

IN BOARD OF SELECTMEN
MONDAY, JUNE 10, 1985

Present: Chairman Myron J. Fox, Josiah F. Frost and Anne W. Donald.

The statutory requirements as to notice having been fulfilled, the meeting was called to order at 8:30 p.m. by Chairman Fox.

Utility Petition 85-15/Brimstone Lane

Present: Carole McManus, Boston Edison; abutter Raymond Toubman, 54 Brimstone Lane.

In conformity with General Laws, Chapter 166, Sections 21 and 22, the Board considered the following joint utility petition of Boston Edison Company and New England Telephone and Telegraph Company for permission to lay and maintain, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, under the following public way of the Town:

Brimstone Lane - southwesterly approximately 1,264 feet southeast of Boston Post Road, a distance of about 8 feet - conduit.

Executive Secretary Richard E. Thompson stated that all appropriate Town officials and abutters had been notified and that a joint, favorable recommendation had been received June 5, 1985, from the Wiring and Building Inspectors.

Ms. Carole McManus of Boston Edison responded to a concern raised by abutter Raymond Toubman that the petition is for underground cable to an individual home and would not have any effect on the overhead cables already in place to abutting properties.

It was on motion unanimously

VOTED: To approve Utility Petition 85-15 of Boston Edison Company and New England Telephone and Telegraph Company, as described above, and as shown on the following plans: "Plan of Conduit Location to accompany petition of New England Telephone and Telegraph Company", No. 85-7, dated June 3, 1985, and Boston Edison's "Plan of Brimstone Lane, Sudbury, Showing proposed pole location", dated April 29, 1985, by F. J. Greenberg.

Joint Meeting/Sudbury Housing Authority

Present: Chairman Linda S. Gregory, Executive Director Jo-Ann Howe, Richard M. Passalacqua, Clifford Askinazi and Virginia M. Allan, Sudbury Housing Authority (SHA).

Chairman Fox convened a joint meeting with members of the SHA for the purpose of appointing a new member to fill the vacancy created by the resignation of Cheryl Rogers until the 1986 Annual Town Election.

Chairman Fox left the room so as not to participate in discussion or the appointment as he is attorney for the Sudbury Housing Authority (M.G.L.c.268A, Conflict of Interest).

Executive Secretary stated that, upon receipt of the May 8, 1985, letter of resignation from the SHA from Cheryl Rogers, the vacancy had been advertised, and, accordingly, tonight's joint meeting scheduled; that to his knowledge only one person expressed an interest in serving, Myrna Goldstein, and she could not be present because of illness.

It was on motion by Selectman Donald unanimously

VOTED: To appoint Richard E. Thompson to serve as Clerk for the joint session of the Board of Selectmen and the Sudbury Housing Authority for the purpose of electing a new member to the Authority.

It was on motion by Virginia Allan, seconded by Linda S. Gregory, to nominate Myrna Goldstein, 17 Deer Pond Road, to the Sudbury Housing Authority.

Acting Chairman Frost asked for other nominations and, there being none, he announced that nominations were closed and requested the Clerk to proceed with the roll call vote.

Mr. Thompson read the roll call alphabetically, and the following votes were cast:

Ms. Allan voted for Myrna Goldstein.
Mr. Askinazi voted for Myrna Goldstein.
Selectman Donald voted for Myrna Goldstein.
Selectman Frost voted for Myrna Goldstein.
Ms. Gregory voted for Myrna Goldstein.
Mr. Passalacqua voted for Myrna Goldstein.

At the completion of the roll call vote, the Clerk declared that Myrna C. Goldstein, having received the unanimous vote of the officers present and entitled to vote, was elected to fill the vacancy on the Sudbury Housing Authority created by the resignation of Cheryl Rogers, until the next Annual Election, in accordance with Chapter 41, Section 11 of the General Laws, as amended.

Acting Chairman Frost adjourned the joint session and thanked the members of the SHA for their attendance.

Minutes

It was on motion unanimously

VOTED: To approve the minutes of the Regular Session and the Town Fathers Forum of May 28, 1985, as drafted.

