

**Board members in Attendance constituted a Quorum:**

Chris Morely, Lisa Eggleston, William Keller, Marianne D'Angelo,  
William Cossart, Associate Member, Jody Kablack, Town Planner  
Meeting called to order by Chairmen Keller at 7:40 PM

**Reconvene Hearing on Willis Hill II**

Chairman Keller read off the new submissions to the file: Site Evaluation done by Thomas Land Surveyors dated June 12, 2000. Memo to Board from Town Planner dated June 22, 2000. Letter from Bridget Hanson of the Conservation Commission dated June 27, 2000. Letter from Mr. Quirk to the Walkers dated June 27, 2000 and Letter from Town Engineer to Town Planner dated June 28, 2000.

**Applicant's Presentation** - Mr. Tom DiPersio of Thomas Land Surveyors reviewed Town Planner's comments. Conventional Plan met perimeter requirements and upland wetland ratios were met. Flexible Development Plan has same information. No other changes made to plan since last meeting on May 31, 2000.

Driveway grades on existing houses will have to change. Until the final street grade is determined the exact change is not known. Applicant has letters from both owners that give permission to regrade their driveways.

**Board Questions**

Chairman Keller asked what the pros and cons were of the steeper grade. Higher grade (9.2%) would mean less regrading of current driveways. Lesser grade (6-8%) would mean more fill needed and driveways would be regraded farther back into the property. More cost associated. About \$7,000-\$8,000 for the road fill. Plus additional fill for the driveways. The homeowners would have a better transition with the lesser grade but the steeper grade would disturb their property less and look better at the edges of the roadway.

Would grade changes affect the drainage configuration (No.)

Widow's Rites Lane has a 10% grade at Wyman Drive. Cascade catch basin grates on the slope would make sense.

The northern house would be at the steepest part of the grade. Have any grading plans been done? (Posted contours on plan are 25' off the right of way.)

Currently 4 houses that are not part of this subdivision access on the proposed subdivision road (2 on Cudworth and 2 on Willis).

Lot 9A is at issue with the Sudbury Conservation Commission. This is a surprise to Mr. Quirk. Carr research is preparing a Notice of Intent. Mr. Quirk still needs to meet with the Commission.

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Plan does not include the sight distance at Cudworth (Looking north it is 350'. Looking south it is 202 ft. The speed on this road (25 mph) requires 200'. All site distances are unencumbered)

### **Public Comment & Questions**

Todd Richmond 183 Willis- when does the Conservation Commission become involved? (Filing is separate and generally simultaneous with Planning Board Hearings). The signed letters that are presented, are they from the newest owners of the properties? (Yes)

Town Planner-there are still items missing from plan.

Upland lot are calculations for some lots. (It is included in the upland measurement.)

Town Engineer has not seen the 9% grade and 25' leveling area plan.

Issue with Parcel A triangular piece. Will this be included in lot 8? (Yes)

Chairman Keller explained that it was better not to close the hearing until after the Conservation Commission hearing had proceeded. A plan showing the 9.25% grade should also be drawn up with a revised profile. The revised plan should also show the detention basin area as a separate measurement.

Todd Richmond-What is a the detention basin and impact of the drainage easement? Drainage easement would include a subsurface pipe that leads to a "dish" in the ground that catches water during major rain events. It is revegetated and holds water only during the event. It acts as a spillway to lead the water to the wetland. Brownstone Lane has a similar situation. Summerfields is a dry basin.

Katie Miller, Willis Road- Where can we find the materials about this development? (Town Planning Office)

Chairman Keller negotiated an extension of the application deadline until September 10, 2000 with the developer.

Motion to continue Public Hearing on Willis Hill II to August 2, 2000 at 7:30 PM. -L. Eggleston

Seconded-C. Morley

No Discussion

Unanimous

**Public Hearing closed at 8:35 PM**

### **MetroWest Growth Management Committee**

Presentation by John Schneider, Executive Director

Mr. Schneider has been with the committee about three months. He was a Legislative Aide to Barbara Gardiner prior to that and worked as a facilitator between towns. He would like to see Sudbury get more involved with the committee. The Committee has monthly meetings. Typical agenda includes a topic speaker for the first hour and then community exchange for the second hour. After a meeting a recap news letter will be issued. The Committee also facilitates a Planners Roundtable and acts as a clearing house of information on regional growth and its impact on the towns involved. There are

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active task forces including transportation and the Web site is almost ready. A Bicycle map is one result of the task force projects and is very popular. A public transportation map is in the works. The Regional Open Space map needs updating. The second Wednesday in March is the Legislative Caucus.

The Board will appoint someone to represent them at future meetings.

### Board Projects and Priorities-Update

Town Planner provided a list of current and future projects for the Planning Board.

**Finish Master Plan**-The goal is to have this completed by the end of summer. Board will vote to adopt it.

**Zoning Bylaw**-Meeting on June 29. Various board representatives have been meeting for the last year on this. Selectmen have hired a consultant to rewrite the bylaws. Now, representatives need to review the consultant bylaws and customize them to Sudbury's needs. Update at a later meeting.

**Walkway Committee**-Committee is still active. There will be a presentation on July 18, 2000 at Town Hall at 7:30 PM from the Northeastern Representative of the Rails to Trails Conservancy. About 2000 feet of walkway will be built in the next year with the \$150,000 from Town Meeting. Raymond Road easements are verbally agreed on by the property owners. Maynard Road easements are being worked on this summer. It is important to get some good visible work accomplished with the money that was voted on this spring to keep the project's momentum strong.

**Review Survey Results**-The town wide Master Plan survey was discussed in relation to the projects of the Board.

**Infill Development**-Town Planner presented a memo to the board with details of past infill developments. Email from Marianne D'Angelo also discussed. Site Plan Review might be an option for handling these in the future.

**Land Use Policies**-Ongoing project to review these policies in relation to Master Plan.

**Fall Town Meeting**- Maynard's request for Zone II protection for part of their aquifer area that is partially in Sudbury will need to be presented. All the information had been provided by the town of Maynard.

### Other Business

**Quaker Lady Release of Bonds**-Town Engineer recommends the release of the bond Motion to Release Bond of \$57,840 on Quaker Lady Lane to Barberry Homes. -L. Eggleston

Seconded-C. Morely

No Discussion

Unanimous

### Fairbank Estates –Endorse Plan

Motion to endorse plan for Definitive Subdivision called Fairbank Estates L. Eggleston

Seconded-C. Morely

No Discussion

Unanimous

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### **ANR Plan**

Wellen Construction Plan to divide one lot into two lots at the corner of Raymond Road and Warren Road. Motion to endorse ANR Plan. –C. Morely

Seconded-L. Eggleston                      No Discussion                      Unanimous

### **Discussion of ZBA Petitions**

Motion to support application of ESS Sudbury Athletic Academy. This proposed use of the land is consistent with the Master Plan and a low impact use of the parcel. The recreational use of this parcel is one that the board endorses. The Board takes no position on Item 1 (Newkirk).- M. D'Angelo

Seconded Chris Morely                      No Discussion                      Unanimous

### **Litigation Update**

Paul Kenny will give a litigation update at the next Board Meeting.  
Brimstone Lane will have another hearing on July 11 in Framingham.

Approve Meeting Minutes

Motion to Approve Meeting Minutes from March 13 and 29, 2000 and April 5 and 26, 2000.- C. Morley

Seconded-M. D'Angelo                      No Discussion                      Unanimous

**Next Planning Board meeting is July 11, 2000-Note this is a Tuesday**

**Meeting adjourned 10:50 PM**