

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 7:40 p.m.

Sudbury Historical Society – CPA Proposal on Indian Grinding Stone

Lee Swanson and Kirsten Vandijk were present on behalf of the Historical Society. Kirsten Vandijk, Trustee of the Historical Society gave the presentation. The Historical Society is looking for the Planning Board's endorsement to establish Grinding Stone Park. The Historical Society feels this project is consistent with the Master Plan. The concept is a 50+ year project of the Historical Society. In 1958, John Hall leased to the Historical Society a parcel of land on Greenhill Road. The lease stipulation was to keep it free and clear. The Society are lessees of the property. The main focus of the project is the preservation of a communal grinding stone on Green Hill Road; the creation a crushed stone parking area, for one or two cars and a small granite bench which would blend in with the aesthetics. The Historical Society has purchased a replacement fence with their own funds. This is a communal stone, not a tribal stone, making it much more rare and valuable. It is believed to be the only one in Sudbury. It represents the nature of Sudbury; history, character, ecology and environment. It would provide an invaluable educational tool. The park would be a pocket park; very small and would blend in with the area. No trees would be removed for the parking area except for one which is not a healthy tree. The proposal is within the easements of the area and should not be an issue with neighbors.

Michael Fee: How can the Planning Board help?

Kirsten Vandijk: By endorsing the project. The society is requesting funds from the Community Preservation Committee. Key boards such as the Planning Board would weigh heavily in the Community Preservation Committee's consideration of this project.

Mike Hunter: Are you asking the Board to sponsor it or endorse your sponsorship?

Jody Kablack: Criteria of the Community Preservation Committee is to get support of other Boards. The timeframe is very tight as the CPC meets tomorrow night.

Bill Keller: Is the stone still functional? Are demonstrations planned?

Kirsten Vandijk: Yes, it is functional. They are planning on demonstrating to the Scouts. It is more difficult to bring a classroom there. There are many historic sites in Town that are not being utilized. The Historical Society is looking to gain the support of the Historic Commission. They had attempted this very project before so she anticipates they will endorse the plan.

Christopher Morely suggested approaching Mr. Precourt for a donation of granite.

Kirsten Vandijk: Will approach him. The price for the project is now at approximately \$18,000 from a prior \$25,000.

Eric Poch: Did you say there is an agreement in place?

Kirsten Vandijk: Yes, there is a perpetual lease agreement. The Society has no notification the lease is not valid.

Attorneys on the Planning Board reviewed the lease held by the Historical Society.

Lisa Eggleston: Asked for a description of the area.

Kirsten Vandijk: It is a triangular formation, approximately ½ acre; 75' up an incline with an existing cart path.

Mike Hunter: Is the parking to be where the mailboxes are?

Kirsten Vandijk: No, would be where there is a ½ moon formation from the incline. It would be an easy area to backfill and put in crushed stone. It would be a place for 1 or 2 cars, not a parking lot.

Mike Fee: The lease is not perpetual – it is a five year lease, allowing the lessor the right to terminate independent of whether the Historical Society meets its obligations. They could give a 30-60 day notice. You may want to ask the landowner for a 99 year lease.

Lisa Eggleston: Is this a registered site with the National Historic Register?

Kirsten Vandijk: It is eligible to be.

Lisa Eggleston: If it is registered with the National Historic Register, what degree of protection does that provide?

Kirsten Vandijk: There is potential the stone could be moved.

Lisa Eggleston: It would not preserve the site?

Kirsten Vandijk: Will have to check. Demographics of the Town of Sudbury are hugely scaled to 40 something age bracket. This group of people is not concerned with the preservation of a rock as much as the interests of their property. It is very possible Historical Society may withdraw this application for this year's funds, with the intent of reapplying next year when they have had time to better prepare.

Bill Keller: Next March (2003) will end the 5 year lease.

Lisa Eggleston: Can the Town expend funds to develop on private property?

Jody Kablack: Yes, but they would question whether there is permanent protection. The potential that it may not be permanent protection may cause the project to lose priority on the list.

Lisa Eggleston: The landowner could put a restriction on that property stating it can not be developed.

Kirsten Vandijk: Will be meeting with the landowner tomorrow.

The Planning Board offered their encouragement for the project and made the following suggestions to Kirsten Vandijk for her meeting with the landowner.

1. Ask the landowner for potential donation to the Historical Society with tax benefits or for a 99 year lease.
2. Check the status on the Historical Registry
3. Look into historical preservation/conservation easement

Kayla Court Subdivision – VOTE DECISION

The Board reviewed the decision drafted by the Town Planner for Kayla Court Subdivision. The Town Planner had spoken with the applicant's attorney. The applicant owns much of the back land which is separated by a stream. Some agricultural use is allowed. The change they suggested to the decision would allow the applicant access for it.

Lisa Eggleston: It doesn't create frontage? Jody Kablack: No.

Mike Fee: The neighbors' only concern was with the speed of the construction vehicles?

