there should be a greater percentage of affordable units than the minimum 25%.
- (6) The applicant needs to demonstrate the site can accommodate the infrastructure necessary to serve the development in the form of preliminary engineering data and plans.

9. POLICE CHIEF verbal report of May 4, 2001: He has no comment at this time.

In addition to the above, Town Manager Valente reported the Board has received a report from Town Counsel, Paul Kenny, stating there is no conflict of interest for Selectman Lawrence O'Brien in this matter.

David Wallace, Attorney for the applicants, reported they received good information and feedback from department heads at a previous meeting and much of it has been incorporated into plans now under consideration. He pointed out various design differences on large conceptual drawings. These plans have been available for public viewing in the Planning Board office for the past month.

Mr. Wallace noted twelve units would be sold at market value, approximately \$497,000, while the four affordable units would sell for \$78,000, a state mandated price. The cost of building the affordable units is spread among the market rate units. He noted further all units are now two bedrooms, on the recommendation of the Sudbury Housing Authority. He opined this would potentially decrease the number of individuals impacting schools, services, and naturally traffic in and out of the development. Mr. Wallace stated the testing for septic systems would be done the following day, though Michael Sullivan, Engineer, is confident sixteen units can be supported.

Mr. Wallace stated these plans are by no means final, that their appearance before the Board is just to gain the Board's agreement to co-sponsor this plan. The plans will become more final as the applicants prepare for submittal to the Zoning Board of Appeals.

Mr. Wallace noted the importance for the Town of Sudbury to make progress toward providing affordable units as the Town is nowhere near the 10% State requirement. He expressed his belief the plan is a good one, and praised the efforts of Mr. Marrone and his neighbors to use their land to do something for the Town.

Michael Sullivan, Sullivan/Connors Engineering, stated the architect, landscape architect, and owners initially got together to discuss an appropriate project for this site, then asked his company to consider it for input on sight distances, drainage, septic, etc.

He commented on the following issues raised by reports from Town boards and committees: (1) grade will be specified, close to 5 or 6%, as plans become more final; (2) two emergency exits are being considered to allow emergency vehicles to exit the site without backing out; (3) the turning radius for a fire truck needs to be improved around the entry island; (4) drainage systems include subsurface infiltration basins known as Colpec units; (5) preliminary perc tests were performed to determine infiltration capacity of the soil; (6) storm drains are designed to handle up to 7 inches rain in a 24-hour period; (7) infiltration basins will be serviced and maintained by the condo association; (8) sight distances are acceptable, specific numbers presented at later date; and (9) the width of the driveway will be increased.

Selectman O'Brien asked the applicants to gather sight distance data on the basis of 50 mph. He indicated traffic is coming out of a 50 mph zone just prior to this site, and motorists may not have reduced their speed appropriately.

Janet Jennings, 34 Easy Street, asked about the setback distance from her property. Mr. Sullivan responded the setback is approximately 75 to 80 feet. He noted the curvy line on the drawings indicates a boulder retaining wall, which will be augmented by vegetative screening to increase privacy and reduce view from surrounding single-family homes.

Margaret Angelosanto, 29 Easy Street, asked if a traffic study had been performed in this area. Mr. Wallace stated one had been done when the Orchard Hill facility was originally proposed. He offered to

forward those results. Mr. Marrone responded a traffic study is anticipated before submittal to the Zoning Board of Appeals. Ms. Angelosanto asked if a committee would be overseeing that all requirements have been met. Chairman Drobinski responded the Building Inspector or Zoning Enforcement Agent can withhold the Occupancy Permit if all requirements set by the Zoning Board of Appeals are not completed.

Ms. Angelosanto asked about a crosswalk for pedestrians to get to the business area across from this site, noting Route 20 traffic. Mr. Marrone indicated a crosswalk is in the plans at this time.

Mark Koenig, 188 Ford Road, stated he is in real estate and commended the applicants for putting together such an attractive plan featuring affordable housing.

Joseph Angelosanto, 29 Easy Street, stated rumors are circulating that homeowners are being offered large amounts of money to sell their property in order to build condominium units. He opined all people in the area surrounding this project have been contacted.

Discussion followed regarding maintaining a rural atmosphere in the Town by means of Community Preservation Act, and other methods. Chairman Drobinski pointed out the CPA was recently defeated in Sudbury, and opportunities to protect land from developers may have been lost. He stressed every homeowner has a constitutional right to sell their land as they wish.

Jody Kablack, Town Planner, stated the Planning Board is familiar with the infiltration systems intended for this project, satisfying one of their main concerns. She noted additional drainage could be added in the entryway.

