

PRESENT: William J. Keller, Jr. (Chairman), William Cossart (Associate), Marianne D'Angelo, Elizabeth Eggleston, Christopher Morley, Carmine Gentile, Jody Kablack (Town Planner)

The meeting was called to order at 7:35 p.m..

Willis Hill II – Continue Public Hearing

PUBLIC PRESENT: Carole Lamond, Sudbury Town Crier; Robert D. Quirk, developer; Gerald Cournoyer, attorney; Lawrence Maroni

New correspondence from D. Dineen, Conservation Commission and abutters Todd and Susan Richman was read by the Town Planner.

The Town Planner updated the Board on unresolved items: the Board is still waiting for legal documents from the abutters and Conservation Commission assurance that Lot 9 is buildable. Mr. Quirk responded that the legal documents containing language re: sight easement and construction activity for the driveways has been delivered to the abutters. The Conservation Commission has requested additional mapping to include the ANR lots on Willis Road and Kendra Drive lots, so the plan as prepared is not adequate.

On Motion duly made and seconded it was unanimously

VOTED: To continue the Willis Hill II Public Hearing to September 27, 2000 at 8:00 p.m.

Willis Hill Progress Report

Mr. Quirk has talked with DPW Director Bill Place regarding the ANR lots on Maynard Road. He has begun restoration of lots A,B and C, and a common drive will be proposed for lots E and F. Fifty trees have been planted in the subdivision, and dying trees will be replaced. Mr. Quirk proposed infrared patching of the rough spots in the roadway, areas of unraveling will be redone and curbing will be replaced where necessary. Mr. Keller noted that Bill Place has suggested a full overlay, and the Board will consult him regarding the substitution of infrared patching for repaving.

Zoning Bylaw – Continue Public Hearing

PUBLIC PRESENT: Ralph Tyler, Carole Lamond

Mr. Keller reported that the Board of Selectmen has voted not to proceed with the article for the October Special Town Meeting, but they have set a deadline to complete the project by December 31, 2000. The Planning Board will hold a number of hearings on the bylaw prior to that date to address portions of it in-depth.

Questioning the reason for this delay, Mr. Cossart was told that there has been criticism that there was not ample opportunity for public review and comment. Ms. Eggleston remarked that in addition to public hearings, the Board needs to get information out to residents through the press.

Mr. Tyler did not understand why some changes are being made. He believes that only those sections that have been flagged as needing change should be revised. He thinks a “red-line” version of the bylaw, showing the changes, should be available. He thinks the article will be voted down if such a document is not provided.

The Planner described what the contract between the Selectmen and consulting attorney Mark Bobrowski contains, gave a brief history of the number of meetings and time involved in the project, and listed the active participants.

Mr. Tyler said all wording changes should be included in the Town Meeting Warrant. He gave the example that the height of buildings creates a loophole in the Research District. Participants in the revision process should look for such loopholes and areas of potential litigation.

On Motion duly made and seconded, it was unanimously:

VOTED: To close the public hearing on the Zoning Bylaw revisions.

Mr. Gentile and Mr. Cossart left the meeting at 8:35 p.m.

Woodside Subdivision (Dutton Road) Bond and Lot Release

On Motion duly made and seconded it was unanimously:

VOTED: To set the bond for Woodside Subdivision at \$14,000.00.

On Motion duly made and seconded it was unanimously:

VOTED: To release lots 1-3 from the Covenant.

Hamblin Estates – Bond Release

On Motion duly made and seconded, it was unanimously:

VOTED: To release the Performance Bond on Hamblin Estates.

No maintenance bond is necessary because it is a private road.

Minutes for Approval

On Motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes from the following meetings:

June 28, 2000

July 11, 2000 (regular session).

The July 11 Executive Session minutes will be distributed for a future vote.

Zoning Bylaw

The October 12, 2000 multi-board meeting will be held as scheduled.

Sudbury Athletic Academy

The Town Planner will draft a Letter to the Editor in support of the Academy, to be reviewed by the Board.

On Motion duly made and seconded, it was unanimously

VOTED: To recommend approval of Sudbury Athletic Academy ZBA Petitions numbers 00-32, and 00-33 for Special Permits for recreational use and for work in a flood plain.

There being no further business, the meeting was adjourned at 9:05 p.m.

Minutes taken by J. Kablack