Fort Devens Surplus

The Board acknowledged receipt of a communication dated June 3, 1985, from Peter J. Thomas, Regional Administrator, General Services Administration, enclosing a Notice of Surplus Determination for approximately 289 acres of the Fort Devens Training Annex off Hudson Road (254 acres in Sudbury and 35 acres in Hudson), and directed the Executive Secretary to reconfirm the unanimous position of Town officials/boards that they support the State in acquiring this for passive recreational purposes as was the presentation made to Town Meeting and the basis for which this parcel was rezoned (to open space).

Chairman Fox commented that the State has expressed a very clear interest in obtaining this parcel and making it part of its passive recreation chain, which, he felt, was in the best interest of the Town; he pointed out that the SHA had expressed an interest in gaining a small piece of this property from the State for the possibility of moderate/low-income housing.

Selectman Frost added that, in the past, the GSA used to give surplus land to the State and then to municipalities; now the federal government is asking the State to come up with some money for it at the fair market value, and that is why the Town was asked to rezone it - to lower the fair market value.

Lincoln-Sudbury West Lease/Fairbank Center

Following discussion, it was on motion by Selectman Frost unanimously

VOTED: To authorize the Chairman to sign, and thereby renew, a lease between the Lincoln-Sudbury Regional School District for a portion of the Fairbank Community Center for an alternate school (Lincoln-Sudbury West) for the period of September 1, 1985 through June 30, 1986, subject to the following:

- on page 3, item #6, delete the words, "which consent shall not be unreasonably withheld" so that this section - "Assignment and Subletting" - reads in full as follows: "The Lessee shall not assign this lease without the prior written consent of the Lessor"; and

- confirmation by the Executive Secretary that the shared portions of fuel costs, which under original lease were shared equally by the Town and L-S West according to the percentage of square footage usage of the building, still correspond to the respective usage.

During the preliminary discussion, the Executive Secretary pointed out that the Board of Selectmen had been concerned about the following during the initial leasing period:

- that shared costs to operate the building were essential in order for the Community Center to continue at Fairbank School; Selectman Fox said that, if L-S West considers using a separate location in the future, ample notice should be given to the Town; and

- that L-S West not become a tuition school - that there be some limitation to the number of tuition students attending at the same time.

Driveway Location

Pursuant to Article 27 voted by the 85ATM regarding Rules and Regulations for Driveway Location Approval, the Town Engineer prepared a draft of the same and an Application for Driveway Location Approval, submitted to the Selectmen under date of June 4, 1985.

Selectman Frost stated that he had some questions he would like to discuss with the Town Engineer and that he would like to table this subject until he has an opportunity to do so.

Selectman Donald pointed out several typographical errors, suggested a minor wording change in section 3B(7) - Signs, and suggested a differential in filing fees (section 5), i.e., \$20 for residential and \$50 for commercial, per driveway.

Responding to the Selectman Fox, Town Counsel felt that there is justification for charging according to the zone; Selectman Donald commented that driveways for commercial properties would be much larger and wider and would generate more traffic - trucks, etc. Mr. Thompson stated that the Town Engineer had indicated that the work was equal, i.e., time involved, and, therefore, did not recommend charging different fees. The Selectmen agreed to consider it further following discussion with Mr. Merloni.

Chairman Fox suggested inviting the Town Engineer to discuss the subject; he had the following concerns:

1) section 5, questioned fee waiver provision on basis of "good cause" - would like examples of good cause from the Town Engineer;

2) section 4 (1), for clarification suggested adding the words "to properly evaluate the application" so that the section reads in its entirety, "The Town Engineer may request that the applicant provide additional information if necessary to properly evaluate the application".