Ms. Kablack briefly explained the State program regarding affordable housing for the audience. She stated providing such housing makes the Town eligible for many different types of State grants. She noted projects of this kind must still comply with all local and State regulations.

Responding to the rumor mentioned by Mr. Angelosanto, Ms. Kablack stated she spoke with one of the individuals involved, and found they knew little or nothing about Sudbury or its zoning regulations, and opined that may be the end of it. She has not heard from him again.

Mr. Sullivan stated the drainage for the driveway will be improved, and noted it will not drain into the Town's systems. He stated it would be in conformance to the DEP storm water guidelines.

Selectman O'Brien expressed concern for the density of the project, even after the reduction to sixteen units. He opined twelve units would be a more acceptable size. Mr. Marrone responded that a project of twelve units, offering 25% as affordable, would not be economically feasible, as the market rate units would be inflated such they might not sell.

Mr. O'Brien distributed a series of calculations comparing sixteen units and twelve units. He stated he used the numbers provided on various documents submitted by the co-applicants to the Board. Discussion followed. Mr. Marrone stated those figures present a 20% allowable profit, whereas the typical profit is closer to 12%. An investment of \$4 million to gain a profit of \$160,000 is poor business. Mr. Wallace opined lowering the profit may affect whether the bank loan could be secured. Mr. Wallace opined further shaving the project down that far may actually kill it.

Mr. O'Brien stated he would be willing to sign on to a project with twelve units, but noted his ambivalence about signing for sixteen units. His reasons included impact to the area, the neighborhood, traffic on Route 20, schools and services. Discussion followed.

Mr. Wallace indicated the pro forma numbers are estimates at this time, and will be firmed up in preparation for their appearance before the ZBA.

Mr. Wallace pointed out the initial number of units proposed was 32, reduced to 24, and further reduced to sixteen after meeting with department heads.

Chairman Drobinski asked Mr. Sullivan about perc tests for supporting 32 bedrooms. He responded those tests will be performed the next day, but stated his belief those tests would be positive.

Selectman Roopenian stated the vote can be conditioned on the approval of all bodies whose function is to see that requirements are met so the Selectmen vote is not the final approval. She noted an individual, hypothetically, could purchase any number of adjoining lots in Town, demolish existing homes and build anything, as long as it meets Town bylaw requirements. Ms. Roopenian pointed out that most Town employees are unable to live in Town, and affordable housing would help. She suggested three of the four affordable units should be made available for Town employees. She opined projects would not be proposed without a reasonable profit margin built in, and it would be foolish to expect such. She concluded by pointing out that the Zoning Board of Appeals, Building Inspector, Planning Board, Conservation Commission and others would be making sure all requirements are met.

Margaret Sifferlen, 22 Washington Drive, asked if large amounts of affordable housing are being considered. Chairman Drobinski pointed out the Community Preservation Act, recently defeated in Town, would have assisted the Town in purchasing land for many types of municipal uses. He pointed out further that the land must first become available.

Mary Gail Shaw, 21 Easy Street, opined several homeowners on adjacent lots could conceivably get together, combine their properties and put up affordable single-family homes. She stated her grown children would like to live in Sudbury but would not be happy in condominiums for \$500,000 and would instead move further out into the suburbs to purchase a house with land. Chairman Drobinski stated there is tremendous pressure in the community and land has been sold for up to \$750,000 an acre. Affordable housing is also different in each community.

John Shaw, 21 Easy Street, asked if sewers installed down Route 20 would affect zoning. Chairman Drobinski stated the zoning bylaw can be changed only by two thirds vote at Town Meeting, and stated further a sewer project is a long way off, currently under scrutiny by the Sewer Study Technical Advisory Committee.

A resident asked if a bond will be required for servicing the property or would everything become the responsibility of individual homeowners. Jody Kablack, Town Planner, responded a bond can be required toward performance or completion of certain conditions.

Mr. Koenig asked how many Comprehensive Permits had been applied for in the past twenty years. The response was two.

There was general discussion on housing development, maintaining the "feel" of Sudbury, affordable housing, demand for condominium units and cost of housing in town. Ms. Kablack stated Sudbury currently offers approximately 3.8% affordable housing, noting the required amount is 10%.

It was on motion unanimously

VOTED: To close the Public Hearing, to accept the certified perc test results from the Health Director as the final document for consideration in this matter, and to continue this matter until June 25, 2001 at 9:15 p.m.

Acapulco's – 694-698 Boston Post Road

Present: David Brambila, Owner and Applicant; Thomas Slayton, Manager, The Blue Lion; Nicholas Felici, Attorney.

