

IN BOARD OF SELECTMEN
WEDNESDAY, APRIL 8, 1987

Present: Chairman Anne W. Donald and David A. Wallace.

The statutory requirements as to notice having been complied with, the meeting was called to order at 7:00 p.m. in the Library of the Lincoln-Sudbury Regional High School.

Minutes

On motion of Chairman Donald, it was unanimously

VOTED: To approve the regular session minutes of April 1, 1987, as amended, and the executive session minutes of April 1, 1987, as drafted.

Appointment of Police Matron

Upon the recommendation of Police Chief Peter B. Lembo by letter dated April 3, 1987, on motion of Chairman Donald, it was unanimously

VOTED: To appoint Diane McKeone, 7 Oak Street, Wayland, as a Police Matron for a term to expire April 30, 1988.

Precinct Boundary Changes

The Board reviewed letter dated April 1, 1987, from Town Clerk Jean M. MacKenzie, requesting authorization for implementation of precinct changes that resulted from the 1985 State Census.

Executive Secretary Richard E. Thompson recommended said request and further recommended the Town Clerk be requested to notify the registered voters who will be affected by these changes at an appropriate time and in an appropriate manner.

Subject to rewording of the vote, if necessary, by Town Counsel, it was on motion of Chairman Donald, unanimously

VOTED: To authorize and direct implementation by the Town Clerk of precinct boundary changes resulting from the 1985 State Census, as approved by the Board of Selectmen September 30, 1985, to be effective for all future elections including the March 8, 1988 Presidential Primary and the March 28, 1988 Annual Town Election.

Chapter 689, Acts of 1986--Changes in Traffic Regulations

The Board reviewed letter dated March 9, 1987 from Robert T. Tierney, Commission of the Department of Public Works for the Commonwealth, outlining the provisions of Chapter 689 of the Acts of 1986, which law goes into effect on April 7, 1987, giving cities and towns greater flexibility and responsibility in installing signs and signals on town ways, with certain noted exceptions; and memorandum dated March 30, 1987, from Assistant Town Counsel David Doneski clarifying the changes in the General Laws governing such traffic regulation by municipalities. Attorney Doneski was present to answer further questions.

Inter-line Item Transfers - Engineering

The Board reviewed cost estimates for Engineering Department equipment and renovations, from the Engineering Department dated April 6, 1987, in the amount of \$1,839.53, and from the Supervisor of Town Buildings dated April 3, 1987, in the amount of \$7,800, as more particularly described in the following vote.

Upon motion of Chairman Donald, it was unanimously

VOTED: To approve the inter-line transfer of \$1,839 from 502-110 Engineering Salaries to 502-510 Equipment; and to approve the inter-line transfer of \$7,800 from 502-110 Engineering Salaries to 502-310 Maintenance; and authorize the Chairman to sign said transfer.

Paris Realty Trust (Chiswick) Landscape Plan

The Board reviewed letter dated April 7, 1987 from David Galler Associates, Inc., Architects, to Building Inspector Joseph Scammon, informing him that the landscape plan for the Chiswick Park Project (property of Paris Realty Trust, 490 Boston Post Road), submitted on March 27, 1987 for Building Permit approval, has incorporated all of the Design Review Board's recommendations.

After review and approval by the Zoning Enforcement Agent (on April 8, 1987), Executive Secretary Thompson recommended approval of the landscape plan, but suggested the plan be submitted to the Design Review Board for confirmation that all agreed-upon requests have been complied with.

Upon motion of Selectman Wallace, it was unanimously

VOTED: To approve the landscape plan for property of Paris Realty Trust (Chiswick Trading Company), 490 Boston Post Road, pertaining to Site Plan Special Permit Application 85-293-2, submitted by David Galler Associates, Inc., Architects, on March 27, 1987. The Board shall withhold signing, pending submission of a copy of said plan by Executive Secretary Thompson to the Design Review Board for their comments.

Town Meeting Adjournment Dates/Regular Meeting of the Selectmen

The Board discussed the various scheduling problems of the Town Meeting and the Board's regular meetings during the next few weeks due to religious holidays and school vacations.

After discussion, it was on motion of Chairman Donald, unanimously

VOTED: To take a position at Town Meeting that the adjournment date should be Monday, April 27, 1987; and further to withhold the scheduling of interim regular meetings of the Selectmen until the adjournment date for Town Meeting is established.

Camp Sewataro

Chairman Donald submitted to the Board a copy of a letter dated April 4, 1987, she received from Camp Sewataro, which letter had been sent to neighbors of Camp Sewataro explaining its reasons for filing a preliminary subdivision

plan for single-family homes. Chairman Donald expressed her sorrow in this action having to be taken, but stated she understands Sewartaro's position, in that it must protect the investment in their land from possible future town re-zoning and regulations.

Article 28

Executive Secretary Thompson reported that he has received a number of telephone calls regarding Article 28. He stated that he hopes Town Meeting would be able to address this Article on the next adjournment date (which date was later confirmed to be April 27, 1987).

Articles 31 and 32 - Longfellow Road Parcel

Selectman David A. Wallace stated that with regard to the Longfellow Road parcel, there were a number of abutters who wanted to turn that property over to the Conservation Commission. Town Counsel Paul Kenny stated such action could not be accomplished because of the specific wording of the Article; i.e., "...for the purposes of sale...". Attorney Kenny suggested that the Town could simply take no action upon transfer of the land for purpose of sale and the Town may then put it on the Warrant for next year's town meeting for transfer to the Conservation Commission. Selectman Wallace opined that doing so could open the property to become an extension of the Greenwood Club.

