

Present: William J. Keller, Jr. (Chairman), Lisa Eggleston, Christopher Morely,
Michael Hunter, Michael Fee, Eric Poch (Associate), Jody Kablack (Planner)

The meeting was called to order at 7:45 p.m.

Town Meeting Articles

Scenic Road Bylaw

The Sudbury Historical Commission has signed an article prepared by the Town Planner. The Board discussed the pros, which included better control over aesthetics, and the cons which included additional workload. It was emphasized that private property is not affected. The article only deals with resources within the Town right-of-ways. It is consistent with the Master Plan. A joint presentation with the Historical Commission was encouraged for Town Meeting.

On motion duly made and seconded, it was unanimously:

VOTED: To submit the Scenic Road Bylaw to 2003 Annual Town Meeting.

Sign Bylaw

Incremental changes to the sign bylaw include:

- Changed definitions
- Size of signs increased (up to 75 square feet maximum); tied to amount of street frontage
- Channel lit letters to be allowed
- Allow small window signs
- Revisions to size and location of freestanding business signs

No changes to A-frames or freestanding signs were proposed. The question was raised, how will this help businesses who are complaining when their building is behind another building; signage is ineffective. Changes will not address this issue. The Planning Board will send bylaw changes to interested businesses and encourage them to resolve specific issues with the Design Review Board and the Zoning Board of Appeals.

On motion duly made and seconded, it was unanimously:

VOTED: To sign a bookmark article to submit to 2003 Annual Town Meeting.

Water Resource Protection District, Impervious Surface

The Board discussed the draft article. Jody Kablack and Lisa Eggleston will work on revised language.

On motion duly made and seconded, it was unanimously:

VOTED: To submit a bookmark article for 2003 Annual Town Meeting.

Zoning Board of Appeals Petition – 42 Candy Hill Lane

Douglas Zingale, applicant, described the proposal to request a variance for frontage to create a new building lot by dividing an existing 5.32 acre parcel into 2 lots. He decided to request a variance due to onerous requirements under subdivision control. He had been counseled by a builder to do this. He was aware that the turnaround at the end of Candy Hill Lane would still be an issue. The applicant thought a good compromise would be to construct a circular drive for the house to use as a turnaround. He believed an easement would be granted over a turnaround.

Bill Keller: Doesn't think he would support the application due to precedent. It appears the applicant is trying to avoid Planning Board review to create a subdivision.

Lisa Eggleston: Why not address a circular driveway within the context of a subdivision? Planning Board members did not remember much animosity during previous discussions. The Board was surprised to see a variance application. They were anticipating a subdivision plan.

On motion duly made and seconded, it was unanimously:

VOTED: To take no position on the variance application for 42 Candy Hill Lane.

Use Table, Industrial District

On motion duly made and seconded, it was unanimously:

VOTED: To submit article to 2003 Annual Town Meeting.

Incentive Senior Development

On motion duly made and seconded, it was unanimously:

VOTED: To bookmark for 2003 Annual Town Meeting.

Hampshire Street Easement

On motion duly made and seconded, it was unanimously:

VOTED: To submit to 2003 Annual Town Meeting.

Omnipoint Water Resource Special Permit

On motion duly made and seconded, it was unanimously:

VOTED: To extend the time for filing the decision to 2/15/03.

Dakin View

On motion duly made and seconded, it was unanimously:

VOTED: To extend the completion date of the subdivision improvements to 12/11/03.

On motion duly made and seconded, it was unanimously:

VOTED: To reduce the bond amount for Dakin View to \$75,000.00

Lawhorn Subdivision

On motion duly made and seconded, it was unanimously:

VOTED: To extend the deadline decision until 4/19/03.

Goodnow Farm – Camperdown Lane

On motion duly made and seconded, it was unanimously:

VOTED: To set the bond amount for Goodnow Farm at \$62,000.00.

On motion duly made and seconded, it was unanimously:

VOTED: To conditionally accept the surety bond in the amount of \$62,193.63

On motion duly made and seconded, it was unanimously:

VOTED: To conditionally release the lots from covenant subject to receipt of bond.

ANR

Applicant: Trask, Inc., Twillingate Lane – to change lot lines

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR Plan of Land for Trask, Inc. as submitted.

Annual Report

The Board signed the report for the Annual Town Report.

There being no further business to discuss, the meeting adjourned at 10:30 p.m.