3) the fee should relate to the amount of time spent by Town Engineer's office; also, fee should be per driveway not per subdivision - Town Engineer to confirm;

4) section 5. regarding waiver of filing fee - does Town Engineer waive requirements so that it becomes less expensive for the applicant to make the plan? During a lengthy discussion, Selectman Frost expressed strong concern regarding the requirement that a certified engineering plan be submitted for approval. He did not feel it was right for a resident to have to incur the expense of a certified plan, especially since, as specified, that plan must include all buildings, i.e., tool sheds, garages, etc. along said driveway no matter how far back on the property the driveway may go. Selectman Donald suggested that perhaps the approval could be limited to that portion of the driveway within a certain number of feet from the road. This would also eliminate the need to locate buildings, tool sheds, garages, etc., which are on the individual properties and set back beyond that specified distance from the road. Selectman Frost added that he felt that the Town Engineer had tried to address this problem by including the waiver provision, section 3.e., but that this only put himself and the Town in a more difficult position to have such wide discretion.

Chairman Fox commented that he felt the Town Engineer's concern in suggesting an engineered plan for the driveways was one of drainage. The Selectmen agreed that this needed some clarification from Mr. Merloni.

In conclusion the Selectmen directed the Executive Secretary to schedule a meeting with the Town Engineer and to relay their concerns so that he will be prepared to respond at that time.

Site Plan 74-128 - Waters, 524 Boston Post Road

Present: Building Inspector Joseph E. Scammon; Architect and Engineer Frank Antonelli and S. F. Mazzarini for Waters Manufacturing.

Chairman Fox convened a public hearing for consideration of an application dated April 29, 1985, to renew Site Plan 74-128 of Robert A. Waters, 524 Boston Post Road, Limited Industrial District #5, which expired May 6, 1975, so that work under said plan may be completed.

Executive Secretary Richard E. Thompson stated that all appropriate abutters had been notified and that the following communications had been received:

- from the Town Engineer, dated June 6, recommending approval;
- from the Board of Health, the Fire Chief and the Conservation Commission, dated May 30, 22, and 21, respectively, offering no objections;
- from the Building Inspector, dated June 6, recommending conditional approval;

Note: Minor concerns raised by the Building Inspector (landscaping, trees in parking area, and parking location) were addressed and resolved during discussion and by Planning Board requirements.

- from Safety Officer William B. Carroll, dated May 15, 1985, indicating that the site plan is acceptable provided the site distance for vehicles entering and exiting is not reduced;
- from the Planning Board, dated June 6, recommending approval subject to the following conditions:

- 1) that a landscaping plan defining lighting, fences, and existing and proposed contours at 2' intervals, be prepared by a landscape architect and submitted for approval;
- 2) that a building elevation plan be prepared by a registered architect or registered engineer for approval, which shows the front elevation, building height, floor plans and tabular summary of net floor area used to calculate parking, and proposed uses to be conducted on each floor;
- 3) language in the site plan approval which limits the number of employees to a maximum of 192;
- 4) if the use of the present access road to the Boston Post Road creates a potentially hazardous traffic problem, that the applicant

- [or its successor(s)] agree to implement, at his expense, whatever measures may be required to alleviate the hazard;
- 5) that working hours are staggered to avoid undue concentration of traffic at any one time of the day;
 - 6) that the applicant be advised that any sale of any part of the Longfellow Center (other than a sale of a plant fronting on Boston Post Road and possessing the required frontage and area for the balance of the center) involves a subdivision and requires approval by the Planning Board; and

- from Waters Manufacturing, Inc., to Planning Board Chairman Morton Brond, dated June 6, regarding their meeting of June 3, noting the following:

- that Waters is in conformance with the Town's current standards regarding parking spaces and number of trees in the parking area;
- regarding landscaping, Print LL-1 (prepared by Antonell Associates, Inc.) submitted in compliance with Planning Board's request;
- regarding traffic - exiting times will be staggered with agreement to add a traffic officer if necessary at that intersection;

Responding to the Selectmen, representatives of Waters explained that they have all the necessary approvals and a building permit from the Town of Wayland (for that portion of the site located in Wayland). The total size of the proposed building will be 43,000 square feet, constructed with vertical split rib masonry units (a rough, brick/stone, textured, brownish color finish) with glass panels and a band of bronze-colored metal facia (steel panel); the roof is a single ply with stone baluster. The total design will tie in with the design of the existing building. From certain angles from Route 20, only the top of the building is visible or a 10' high barrier of scotch pines.

