

IN BOARD OF SELECTMEN
TUESDAY, FEBRUARY 20, 1973

Present: Chairman John E. Taft, William F. Toomey, and
John C. Powers

- - - - -

The statutory requirements as to notice having been complied with, the regular meeting was called to order at 7:30 p.m. by William F. Toomey.

One-Day License - Beer and Wine

The Selectmen received a communication from Mrs. Judith A. Lyons requesting permission for a one-day license for the sale of wines and malt beverages on February 24, 1973, at St. Anselm's Church.

On motion it was unanimously

VOTED: To issue a one-day license for the sale of wines and malt beverages to St. Anselm's Women's Guild, c/o Judith A. Lyons, President, Landham Road, Sudbury, to accommodate Monte Carlo Night on February 24, 1973, until 12:00 p.m., subject to receipt by them of a license from the Department of Corporations and Taxation.

Sudbury Racquet Club, Inc.

The Selectmen received a communication dated February 20, 1973, from the Town of Wayland relative to a Board of Appeals hearing on Thursday, March 1, 1973, on the application of Sudbury Racquet Club, Inc., for authority with site plan approval and any necessary permits and variances to modify their current permit and variance to construct two additional indoor tennis courts, four outdoor tennis courts with lights, and a swimming pool at Longfellow Center off Boston Post Road at the Wayland/Sudbury line. The Board requested that the Executive Secretary obtain more specific information on this request in order to determine whether it would seem advisable for a member of the Board to attend.

Revenue Sharing

The Board received an informational communication dated February 8, 1973, from the Massachusetts Mayors' Association to Mr. Graham Watt, Director, Office of General Revenue Sharing, Department of the Treasury, Washington, D. C. The letter was a formal protest, on behalf of the 351 cities and towns in the Commonwealth of Massachusetts, against distribution of revenue sharing funds to the counties in Massachusetts, asserting that amounts calculated for counties should not be deducted from city and town entitlements prior to formulating disbursements, and requesting that the extra funds rightfully due to the cities and towns be provided.

Site Plan - New England Telephone and Telegraph Company

The Board received for consideration site plan application No. 73-105 dated January 9, 1973, submitted by the New England Telephone and Telegraph Company, for installation of a septic system on property at 351 Boston Post Road, Business District #2.

Chairman Taft reported that he had received verbal recommendation for approval from the Planning Board, and that a letter from them would be sent. The Board also received a letter dated January 23, 1973, from the Conservation Commission on the same subject.

As there was no representative from the New England Telephone and Telegraph Company present, it was on motion unanimously

VOTED: To reject without prejudice consideration of the above-mentioned site plan until Monday, February 26, 1973, at 10:00 p.m.

Public Hearing - Sudbury Bowladrome, Inc.

Present: Morton H. West, President, Mr. P. Russell Bergen, Manager, Sudbury Bowladrome, Inc.

At 8:00 p.m., Chairman Taft opened a hearing, continued from February 5, 1973, on the application of Sudbury Bowladrome, Inc., 136 Boston Post Road, for a license to install, operate and maintain six (6) pocket billiard tables for amusement, for operation 7 days a week, 8:00 a.m. - 12:00 midnight, weekdays, and 1:00 p.m. - 11:00 p.m. on Sundays.

Chairman Taft read the notice of the public hearing as it appeared in "The Sudbury Citizen" and stated that this hearing was held in accordance with Chapter 140, Section 177 of the General Laws, and that abutters were notified by certified mail and return receipts were received.

Mr. West presented a mock-up of the Sudbury Bowladrome and explained that the billiard tables would be located in a separate enclosure visually screened by ceiling to floor partitions, and controlled by a desk located outside the room entrance. Mr. West stated that there would be no gaming in connection with the billiard tables and that he would require written permission from parents or guardians for anyone using the tables under the age of eighteen.

The Executive Secretary indicated that the Building Inspector had stated he could foresee no problem in granting the permit.

Following a brief discussion, it was on motion unanimously

VOTED: To grant a license for Public Entertainment on the Lord's

Day to Sudbury Bowladrome, Inc., 136 Boston Post Road, Sudbury, to install, operate and maintain six (6) pocket billiard tables for amusement commencing February 25, 1973 and expiring May 6, 1973, from 1:00 p.m. to 11:00 p.m. Sundays, subject to the approval of the Commissioner of Public Safety; and to approve the license to operate six (6) pocket billiard tables on weekdays from 8:00 a.m. to 12:00 midnight at 136 Boston Post Road.

