

Present: William Keller, Jr. (Chairman), Marianne D'Angelo, Michael Hunter,  
Christopher Morely, Michael Fee (Associate), Jody Kablack (Planner)

Absent: Lisa Eggleston

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

**Mercury Estates Definitive Subdivision – VOTE DECISION**

Tom DiPersio, Thomas Land Surveyors, was present on behalf of the applicant.

The Board reviewed the draft decision prepared by the Town Planner.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Definitive Subdivision Mercury Estates decision dated  
1/30/02.

**Sudbury Farms Parking Plan – Site Plan Recommendations to Selectmen**

The Board reviewed the parking plan for the property owned by 1776 Realty Trust. The following conditions were suggested by the Planning Board:

- The Selectmen should require removal of the parking spaces adjacent to Route 20, along the northern boundary. The expansion of a landscaped aisle, 20-25' in width with 20 parallel parking spaces (9'x18') should be required. This would allow for the creation of a walkway in the landscaped area for pedestrians.
- The walkway in front of the store should remain clear of seasonal products and shopping carts at all times. This is necessary to provide a safe crossing area for pedestrians.
- If the Selectmen do not require the landscaped aisle and walkway along Route 20, additional landscaping in the parking lot should be required in consideration of the proposed removal of 4 landscaped areas.
- Left turns in and out of the parking lot should be prohibited.
- Planters at the northeast corner of Sudbury Farms should be relocated

On motion duly made and seconded, it was unanimously:

VOTED: To recommend approval of the Sudbury Farms parking plan modification with the discussed recommendations to the Selectmen.

**ZBA Application: Foreign Motors, 83 & 103 Boston Post Road**

The Board reviewed the following Special Permit requests by the applicant:

1. extension of a nonconforming use (parking)
2. to allow for the sale and rental of new and used motor vehicles
3. to allow for new and used motor vehicle general and body repair
4. to allow for new and used motor vehicle light service

The applicant is also purchasing the parcel of land adjacent to Siam Gardens, in Industrial District #4.

The Planning Board voted to recommend approval of the petitions with the following conditions:

- Vehicle storage area on the western parcel should be screened from Route 20. The Massachusetts Highway facility should also be screened from view.
- Relocating the off-road track to the west or directly in front of existing building
- The Board questions the proposed amount of parking spaces; there is no reserve parking shown on the plan. A buffer should be proposed in lieu of some parking spaces.
- Will excess parking be used for vehicle storage? There should be a maximum number of vehicles allowed to be stored on site.
- Sudbury's character should be reflected in the architecture. Existing vegetation should be preserved as much as possible.
- The applicant should meet with the Design Review Board regarding signage and architecture.

**Marrone Comprehensive Permit (Carriage Lane) – Discussion**

The Town Planner updated the Board on discussions on-going during the ZBA hearings on this application. The Planning Board has been asked to make a recommendation on the revised plans submitted to the Zoning Board of Appeals.

The applicant has been before the Town for 8 months in attempt to get approval for a 16 unit condominium on 2.43 acres of land on Boston Post Road. The proposal has changed from 32 units to 16. Many of the Planning Board's previous concerns have been addressed in the revised plans. The Board continued discussion on the requirements the applicant has fulfilled. A motion was made to recommend approval and the Planning Board urges the ZBA to act expeditiously on larger items; following recommendations of the Master Plan. Further delays may jeopardize the project. The Town Planner will draft the Board's recommendation to the Zoning Board of Appeals.

### *2002 Town Meeting Articles*

#### *Research District – Lot Size*

This article is being submitted by the Planning Board at the request of Cummings Properties, owners of the former Unisys property on North Road. Myron Fox, Attorney for Cummings, spoke in support of this article. The current zoning bylaw requires a minimum of 20 acres for research, development and related uses in the Research District. There is no other minimum acreage requirement where such uses are allowed in any other zoning district. This restriction effectively prohibits research and development and severely restricts leasing capabilities in the existing Cummings building. The proposed amendment would reduce the minimum lot size to eight acres; permitting such uses in the Research District at 142 North Road. This "spot zoning" makes the zoning bylaws inconsistent. Historically, the property was used for research and development uses, which is no longer the case since the 20 acre provision was adopted. When this happened, the 25 acre property at 142 North Road was subdivided with 12 acres being sold for development as a senior residential care facility (Northwoods). The remaining 13 acres comprise the bulk of the commercial property in the Research District, but due to the requirement, no research and development type uses are allowed.

Financial reasons in support of this petition were also discussed. The assessment on the rental unit is based on income. If unable to fully tenant the building it means less taxes for the Town.

On motion duly made and seconded, it was unanimously:

VOTED: To submit the proposal to amend the Research District Lot Size to  
Town Meeting Warrant.

***Willis Hill Bond***

This article is to establish what sum the Town will appropriate for the completion of the work to be performed on the Willis Hill Subdivision, including roadways, engineering and other items requiring completion under Subdivision Rules and Regulations; said sum to be raised by transfer from the proceeds of the bond securing completion of said subdivision which was taken by the Town under its terms by the default of the developer.

On motion duly made and seconded, it was unanimously:

VOTED: To submit the proposal regarding the Willis Hill Bond. The article is necessary in order to capture the full amount of the bond estimated at over \$111,000.

***Sudbury Research Center Water Resource Special Permit – Vote Decision***

In attendance was Marc Knittle of Cummings Properties, representing attorney, Myron Fox and residents Ralph Tyler and William Wagner, who submitted a copy of their appeal to the Sudbury Board of Appeals on this property.

The Board reviewed the decision drafted by the Town Planner.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Decision for Sudbury Research Center Water Resource Special Permit dated 1/30/02 as amended.

***Town Meeting Article: Site Plan Appeal***

This article would amend Article IX, the Zoning Bylaw, section 6390A, Site Plan Review, Lapse and Appeal by replacing the last sentence in that section with the following: “An appeal from a decision of the Board of Selectmen relating to the substantive provisions of the Zoning Bylaw pursuant to section 6300 shall be taken in accordance with the provisions of G.L. c. 40A, s. 8.”.

This would correct an error in the Zoning Bylaw that inaccurately states the procedure for the appeal of Site Plan Review. Appeal of a Site Plan does not follow the regulations set forth in the current Zoning Bylaw.

On motion duly made and seconded, it was unanimously:

VOTED: To include the article for Site Plan Appeal in the Town Warrant for the 2002 Town Meeting.

Ralph Tyler inquired whether the Planning Board would consider supporting a petition for an article changing setback requirements for new building lots resulting from tear-downs. The Board encouraged Mr. Tyler to present the petition to them.

***Minutes for Approval:***

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes for 9/5/01 Regular Session, 9/5/01 Executive Session, 9/19/01, 10/3/01 and 10/17/01.

***Meeting Schedule:***

The meeting scheduled for 3/13/02 was changed to 3/6/02. Also the meeting scheduled for 3/27/02 was changed to 3/20/02.

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