Chairman Fox suggested that item #4 of the Planning Board's letter (above) be substituted with the language in the letter from Waters (above) that employee exiting times will be staggered with agreement to add a traffic officer if necessary at the intersection of the access road and Route 20. It was noted that Waters had begun staggering working shifts in 1974 and was instrumental in Raytheon Company doing so also.

Chairman Fox commented that, with regard to parking, Town Counsel confirmed that the Selectmen cannot enforce Sudbury's standards on the portion of the parking which is located in Wayland and agrees with the Building Inspector that the portion of the parking located in Sudbury was in accordance with Sudbury's Off-Street Parking Bylaw.

Responding to Chairman Fox, Mr. Mazzarini stated that the current building is being used by companies in electronics, no chemicals are used on site, the building under construction in Wayland will be light manufacturing in accordance with Wayland's zoning, and the proposed building under discussion will be an office building.

At the conclusion of discussion, it was on motion by Chairman Fox unanimously

VOTED: To approve Site Plan Renewal Application 74-128, dated April 29, 1985, of Robert A. Waters, 524 Boston Post Road, as shown on "Proposed Office Building for Robert A. Waters, Longfellow Center, Wayland, Mass.", drawing No. L-2-S, dated March 23, 1974, and signed by the Selectmen May 26, 1974, and "Proposed Development in Wayland For Robert A. Waters, Longfellow Center - Wayland, MAass.", Drawing No. L-1-S, dated May 29, 1974, and signed by the Selectmen May 6, 1974, both by Antonell Associates, Inc., subject to compliance with all governmental laws and regulations, and further subject to the following conditions:

- 1) approval of the drainage system, including traps, catch basins, and periodic maintenance as required by the Town Engineer;
- 2) placement of all utilities underground;
- 3) extension of Sudbury Water District lines to the site by the owner; no wells to be installed on the site;
- 4) the grant of an earth removal permit by the Earth Removal Board, if applicable;
- 5) approval of signs or advertising devices in Sudbury as required under the Sudbury Sign Bylaw;
- 6) no storage or use of chemicals on site except in conformity with the guidelines and requirements of the Board of Health and except with written notice of the same to the Board of Health and the Fire Chief; the owner or operator of the site shall comply with the Massachusetts Oil and Hazardous Material Release Prevention and Response Act, M.G.L., c.21E, as amended, and all regulations issued thereunder;
- 7) approval of final the landscaping plan by the Planning Board;
- 8) exterior lighting to be directed away from adjacent residences, if any;
- 9) if applicable, the grant by the owner to the Town of a restrictive covenant to run with the land, governing, restricting or prohibiting the following which shall conform to requirements of the Board of Health, Town Engineer and/or Conservation Commission as appropriate:
 - a. the disposal or removal of effluent and wastes generated on the site;
 - b. the use of salt or chemical de-icers on the site;
 - c. the installation by the owner of one or more monitor wells on the site including the Town's right of access for periodic testing and monitoring thereof, or another protective device as may be required by the Board of Selectmen;
- 10) submission of an "as built" site plan - any change in the physical condition of the site, including changes in the location or design of

structures or systems, following initial approval of the site plan, will require approval of the Board of Selectmen;

11) the staggering of egress and ingress of employees' times for the manufacturing building; if Sudbury finds there are unwarranted Route 20 traffic tie-ups, Waters will be required to place a traffic officer at the intersection at the critical times;

12) subject to the following items in Planning Board's June 6 letter:

- 1) that the landscaping plan, to include lighting, fences, and existing and proposed contours at 2' intervals defined, be prepared by a landscape architect and submitted for approval;
- 2) that a building elevation plan be prepared by a registered architect or engineer and submitted for approval, showing the front elevation, height, floor plans and tabular summary of net floor area used to calculate parking, and proposed uses to be conducted on each floor;
- 3) a limit of 192 employees;
- 4) that working hours are staggered to avoid undue concentration of traffic at any one time of the day;
- 5) any sale of any part of the Longfellow Center (other than a sale of a plant fronting on Boston Post Road and possessing the required frontage and area for the balance of the center) involves a subdivision and requires approval by the Planning Board; and

13) subject to a communication dated May 15 from Officer Carroll that the sight distances for vehicles entering and exiting Longfellow Center will not be reduced.

