

Present: Michael Fee (Chairman), Lisa Eggleston, Christopher Morely
Michael Hunter, Eric Poch, Joseph Sziabowski (Associate), Jody
Kablack (Planner)

The meeting was called to order at 7:10 p.m.

Brookside Farm

Mike Fee called the hearing to order and listed the new file documents since the last hearing:

- 1) Memo dated July 5, 2005 from Timothy Paris, Sullivan, Connors & Associates regarding "Upland Area" of lots; and
- 2) Memo dated July 7, 2005 from Timothy Paris, Sullivan, Connors & Associates regarding plan revisions.

Jody Kablack noted that she has gone over the Petitioners comments on the draft decision and has incorporated them into the decision the board will be reviewing tonight. Major changes to the revised decision include:

- 1) Provision to create Lot 10, which will be donated to the Town for conservation purposes. The Board wants to ensure that Lot 10 is donated, as they have based their waivers on protection of this valuable open space. The Lettery's want to insure that they are able to donate the lot for charitable purposes and receive a tax deduction. This condition will be reviewed by Paul Kenny and David Wallace prior to filing the decision with the Town Clerk.
- 2) Provision for allowing the irrigation well(s) within the Open Space and the irrigation lines within the road right-of-way, and the easements that will be required.
- 3) Explaining the Board's interpretation of the minimum lot area and upland area for lots with wetlands.
- 4) Clarifying the requirements and responsibilities within the perimeter buffer easements.

Several other minor modifications were also noted.

On motion duly made and seconded, it was unanimously (4-0):

VOTED: To approve the Definitive Cluster Subdivision Decision dated July 13, 2005 with amendments discussed this evening.

Confirmatory Release of Covenant, Hawes Farm

An error was made in the recording information on the original Release. A new Release has been prepared for the Board's signature.

On motion duly made and seconded, it was unanimously (4-0):

VOTED: To approve the revised Confirmatory Release of Covenant for the Hawes Farm subdivision.

Joint Meeting with Board of Selectmen

Present: Michael Fee (Chairman), Lisa Eggleston, Christopher Morely, Michael Hunter, Eric Poch, Joseph Sziabowski (Associate), Jody Kablack (Planner), John Drobinski, Bill Keller, Larry O'Brien, Maureen Valente (Town Manager)

The purpose of the meeting is to work on issues that affect both boards. Impetus for the meeting comes from the Selectmen's goal setting session in June, 2005. The Planning Board communicated that wastewater on Route 20 was the town's most critical issue, and requested further guidance and direction from the Selectmen on addressing the issue. The meeting began with a review of the Selectmen's goals that relate to the Planning Board. Ms. Valente noted that there is limited staff to work on issues, so we must prioritize these issues jointly. Ms. Valente asked Lisa Eggleston to update the group on the activities of the Wastewater Technical Advisory Committee.

The 2001 Needs Assessment prepared by Weston & Sampson identified the need for centralized treatment of wastewater particularly in the central business district, from approximately Mill Village to Shaw's Plaza. The biggest issue they have faced is where to put the wastewater. Both DEP requirements and the hydraulic capacity of the soils have been challenging. The TAC has tried to find a piece of land that is proximate to the business district, but has been unsuccessful. All the potential properties in the Weston & Sampson report have been reviewed and nothing fills the need for the central district.

The DPW facility on Old Lancaster Road is the most current prospect. The soil testing done so far indicate good soils, and there would be no acquisition cost. A second round of testing is still needed. There is a silt layer down about 20' that would need to be removed, which will require extensive excavation and tree removal. Given the distance from the business district, there are more costs involved if this property is used for disposal.

The TAC has not limited its search to town lands, but has also looked at parcels offered to the Town, and others that have come up for private sale. It is Ms. Eggleston's opinion

that nothing south of Route 20 will work due to proximity to the town wells. Being in Zone II is not a limiting factor, since the entire town is within the same watershed.

Hooking up to MWRA is probably not feasible, but she is looking into that with DEP and contacts at MWRA.

Another feasible property is the Clark property that is now owned by Paul Cavicchio. No soil testing has been done, but historical data suggests it might be feasible.

All the other properties investigated have been eliminated for technical reasons, not political.

Ms. Valente asked Eric Poch to update the group on the work of the Citizen's Advisory Committee. Mr. Poch stated that they had looked into funding options, but it was difficult to undertake until they knew the costs, and how they would be allocated. There are 3 basic ways to fund: 1) everyone pays (tax levy); 2) betterment charge by use; and 3) betterment by potential use (anyone who fronts on the sewer line would pay). The CAC also looked into how a system would be owned and managed, either by the town or the Sudbury Water District. One consideration is that the SWD can levy taxes (similar to the town), but they have not done so for many years.

A few further thoughts:

Zoning must be established prior to, or at the same time, as the establishment of a sewer district. The zoning must bear a relationship to the densities that we are contemplating.

If Town Meeting action is needed, we will need a sales job. Documentation of all prior efforts will be necessary, and also a vision of what we could have had or can have.

Raytheon is not interested in sharing its wastewater plant with the Town.

The Board's then made a list of action items and prioritized them. One item, to identify the top stakeholders, has been completed. These will be the business people who worked on the Business Improvement District in 2003.

By September 15, 2005:

1. Craft a message to the business community from the Town Manager/Board of Selectmen to convey the intent of the town on pursuing the wastewater issue.
 - Solicit input from businesses
 - Ask them to prioritize how important wastewater is to them
 - Ask them what their wastewater disposal costs are now
(Jody K.)

2. Document the parcels that have been evaluated and reasons for elimination. Include color coding for reasons for elimination for easy identification (physical, political, ownership, proximity, etc)
(TAC)
3. Create a list of potential properties town wide, irregardless of distance, ownership, or political issues. Base the list solely on acceptable physical properties for wastewater disposal.
(TAC)
4. Continue to investigate the MWRA option.
(Lisa Eggleston)
5. Monitor the Wayland Business Center. This may affect Sudbury's commercial base.
(John Drobinski)
6. Craft a public message with a vision for why we need to centralize wastewater in the central business district. Include information on current problems (business attraction problems, large systems with problems, etc), environmental impacts of doing nothing, potential to relieve residential tax burden, potential to create a better downtown.
(Jody Kablack)

Other action steps that are longer term/lower priority, but need to be addressed on the wastewater issue:

1. Keep the option of using the military training ground as a disposal site open.
2. Hold onto Bushey property, as it may fill a wastewater need for the western section of the business district.
3. Work on zoning the business district to incorporate wastewater – housing, density, streetscape, uses.
4. Board of Selectmen must determine legally, how far the Town will be willing to go to install sewers, both politically and financially.
5. Have discussions with business owners facing the toughest situations.
6. Investigate whether the Wayland/Sudbury septage facility can play a role.
7. Continue education efforts to the public, businesses and the Chamber of Commerce.

The Boards then discussed other projects that will benefit from their combined efforts (and worked on by the Town Planner and Town Manager), and prioritized them.

High Priority

- Wastewater on Route 20
- Historic Town Center
- Traffic lights on Route 20 (all projects in proximity to Route 20 should be urged to make contributions to traffic improvements)

Medium Priority

- Mahoney property planning
- Walkways
- Housing

Low Priority

- Ponds & Waterways (this will be done by ConCom and Park & Rec)
- Rail Trail (moving along on its own)
- Gravel pit planning
- Bushey property
- Pocket parks

Traffic Management and balancing financial contributions from applications to direct them to the most worthy causes, were put on hold.

Everyone agreed that meetings like this were productive and should be done on a regular basis.

The meeting was adjourned at 9:30 p.m.