

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

Meeting called to order at 7:30 p.m.

Grouse Hill Preliminary Incentive Senior Development – *Vote Decision*

The Board discussed the need for a preliminary decision which primarily guides the development of a Definitive Plan. Several changes were made to reflect guidance document as opposed to an approval. The Board also discussed a waiver of walkways.

Price:

The Board considered an analysis of price restriction. The consensus of the Board was to allow the total price, including upgrades to be in the low to mid \$500,000's for a 4 person household.

The Board will allow upgrades but instructed that they be kept very general.

The Board also wants a traffic analysis with the adjacent roadways added for volume count.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Preliminary Decision for Grouse Hill Incentive Senior Development as amended.

CPC Proposals

Sudbury Housing Authority Proposal for purchase of affordable condos for subsequent rental. Beth Rust was present for the SHA.

This proposal is to purchase 6 units developed under 40B housing. The Housing Authority will ask the Zoning Board to set aside units for purchase as rental units at a price of \$60,000/unit. It will be a 3 year proposal. The benefits of creating rental versus homeownership are:

- SHA certifies incomes annually and will keep the units for the neediest
- The Housing Plan identifies a need for rental units
- It provides housing for needier households where incomes are generally less than homeownership (less than 80% of Boston Area Median Income)
- Experience in tenant management

The Sudbury Housing Authority is seeking Planning Board support on this article.

On motion duly made and seconded, it was unanimously:

VOTED: To support the Sudbury Housing Authority article to purchase 40B units for rental units.

Plympton Road – Scenic Road Changes

Jody Kablack reviewed the chronology of events. The Historical Commission was asked to speak with the contractor. The Town Planner asked the contractor to stop work and file the application with the Planning Board. The application request to alter approximately 250 linear feet of existing stone wall was received and added to the agenda. The Town Planner reviewed the Scenic Road Bylaw.

Lynn McLean (Historical Commission):

The purpose of the bylaw is to preserve character. In many instances the Commission does not want the walls changed.

Mike Fee: Photographs indicate the new wall is very similar character to the old wall. This proposal seems to meet the criteria of informal procedures.

On motion duly made and seconded, it was unanimously;

Voted: To grant the request as it is maintenance of an existing wall and thereby of a limited and temporary nature, and will be completed within 90 days.

Sudbury Meadows (40B Proposal)

The Board agrees with the items in the Town Planner's memo dated Nov. 23, 2005. In addition to the memo items, the Board requested:

- Final architecture plans for review, all sides of structures
- Keep pavement width at 24'; safer ingress, better on street parking
- Visual cues to enhance safety - street lamp, signage
- Town Engineer's review of the drainage system
- Support sprinklers

On motion duly made and seconded, it was unanimously:

VOTED: To recommend the Zoning Board of Appeals approve the application for the Sudbury Meadows Comprehensive Permit with the recommendations discussed.

Community Preservation Committee Proposals

The Board went back to the discussion on the proposals for 2006 Town Meeting.

Wayside Inn

The Board unanimously voted to support this article. It is consistent with the Master Plan. Study work should be available to the Town. The survey should be compatible with the Town's GIS system.

Carding Mill Pond Harvesting

The Board unanimously voted to support this article. This is also consistent with the Master Plan. The Board recognizes Hop Brook pond system and encourages the support of efforts to improve it. It is the opinion of the Board this Pond is integral to historic character in Sudbury.

Park and Recreation project submission for Lincoln Sudbury Regional High School Community field and track: The Board took no position.

The Planning Board voted to support the Municipal Housing Trust article.

Brookside Farm

On motion duly made and seconded, it was unanimously:

VOTED: To set the bond amount at the estimate of the Town Engineer and to conditionally release the lots upon receipt of a cash bond in the amount determined by the Town Engineer.

142 North Road

On motion duly made and seconded, it was unanimously:

VOTED: To extend the timeframe for subdivision improvements to June 30, 2006.

Ledgewood Subdivision

On motion duly made and seconded, it was unanimously:

VOTED: To reduce the bond being held in escrow for the Ledgewood Subdivision to \$42,000.00.

Willis Hill II Subdivision Update

The Town Planner updated the Board on the status. Once again, the developer, Robert Quirk, has sorely disappointed the Board and residents with his failure to live up to his guarantee. The last discussion the applicant agreed to the completion of improvements to Kendra Lane by November 15, 2005 pursuant to agreement with neighbors and conditional of the Willis Hill II Modification approval. It had been explicitly represented by the applicant that he would comply. Unfortunately, this is not the first time the applicant has breached his commitment. The Board wants it rectified immediately and states they are far less likely to take any future word of this applicant. The Board is prepared to revoke the subdivision due to the violations incurred. The Town Planner was instructed to send a letter to the applicant.

The meeting was adjourned at 10:45 p.m.