14) no building permit or occupancy permit shall be issued until the above items are complied with.

Note: The Board signed the site plan.

Annual Appointments

In accordance with the Police Chief's recommendation, it was on motion by Selectman Donald unanimously

VOTED: To make the following annual appointments, all for terms to expire April 30, 1986:

- Joseph D. Bausk and Joseph J. Bisson, Jr., as Special Constables (Paid).

- Earl Midgley, Joseph E. Scammon, Warren E. Boyce and Michael C. Dunne, as Special Constables (Non-paid);

- Douglas R. Lewis, Jr., Gary O. Bardsley, Jeffrey Nix, Frank M. Vana, David P. Frost and Gerard R. Butler, Jr., as Special Police Officers;

- Richard E. Santella, as Special Constable (Non-paid for Protection of Persons & Property, LSRHS);

- James S. VandenAkken, Janet D. Kelley, Robert V. Goudey, Brian Stetson, Brian O'Halloran and Francis J. Gonsalves, as Special Constables (Non-paid for Traffic Duty only at Raytheon);

- MaryAnn Gavin, Ronald Fullen, Jr., Barbara Greenwood and Claire Eaton, as School Crossing Guards; and

- Donna Conrado, MaryAnn Gavin, Barbara A. Greenwood and Rosemary A. Langmaid, as Police Matrons.

Assistant Town Counsel Position

The Board was in receipt of a communication from the Executive Secretary recommending the following two options for filling the position of Assistant Town Counsel (vacancy created by the resignation of Thomas M. French):

1) equivalent coverage (Monday-Wednesday-Friday) by Town Counsel Paul L. Kenny's office - preferred by Mr. Kenny; and

2) advertise and select new Assistant Town Counsel - preferred by the Executive Secretary.

The Executive Secretary supported option #1 on a trial basis for six months, being concerned about travel distance (Medford office), unknown costs, and possible two-person coverage; also, he prefers to have Assistant Town Counsel's position independent or separate from Town Counsel's private office and under the direction of the Executive Secretary.

Town Counsel Paul L. Kenny said that he thought about being in Sudbury himself on Mondays and covering Wednesday and Friday with the other two attorneys from his office. Being able to use two attorneys from his office, he felt, would provide convenience to his private operation/flexibility in scheduling, i.e., court appearances, etc., and be more feasible from the standpoint of economics.

Mr. Kenny stated he would like to try this arrangement for the balance of the Fiscal Year, pointing out that it will be rather difficult during the three-month summer period to properly evaluate it because of vacations, both in his office and among Town employees/boards/committees, etc.

Mr. Kenny substantiated doing so by the following responses to the Selectmen's concerns:

1) daily inter-office communication would avoid repetition because all attorneys would be knowledgeable on all matters involving the Town of Sudbury - provides continuity because all three attorneys will be from the same office;

2) availability of more than one attorney to the Town - both attorneys (Assistant Town Counsels) would always be available by telephone. If a Town

official, board or committee member needed to reach an attorney, with whom he had been working, on a day that that attorney might not be in the Selectmen's office, he would be available by telephone. This would be beneficial when there is a short-term assignment, as well - something needing immediate attention.

- attorneys in his office have municipal experience; and
- the Executive Secretary would continue to determine the daily priorities of Assistant Town Counsel.

Selectman Frost stated that he would go along with Mr. Kenny's recommendation, but only on a trial basis. The Selectmen agreed. There was some discussion about how long the trial period should be - six months, eight months, or a year, or whether the arrangement should be evaluated on a month-to-month basis.

