

IN BOARD OF SELECTMEN
MONDAY, AUGUST 11, 1986

Present: Chairman Josiah F. Frost, Anne W. Donald and David A. Wallace.

The statutory requirements as to notice having been fulfilled, the meeting was called to order at 7:30 p.m. by Chairman Frost.

Appointment - Permanent Building Committee

Present: Robert H. Ropp, Candidate.

The Board interviewed candidate Robert H. Ropp of 80 Woodmere Drive, for appointment to the Permanent Building Committee. Mr. Ropp has been professionally involved with military and civilian clients in areas of management, design, engineering and construction of a wide range of projects.

After discussion it was on motion unanimously

VOTED: To appoint Robert H. Ropp to the Permanent Building Committee for a term to expire April 30, 1989, to fill the vacancy left by Peter DiMatteo's resignation.

State Reimbursement Anticipation Notes - Ch. 90 & Powers Land Purchase

Pursuant to the Board's authorization of July 21, 1986, and a communication from Town Treasurer Chester Hamilton dated August 7, 1986, it was on motion unanimously

VOTED: To sign the Reimbursement Anticipation Notes with Essexbank at 3.54% interest to be issued on August 20, 1986, maturing on December 19, 1986 in the amounts of \$239,200 relative to Article 30, 1986 Annual Town Meeting, for purchase of the Powers land; and \$137,454 relative to a Highway, Chapter 90 Project for Union Avenue and Concord Road street resurfacing.

Expenditure Authorization/Sudbury Historical Commission

Following discussion it was on motion unanimously

VOTED: To authorize an expenditure of \$500 from the Edwin Barrett Hosmer Memorial Fund to be used for decorating and renovating the Hosmer House, as requested in a letter dated August 5, 1986, verbally amended, from Sudbury Historical Commission Chairman John C. Powers.

Recording the Signing of HMM Associates, Inc. Contract

It was on motion unanimously

VOTED: To record in the minutes, the signing by the Board of the contract with HMM Associates, Inc., of Concord, for completion of a traffic study, Phase I, in the amount of \$17,600, pursuant to the proposal accepted on July 21, 1986.

DeSantis Gift/Conservation Land - Lot 14, Clifford Road

It was on motion unanimously

VOTED: To concur with the Conservation Commission's recommendation as stated in their correspondence of July 17, 1986 to the Board of Selectmen and voted in their meeting of July 14, 1986, to accept a parcel of land, to be under the direction and control of the Conservation Commission, containing .93 acres ±, lot 14, Clifford Road, parcel 214 on Property Map M09, Town of Sudbury, Massachusetts, adjacent to Water District land, as a gift from Mr. and Mrs. Philip DeSantis, and to thank them for their generosity.

Reserve Fund Transfer/Surveys and Studies

It was on motion unanimously

VOTED: To approve Reserve Fund Transfer Request 87-2, dated July 22, 1986, in the amount of \$3,000 to Account 501-811, Surveys and Studies, to fund an open space appraisal of the U. S. Military land (254 acres) in Sudbury, scheduled to be excessed by the General Services Administration (GSA) in the near future. The appraisal will be used in conjunction with applications for acquisition/funding of said land.

License Renewal/AAA Limousine, Inc.

In accordance with a request dated July 25, 1986, from AAA Limousine, Inc., it was on motion unanimously

VOTED: To renew the limousine service license for AAA Limousine, Inc., Edmund R. Brown, President, 80 Union Avenue, and to approve the following rates: \$40 flat rate minimum Sudbury to Logan Airport; and \$40 per hour/three-hour minimum for limousine rental.

Appointments/Election Officers

It was on motion unanimously

VOTED: To appoint Republican and Democratic Election Officers for the year commencing August 15, 1986, submitted by the Republican and Democratic Town Committee Chairmen July 11 and June 3, respectively, and recommended the Town Clerk.

Utility Petitions

Present: Carol McManus, Boston Edison Company and Daniel J. Coolidge, President of the Board, Wayside Inn.

In conformity with General Laws, Chapter 166, §21 and §22, the Board considered the following Utility Petitions, noting that all appropriate abutters and Town officials had been notified and that a favorable joint communication, dated August 5, 1986, had been received from the Building and Wiring Inspectors:

UP86-12, 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:

Goodman's Hill Road - southwesterly approximately 815 feet northwest of Boston Post Road, a distance of about 33 feet - conduit.

