

IN BOARD OF SELECTMEN
MAY 30, 1973

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

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

Jurors

The Board drew the name of William J. Gedrim, 209 Maynard Road, to serve as juror at Cambridge Court, commencing July 2, 1973.

Site Plans - Pitcairn Realty Trust

Present: Francis E. White, Zoning Enforcement Agent; Eben Stevens, Chairman of the Planning Board; Robert D. Quirk, Bruce Quirk; Bulent Kastarlak of Kastarlak Associates, Architects; Mr. Hubert Thomas, Mr. and Mrs. Wayne A. Diehl, Mrs. Jean Stone, abutters

At 7:35 p.m., Chairman Toomey opened consideration of the renewal of site plan No. 73-110 and the approval of site plan No. 73-111, for Pitcairn Realty Trust, continued from May 14, 1973.

No. 73-110, Lot 50 North Road, Shopping Center District #1 (easterly portion) (renewal) - The Board received a communication dated May 2, 1973, from the Planning Board, and a communication dated April 26, 1973, from the Zoning Enforcement Agent, both of which recommended approval of site plan #73-110 renewal.

No. 73-111, Lot 50 North Road (Shopping Center District #1 (westerly portion)) - The Board received a communication dated May 8, 1973, from the Planning Board, which recommended approval with modifications concerning location of the sign and lighting, and a communication dated May 3, 1973, from the Zoning Enforcement Agent, which recommended approval subject to the restriction that the under-building parking not be enclosed, and which noted the necessity of Board of Appeals approval of sign setback.

The Executive Secretary explained that the meeting had been continued for the purpose of obtaining current traffic data and to enable the Planning Board to attend. The Executive Secretary, in connection with the collection of traffic data, stated that the Police Department had installed traffic counters on Route 117 at Willard Grant Road, for a period of five days, but that the data (high count of 18,019 within a 24-hour period and a low count of 11,101) obtained could not be considered totally reliable as the counters had been tampered with. The Executive Secretary reported that the counter placed on Haynes Road had been removed by vandals.

Several abutters stated that, in their opinion, the construction of the proposed shopping center and professional office buildings would increase an existing traffic hazard and questioned the adequacy of the proposed drainage system.

Mr. Kastarlak stated that the borings for percolation tests on the site had been very satisfactory and that the drainage system had been properly engineered and would be adequate.

Mr. Stevens stated that his Board found no reason to indicate any thing other than approval of the renewal as the applicant had conformed to all site plan requirements.

In answer to a question from Selectman Taft, Mr. Quirk stated that the entire property is still under one deed, but is shown on two site plans, and will eventually be separately owned.

Following review of both site plans, to be considered as one site plan and numbered Page 1 of 2 and Page 2 of 2, respectively, it was on motion unanimously

VOTED: To approve, for a period of six months, to expire November 30, 1973, Page 1 of 2 and Page 2 of 2 of the site plan for the North Sudbury Shopping Center and for the Professional Building, as drawn by Kastarlak Associates, and dated October 8, 1971, and April 15, 1973, respectively, with the following conditions:

1. That the sign or signs shown on said plan should be located no nearer the street center line than 65 feet, and the sign should be designated as the directory type (Board of Appeals action will be required on the sign placement);

2. That external lights, lamp posts, etc., should be shown on the plan; and

3. Under-building parking cannot be walled in to enlarge the square footage of office space unless a new site plan is submitted.

Site Plan Application No. 73-112, Sudbury Skating & Tennis Club

Present: Zoning Enforcement Agent, Francis E. White; Peter Magie,
President of the Sudbury Skating & Tennis Club

Francis E. White, Zoning Enforcement Agent, submitted the site plan for the addition of a practice rink to the Sudbury Skating & Tennis Club, and gave his report. Chairman Toomey stated that all abutters had been notified. The Board had previously received a communication dated May 22, 1973, from the Planning Board, which recommended conditional approval, and a letter dated May 21, 1973, from the Zoning Enforcement Agent, which recommended approval of the site plan.

Chairman Toomey expressed his grave concern with the safety of the railroad crossing over the private driveway leading to the Club and stated that he looked toward Mr. Magie and the other owners of the property to do more to improve the safety at this private crossing by means of more professional lights on an improved stanchion and additional brush cutting to improve visibility.

Following review of the plan, it was on motion unanimously

VOTED: To approve the site plan for the Sudbury Skating & Tennis Club, as shown on a plan by Thomas K. Dyer, Inc., dated May 17, 1973, with the following conditions:

1. That the plants, trees, shrubs, etc., shown on the original site plan along the Route 20 boundary of the property be in place on or before Thanksgiving, 1973;

2. That there be an increase in lighting over what is shown on the plan and a viewing window in the corridor connecting the two buildings looking out and lighting the space between the two buildings;

3. That the size and location of the free standing sign on Union Avenue be shown on the site plan; and

4. That further efforts for permanent improvements to the safety of the railroad crossing be undertaken by Mr. Magie, to include as a minimum, additional brush cutting to improve visibility and construction of a more permanent system of flashing lights on an improved stanchion.

Common Victualler License - Sudbury Pizza, 483 Boston Post Road.

Present: Kostas Shomos and Christopher Shomos of Sudbury Pizza

On the subject of the application for a common victualler license for Sudbury Pizza, the Board received a favorable report, dated May 28, 1973, from the Board of Health, a favorable report, dated May 24, 1973, from the Fire Chief, and a favorable report, dated May 17, 1973, from the Zoning Enforcement Agent.

It was on motion unanimously

VOTED: To issue a common victualler's license to Kostas Shomos to operate Sudbury Pizza at 483 Boston Post Road.