Jody Kablack: Yes.

Lisa Eggleston: On page 4 would like to see the curbing details left on the plan.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the definitive subdivision decision for Kayla Court as amended.

Antique Circle Modification – Discussion

The Board was in receipt of a letter from Richard Rodman (the applicant), dated October 31, 2002, in which the applicant requested an opportunity to discuss the conditions of the decision with the Planning Board.

Bill Keller asked the Board if they had all had the opportunity to read Mr. Rodman's letter. All members had reviewed it.

Lisa Eggleston: What is the distance to the driveway at the intersection with Antique Circle from Concord Road?

Jody Kablack: 30-40' range. There was a drafting error; she used the plan on the original subdivision which had looked 80' but was not. Town Counsel advised the Board could amend the distance in the decision without filing a new decision.

Christopher Morely: This is a private driveway for one house; the Fire Chief required an 18' driveway from the intersection of Concord Road, then narrowing to 12' with 3' shoulders on each side such as has been done in other applications.

Bill Keller: If this were a new submission, we would require it be widened to 18'.

Lisa Eggleston: We did not ask for a new drainage structure?

Jody Kablack: No.

Michael Fee: Any decision the Board has made should remain. If something were not considered prior or an error was made, we are happy to change that. The substance of the decision was a very deliberate process in which we tried to fashion a solution for all parties involved. Other than it being a matter of something we missed or a clerical error, we should not be inclined to revisit the subject.

Bill Keller: Mr. Rodman, is it your intent to correct the 80' error?

Richard Rodman: That was one concern. Also, we had a question on the tree that is stated to be removed and whose responsibility that is?

Jody Kablack: Checked with the Department of Public Works and it is a street tree; the Town is responsible for its removal.

Rich Rodman: Regarding the stone wall and filling it in; the first opening and he believes also the second, are historic openings. If the intent is to prevent vehicular access, why can't it be left as is or have a wooden gate there as was before? For emergency access, a wooden gate may be more practical than having it be stone. It is not about the expense, but rather access.

Jody Kablack: The idea of a fence would be fine.

Lisa Eggleston: Is there literally a curb cut there?

Chris Morely/Jody Kablack: There is no curb there.

Lisa Eggleston: Would rather see the shoulder restored to discourage traffic from going up and over the area (people trying to turn around etc.).

Christopher Morely: Restored so it does not look like a driveway.

Michael Fee: What was our original idea? Access rather than historical or aesthetic?

Lisa Eggleston: To eliminate the possibility of another driveway.

Richard Rodman: What does the Board recommend he do?

Lisa Eggleston: Between the sidewalk and Concord Road is a shoulder – restore that shoulder somehow.

Bill Keller: The language in the decision does offer you leeway.

Christopher Morely: Whatever you do, it should look like a farmhouse wall.

Jody Kablack: Do you have anything else for the Board?

Richard Rodman: Just a comment on the issue of planting trees. He had met with the Historic District and had a very nice meeting. Initially he thought it may be double jeopardy to meet with both Boards but does not feel that way now. The process was good. The planting scheme along the stone wall may be revised.

Jody Kablack: If the Historic District approves the plan, we are okay with it.

Mr. Rodman thanked the Board for their time and help.

Hawes Farm Subdivision

The applicant asked the Planning Board to allow the plastic cultec chambers which were originally approved be replaced with precast concrete chambers for stormwater management. The Board approved the request.

Forestside Estates

On motion duly made and seconded, it was unanimously:

VOTED: To reduce the bond amount for Forestside Estates to \$48,000.00

2003 Annual Town Meeting

The Town Planner reviewed the list of potential projects for the Planning Board for the 2003 Town Meeting.

Sign Bylaw Recodification is being undertaken by member Michael Hunter who is working with the Design Review Board. He asked the other Board Members for suggestions on sign bylaws which included:

- Allowing sandwich boards to identify what stores are located in a plaza.
- Implementing a fee for temporary signs (Jody Kablack advised a fee would have to tie into the building permit). A fee on an annual basis so temporary signs could be monitored and not be put up on a permanent basis.
- More signage should be allowed on a building rather than free-standing signs
- Neon/illuminated lights should be permitted for hard to see businesses.

The two foremost Planning Board projects also discussed for Town Meeting:

1. Use Table; revise uses in Industrial Districts
2. Water Resource Protection District – amend impervious surface limitation. This could significantly help businesses; allow expansion potential. State regulations allow more than Sudbury’s 25% impervious surface with stormwater management.

The Board also discussed rezoning 344 Boston Post Road which is a split lot (in business district and abuts residential zoning) and therefore has zoning issues. Board member Michael Fee is part owner of this property and will recuse himself from rezoning discussion.

Executive Session – Land Negotiation, Cutting Property

On motion duly made and seconded, it was unanimously:

VOTED: To go into Executive Session on the Cutting Property Land Negotiation.

There being no further business to discuss, the meeting adjourned at 9:35 p.m.