It was on motion unanimously

VOTED: To approve Utility Petition 86-12, as described above and as shown on the following plans: "Plan for Conduit Location to Accompany Petition of New England Telephone and Telegraph Company", dated July 28, 1986; and Boston Edison Company plan entitled, "Plan of Goodman Hill Rd., Sudbury, Showing Proposed Customer Conduit Location", dated June 24, 1986.

UP86-13, 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:

Wayside Inn Road - approximately 305 feet east of Dutton Road, a distance of about 741 feet - conduit.

Wayside Inn Road - southeasterly approximately 585 feet east of Dutton Road, a distance of about 100 feet - conduit.

Wayside Inn Road - northerly approximately 580 feet east of Dutton Road, a distance of about 20 feet - conduit.

Wayside Inn Road - southwesterly approximately 580 feet east of Dutton Road, a distance of about 10 feet - conduit.

It was on motion unanimously

VOTED: To approve Utility Petition 86-13, as described above and as shown on the following plans: "New England Telephone & Telegraph Co. Outside Plant Dept. Plan of Wayside Inn Road., Sudbury, Showing Proposed Pole Conduit Location", dated July 28, 1986; and Boston Edison plan entitled, "Plan of The Wayside Inn Rd., Sudbury, Showing proposed conduit location", dated March 17, 1986; subject to a satisfactory conclusion being reached between Mr. Coolidge and Ms. McManus regarding the placement of any aboveground Boston Edison meter boxes.

UP86-14, of Boston Edison 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:

Horse Pond Road - easterly approximately 73 feet north of Jarman Road, a distance of about 5 feet - conduit.

It was on motion unanimously

VOTED: To approve Utility Petition 86-14, as described above and as shown on the following Boston Edison plan entitled: "Plan of Horse Pond Rd., Sudbury, Showing proposed customer conduit location", dated June 24, 1986.

El-Care Developers

Present: L. Christine Bassett, El-Care Corporation, John Powers, Esquire, Larry Shwartz and Lori Crockett of The Architecture Company.

At the request of the El-Care Corporation, the Board of Selectmen met with the above named persons for a presentation of El-Care's plans for the proposed retirement community housing project on property containing 22 acres at the corner of Landham Road and Route 20 (Mercury/East Sudbury Greenhouses property). The proposed community would contain 150 units comprised of one and two bedroom units and would provide multiple services to its residents. Parking would be underground for the residents, and aboveground for the employees. The minimum eligible age for the applicants would be fifty-five. Nursing-home facilities would not be provided, but they would be guaranteed at the Weston Manor Nursing Home. Applicants who have pets at the time of initial residency in the community could retain the pet but not replace the pet.

Mr. John Powers advised that 50% of the area would be open space and 50% of the units would be one bedroom units. There would be cable provided, eliminating any unsightly antenna receivers on the roof; shops constructed within the complex will be for the use of the residents only.

Mr. Powers advised that Warrant articles, identified as A, B and C, had been submitted by petition to the Board of Selectmen to enable this project to go forward, with the request that these articles be included in the Warrant for the September 25th Special Town Meeting and noted that the question of acceptance is before the Selectmen under another agenda item this evening.

After further discussion the Board thanked El-Care for their presentation, and indicated they would take the matter under advisement.

Sanitary Landfill

Present: Highway Surveyor Robert A. Noyes and Health Director Michael J. Sullivan.

The Board met with Highway Surveyor Robert A. Noyes and Board of Health Director Michael J. Sullivan to discuss matters relative to the Sanitary Landfill, including annual authorization for use of the Sanitary Landfill, the question of amending Landfill Rules and Regulations relative to fees and use, and cited violations.

By way of a letter dated August 5, 1986, Mr. Noyes and Mr. Sullivan forwarded a response to the Department of Environmental Quality Engineering addressing the Notice of Violation dated July 10, 1986. Each item was responded to with explanations or with proposed corrective measures.

Chairman Frost advised that the Board through the Executive Secretary would submit a letter to the DEQE concurring with the communication dated August 5, 1986 from Messrs. Noyes and Sullivan regarding the landfill.

Following discussion, it was on motion unanimously

VOTED: To continue negotiations in accordance with the above letter to the Department of Environmental Quality Engineering; to amend the Sanitary Landfill Rules and Regulations to allow implementation of the fee schedule for Rolloffs and trucks that dump at the landfill site as recommended in Mr. Noyes' letter of July 7, 1986 to the Selectmen, to change the hours of Landfill operation to 8:00 a.m. to 3:00 p.m., Tuesday through Saturday, and to limit the disposal of tires by residents at the landfill to two tires per trip.