In conclusion the Board referred the matter to the Executive Secretary, who stated he would discuss it further with Town Counsel, and that they would make a joint recommendation to the Selectmen at their July 1 meeting; Chairman Fox directed that they be ready to implement the decision at that time.

Boy Scout Sale/Property off Pratt's Mill Road

Present: Atty. John O'Neil, Executive Board Chairman Robert Fudge, Executive Board Director John P. Jewett and Scout Executive Robert L. Denlinger.

Chairman Fox convened a meeting with executives of the Algonquin Council of the Boy Scouts of America concerning negotiation for the sale of land located off Pratt's Mill Road (Tract 006 on Assessors May H06) to the Council.

Atty. John O'Neil stated that the Boy Scouts had owned this parcel of land since the 1930s and are now interested in acquiring the adjoining parcel owned by the Town to gain access to the Boy Scout parcel from Pratt's Mill Road. The transaction will also involve gaining access through a strip of land owned by the McLeans, 44 Pratt's Mill Road.

Atty. O'Neil went on to say that the Town's parcel contains approximately 30,600 square feet of land, and that the 85ATM had authorized the sale for not less than \$15,000. Mr. O'Neil said that the Boy Scouts had received an offer from Kenneth Moore to purchase the Boy Scout land at approximately \$50,000 per lot - the Boy Scouts propose to acquire the Town's parcel based on a square footage figure depending on what is received from Mr. Moore, less the cost of acquiring the strip of land from the McLeans (there is a question of whether there will be 5 or 6 buildable lots with all transactions finalized). Selectman Fox suggested that they contact the Town Engineer on this question.

Responding to the Selectmen, Atty. O'Neil stated that there has been some discussion with the Sudbury Water District regarding a possible land swap to accommodate the District, which is also an abutter. Agreement with the Boy Scouts and the Town, he said, would also depend on final negotiations with the McLeans and the builder, the builder's agreement with the Boy Scouts will be contingent on his subdivision approval, etc.

Conservation Commission Chairman Gordon D. Henley suggested that the Boy Scouts could receive upwards of \$70,000 per building lot for raw land in Sudbury, to which Atty. O'Neil responded that the Scouts have signed an agreement with Mr. Moore, subject to agreement with the Town, with no expiration date and, therefore, do not see it as an option to look for other offers at this time. Mr. Henley also suggested that the Boy Scouts have the property appraised as a potential subdivision.

In conclusion, the Selectmen asked that when the Boy Scouts have completed negotiations with the McLeans, and had some firm figures, that they contact the Selectmen for another meeting date.

Matt Garrett's/Change in Premises

Present: Building Inspector Joseph E. Scammon; Manager Robert H. Doe, Jr., Vice President Matthew P. Renaghan, Treasurer Robert Jaffee, and Designer/Architect Judd Brown, all of Matt Garrett's.

Chairman Fox convened a public hearing on the application of Matt Garrett's of Sudbury, Inc., d/b/a Winchester * Company, Robert H. Doe, Jr., Manager, holder of an All Alcoholic Beverages Restaurant License, for permission to change the description of the premises at 120 Boston Post Road, involving changes in room dimensions and use, relocation of bar and lounge and installation of service bar, and changes in entrances and exits, and for permission to change their d/b/a to Matt Garrett's.

Executive Secretary Richard E. Thompson stated that all appropriate Town officials and abutters had been notified and noted receipt of the following communications :

- from the Fire Chief, dated June 7, 1985, recommending approval;
- from the Police Chief, dated June 3, 1985, offering no objection;
- from the Board of Health, dated June 5, 1985, offering no objection so long as the seating capacity does not exceed 234; and
- from the Building Inspector, dated June 7, 1985, recommending approval of the plan as submitted and commenting that the proposed expansion of the building will require site plan approval; the relocated main entrance will have to accommodate the handicapped.

