

IN BOARD OF SELECTMEN
MARCH 4, 1974

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

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

Jurors

Present: Town Clerk, Betsey M. Powers

The Board drew the names of Wilton R. MacLachlan, 15 Woodland Road, and Robert C. Mitchell, 58 Austin Road, to serve as jurors at Lowell Court, commencing April 1, 1974, and Albert A. Gale, 300 Old Lancaster Road, and Clifford M. Newman, 136 Horse Pond Road, to serve as jurors at Cambridge Court, commencing April 1, 1974.

Site Plan Application #74-127, Stanmar, 68 Old County Road

Present: Francis E. White, Zoning Enforcement Agent; Robert Mulcahey, Comptroller, Stanmar, Inc.

Zoning Enforcement Agent, Francis E. White, submitted the site plan for Stanmar, Inc., and stated that all abutters had been notified.

The Board received a communication dated February 21, 1974, from the Planning Board, which recommended approval subject to the petitioner's addition to the plan of the location and size of the septic disposal system that is existing and/or proposed, and a communication dated February 8, 1974, from the Zoning Enforcement Agent, which recommended approval.

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

VOTED: To approve the site plan for Stanmar, Inc., 68 Old County Road, dated January 30, 1974, subject to the recommendation set forth in the Planning Board's above-referenced communication;

and it was further

VOTED: To delay the signing of said plan until the plan is so amended.

Proclamation

Present: Mrs. Brenda Stratemeyer, Girl Scout Leader, Amy Golder from Troup 548, and Doreen Place and Catherine Stratemeyer from Troop 630.

A proclamation, relative to the celebration of the 62nd anniversary of the founding of the Girl Scouts of the U.S.A. on March 12, 1974, and proclaiming March 10-16, 1974, as Girl Scout Week in the Town of Sudbury, was signed by the Selectmen.

Minutes

The Board voted unanimously to approve the minutes of the regular meeting and the executive session of February 25, 1974, as amended.

Board of Appeals Associates - Interviews

Present: Ronald Adolph, Chairman of the Board of Appeals; and Robert L. Turner and Robert F. Anderson, applicants.

Robert L. Turner and Robert F. Anderson were interviewed for possible appointment as alternates to the Board of Appeals.

Robert L. Turner stated that he has been a resident of Sudbury for twelve years, is a registered public accountant, and has been auditor of the Sudbury United Fund campaign for two years. Mr. Turner further stated that he has been a financial consultant to the Sudbury Public Health Nursing Association, assisting them with budgets and costs, and added that he is also active in the Sudbury Rotary Club, working with Superintendent Levington in the area of career programs.

Robert F. Anderson stated that he has been a Sudbury resident for one and a half years and is an engineer with the Honeywell Company. Mr. Anderson stated that while living in New Jersey in a similarly sized town, he had served on the Board of Adjustments, (a Board which served the same function of the Board of Appeals), for approximately two years, both as an alternate and as a full member.

Transportation

The Executive Secretary reported to the Board in regard to transportation, as requested by the Board at last week's meeting.

The Executive Secretary referred to a communication, dated February 22, 1974, from Christy Maltas of the Planning Department of Framingham, which stated that Mr. Maltas had requested of John Wofford, Chairman of the Joint Regional Transportation Committee, that Federal or State funds be made available to carry out a transportation study of the Framingham region. Mr. Maltas' communication requested that if Sudbury felt that a transportation study of the Framingham region would be of benefit to the Town to contact Mr. Wofford. The Executive Secretary recommended to the Board that it endorse the contents of the letter and urge the Chairman of the Joint Regional Transportation Committee to try to implement the request of the letter as soon as possible.

Mr. Thompson stated that there had been no progress in connectic with a Department of Public Utilities hearing relative to the Ritchie Bus Line and that he had not been contacted, as yet, by Polly Russell, Wayland's representative on the subject of transportation, in regard to the forthcoming meeting with Secretary Altshuler and Mr. Morgan of the MBTA.