It was noted that the Selectmen did not accept the Highway Surveyor's recommendation to charge for a vehicle permit for residents.

It was on motion further

VOTED: To authorize the Sanitary Landfill Agent/Highway Surveyor to use the Sand Hill site situated on the northerly side of the Boston Post Road for operation of a sanitary landfill, specifically excluding the stockpiling of salt unless preventative measures are taken to prevent leachate breakouts, in accordance with a plan entitled, "Town of Sudbury, Massachusetts, Sanitary Landfill Plan, Operational Plan Number Five, Sheet 3 of 3", dated August 12, 1980, showing proposed 1982 disposal area, and subject to approval by the Board of Health; and to further authorize the use of a portion of the southwest quadrant for the Wayland/Sudbury Septage Disposal Facility; said uses subject to renewal on or before July 1, 1987.

Sudbury resident Robert A. Grierson, owner of RG Trucking at 11 Great Road stated that, in his opinion, the town should consider using a transfer station now in either Haverhill or Worcester and save the space that is left at the landfill for backup and for use for disposal of items that transfer stations will not accept. The Executive Secretary asked Mr. Grierson if he would join an appointed local group to study this problem. Mr. Grierson indicated he would.

The Executive Secretary stated that he felt the most important situation that Sudbury had to deal with at this time was the landfill.

Site Plan Special Permit Application 85-293-2
Paris Realty Trust (for Chiswick Trading Company)
490 Boston Post Road

Present: Andrew D. Magee, Rizzo Associates; Theodore Pasquarello, Chiswick Trading/Paris Realty; David Galler and Sho Ping Chin, David Galler Associates, Architects; Fred King, Schofield Brothers; Chiswick Park, Project Coordinator Frank M. Vana; Edward Kreitsek, Design Review Board; Health Director Michael J. Sullivan; Route 20 Task Force Member Gilbert P. Wright; and interested citizens Joseph and Mary Gumlak and Katherine Abrams.

Chairman Frost convened a public hearing to consider Site Plan Special Permit Application #85-293-2 of Paris Realty Trust (for Chiswick Trading Co.), for property located at 490 Boston Post Road, Map K07, Parcels 1, 2A, 2AB, 2I, 2CA, and 2, zoned Limited Industrial District #1. This is a resubmission of site plan for a one-story, 125,750 square foot building for light industry, research and development use approved by the Board of Selectmen on February 10, 1986, to conform with new bylaws passed by the 1986 Annual Town Meeting.

Executive Secretary Richard E. Thompson noted receipt of the Attorney General's approval, dated July 31, 1986, of the new amendment of the Town's Zoning Bylaw, stipulating the concerns which must be considered in its application.

Executive Secretary Richard E. Thompson stated that all appropriate Town officials and abutters had been notified and noted for the record, by reference, all additional communication received on this subject since the last approval on February 10, 1986, as follows:

- from Chiswick Park's Project Coordinator Frank M. Vana dated July 31; from the Building Inspector dated August 8; from the Town Engineer dated July 30; from the Planning Board dated August 1; from the Conservation Commission dated August 7; from the Fire Chief dated August 1 and August 8; from the Board of Health dated August 7; from the Design Review Board dated August 6; from the Route 20 Task Force dated August 7; and the "Hydrogeologic and Soils Investigation and Assessment, Coatings Engineering Corporation, Sudbury, Massachusetts" dated July 1986, prepared by E.C. Jordan Company, Portland, Maine.

Mr. Thompson also noted correspondence related to various zoning issues related to the site from the Board of Appeals addressed by Town Counsel, and from John Drobinski addressed by the Building Inspector.

Mr. Frank Vana provided the Board with information for tonight's hearing. Some of his comments are as follows:

The proposal is to construct a 125,750 square foot building which will be used to handle the expansion of several of the five companies currently operating in the Chiswick Park facility. The companies are involved in light assembly and distribution, research and development - and recreational activities as allowed in "Limited Industrial" zones as defined in the Sudbury zoning bylaws.

The location of the proposed project is a 26-acre parcel located at 490 Boston Post Road, bordered on the west by the Raytheon Company, north by Chiswick Park, south by Star Market shopping complex and the B. P. Sousa garage, and on the east by the Colonial Spirits package store.

