

Present: Michael Fee (Chairman), Lisa Eggleston, Eric Poch,
Christopher Morely, Michael Hunter, and Joe Sziabowski (Associate)
Jody Kablack (Director of Planning and Development)

At 7:30 p.m., Chairman Fee called the meeting to order.

Olde Bostonian Estates Definitive Subdivision - Plan Endorsement

Ms. Kablack exhibited updated plans to the Board for review. She noted that the septic system will be located in the front of the property, which will not necessitate a required condition to revise the plan to move the expansion further away from the basin. Thus, the plan did not have to be changed to accommodate that earlier proposed recommendation. Ms. Kablack reported that all required documentation has been received from the applicants.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the Definitive Subdivision Plan of Land, entitled "Olde Bostonian Estates," property located at 267 and 273 Goodman's Hill Road, drawn by Thomas Land Surveyors and Engineering Consultants, Inc., dated June 19, 2007, and showing three lots on approximately 3.48 acres.

In response to a question from Ms. Eggleston, Mr. Gazarian reported that the intent is to break ground next spring for the project. He also thanked the Board for its assistance throughout the approval process.

Faucher Woods - Part 2 - Plan Endorsement

Ms. Kablack briefly explained the need to re-endorse this plan, which includes a street name change.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the subdivision plans entitled " Definitive Subdivision Plan of Faucher Woods in Sudbury Massachusetts" for property located at 307 Maynard Road drawn by Thomas Land Surveyors and Engineering Consultants, Inc., dated January 12, 2006, last revised December 12, 2007, and showing two lots on approximately 3.57 acres.

2008 Annual Town Meeting, CPC and Proposed Zoning Articles

Ms. Kablack distributed to the Board, for informational purposes, the Selectmen's Public Announcement of the schedule for the submission of Warrant Articles for the 2008 Annual Town Meeting.

Ms. Kablack stated she will begin working on a new stormwater bylaw with MAPC in January 2008, in preparation for the 2009 ATM.

The Board also reviewed a draft copy of its Annual Report. Revisions were provided to Ms. Kablack from Mr. Morely, and it was suggested to note in the first paragraph that the Board also has an Associate Member. Ms. Kablack noted that the report reflects what was a slow development year for the Board.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft Planning Board Annual report as presented and revised this evening.

Ms. Kablack stated that she will submit the final report next week. Therefore, she requested that she be contacted as soon as possible if more revisions are needed after further review.

Ms. Kablack also broached with the Board whether it wants to submit any zoning articles this year, given that the Town's financial situation will be the Town Meeting's top priority, especially if another override needs to be presented. She reported that at this time, the draft budget proposals are looking quite lean, and that unfilled positions may be cut from the final version. Mr. Morely opined that with the national economic situation deteriorating, it is unrealistic to expect that municipal budgets can continue to expand.

Ms. Kablack further stated that more work and consultation with other Town boards and committees needs to occur prior to presenting an article on wireless communication. It was noted that housing issues, the CPC articles, particularly preservation of the Nobscot Reservation, are the major issues of concern.

Mr. Poch opined that he believes the Board should play a more proactive role for the Town in planning and community development. He suggested that the Board advise the Town on issues such as if sewer service were available on Route 20, what development opportunities could/should be pursued by the Town. Mr. Poch was concerned that national chain stores will populate the business district. Ms. Kablack and Board members responded that, in significant ways, the Board has no jurisdiction on these matters. However, Ms. Kablack further stated that the Town can create a mix of commercial uses

and companies we would like to see locate in Sudbury and try to pursue their interest in opening in Sudbury.

The Board was previously in receipt of a listing of the CPC proposals for 2008 ATM as of November 2007, which was briefly reviewed. Ms. Kablack reported that the CPC denied the Wayside Inn's signage proposal, which should be deleted from the list. She also noted that the Mahoney Field project remains as a placeholder, but may not proceed. Other proposals, which were approved, were also briefly reviewed.

Ms. Kablack also updated the Board that the Town has not yet settled on a final price for the purchase of a Conservation Restriction on Phase I and Phase II of the Nobscot Boy Scout Reservation property. She briefly explained the two phases of the project, which will acquire 303 acres located in Sudbury, and the third phase, which includes rights of first refusal on the remaining acres of the property located in Framingham.

Ms. Kablack updated the Board that a \$247,000 State Drinking Water Supply Protection grant was received by the Town for acquisition of the CSX rail corridor proposal.

Ms. Kablack further stated that the Board will formally need to take positions on each of the CPC articles at a later date.

Design Review Board - Appointment

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Charles Kelstedt to the Design Review Board.

TJ Maxx - Release of Performance Bond

The Board was in receipt of an email message dated December 6, 2007 from Peter Anderson, Town Treasurer's Office, noting an original paper bond dated September 18, 1995, submitted for Commonwealth Building Inc., for \$53,855 to be held for surety for the reconstruction of the detention basin as required in the Special Permit for the expansion of the TJ Maxx building has not been released. Ms. Kablack recommended release of the bond, and for the bond to be shredded by the Treasurer's Office. The work has been completed satisfactorily, and we have tried unsuccessfully to contact Commonwealth Building Inc. to no avail.

On motion duly made and seconded, it was unanimously:

VOTED: To authorize that the \$53,855 bond held for surety for the reconstruction of the detention basin as required in the Special Permit for the expansion of the TJ Maxx building be released in its entirety, and shredded.

Minutes

On motion duly made and seconded, it was unanimously:

VOTED: To approve the regular session minutes of October 10, 2007 and October 24, 2007.

On motion duly made and seconded, it was also unanimously:

VOTED: To approve the regular and executive session minutes of November 8, 2007, as presented and amended this evening by Ms. Kablack.

Miscellaneous

Special Town Meeting - Review

The Board concurred that the outcome of the Young property article on December 3rd was frustrating given the low attendance due to the weather conditions, and after so much work and time was invested by Town staff. Mr. Morely opined that the article may have passed by two-thirds if 50 more people had attended the meeting. The consensus was, that if the acquisition of the Young property had been presented at the regular Annual Town Meeting, the article would have passed.

Planning Board Elections

Ms. Kablack stated that Michael Hunter is the only member whose term is up for reelection this year.

Board of Appeals

Ms. Kablack distributed to the Board, for informational purposes, the November 29, 2007 Board of Appeals Notices of Balloon Tests to be conducted on Maynard Road and Pratt's Mill Road on December 15, 2007, in connection with Omnipoint Communications, Inc. applications, and the Board of Appeals December 17, 2007 Notice of Public Hearing. Ms. Kablack stated that these use variances must be entertained by the Zoning Board of Appeals, as neither of the properties are within the Wireless Overlay District.

Police Station Blue Ribbon Committee - Update

In response to a question regarding whether the Committee is in agreement to recommend a change from Hudson Road to a new of location for a new station, Mr. Sziabowski reported that it is not. He stated, that in the initial stages of the Committee's work, opinions remain wide-ranging on several issues related to the proposed project.

Upcoming Planning Board Meeting Schedule

The Board's next meeting will be January 9, 2008.

At 8:45 p.m., Chairman Fee adjourned the meeting.