At 9:40 p.m. Chairman Drobinski convened a Public Hearing to consider an application for transfer of a Restaurant License for the Sale of All Alcoholic Beverages, under G.L.c.138, s.12, from Steven A. Ross, Manager, Blue Lion LLC, d/b/a The Blue Lion (Thomas Slayton, Local Manager), 694-698 Boston Post Road, Sudbury to Jorge Moreno, Manager, Enchilada, Inc., d/b/a Acapulco's. Included in the petition is a request for approval of pledge of the liquor license to property owner Red Bear LLC, 376 Boylston Street, Boston, MA 02116. The request includes a request for a Common Victualer License and Entertainment License for background music (7 days/week) and jukebox (6 days/week) for said new restaurant.

Notice of the hearing was advertised on May 31, 2001, in the *Sudbury Town Crier*. Abutters were notified by Certified Return Receipt mail. It was noted there is no church or school within 500 feet. CORI reports have been received for two of three individuals; the third is expected any time. The Board must take action within 30 days of receipt of the application.

The Board was in receipt of the following information:

1. Request for Transfer of License for the Sale of All Alcoholic Beverages, dated May 18, 2001.
2. Application for Alcoholic Beverage License for Retail Sale, dated May 18, 2001.
3. Application for Common Victualer License, dated May 19, 2001, for premises located at 694-698 Boston Post Road, Sudbury.
4. Application for Entertainment License, dated May 19, 2001, for premises located at 694-698 Boston Post Road, Sudbury.
5. Tax Attestations: (1) dated May 17, 2001, for Steven Ross, Blue Lion Inc., and (2) dated May 18, 2001, for David Brambila, Enchilada, Inc.
6. Various documents of identification for the individuals involved.
7. Report, dated June 5, 2001, from the Fire Chief, stating the Fire Department has no objection to the license transfer, and requesting a copy of the contract regarding monitoring and maintenance of the fire alarm and sprinkler systems, plus new keys for the Knox Box.

8. Report, dated June 4, 2001, from the Building Inspector, stating he has no issues with this application.

9. Report, dated June 7, 2001, from the Police Chief, stating he has no objection to the license transfer, and requesting all employees who handle liquor be trained in the TIPS program.

Nicholas Felici, Attorney for the applicant, stated Mr. Brambila, currently from Seattle, WA, has operated several successful Mexican restaurants and plans to open that kind of restaurant in Sudbury. Mr. Felici submitted legible copies of the naturalization papers for pertinent parties. These restaurants are “mom and pop” operations, employing mostly family members.

Mr. Felici stated Mr. Brambila does not plan to use the jukebox very much, with soft background music being the preference. Application for a Sunday Entertainment License is not anticipated.

Selectman Roopenian asked Mr. Brambila about TIPS alcohol training for his employees. He responded his employees have been through training for other restaurants in other states. Mr. Felici stated they have already made arrangements for the training to take place as soon as his employees arrive.

Selectman O’Brien asked if the other restaurants are still open. Mr. Brambila stated they are and offered menus for the Board’s review. Some of Mr. Brambila’s associates will remain in Washington State to run the enterprise there.

Mr. Felici stated Mr. Brambila began paying rent beginning June 1, 2001, and would like to open for business as quickly as possible following receipt of all permits and licenses. His family will be arriving in the following week. There will be minor cosmetic changes to give the premises a more Mexican look, with no change to the bar area.

It was on motion unanimously

VOTED: To approve the application for the transfer of the License for the Sale of All Alcoholic Beverages from Steven A. Ross, Manager, Blue Lion LLC, d/b/a The Blue Lion (Thomas Slayton, local Manager), 694-698 Boston Post Road, Sudbury to Jorge Moreno, Manager, Enchilada, Inc., d/b/a Acapulco’s.

It was further on motion unanimously

VOTED: To grant a Common Victualer License and Entertainment License for background music (7 days/week) and jukebox (6 days/week) as set forth in application.

It was further on motion unanimously

VOTED: To approve the pledge of the liquor license to property owner Red Bear LLB, 376 Boylston Street, Boston, MA 02116.

Minutes

It was on motion unanimously

VOTED: To approve the minutes of the regular and executive session sessions of May 21, 2001, and the special meeting of May 11, 2001.

Council on Aging

It was on motion unanimously

VOTED: To accept \$264.13 in miscellaneous donations, to be deposited into the Van Donation Account, and to authorize the Council on Aging to expend said funds for the purpose of operating and maintaining the Council on Aging vans.

Sudbury Foundation Donations

It was on motion unanimously

VOTED: To accept and authorize expenditure of donations from the Sudbury Foundation, to be separately accounted for and expended as follows: a) \$750 to be expended under the direction of the town Manager to pay for expenses in the statewide "No Place for Hate" campaign sponsored by the Anti-Defamation League; b) \$1,500 to be expended under the direction of the Town Manager to retain Peoplesworth President Jay Vogt to facilitate goal setting by the Youth Commission; and c) \$4,500 to be expended by the Sudbury Cultural Council to provide local artistic performances/showings of various kinds and provide the basis for a matching grant from the Massachusetts Arts Lottery Commission.