Chiswick's current location is the former site of the Sudbury Skating & Tennis Club. Chiswick is a national catalogue, phone order, wholesale packaging and office equipment distributor.

The original site was prepared for two ice hockey rinks and subsequently required the construction of the largest single leaching

field in Sudbury with a capacity of over 7800 g.p.d. There will be no new system required for the proposed expansion.

The 125,750 square foot expansion will have 10% of the space allotted to an office support system and will include 141 parking spaces, with a total building coverage of 18.2% of the 26-acre site and a total impervious coverage of 40.1% of the site. This will leave 60% open space.

Chiswick has conducted a thorough study of the area and met all requirements and suggestions proposed by the Conservation Commission and the Order of Conditions was issued on October 4, 1985.

Although not a contributor of contaminants to the site, Chiswick is obliged to address the issue and has conducted a series of tests under the direction of the Department of Environmental Quality Engineers, Board of Health, Environmental Protection Agency and the Army Corps of Engineers. Under their auspices Chiswick will work to monitor and remedy the situation before, during and after construction. Mr. Pasquarella has committed himself both personally and financially and the result will be a clean-up long before public funding becomes available.

The differences between this plan and the one already approved are as follows:

- 1) The height of the building has been reduced from 20 feet to 16 feet.
- 2) The building size has been reduced from approximately 129,000 square feet to 125,750 square feet.
- 3) The square footage of wetland being incurred upon has been reduced from 4800 square feet to 4300 square feet.

Chiswick will continue to meet with the newly formed Design Review Board.

The Route 20 Task Force has asked that Chiswick refrain from making a curb cut until it has concluded its study and reports to the Selectmen this fall. Chiswick agrees to this request.

Chiswick will pledge cooperation in any serious attempt to gain access to Union Avenue through the industrial area that has the backing of all responsible boards and agencies and engineering design to assure safe passage which does not exist at this time.

Chiswick will grant a walkway easement along the nearly 1000 feet of Route 20 frontage. It is possible that Raytheon and Chiswick will cooperatively fund construction of such a walkway.

Selectman Wallace stated that his main concern was the protection of the wells in Sudbury. He referred to statements made by a former member of the Board of Health, Dr. Richard Stevens, during a February 10, 1986 meeting of the Board of Selectmen and communicated to Mr. Pasquarella, President of Chiswick Trading, Inc. in a letter dated February 20, 1986. Dr. Stevens

suggested that if any proposal for construction is considered on this site, the three following actions should be initiated:

- 1) extensive studies to determine the extent of contamination;
- 2) sources of contamination must be found and eliminated; and
- 3) clean-up must be done rapidly in order to prevent danger to Town wells.

Selectman Wallace also referred to the August 7, 1986 communication from the Board of Health to the Board of Selectmen, wherein Board of Health Director Michael J. Sullivan stated that it was the Board's position that conditional approval of this site plan will preclude the issuance of a building permit until the necessary geo-technical, toxicological, and engineering studies are completed and a comprehensive abatement plan is approved by the Board of Health and DEQE.

Mr. Wallace stated that the Board of Selectmen should also be included in the approval of the abatement plan.

Selectman Wallace referred to a letter dated August 1, 1986 from the Planning Board to the Board of Selectmen wherein Planning Administrator Lee Newman states that the Planning Board recommends that before any activity takes place at the Chiswick site, a complete and thorough hydrogeological study, health and safety program, and contaminant fate program should be completed; and also that these studies should include:

- 1) address off-site contaminant migration
- 2) determine vertical and horizontal flow patterns
- 3) determine the levels and locations of contamination on the site
- 4) determine hydraulic gradient across the site
- 5) assess the subsurface geology
- 6) assess the behavior of the site hydraulics under static and pumping conditions of the Raymond Well Field
- 7) determine if the site is a recharge zone to the Raymond Well Field
- 8) determine the impact of construction activities on-site and off-site hydraulic gradients and contaminant transport
- 9) design and install effective remedial system for both no build and build scenario

Mr. Wallace stated that in his opinion this portion should read before any "building permit" is issued rather than before any "activity" takes place. He agreed in full with the remaining contents of the letter and felt they should be adhered to. He also cautioned that we should be careful not to make even one mistake where our water is concerned.