Following a brief explanation of the interior changes planned for the premises and discussion relative to external changes, which will require future site plan approval and a special permit from the Board of Appeals for expansion to a non-conforming building (involves deficiency in setback from centerline of Boston Post Road), it was on motion by Selectman Fox unanimously

VOTED: To approve an application of Matt Garrett's of Sudbury, Inc., d/b/a Winchester * Company, Robert H. Doe, Jr., Manager, holder of an All Alcoholic Beverages Restaurant License, for permission to change the description of the premises at 120 Boston Post Road involving changes in room dimensions and use,

relocation of bar and lounge and installation of service bar, and changes in entrances and exits, as shown on a plan drawn by Judd Brown Designs Incorporated entitled, "Matt Garretts Restaurant, Rt. 20, Sudbury, MA.", Sheet A-3, dated June 10, 1985, and for permission to change their d/b/a to Matt Garrett's.

Site Plan 83-255 - Sudbury Motor Parts, Inc., 119 Boston Post Road

Present: Building Inspector Joseph E. Scammon.

Chairman Fox convened a public hearing on Site Plan 83-255 of Sudbury Motor Parts, Inc., for approval of an "as built" plan containing revisions, for property located at 119 Boston Post Road.

Executive Secretary Richard E. Thompson stated that all appropriate Town officials and abutters had been notified and noted receipt of the following communications:

- from the Building Inspector, dated June 6, recommending approval;
- from the Conservation Commission, dated June 6, 1985, indicating that a filing under the Wetlands Protection Act will not be necessary;
- from the Board of Health, dated June 7, 1985, offering no objection to the "as built" plan; and
- from the Town Engineer, dated June 6, 1985, recommending approval and noting that the new lot, which has been created by the reduction in size of this site, will also need site plan approval before it can be developed.

It was on motion by Selectman Frost unanimously

VOTED: To approve the "as built" plan containing revisions, Site Plan 83-255 of Sudbury Motor Parts, Inc., for property located at 119 Boston Post Road, entitled "Site Plan of Land, Sudbury, Mass. by GLM Engineering Consultants, Inc., dated March 16, 1983, revised May 17, 1983, and March 7, 1985, which incorporates the Board of Selectmen's waiver of the bylaw, which does not allow paving within five feet of a lot line unless it is on a shared parking lot.

Note: The plan was signed by the Board.

Police Department/Rules and Regulations

The question of approving the revised Manual of Rules and Regulations for the Sudbury Police Department, prepared by the Police Chief, was tabled until the Board's next meeting to allow sufficient time for review of the document.

Town Audit

The Board acknowledged receipt of a communication dated June 7, 1985, from the Town Accountant recommending awarding a contract for performing the Town Audit to the third lowest bidder, Arthur Young of Boston.

Chairman Fox explained the reason Arthur Young was recommended was because Mr. Vanar has done work with Arthur Young in the past, it is a large diversified accounting firm which is qualified and experienced with the UMASS accounting system and also can offer other services in the future, and the Town Accountant feels Arthur Young can later help raise the Town's Moody rating which will save money (in bonding); also, the Town Accountant felt the small dollar difference in the bids did not justify awarding to a smaller firm (lowest and second lowest bidders).

Responding to Chairman Fox, Finance Committee liaison to the Selectmen Christopher Baum expressed his opinion that the Finance Committee would support awarding the bid to the third lowest bidder since the Town Audit is only part of a larger plan - i.e., later work which will be done to implement the UMASS accounting system with which Arthur Young has broad experience.

It was on motion by Selectman Donald unanimously

VOTED: To accept a proposal, dated May 29, 1985, from Arthur Young of Boston, to perform an audit of the Town's financial records and accounts for the period of July 1, 1984, through June 30, 1985, at a cost of \$14,000, in accordance with the above-noted recommendation from the Town Accountant dated June 7, 1985.

Transfer Request/Building

Present: Building Inspector Joseph E. Scammon.

It was on motion unanimously

VOTED: To approve request for transfer No. 66, dated June 6, 1985, from Line Item 340-14, Building Department Deputy Inspector, to Line Item 340-41, Building Department Travel, in the amount of \$100, for extra mileage due to an increase in the number of inspections made by the Wiring Inspector.

Note: Vote amended on July 22, 1985 approving transfer from Reserve Fund, instead of from Line Item 340-14.