Executive Secretary Thompson indicated that the property would hold two houses and pointed out that the selectmen may negotiate with anyone for sale. He further stated that Assistant Assessor Dan Loughlin proffered a figure of no less than \$320,000 for each building lot. Selectman Wallace stated that he would like to see some flexibility regarding any action to be taken on this property.

Article 22A - Meeting With Industrial Development Commission and Planning Board

Present: Kenneth Ritchie and Joseph Dudrick of the Industrial Development Commission; Jack Hepting of the Finance Committee; Lael M. Meixsell, Morton Brond and Russell Kirby of the Planning Board; and Town Planner Lee Newman.

It being 7:30 p.m., Chairman Donald called to order a joint meeting with Industrial Development Commission and the Planning Board to discuss Articles 22A and 22B relative to Research District #1 (Sperry Land, etc., Downzoning).

At the outset, Morton Brond stated, and it was agreed by all present, that it is critical that all departments present a unified front at the Town Meeting with regard to proposed buildable square footage.

Executive Secretary Thompson informed those present that the Board of Selectmen's reasons for using the figure of 1,934 square feet were as follows: (1) One thousand nine hundred thirty-four (1,934) square feet was the original recommendation of the Town Planner given to the Executive Secretary; (2) a similar zoning in Concord, off Route 62, is more intense. This Concord district utilized a traffic study and allows 3,000 square feet per acre for office space, and 6,000 square feet for warehousing; (3) on this subject property, at the 1959 Special Town Meeting, the Planning Board's Report (not comments by Sperry), mentions, "The ultimate area of the building is expected to be 100,000

sq. ft." Executive Secretary Thompson explained the Planning Board was talking about valuation of the building and expected tax receipts for the town, not ultimate coverage of the lot; (4) one million plus square feet could be built on the property at present. Two hundred fifty thousand square feet is a more reasonable downzoning than 127,000 square feet. A more reasonable downzoning would withstand any future appeals or legal challenges by the property owner; and (5) Executive Secretary Thompson believes that the Finance Committee supports 250,000 square feet.

Lael M. Meixsell of the Planning Board stated that he tends to prefer the number of 967 sq. ft. proposed by the Planning Board. He acknowledged this figure may not be the best, but it would allow the Town additional time to determine what would be the best for the Town's interests, to preclude the filing of a subdivision plan which would "grandfather" a higher density than might be desired.

Russell Kirby of the Planning Board supported Mr. Meixsell's position and further stated that until the traffic study is completed, and input from other sources evaluated, it would be better to approve a lower figure which could be raised at another Town Meeting, rather than have to come down from a higher figure.

Morton Brond of the Planning Board also favors the lower figure. Mr. Brond stated that he believed that to allow a large square footage would make the traffic on Route 117 untenable. He further stated that allowing a larger facility to be built on the property is not an option necessarily acceptable to people in that area.

Ken Ritchie of the Industrial Development Commission disagreed with the lower figure, and stated the 1,934 sq. ft. proposed by the Board of Selectmen would provide a more viable piece of property for prospective businesses. He stressed that it is important to the Town to have that property occupied, and he did not believe the larger figure would create much more traffic.

In an effort to attain unanimity, Morton Brond of the Planning Board recommended to his fellow board members and to those present that all agree upon a 50/50 split on the difference, which would be a fair compromise that would allow the Article to be presented at Town Meeting with the unanimous support of those present.

Joseph Dudrick of the Industrial Development Commission expressed his opinion that he feels the Town is at a critical juncture with regard to this property, and his biggest fear is that nothing will happen at Town Meeting to amend the zoning provisions.

Executive Secretary Thompson reiterated the Board's reasoning for the larger figure; but he agreed that a split figure would be the best compromise for all.

Mr. Kirby stated that the Planning Board arrived at the lower figure of 967 square feet because it wanted to allow the opportunity for some expansion, but wants to wait until the traffic study is completed before determining a higher figure. He expressed his feeling that he does not want the Town to experience once again what happened with the Route 20 expansion.

Mr. Brond stated that taking the figures of 1,934 square feet proposed by the Board of Selectmen, and 967 square feet proposed by the Planning Board, a 50/50 split would amount to 1,450 square feet.

After further discussion, it was

VOTED: To present the figure of 1,450 square feet as the allowable gross square footage of building area per acre, under Article 22A, Amend Zoning Bylaws, Art. IX,IV--Intensity Regulations Research Districts; and further, that, if the traffic study and data from other sources show the gross square footage should be greater or less than this amount, the Board of Selectmen, the Planning Board and the Industrial Development Commission will propose such an amended figure jointly for future town meeting action.

(Board of Selectmen: Chairman Anne W. Donald, Aye; Selectman David A. Wallace, Aye. Planning Board: Lael M. Meixsell, Aye; Morton Brond, Aye; Russell Kirby, Aye. Industrial Development Commission: Kenneth Ritchie, Aye; Joseph Dudrick, Aye.)

In consideration of the Town Meeting commencing this evening and there being no further business to come before the Board, the meeting was adjourned at 8:00 p.m.

Attest: _____

Richard E. Thompson
Executive Secretary-Clerk