Selectman Donald, concerned that the on-site roadway may become a cut through, asked about a gate that might be installed to be opened and closed as needed by Raytheon Company or Chiswick Trading Company. Selectman Donald stated she agreed with the concern of Health Director Michael J. Sullivan and Fire Chief Michael C. Dunne in their letters to the Board of Selectmen, dated August 7, and August 8, respectively, that no underground storage of fuel or hazardous material should be allowed and the aboveground storage of hazardous materials shall be prohibited.

Residents Katherine Abrams and Mary Gumlak asked who would be responsible to oversee that Chiswick accomplishes all the items that it is directed to do. Health Director Michael J. Sullivan responded that locally, the Board of Health would be responsible; also, that DEQE would be monitoring the situation to assure that Chiswick complies with the General Laws, Chapter 21E, and whether or not Chiswick was responsible for the current contamination, it would be responsible for the clean-up of it.

Ms. Gumlak asked who would be responsible for any contaminants that might leach onto the site after construction was completed. Selectman Wallace replied that the owner of property is always the responsible party.

Ms. Gumlak asked Mr. Vana about the proposed Route 20 curb cut. Mr. Vana replied that eventually this has to happen. On many occasions there is a freight train unloading at the lumber store which is actually blocking the exit of any Chiswick people to Union Avenue. If there ever were an emergency situation, there would be no way for entrance or exit of a vehicle unless access to Route 20 were provided.

Route 20 Task Force member Gilbert P. Wright expressed concern about the proposed curb cut at Route 20. Selectman Donald advised him that Mr. Vana had already stated that Chiswick has agreed to wait until the Route 20 Task Force completes their study and reports their findings to the Board of Selectmen.

As reported in a communication dated August 6, 1986, Design Review Board Chairman Edward Kreitsek reported that his committee had conducted a regular meeting at which the petitioner and his design and program associates presented the details of the proposed Chiswick Site Plan on the Boston Post Road. As a result of this presentation, and after discussion, the Design Review Board submitted recommendations for changes that should be incorporated in the site plan, as follows:

- 1) Indicate on the site plan the impact of landtaking and widening of the Boston Post Road (per the current DPW Plan) as it would affect the building setback requirements, the landscaping between the Post Road and the building, the drive entering the Post Road and the consideration of relocated overhead utility lines as they may limit height and proposed type of landscaping.

- 2) Provide a more detailed "close-up" design of the area in the vicinity of the proposed entry from the Post Road. Consider adding selected plantings to enhance the appearance and to "soften" the image as seen from the Post Road.

- 3) Provide a loam berm (consistent with nondisturbance of the adjacent wetlands), along the southerly and southeasterly sides of the building with appropriate landscaping to cause the building to appear to blend more subtly into the grade of the site.

- 4) Revise the Landscape Plan to propose more substantial plantings between the southwest corner of the building and its westerly property line.

- 5) Require that, at the time of rough grading after construction, and prior to actual planting of landscape material, the landscape contractor will stake out the proposed landscaping and review this with representatives of the

Design Review board before actual planting. (This will give the Design Review Board an opportunity to evaluate the landscaping plan in the real world of the building being erected, consideration of new grades, remaining existing flora, exposure, etc.) No radical changes or substantial additions to the approved Landscape Plan will be introduced by the On-Site, As-Built evaluation by the Design Review Board.

6) Revise the Site Plan to indicate granite curbing, instead of bituminous berm, for a portion of the entry drive from the Boston Post Road to some depth of reasonable transition to bituminous berm, as proposed by the landscape and construction architects.

7) For the landscaping shown on the easterly side of the entry drive, change the plan to indicate all-season screening to break up and partially shield the view from west-bound traffic on the Boston Post Road looking into the "U" of the loading dock area. This is to be accomplished by consideration of evergreen plantings on an additional row easterly of the presently shown line of deciduous trees, or if wetlands consideration makes this nonfeasible, to substitute clumps of evergreen trees among the deciduous shown on the Site Plan to provide the desired visual partial barrier. Alternatives to achieve this objective may be submitted by the petitioner.

8) The materials and decorative features presented on the facade of the southerly face of the building (facing the Boston Post Road) are considered to make a "Declaration" of a contemporary, industrial image structure that is inconsistent with most of the nearby buildings on the Boston Post Road and is at variance with the Design Review Board's interpretation of the image that the residents of Sudbury would like to see developed and extended along the Boston Post Road. The Design Review Board recommends that a mandatory change be introduced requiring that the facade material on the southerly face and southeasterly corner of the building be redesigned with the use of different facade material. The Design Review Board recommends that the redesign must employ conventional red-tone brick, with appropriate treatment of the fenestration and associated breaks in the face of the building.

