

Present: Lisa Eggleston, Christopher Morely, Michael Hunter,
Eric Poch (arrived at 7:53 p.m.), Joe Sziabowski (Associate), and
Jody Kablack (Director of Planning and Development)

Absent: Michael Fee (Chairman)

Vice-Chair Eggleston called the meeting to order at 7:43 p.m.

Adoption of 2007 Bonding Policy

The Board was in receipt of a letter, dated December 21, 2006, from Town Engineer/DPW Director William I. Place, which updated the 2006 Bonding Policy to reflect 2007 unit prices. The rates were briefly compared to the 2005-2006 update of unit prices.

On motion duly made and seconded, it was unanimously:

VOTED: To accept the 2007 Bonding Policy unit prices as presented by Department of Public Works Director/Town Engineer William I. Place, in a letter dated December 21, 2006.

Cail Farm - Set and Accept Bond & Release Lots from Covenant

The Board was in receipt of a letter dated October 26, 2006, from the President of Eligius Homes Company, Peter T. Karassik, requesting a performance bond estimate to secure the installation of municipal facilities within the subdivision, including all required landscaping of the perimeter buffer and street trees, as described in the Definitive Cluster Subdivision Special Permit dated April 26, 2006.

Ms. Kablack distributed to the Board a letter dated January 19, 2007 from Town Engineer/DPW Director, William Place, which estimated the cost to complete work at \$31,415.77, and she recommended setting the bond at this amount. Ms. Kablack noted all requirements to date have been met. In response to a question from Ms. Eggleston, Ms. Kablack also reported the drainage work on Concord Road has been completed.

On motion duly made and seconded, it was unanimously:

VOTED: To set the bond at \$31,415.77 to secure the installation of municipal facilities within the subdivision, including all required landscaping of the perimeter buffer and street trees, as described in the Definitive Cluster Subdivision Special Permit dated April 26, 2006.

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

VOTED: To accept the cash bond of \$31,415.77 to secure the installation and municipal facilities within the subdivision, including all required landscaping of the perimeter buffer and street trees, as described in the Definitive Cluster Subdivision Special Permit dated April 26, 2006 and to release lots from covenant.

Metropolitan Area Planning Council - MAGIC Representative Appointment

The Board was notified by Ms. Kablack at its December 13, 2006 meeting that as part of a reorganization plan, Sudbury has been moved to the Minuteman Advisory Group on Interlocal Coordination (MAGIC) subregion. Each member community is to have two MAGIC representatives, both of whom are appointed by official boards. The preferred arrangement is to have one representative from the Board of Selectmen and another representative who is a Planning Board member.

MAGIC usually meets on the second Thursday of the month, with the exceptions of February and October and there are no meetings scheduled each year in August. The schedule is subject to change.

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Michael Hunter as the Sudbury Planning Board Representative to the MAGIC subregion of the Metropolitan Area Planning Council.

Minutes

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of November 8, 2006, November 29, 2006 and December 13, 2006, subject to any amendments requested by Chairman Michael Fee.

Town Budget Summary and Board of Selectmen's Goals - Revision Request

Mr. Poch questioned why there is no mention of the Route 20 Business District Wastewater Treatment Project noted in the Board of Selectmen's Goals for FY08 or within the Town Manager's Budget Presentation Summary. He also questioned why there are no earmarks in the long-term capital plan noting specifically land acquisitions and future required studies.

Ms. Kablack will relay these questions to the Town Manager and Board of Selectmen's Office.

Sudbury Village 40B -Revision

Ms. Kablack distributed to the Board her draft letter, to be dated January 25, 2007, which will be sent to the Board of Selectmen noting the comments and recommendations of the Planning Board regarding the Sudbury Village 40B proposal.

Ms. Kablack briefly reviewed the history of the proposal and updated the Board on recent plan revisions. She also reviewed a memo she sent to the Zoning Board of Appeals on January 12, 2007. The memo listed items submitted since the last hearing on November 28, 2006.

The revised plan proposes 72 units of which 68 will be new, and 4 units will be created from existing homes on the properties. 18 affordable units are required. Internal pedestrian opportunities have been increased. The primary wastewater leaching fields have been moved to the front of the parcel, and the reserve fields remain in the rear near the treatment plant. Visitor parking has been increased to 28 spaces, and a waiting area for school buses and mailbox structure have been added to the Plan.

Several boards and departments have reviewed the proposal and provided Mr. Tanner with comments. Ms. Kablack reported that the Conservation Commission met on January 22, 2007 and concurred with all of the noted recommendations of the Conservation Coordinator.

Previous issues of concern for the Board raised at the November 28, 2006 hearing included: the need for soil testing; traffic -- in particular, turning movements and comparable data; building height and view from Route 20; development density; increases to visitor parking; development connections to the Village Business District; school bus maneuverability; and unit size comparison with other developments.