1973 Annual Town Meeting - Article 35 - Rezoning Residence to Business

Present: Edward E. Kreitsek

Mr. Kreitsek met with the Selectmen in connection with his letter to the Board dated February 15, 1973, relative to the proposed rezoning of land described in Article 35 of the 1973 Annual Town Meeting. Mr. Kreitsek stated that he was representing Mr. Donald Neelon and that he wished to inform the Board of his intention to schedule meetings with various Town groups, in addition to the Selectmen, to discuss the proposed rezoning to business use the residential parcel on the corner of Boston Post Road and Goodman's Hill Road.

Mr. Kreitsek stated that he had resigned from his position as a member of the Route 20 Study Committee when he was retained by Mr. Neelon and that he has no connection with the motel proposed for this site.

Mr. Kreitsek mentioned that part of the proposal for this 16.1 acre parcel would be the transfer to the Town of approximately five acres for a buffer zone between the adjacent residential zone and the proposed site of the motel, and he requested a recommendation from the Selectmen as to how this could best be done. Mr. Taft replied that if it were deeded to the Selectmen, the Board could then decide on its disposition.

Mr. Kreitsek stated that the vote could restrict use of the rezoned portion (11.5 acres) for the sole purpose of constructing a motel, and if this article passed and construction had not been started within a period of three or four years, the land could then be rezoned to a lower density use. Selectman Powers stated that any proposal to rezone was subject to contract rights and should be discussed with Town Counsel.

Permanent Building Committee

Present: Criag W. Parkhill, Chairman, John L. Reutlinger, Norman R. Gillespie, Walter A. Beckett, James W. Rubin, William Bell, and Robert Hotch of the Permanent Building Committee

The Board on motion unanimously

VOTED: To enter into executive session with the members of the Permanent Building Committee for the purpose of discussing the selection of an architect for the completion of plans for the combined police/fire headquarters.

Chairman Taft announced at the end of the executive session that the architectural firm selected had been Hughes and MacCarthy, Inc., of Natick, the company who had previously prepared the Preliminary Facility Study. Chairman Taft stated that he felt the program should be further scaled down, that the square footage numbers had been determined, and that the Permanent Building Committee do anything they can by internal arrangements to further reduce the cost.

Chairman Taft suggested that Mr. Parkhill, the Executive Secretary, the Police Chief, the Fire Chief, representatives from both the Police and Fire Associations, Mr. Hughes, and any other persons from the Permanent Building Committee as might be interested, meet for further discussion of this subject. Mr. Taft also requested that the Permanent Building Committee prepare a new contract and letter of authorization before retaining the firm of Hughes and MacCarthy, Inc., for the preparation of final plans and specifications for new combined police and fire headquarters.

Sudbury Housing Authority

Present: Myron Fox, Chairman, Lorraine Bauder, Douglas Miranda and Willie L. Hoover of the Sudbury Housing Authority

Members of the Sudbury Housing Authority met with the Selectmen as a follow-up to their letter of February 14, 1973, to request that a meeting be scheduled with the Selectmen, the Permanent Building Committee, the Fire Chief, the Police Chief, the Town Engineer, and the Planning Board, for purposes of discussing the relationship of the Police/Fire Headquarters to be constructed on the Oliver site and the portion of land available for Housing Authority use. The meeting has been scheduled for the regular Selectmen's meeting on Monday, March 5, 1973, at 9:00 p.m.

Business Advisory Subcommittee - Signs

Present: William Hall, Leon Zola, G. Burton Mullen

Members of the Business Advisory Subcommittee met with the Selectmen as a follow-up to their letter of February 20, 1973. Mr. Hall stated that it was his subcommittee's consensus that the subject of signs and bylaws pertaining to signs was too deep and the implications too significant for quick judgments. Mr. Hall said that the subcommittee felt that the bylaw needs study and

revision and that, as it stands, is unworkable and unenforceable. Mr. Hall further stated that it was their recommendation that a complete study be done, to be followed by revision, and he requested that the Selectmen give consideration to their recommendation for revision.

It was generally agreed by those present that a seven-man committee be appointed to study in depth the sign bylaw, the committee to be made up of two members of the Business Advisory Committee, two members of the Planning Board, the Building Inspector, Town Counsel, and one member of P.R.I.D.E., and that this would be an official charge to be written by Mr. Taft and the Executive Secretary by April, or sooner, for ultimate consideration at an upcoming special town meeting.

Mr. Taft informed the members of the subcommittee that Mr. Kreitsek had earlier notified the Board of his intention to contact, among others, the Business Advisory Committee in connection with the Neelon property proposal, and he asked the subcommittee for any thoughts and comments on the proposed rezoning of this property, as well as the George property, the Vana property, and the Giroux property (Articles 35, 36, 28, and 29).

The subcommittee was requested to come back in a month to discuss zoning articles for the 1973 Annual Town Meeting, the petitioned zoning articles for the 1973 Annual Town Meeting, and to give their recommendations, relative to the above named articles.