Chairman Frost stated that the word "mandatory" used in the Design Review Board's letter of August 6, 1986 should not be part of the final vote or decision.

After further discussion, Executive Secretary Richard E. Thompson recommended that the Board of Selectmen approve the Site Plan Special Permit Application #85-293-2 and direct Town Counsel Paul L. Kenny to draft a decision.

It was on motion unanimously

VOTED: To approve the Site Plan Special Permit Application #85-293-2 of Paris Realty Trust (for Chiswick Trading Co.), for property located at 490 Boston Post Road, Map K07, Parcels 1, 2A, 2AB, 2I, 2CA, and 2, and that Town Counsel be instructed to draft a decision and present it to the Board of Selectmen for their August 25, 1986 meeting. This decision shall take into consideration the Design Review Board letter of August 6, 1986, comments by Selectmen Wallace and Donald regarding the Planning Board letter of August 1, 1986 and in particular correspondence as recorded by the Executive Secretary.

Kestrel Ridge Conservation Restriction & Drainage Easement

It was on motion unanimously

VOTED: To approve and accept interests in land, being a Conservation Restriction and a Drainage Easement, given by Roger K. Kane, Jr., Trustee of R.K.K. Realty Trust on property located on the north side of North Road, as shown on "Definitive Subdivision Plan of Kestrel Ridge in Sudbury, Mass.", dated May 14, 1986, and revised August 5, 1986, drawn by Colburn Engineering, Inc.

Resignation/Council on Aging

It was on motion unanimously

VOTED: To accept the resignation of Berthe L. Lessard, dated August 1, 1986, from the Council on Aging, effective immediately, and to direct the Executive Secretary to send a letter of appreciation to her for her past services.

Appointments/MetroWest Affordable Housing Subcommittee
MetroWest Transportation Subcommittee

Following receipt of correspondence dated August 1, 1986 from Planning Administrator Lee Newman, it was unanimously

VOTED: To appoint, in conjunction with the Planning Board, Jo-Ann Howe, 15 Intervale Road, as representative to the MetroWest Affordable Housing Subcommittee for a term to expire April 30, 1987; and it was further

VOTED: To appoint, in conjunction with the Planning Board, Sally Trimble, 118 Peakham Road, as representative to the MetroWest Transportation Subcommittee for a term to expire April 30, 1987.

Reappointments/Youth Commission

Following receipt of correspondence dated August 6, 1986 from Sudbury Youth Commission Chairman Neal A. Shifman, it was unanimously

VOTED: To re-appoint Neal A. Shifman; Rosalyn J. Drawas; Linda M. Manjarrez; Nancy L. Guilmartin; Juvenile Officer William B. Carroll, ex-officio member; Wayne Ogden, Representative of the Lincoln-Sudbury Regional High School; and Joan McKenna, Representative of the local schools, to the Youth Commission for terms to expire April 30, 1987.

Council on Aging/Grant Application

Following discussion, it was unanimously

VOTED: To confirm the signing on July 30, 1986 by Chairman Frost of an application by the Council on Aging to the Massachusetts Executive Office of Elder Affairs for a FY1987 Formula Grant Application in the amount of \$2,224 for providing recreational programs and payment for an outreach worker for the elderly.

Minutes

It was unanimously

VOTED: To approve the minutes of the regular session of July 21 and the minutes of the special meeting of August 4, 1986.

Donation/Council on Aging Van

It was unanimously

VOTED: To accept on behalf of the Town, \$47 in miscellaneous donations to be deposited in the Council on Aging Van Donation Account, and authorize the Council on Aging to expend the same for purposes of operating and maintaining the Council on Aging van.

Stop Signs Concord Road and Pantry Road

It was unanimously

VOTED: That the Traffic Rules and Orders of the Town of Sudbury, adopted by the Board on September 12, 1941, and subsequent amendments thereto, be and are hereby amended as follows:

By adding at the end of Section 8 in Article VII, OBEDIENCE TO ISOLATED STOP SIGNS, the following location:

"Eastbound drivers on Concord Road at Pantry Road", and it was further

VOTED: That the Traffic Rules and Orders of the Town of Sudbury, adopted by the Board on September 1, 1941, and subsequent amendments thereto, be and are hereby amended as follows:

By deleting from Section 8 in Article VII, OBEDIENCE TO ISOLATED STOP SIGNS, the following location:

"Southbound drivers on Pantry Road at Concord Road".