Transfer Request/Fire

Following a brief discussion and in accordance with a request from the Fire Chief, received today (June 10), it was on motion by Selectman Donald unanimously

VOTED: To approve request for transfer No. 67, dated June 10, 1985, from Line Item 310-31, Fire Department Maintenance, to Line Item 310-21, General Expense, in the amount of \$1,000, to pay medical expenses as explained on the numbered transfer.

Personnel Board

The Board acknowledged receipt of a June 5 communication from Jane C. Carroll, newly appointed Chairman of the Personnel Board, regarding appointments to that Board.

Executive Secretary Richard E. Thompson informed the Board that there are four members serving terms on the Personnel Board at this time and that there

are three people interested in serving in the fifth spot. The Selectmen directed Mr. Thompson to schedule simultaneous interviews so that the Board can operate with a full complement as soon as possible.

Beckett/Lincoln Lane

The Board was in receipt of a petition dated June 10, 1985, signed by Lincoln Road/Lincoln Lane residents suggesting that the earth removal operations by Robert Beckett, 64 Lincoln Road, are in violation of the Earth Removal Bylaw, requesting a cease and desist order and an explanation of why Mr. Beckett has no earth removal permit, and questioning the lack of enforcement of the bylaw.

Town Counsel Paul L. Kenny stated that he had spoken to the Town Engineer who indicated that the earth removed was within that allowed under the bylaw; Chairman Fox asked Town Counsel to provide the Selectmen with a written opinion to that effect with a copy to the petitioners and Geraldine C. Nogelo, Chairman of the Earth Removal Board, and that an explanation be provided to the petitioners explaining their right of appeal to the Board of Appeals, and, if necessary to the Superior Court if he agreed with the Town Engineer after doing his own research.

Note: correction made June 17, 1985.

New England Tinman Triathlon

With regard to the New England Tinman Triathlon, authorized by the Board to be held in Sudbury, Sunday, July 14, subject to proper insurance coverage, Mr. Thompson reported that he had contacted the insurance company and they could not locate a carrier for \$2,000,000 coverage; therefore, he recommended \$1,000,000 and the Board concurred.

Fort Devens

Selectmen Fox or Frost will attend the June 20 meeting at Fort Devens at 6 30 p.m.

Town Fathers Forum/Possible Topics for Discussion

The Board reviewed a list of possible topics of discussion for the Town Fathers Forums, prepared by Administrative Secretary Janet Silva, and agreed to schedule the following:

- June - how cable television can be utilized by Schools and Town offices;
- September - report from Water District on adequacy of present water supply and quality, and its program for future;
- October - Goals of the MAPC sponsored Minuteman and MetroWest regional planning committees - how they work, what subjects will be discussed, and projects undertaken;
- November - Solid Waste Disposal - report on recycling, report on regional activities, projected cost;
- December - report from the Sudbury Historical Commission on future plans for Hosmer House;

- January - where and how can we improve Town service and enhance public image; and
- February - report from Goodnow Library - any new resources available to Town, computerization, any services available to Town offices.

Massachusetts Municipal Association (MMA)

Both Selectmen Fox and Frost plan to attend the MMA conference in Hyannis, October 25-27.

Route 20/Underground Utilities

On the subject of undergrounding utilities on Route 20 and the Board's desire to have this accomplished in conjunction with the Route 20 widening, Executive Secretary Richard E. Thompson stated that he had spoken to Boston Edison, and that they had been responsive to the idea, however, noncommittal. Chairman Fox suggested that the Selectmen bring up the subject during the next utility petition hearing with Boston Edison, and for Mr. Thompson to pursue the matter further on his own initiative.

Coatings Engineering

The Selectmen directed Mr. Thompson to forward a communication which they had received from the State Department of Environmental Quality Engineering regarding Coatings Engineering Corp. to the Board of Health requesting explanation from that Board on the same.

There being no further business to come before the Board, the meeting was adjourned at 11 30 p.m.

Attest: _____
Richard E. Thompson
Executive Secretary-Clerk