Personnel Board

Present: Bruce Ostar, Chairman, George Distler and Anthony Fredella of the Personnel Board

Members of the Personnel Board met with the Selectmen concerning Personnel Board articles for the 1973 Annual Town Meeting. Several items were discussed and confirmed. The position of Town Accountant was inserted in the Classification Plan and Salary Schedule, with the maximum salary figure of \$13,000.

Moderate Income Housing Committee

Present: Willie Hoover of the Moderate Income Housing Committee; Edward W. Connors

Mr. Hoover met with the Selectmen concerning the report dated September, 1972, of the Moderate Income Housing Committee. Mr. Hoover stated that it was the recommendation of his committee that steps be taken to establish a nonprofit housing corporation in Sudbury. Mr. Hoover indicated that a nonprofit corporation could bypass town meeting by proceeding before the Board of Appeals to request a permit to build under Chapter 774, but that this might be inadvisable.

In answer to questions, Mr. Hoover indicated that the time schedule would probably be two or three years at the earliest and that the income limits would be up to \$12,500.

The Moderate Income Housing Report will be presented at the Town Fathers' forum, February 26, 1973, and the Selectmen will take a position on its recommendations at that time. Mr. Taft, who will not attend next week's meeting, indicated that he was in favor of their report.

Selectman Powers suggested that it might be well for the committee to address themselves to the availability of Chapter 236 money, stating that he had some major questions as to the availability of these funds and that he would like to see some fiscal information concerning the subject. Mr. Powers also stated that he would like copies of guidelines as to the selection of tenants.

Mr. Toomey, on behalf of the Board, commended the Moderate Income Committee on their very thorough and excellent report.

Minutes

The Board voted to accept the minutes of the regular meeting of February 12, 1973.

U. S. Army Natick Laboratories, Sudbury Annex

The Selectmen received a communication dated February 9, 1973, from Congressman Robert Drinan, which forwarded a letter dated February 2, 1973, from Darrell M. Trent, Executive Director, Property Review Board, Washington, D.C., relative to the status of property found to be excess to Department of Defense requirements at the U. S. Army Natick Laboratories, Sudbury Annex.

The Selectmen directed the Executive Secretary to contact William Flynn in the Waltham office of Congressman Drinan, indicating that Sudbury remains greatly interested in this land, and to draft an appropriate letter and indicate the same to Congressman Drinan, and in addition, to hold a follow-up meeting with Mr. Flynn. The Executive Secretary was also requested to contact Arthur Addelson, a base engineer at the Laboratories, for further clarification on the total amount of land to be disposed of in the military reservation area.

Town Counsel

Town Counsel advised that the following subjects should be discussed later in the evening in executive session: 1) Superintendent O'Neill's letter relative to equalized evaluation for

the Town of Sudbury in 1973, and 2) the negotiating contracts of the Highway and Fire Departments.

Council on Aging Study Group

Present: Mrs. Phyllis A. Phelps

Mrs. Phelps submitted to the Board two petition articles which had been intended for inclusion in the warrant for the 1973 Annual Town Meeting, one which would establish a Council on Aging under G. L. Chapter 495, to be appointed and to consist of seven members, and the second article to see if the Town will vote to raise and/or appropriate from available funds, the sum of \$4,000, or any other sum, for the purpose of conducting programs under the auspices of the Council on Aging.

As the deadline for submittal of articles was on January 2, 1973, Chairman Taft suggested that her study group complete their study on the questionnaires, of which they have had 184 returns, and to then report back to the Selectmen with their recommendations. Mr. Taft stated that if the Selectmen agree with these recommendations, the Board could appoint an ad hoc Council on Aging, and, if necessary, request a transfer of funds for the operation of an ad hoc Council on Aging, until such time as an appropriate article could be inserted in the next special or regular town meeting. Mr. Powers stated his belief that these articles had to be inserted in the warrant if she wished to go that route. Town Counsel disagreed. Mrs. Phelps agreed she would go on with the ad hoc approach.

Town Counsel concurred that an ad hoc committee could be appointed to accomplish the same goals as a Council on Aging until a vote to create such a Council could be presented at a regular or special town meeting, at which time funds could be requested, if necessary, under Section 10 of the General Laws.

Warrant for the 1973 Annual Town Meeting

The Selectmen reviewed and signed the warrant for the 1973 Annual Town Meeting as it will be printed.

Warrants

The Selectmen signed a bills payable warrant in the amount of \$99,404.86 and a payroll warrant in the amount of \$155,821.50.

Executive Session

On motion it was unanimously

VOTED: To enter into executive session for discussing, deliberating

or voting on matters which if made public might adversely affect the financial interest of the Town.

There being no further business to come before the Board, it was on motion unanimously

VOTED: To adjourn at 11:00 p.m.

Attest: Richard E. Thompson
Richard E. Thompson
Executive Secretary-Clerk