Signs For Voter Registration

Following receipt of a request dated August 11, 1986 from Town Clerk Jean McKenzie is was unanimously

VOTED: To authorize the use of small "A"-frame signs located at the Junction of Fairbank Road and Hudson Road; Common - junction of Hudson and Concord Roads; entrance to Longfellow Glen; North Fire Station; and the Town Hall Common (one day only for each location) for the purpose of encouraging residents to register to vote.

Meeting/Arthur D. Little, Inc.

Executive Secretary Richard E. Thompson advised the Board that a nucleus of Town Staff met with representatives of Arthur D. Little, Inc. on July 23,

1986, concerning its possible purchase of the Sperry property on Rt. 117 in Sudbury.

Sudbury River Diversion - Massachusetts Water Resources Authority Board

The Board acknowledged that they received a copy of correspondence, dated July 25, 1986, from L. Meixsell of the Sudbury Planning Board to the Massachusetts Water Resources Authority Board regarding the Sudbury River diversion and water supply management.

Letter to Ms. Gogolin

The Board acknowledged that they received a copy of correspondence, dated July 23, 1986, from Executive Secretary Richard E. Thompson to Ms. Linda Gogolin regarding the possible appointment of a Youth Counsellor in Sudbury.

Special Town Meeting

Present: Town Moderator Thomas G. Dignan

Following discussion it was on motion unanimously

VOTED: To acknowledge receipt of finalized Planning Board articles as follows:

- 1) Amend Bylaws, Art. IX,V,A - Special Regulations: Site Plan Special Permit
- 2) Amend Zoning Bylaw, Art. IX,I, General - Definitions

It was further unanimously

VOTED: To open the Special Town Meeting Warrant and accept petition articles as follows:

- 1) Amend Zoning Bylaw, Art. IX,III,A & IV,B & V,A & V,C - Retirement Community Special Permits
- 2) Amend Zoning Bylaw, Art. IX,II,A & II,C & IV,B, & V,A, & V,C - Retirement Community Districts
- 3) Amend Zoning Bylaw, Art. IX,II,C - Create Retirement Community District No. 1

It was further unanimously

VOTED: To refer the above five zoning bylaw amendments to the Planning Board for its hearings and reports, in accordance with G.L.c.40A, s.5.

It was further unanimously

VOTED: To close the Special Town Meeting Warrant.

It was further unanimously

VOTED: To approve finalized Selectmen's articles and reports: Bylaw re Ch. 640; Bylaw re Ch. 308, Water District Easement, and Retirement Fund.

Upon recommendation of Moderator Thomas Dignan, in the interest of expediting Town Meeting, and following review of the list of articles for the 86STM, the Board approved the following for the consent calendar:

- Validate Votes
- Conservation Fund
- Conservation Maintenance
- High Department Roof Repair
- Water District Easement - Well #9, Raymond Road
- Accept. Ch. 640 of the Acts of 1985, Licenses and Permits Subject to Payment of Unpaid Taxes
- Create Bylaw re Ch. 640 of the Acts of 1985
- Accept. Ch. 308 of the Acts of 1985
- Create Bylaw re Ch. 308 of the Acts of 1985
- Combine CTA and LRCEC

After further review and discussion, the Selectmen ordered the Warrant for the September 25, 1986 Special Town Meeting.

The Board noted that the Planning Board intends to withdraw article(s) relative to landscaping in Historic Districts which had been submitted in bookmark form.

Mr. Thompson advised that there will be a Warrant Review on September 22, 1986.

Will of Harry Rice

The Board discussed correspondence, dated August 7, 1986, from Sudbury Historical Society Chairman Albert M. Weatherby regarding the terms of the will of Mr. Harry Rice. The Board requested the Executive Secretary to follow-up on the matter as it relates to the Town building a museum to house the Harry Rice Indian artifacts collection.

Executive Session

At 11:05 p.m., it was on motion by roll call unanimously

VOTED: To go into Executive Session for the purpose of discussing expenditures from the Charity Fund.
(Chairman Frost, aye; Selectman Donald, aye; Selectman Wallace, aye.)

The Chairman announced that Public Session would not reconvene following the Executive Session.

There being no further business to come before the Board, the meeting was adjourned at 11:10 p.m.

Attest: _____
Richard E. Thompson
Executive Secretary-Clerk