

IN BOARD OF SUDBURY SELECTMEN
EXECUTIVE SESSION
TUESDAY, SEPTEMBER 25, 2018

Present: Chairman Robert C. Haarde, Vice-Chairman Daniel E. Carty, Selectman Patricia A. Brown, Selectman Leonard A. Simon, Selectman Janie Dretler, Town Manager Melissa Rodrigues, and Town Counsel Jonathan Silverstein.

The statutory requirements as to notice having been complied with, the meeting was convened at 6:30 p.m. in the Lower Town Hall.

Executive Session

Chairman Haarde motioned to open the meeting, and the motion was seconded.

It was on motion unanimously

VOTED: To enter into Executive Session to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (Sudbury Station), pursuant to General Laws chapter 30A, §21(a)(3). Continue in executive session to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body (Melone and Broadacre).

Chairman Haarde stated that in negotiations the Town offered Quarry North Development a decrease from 333 units to 250 units. He explained that Quarry North countered that offer to 262 units, and 212 of those units would be market value rental units, and 50 units would be 40B rentals.

Town Counsel Silverstein stated that calculations demonstrated that the developer would need 247 market value units, to make money, and the Town would like to change the mix to allow for safe harbor.

Town Manager Rodrigues added that the Town would like 95 affordable units at the proposed development.

Chairman Haarde commented that re-zoning would allow the developer to obtain a Special Permit in order to have a 20% affordable housing ratio.

Town Manager Rodrigues stated that there would be another related meeting scheduled for tomorrow. Chairman Haarde stated that he would try to increase the affordable number at tomorrow's meeting with the developer. Town Manager Rodrigues added that such increase could be mandated when considering a LIP Agreement.

Selectman Brown asked about a LIP agreement. Town Manager Rodrigues replied that a LIP is a friendly 40B development. Chairman Haarde compared the affordable units at the Meadow Walk development.

Town Manager Rodrigues informed the Board that the traffic count task began at Melone and projected student capacity was approved without the need for re-districting. She included that more progress is being made.

Chairman Haarde stated that a development agreement would be ready for Special Town Meeting on October 15.

Selectman Simon noted that there was a higher number of subsidized units proposed for Sudbury Station. Chairman Haarde acknowledged that was true, and because Sudbury Station was a more desirable location, the unit prices were higher. Vice-Chairman Carty agreed that the higher market value supported the increase of affordable units with that development. Selectman Simon stated that 100 affordable units at the Quarry North development would be ideal, and suggested that an increase to a total of 272 units could assist in increasing the affordable number of units.

Selectman Dretler asked if there was clear access to land and the clean-up at the Melone property. Chairman Haarde responded that the government is still monitoring the clean-up. Town Manager Rodrigues said that she would contact the Health Department in this regard.

Selectman Dretler inquired about the Rte. 117/128 construction ramp. Town Manager Rodrigues stated that she would get more information about the ramp at tomorrow's meeting. She added that the meetings with Quarry North have been very congenial.

Vice-Chairman Carty commented that there is some confusion about the two related moving parts to the project, and people might ask how much litigation monies are in question. Town Manager Rodrigues answered \$240,000.

Town Manager Rodrigues stated that the Town is currently in negotiations regarding the Broadacres property and the owner wants \$5.5 million, but she thought that they might agree to \$5.3 million. She added that no public announcements can be made at this time because the topic is still in the negotiation stage, and that a Purchase and Sale Agreement would be drafted today.

It was on motion unanimously

VOTED: To close Executive Session and resume in Open Session.

There being no further business, the meeting adjourned at 7:00 p.m.

Attest:_____

Melissa Murphy-Rodrigues

Town Manager-Clerk