Mr. Thompson stated that he had been contacted by Mr. Beer of Marlborough, who asked if Sudbury would support some type of regional bus system and be willing to be assessed for any service that might be provided for these towns. Mr. Thompson stated that he had expressed the past cooperation of the Selectmen in similar matters and also informed Mr. Beer of Mr. Maltas' communication.

On the subject of car pools the Executive Secretary reported cooperation from churches and from some of the super markets relating to the reservation of parking spaces for this purpose. Mr. Thompson stated that there was now the need to coordinate car pools by individuals, and that, as Bentley's Calendar is still running the car pool ad, further returns can be expected.

Mr. Thompson stated that the transportation study proposed by Framingham should have no cost and if any cost of consequence were involved, he would advise us not to continue.

It was the consensus of the Board to support Framingham's need for a request to the Chairman of the Joint Regional Transportation Committee for a study of the Framingham area, but that of more concern to the Board is the need for a study to transport commuters into Boston along the Route 20 corridor.

It was on motion unanimously

VOTED: To approve the recommendation of the Executive Secretary relative to the above-stated request of the Town of Framingham and to direct him to continue to express an interest from the Town of Sudbury and to pursue the plan aspects and the funding aspects for the same.

Sudbury Non-Profit Housing Corporation - U.S. Military Reservation Land

Present: John A. Brown and Dallas T. Hayes of the Sudbury Non-Profit Housing Corporation.

John A. Brown and Dallas T. Hayes of the Sudbury Non-Profit Housing Corporation met with the Board as requested in their communication dated February 15, 1974, for discussion of the Corporation's possible interest in the U. S. Military Reservation land.

The Executive Secretary stated that the Board had met, on February 27th, with Commissioner Brownell of the Department of Natural Resources and his staff and Selectmen and representatives

of the other towns who are interested in the military land, and that it is felt that the land will be excessed and the towns will acquire their sections.

Mr. Thompson stated that the Department of Natural Resources is interested in the area and will make an application for its acquisition, as will each of the towns involved. Mr. Thompson also stated that the best use of the land is still being discussed.

Mr. Brown stated that the Corporation has made substantial progress relative to a preliminary program for moderate income housing, which they wished to discuss with the Town. Mr. Brown stated that the Corporation had planned to wait until after Town Meeting before meeting with various Town boards to discuss its proposed program, but because of the imminent disposition of the land had requested to meet with the Selectmen at this time.

Mr. Brown stated that the Corporation had considered scattered sites but that this need would be directed toward low income people and would utilize existing houses of moderate income residents, and would, therefore, increase the need for moderate income housing.

Mr. Brown distributed to the Board a draft of a report of the Corporation's housing program and summarized it briefly, stating that they sought a site of 50-100 acres, in which to develop an environment for approximately 200 units, the project to be extended over a 3-5 year period and to contain a 160-unit Massachusetts Home Financing Agency (MHFA) package, of which 130 units would be subsidized, and 40 units of one-family detached housing. Mr. Brown stated that the area of the military reservation land would appear to be the only available site large enough to create an environment for this type of housing and that, in the opinion of the Corporation, unless a concept like this is accepted by the Town, it would be very difficult to convince the Town to build anything other than single family dwellings.

Mr. Brown also stated that the Corporation would like to meet again with the Board for further discussion following Town Meeting.

Chairman Toomey mentioned the necessity of extending the Town water mains to the area if the area were used for this purpose.

The Executive Secretary reported that at the February 27th meeting, Commissioner Brownell had mentioned that if the State acquired the land for conservation and recreational purpose, it would require a 2/3 vote of the legislature and approval of the Secretary of the Interior before a change of use would be possible.

The Board suggested that special attention be given to the phasing aspect of the Corporation's program and suggested that their members, using maps from the Executive Secretary's office, walk the area to gain a better idea of the character of the land.

Executive Session - Long Range Capital Expenditures Committee

At 9:30 p.m., it was on motion unanimously

VOTED: To enter into executive session for the purpose of discussion with the Long Range Capital Expenditures Committee and for the purpose of 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 Town, it was on motion unanimously

VOTED: To adjourn the meeting at 10:50 p.m.

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