Minutes

The Board voted unanimously to approve the minutes of the regular meeting, the Town Fathers' Forum and the executive session of May 21, 1973, as submitted.

Appointment

Chairman Toomey announced the reappointment of David L. Turner as Town Counsel.

Application for Incorporation

Following a review by the Selectmen of the below-named application for incorporation, it was on motion unanimously

VOTED: To send a favorable report to the Secretary of the Commonwealth on the application of Maria Brigandi, 357 North Road, for incorporation of Acton Youth Advocates, Inc., to be located in the Town of Acton.

Award Bid - Fire Chief's Car

The Executive Secretary reported that bids for the replacement of the Fire Chief's car had been received up until 4:00 p.m., on May 21, 1973, at which time they were opened. Mr. Thompson reported that West End Chevrolet, Inc., of Waltham, was the low bidder.

On the recommendation of the Executive Secretary, it was on motion unanimously

VOTED: To grant the purchase to the low bidder, West End Chevrolet, as set forth in the Executive Secretary's memorandum of May 21, 1973.

Award Bids - Police Department; Three Vehicles

The Executive Secretary reported that bids for the replacement of two station wagons and the purchase of one detective vehicle had been received up until 4:00 p.m. on May 21, 1973, at which time they were opened. Mr. Thompson reported that West End Chevrolet, Inc., of Waltham, was the low bidder.

On the recommendation of the Executive Secretary, it was on motion unanimously

VOTED: To grant the purchase to the low bidder, West End Chevrolet, as set forth in the Executive Secretary's memorandum of May 21, 1973.

Conservation Fund

The Selectmen received Town Counsel's suggestions relative to Conservation Fund expenditure for safety and control patrols of property owned by the Town and under the management and control of the Commission, in a communication dated May 19, 1973.

Upon the recommendation of the Executive Secretary, the Board endorsed the suggestions of Town Counsel and requested, through the Executive Secretary that the Conservation Commission meet with the Finance Committee for the purpose of establishing a program of priorities and ground rules for financing a safety patrol.

Regional Refuse Disposal Study Committee

The Board received a communication, dated May 22, 1973, from Frank R. Sherman, Moderator, relative to appointments to the Regional Refuse Disposal Study Committee. The Board agreed to refer the communication to Town Counsel, who will in turn contact Mr. Sherman for further information and resolution.

Algonquin Council of the Boy Scouts of America

The Board received a communication dated April 27, 1973, from the Algonquin Council of the Boy Scouts of America, which requested the Selectmen's support in making June 9th "Scout Show Day" in the Town of Sudbury.

In conjunction with the 18-community Algonquin Council of the Boy Scouts of America's Scout and Explorer Exposition at the Loring Arena in Framingham, and on the recommendation of the Executive Secretary, it was on motion unanimously

VOTED: To proclaim June 9, 1973, "Scout Show Day" in the Town of Sudbury

Road Litter

The Board received an unsolicited report dated May 21, 1973, from Kenneth Drum, relative to the status of litter on Sudbury Roads before and after the Cleanup of April 14th, and making recommendations for future litter prevention.

Upon the recommendation of the Executive Secretary, the Board accepted the report and directed the Executive Secretary to extend its appreciation to Kenneth Drum and to assure him that the Board will follow up on the recommendations mentioned in his letter.

Treasury Warrants

The Board signed a payroll warrant in the amount of \$158,263.89 and a bills payable warrant of \$33,762.39.

Senior Week - Destruction of Signs

Selectman Powers and the Executive Secretary reported on the destructive practice of taking of informational and business signs by high school students during "Senior Week" and the ensuing property damage. The Executive Secretary stated that in conversations with the Police Chief and the Highway Superintendent, both department heads indicated that they would recommend prosecution in this matter.

The Executive Secretary recommended, and the Selectmen agreed that a letter expressing the Board's strong feelings against this type of practice be sent to the Lincoln-Sudbury Regional High School Committee, and to the 1973 Senior Class.

Memorial Day Celebration

Chairman Toomey requested that the Executive Secretary write to the Police Chief, the Fire Chief, the members of the Memorial Day Committee, and the Highway Department, acknowledging and thanking them for their activities which contributed to the Memorial Day celebration.

Tax Possession Property

Present: Arthur Harding, Town Surveyor

The Town Surveyor met with the Board to discuss the more than thirty Town tax possession properties.

The alternatives of selling the land at public auction or having a Town meeting authorize the Selectmen to sell such tax possession land to an immediate abutter were discussed.

Selectman Powers questioned whether any of these parcels would tie in with long-range plans for parks or other recreational usage, and suggested that the Town Surveyor prepare, for this purpose, an overlay of pending tax title land for use with maps showing current tax possession properties.

The Executive Secretary recommended that a list be prepared of those persons who have indicated a strong interest in purchasing some of these parcels.

The Executive Secretary further recommended that the Engineering Department supply the Selectmen with an analysis of each tax possession in relation to abutting property by August 1st and that a public auction be scheduled by September 1st.

Outdoor Advertising Board

Town Counsel reminded the Board of the hearing on Tuesday, June 5, 1973, to be held by the Outdoor Advertising Board concerning the renewal of three outstanding permits for billboards within the Town. The Executive Secretary received the Board's approval to send letters to Representative Ann Gannett and Senator Chester Atkins, requesting that they appear at the above-mentioned hearing to support the Town in its position against renewal of these permits.

Sudbury, Suffolk, England

Selectman Taft stated that he would like to report on his recent trip to Sudbury, Suffolk, England, at the June 25th Town Fathers' Forum.

Executive Session

It was on motion unanimously

VOTED: To enter into executive session for the purpose of discussing, deliberating or voting on a matter which, if made public, might adversely affect the reputation of any person.

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

VOTED: To adjourn at 11:30 p.m.

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