

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.

Whitehall Estates II

On motion duly made and seconded, it was unanimously:

VOTED: To set the bond amount for Whitehall Estates II at \$85,000.00

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Landscape Plan for Lot 4.

The applicant will flag the buffer for inspection prior to release of lot from covenant.

The Board instructed the Planner to ask the Historic Districts Commission for their advice on architectural plans and to provide comments back to the Planning Board.

Woodside (Dutton Road) – Bond Release

On motion duly made and seconded, it was unanimously:

VOTED: To release the bond for the Woodside Subdivision.

2004 Annual Town Meeting

- Cutting
The Board agreed to revise the Warrant Report to delete "...and wildlife habitat can be left undisturbed".
The Board agreed to submit a letter to the Editor in support of the proposal;
Chris Morely will present at Town Meeting
- Signs
The Board agreed to submit a letter to the Editor. The Board voted to approve the Warrant Report on Article 45A (Freestanding Business Signs)
Mike Fee will present at Town Meeting.

- Street Acceptances:

On motion duly made and seconded, it was unanimously

VOTED: To recommend Twillingate Lane acceptance subject to rectifying pavement and drainage issue at the intersection and final approval by the DPW Director.

On motion duly made and seconded, it was unanimously:

VOTED: To recommend acceptance of Spruce Lane and Camperdown Extension subject to final approval of the DPW Director.
Bill Keller to present.

- Article 54, Scenic Roads

The Board concurs with the Historic Commission; Maple Ave. does not meet the designated criteria. The Board also feels it is superfluous to further protect trees due to development threat. State law already does that.
Bill Keller to present.

On motion duly made and seconded, it was unanimously:

VOTED: Not to recommend Article 54 approval

- Articles 17-22; Transfer of Land to Sudbury Housing Authority

On motion duly made and seconded, it was unanimously:

VOTED: To support Articles 17-22 in order to endorse process that occurred to deliver a list for creation of affordable housing at this year's Town Meeting consistent with the Master Plan.

Mike Fee to present.

Miscellaneous

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR plan for 42 Old Framingham Road.

There being no further business, the meeting adjourned at 9:15 p.m.