

**Sudbury Finance Committee  
Meeting Minutes  
May 23, 2016**

**ATTENDANCE**

**Finance Committee Members Present:** Susan Berry, Chair, Fred Floru, Vice Chair, Jeff Atwater, Jeff Barker, Adrian Davies, Tammie Dufault, Jose Garcia-Meitin, Bryan Semple

**Also Present:**

Susan Iuliano, Vice Chair, Sudbury Board of Selectmen, Chris Morely, Planning Board, Dan Carty, Planning Board, Jody Kablack Director of Planning and Community Development

**CONVENE:**

The meeting was called to order at 7:36 p.m., by Chairman, Susan Berry in the Flynn Building, 278 Old Sudbury Road, Sudbury, MA 01776

**ITEM 1: Introduction of New Member**

Chairman Berry welcomed new Finance Committee member, Tammie Dufault. Ms. Dufault, stated that she has lived in the town of Sudbury for 13 years. She spoke briefly about her participation on the various committees she has served on.

**ITEM 2: Presentation - STM Articles 1, 2, and 3**

Chairman Berry introduced this article and welcomed Planning Board Members, Chris Morely and Dan Carty, as well as Jody Kablack Director of Planning and Community Development to present the following Special Town Meeting Articles:

- Article 1. Amend Article IX, The Zoning Bylaw, Section 4700, Mixed-Use Overlay District
- Article 2. Master Development Plan Approval
- Article 3. Acquisition of Land, Grants of Easements - Boston Post Road, Fire Station No. 2

Mr. Morely presented an aerial view of the former Raytheon site on Boston Post Road. This area that is being considered for redevelopment for a mixed-use overlay district. Mr. Morely noted that the Planning Board will host a public hearing and forum on Wednesday, May 25, 2016 from 6:30 to 8:00 pm at Town Hall.

Mr. Morely described the area for which town meeting members would need to vote to amend the zoning bylaw relative to this area. This area includes 35,000 additional square feet of retail

space, a memory care facility and an age restricted condominium development.

Ms. Kablack recapped prior studies and planning history. Ms. Kablack stated that the goal is to create more of a 'Main Street' feel, increase pedestrian usability, and spur revitalization of under-used commercial property. Ms. Kablack described limitation of existing zoning. Ms. Kablack also described what new zoning would allow. Ms. Kablack stated that the new zoning would require 4/5 vote of the Planning Board and 2/3 vote of Town Meeting as well as a Development Agreement. A lengthy discussion then followed on assessments.

Mr. Morely pointed out that the retail space, condominiums, and memory care are a positive net flow to the town of Sudbury and these are the items that voters will consider on June 13.

Ms. Kablack outlined benefits of the Master Development Plan. Ms. Kablack also outlined Town Boards that have been working on this and Town approvals that are needed. A discussion followed on cost, particularly per student costs associated with the 40B Development.

### **ITEM 3: General Business**

Approve Meeting Minutes

#### **Motion and Vote**

Joan Carlton moved and Fred Floru seconded the motion to approve the minutes of the February 10, 2016 meeting as submitted.

**The motion carried. The vote was 7 yes, 1 abstention.**

#### **Motion and Vote**

Fred Floru moved and Jose Garcia-Meitin seconded the motion to approve the minutes of the February 11, 2016 meeting as submitted.

**The motion carried. The vote was 7 yes, 1 abstention.**

### **Transfers**

There were no transfers.

### **Other Business**

Chairman Berry stated that the next Finance Committee meeting has been moved up to June 6<sup>th</sup> because of Special Town Meeting on June 13<sup>th</sup>. Chairman Berry stated that Finance Committee members will vote the Articles at the June 6<sup>th</sup> meeting

### **Preparation for Reflections on FY16**

Vice Chairman Floru stated that every year Finance Committee members participate in a survey that gathers information on

their role as Finance Committee members. Vice Chairman Floru stated that members are welcomed to participate this year. He added that he would like to have responses back before June 6<sup>th</sup>. Mr. Floru also added that he would present the results at the June 6<sup>th</sup> meeting.

**ITEM 4: Town Meeting Recap**

Chairman Berry stated that topics that might have come out of the Finance Committee deliberations for Town Meeting or Town Meeting itself might be scheduled for agenda items for future meetings. Discussion followed.

**ITEM 5: LSRHS Regional Agreement**

Chairman Berry stated that she would suggest that the Finance Committee wait to deliberate this item until the Board of Selectmen have had a chance to review this item as part of their review of their goals.

**ITEM 6: Selection of Members to Serve as Chair and Vice Chair**

**Motion and Vote**

Fred Floru moved and Bryan Semple seconded the motion to nominate Susan Berry as Chairman of the Finance Committee.  
**The motion carried. The vote was unanimous.**

**Motion and Vote**

Bryan Semple moved and Tammie Dufault seconded the motion to nominate Joan Carlton as Vice Chairman of the Finance Committee.  
**The motion carried. The vote was unanimous.**

**ITEM 7: Meeting dates and July meeting quorum**

A brief discussion followed on this item. It was determined that there will be a quorum for this meeting on July 11. The purpose of this meeting is to vote end of the year transfers to close out the finances.

**ITEM 8: Liaison Assignments**

**Motion and Vote**

Bryan Semple moved and Tammie Dufault seconded the motion to approve Liaison Assignments per discussion.  
**The motion carried. The vote was unanimous.**

**ITEM 9: Public Comments**

There were no comments

**ITEM 10: Adjournment**

**Motion and Vote:**

**Fred Floru moved and Bryan Semple seconded the motion that the May 23, 2016 Finance Committee meeting adjourn at 10:03 p.m.**

**The motion carried. The vote was unanimous.**

Next scheduled meeting is Monday, June 6th at 7:30 PM in the Flynn Building.

*Respectfully Submitted: Cheryl Gosmon, Recording Secretary*