Joseph Maillet – Walkway Construction

It was on motion unanimously

VOTED: To accept a donation of \$5,000 from developer Joseph Maillet for the construction of walkways townwide, to be deposited into the townwide walkway fund and expended by the Director of Public Works; said donation has been made in relation to the Skyview subdivision on Dakin Road.

Board of Assessors – Resignation

It was on motion unanimously

VOTED: To acknowledge receipt of a letter of resignation from Assessor Joseph H. Nugent, dated May 31, 2001, to become effective upon appointment of a replacement, received from the Board of Assessors and to schedule a joint meeting with the remaining Assessors for the purpose of filling this vacancy, tentatively on August 13, 2001, at 7:40 p.m.

COMPASS

It was on motion unanimously

VOTED: To authorize the Town Manager to execute renewal of a contract with Gerald Lewis, PhD. & Associates, P.C., d/b/a COMPASS, to provide an Employee Assistance Program for the Town of Sudbury for the year July 1, 2000 through June 30, 2001, and the year July 1, 2001 through June 30, 2002, at an annual fee of \$19,300.

Gasoline – DPW

It was on motion unanimously

VOTED: To authorize the Town Manager to execute a contract for the provision of gasoline for the year July 1, 2001 through June 30, 2002, pursuant to bids received Friday, June 8, 2001.

Centrex Service Agreement – Verizon

It was on motion unanimously

VOTED: To authorize the Town Manager to execute a re-contracted Centrex Service Agreement with Verizon, for a period of sixty months commencing January 1, 2001, under the terms, conditions, rates and charges of the State of Massachusetts contract 1TT07.

Weisblatt Conservation Land

It was on motion unanimously

VOTED: To table the matter of transferring control of a portion of the Weisblatt Conservation Land from the Conservation Commission to the Board of Selectmen for municipal purposes until the next meeting as additional information is needed.

Fourth of July Road Race

The Board and Town Manager expressed concern about signs on the Common as it is almost never allowed. Other potential locations were discussed.

It was on motion unanimously

VOTED: To grant permission to Graham R. Taylor, Fourth of July Road Race Committee, to place two signs on Concord Road at Featherland Park to advertise the race one week in advance (June 27), as in the past, as set forth in a request, dated May 31, 2001, and to decline permission to place an additional sign on the Town Common for a limited time period.

WoodsEdge Children's Center

The Board was in receipt of a letter, dated June 8, 2001, from Jacqueline Downing, WoodsEdge Children's Center, 41 Prides Crossing, asking the Board to allow WoodsEdge to begin construction and/or renovations while a Site Plan Review is taking place. WoodsEdge will be absorbing children previously schooled at Sudbury Small World, which will close as its location, St. Elizabeth's church, will be renovating the space. Ms. Downing stated 45 children will be added to her rolls, necessitating 10 additional parking spaces.

Though this is an exempt use, the Board expressed concern for allowing approval without seeing any plans. Ms. Downing's letter was vague as to what renovations are intended. Selectman Roopenian recalled neighborhood objections to this business' initial opening several years ago.

Selectman O'Brien estimated a traffic impact of 90 additional trips for 45 children. He noted the house across the street from this location is currently for sale, noting further neighborhood input could be limited. He suggested obtaining additional information as to schedules and hours of operation, as well as the extent of intended renovations.

It was agreed the Town Manager would contact Ms. Downing for more complete information before the Board would proceed on its decision to amend a Site Plan Review for an exempt use.

Regional Transit Plan

After discussion, the Board asked the Town Manager to send a letter addressing their concerns to Mayor William Mauro of Marlborough, John Schneider, MetroWest Growth Management, the MBTA, State Representative Susan Pope, State Senator Susan Fargo, and Thomas Birmingham.

Land Use Priorities Committee

Town Manager Valente informed the Board that Sigrid Pickering expressed concern they would be duplicating efforts on a comprehensive facilities study by completing the work on their municipal model. Discussion followed. It was suggested the Committee complete all work thus far toward use with the Community Preservation Act.

Residency Requirements for Committees

Selectman Roopenian reported she had received some comments about individuals serving on committees and boards and not residing in the Town of Sudbury. It is important those committees keep track of their people and notify the Town Manager to keep addresses current.

There being no further business to come before the Board, the meeting adjourned at 10:35 p.m.

Attest: _____
Maureen G. Valente
Town Manager-Clerk