

Present: Michael Fee (Chairman), Lisa Eggleston, Joe Sziabowski (Associate),
Jody Kablack (Planner)

Absent: Michael Hunter, Christopher Morely, Eric Poch

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

A quorum was not present.

Grange Hall – Site Plan Recommendations to Selectmen

Jody Kablack recused herself from the discussion.

Present for the Sudbury Foundation was Rich Davison, Derry Tanner and Susan Iuliano.

Rich Davison: The Sudbury Foundation was approached by the Grange for a foundation grant to assess their building. It was architecturally and historically assessed. A brief history of the Grange was given, dating back to 1897. The Sudbury Foundation needed a building and the Grange needed financial support. The Foundation did a feasibility study on the building and proposed to the Grange the restoration of the building and free use of the building if they could purchase it. Non-profit Town groups could use it as well. It was in discussion for 3 years. Kevin Latardy did a feasibility study. In September of 2005, the Foundation signed a Purchase & Sale with the Grange with the Town lease/easement of a small portion of property approved at Town Meeting this year. It now needs site plan approval from the Selectmen as well as approval by the Design Review Board, the Historic Districts Commission, Board of Health and the Fire Chief in order to take title to the building. They are hoping to begin construction by August. The sketches for the renovation and proposed addition were shown. Included in the plan is a proposed elevator in the lobby of the first floor. The second floor will have a small kitchenette and storage area. The proposed addition to the back of the building (east elevation) will go beyond the main building wall.

Lisa Eggleston: Are you eliminating the south side entrance door?

Rich Davison: Yes, a window will be put in. The new entrance design will have handicap access. The upstairs front part of the building will not have changes other than fire exit doors. They will also be restoring the vent on the roof. A path between the Grange and the First Parish will be discussed. The front steps will stay the same with a gradual curbing in the front. One new freestanding sign will be put up by the entrance in front and there will also be a directory sign. One tree will need to be removed (Norway Maple) on Concord Road. A scenic road public hearing is scheduled for that. They do not want to block the building so there will not be much landscaping in front. Depending on the Town Center project, a walkway will be installed between the Grange and the Town Hall. They are committed to this walkway on Concord Road to the parking lot. Bill Place has recommended adding handicap spaces in back which they can do.

Joe Sziabowski: The curbing could present a hazard for people coming from lower Town Hall to utilize those spaces.

Rich Davison: The Design Review Board did not like the proposed entrance, opining it was too formal. They have changed it to a shed design to accommodate their recommendation. The Design Review Board also wanted to move 2 windows, which the Foundation will not do for expense reasons. They are meeting with the Design Review Board immediately after this meeting concludes with the revisions.

Lisa Eggleston: With a shed roof design, splitters are required.

Derry Tanner: There will be cooper splitters. The Design Review Board will also comment on the proposed lighting. It consists of wood post fixtures to illuminate the free standing sign and matching ones on either side of the driveway.

Lisa Eggleston: Where is the dry well?

Rich Davison: On the backside of the building by the proposed landscaping/curbing.

Mike Fee: What is the long term lease with the Town for?

Rich Davison: The lease is for a 2,500 square foot area, very small, which was approved at Town Meeting. The proposed addition is to be 649 square feet.

Lisa Eggleston: Likes the use of existing spaces and finds the proposed usage complimentary.

Rich Davison: The staff parking will not change and meeting space will be similar to existing.

Lisa Eggleston: Particularly likes the pedestrian access.

Mike Fee: The Planning Board members present enthusiastically support this project and will recommend approval to the Board of Selectmen. The plan is very well thought out and shows input from all interested parties. The attention to historic preservation is consistent with the Master Plan.

Lisa Eggleston: Is the Grange on the historic register?

Rich Davison: The Town Center is on the historic register but designated buildings are not shown on it.

Faucher Woods Definitive Subdivision – Continuation of Public Hearing

The Board unexpectedly did not have a quorum and therefore, could not conduct the continuation hearing. The Hearing was opened and motion was made to continue to June 28, 2006 at 8:45 p.m. No testimony was taken.

Northwoods, 142 North Road Request for Bond Release

Subsequently, this item could not be taken up without a quorum. It will be on the next agenda for June 28th.

The meeting was adjourned at 8:45 p.m.