The Board discussed which issues should be highlighted in the letter to the Board of Selectmen, which, in turn, will provide the basis for a letter incorporating all comments from the Town to be sent to MassHousing for revisions to the Site Eligibility Letter. The Zoning Board of Appeals will also submit its commentary to the Board of Selectmen which may focus on the level of quality for rehabilitation and the maintenance of the historic homes.

The Board agreed that the opinion be emphasized in the letter to the Selectmen that the two existing homes, the Feinberg and Kreisel properties, be preserved in as consistent a manner as possible with their historic origins and character.

The Board also agreed with highlighting traffic issues as a significant issue in the letter. Mr. Poch requested that a new sentence be added to the second paragraph of the letter stating that the Planning Board has primary concerns for public safety in particular, regarding traffic issues and potential mitigation options, pedestrian access and

groundwater recharge. Ms. Eggleston also requested a revision to the third sentence of the second paragraph, so as to now read, "Development in abutting towns has, and will continue to contribute to increased traffic volume on Route 20."

Ms. Eggleston stated she has strong reservations regarding drainage for the project given the very high percentage of impervious surface the project will contain. She asked if soil data has been received, and also noted concern that systems are planned within the wetland buffer. Ms. Eggleston asked Ms. Kablack to pursue additional information regarding the proximity of the reserve septic to the storm water basin and the capacity of the storm water basin. Ms. Kablack responded she would do this in a second letter to the ZBA, and further reported that soil data, grading plans and engineering plans have not yet been received, but are underway.

As requested by Ms. Eggleston, Ms. Kablack will relay the opinion to the Zoning Board of Appeals that prior to becoming engaged in any approval process, the Planning Board will need to know that the site can sustain drainage requirements for a development of this density, and that the Board requests soils and drainage data for review as soon as it is available.

Mr. Sziabowski also asked Ms. Kablack to get more data regarding the grading for the southeastern units of the development.

The consensus of the Board is that there is potential for a good development, however, initial plans appear crowded. Ms. Kablack stated that this conclusion has been shared with the developer in regards to eight units per acre being well above the average density for the Town.

Ms. Kablack will revise the letter based upon tonight's revisions to be sent to the Board of Selectmen for consideration at its January 30, 2007 meeting, for incorporation to a subsequent letter submission to MassHousing. She will also draft another, more in-depth letter to the Zoning Board of Appeals highlighting the issues broached this evening. The Zoning Board of Appeals will next meet on this issue on February 6, 2007.

Miscellaneous

Abutting Town Proposed Development Projects

In a memorandum dated January 11, 2007, Ms. Kablack updated the Planning Board and Board of Selectmen on three proposed development projects which abut Town property, and she provided a reference aerial map of the vicinity. She reported that she has spoken to town officials in Maynard and Concord regarding these projects. Approval of all three projects, as planned, will result in a highly congested traffic situation on Powder Mill

Road in North Sudbury. Thus, the Town will continue to closely monitor the status of these proposed developments.

Ms. Kablack highlighted issues which Sudbury should articulate in discussions with Trammell Crow, the developer for the proposed 350-unit, Chapter 40B residential complex to be built on the existing open field behind the Essco building in Concord. These issues include:

1. Increased traffic along Powder Mill Road to Route 117 and potential for mitigation. Developer should try to gain approval to use Forest Ridge road as the main access to this development.
2. Increased turning movements at the intersection of Powder Mill Road and Route 117 and the potential for mitigation of traffic improvements at the intersection.
3. Pedestrian safety issues along Powder Mill Road and the need for a walkway along this road from Route 62 to Route 117.
4. Screening of buildings along the residential property line. Building heights should be kept to a minimum. Fencing and additional screening may be necessary in some areas.
5. There is known contamination in the area, and impacts from this development, particularly impacts from the use of a large septic system, must be investigated.

The second project is in Maynard and is a commercial site approved for a five-unit warehouse building for a landscape/construction company on an approximate one-acre parcel at 10 Sudbury Road. This land is zoned Industrial and is in close proximity to the intersection of Cranberry Circle and Powder Mill Road. The land has already been cleared. Ms. Kablack reported that a neighborhood citizens' group is questioning whether proper abutter notification procedures were used, and may appeal the approval.

The third project is a proposed 150-unit residential development in Maynard on the Stratus property (the former Digital Equipment site) located off Sudbury/Powder Mill Road. The parcel is directly across the street from the two other developments mentioned above. This is a future project. Zoning is not in place currently.

Wayland Town Center Proposal - Development Update

Ms. Kablack provided the Board, for informational purposes, copies of a memorandum she drafted, dated January 8, 2007, which updated the Planning Board and Board of Selectmen on the Wayland Town Center Proposal.

Ms. Kablack reviewed the issues she raised as a participant in a Regional Impact Review at the Metrowest Growth Management Committee office which developed a joint comment memorandum regarding the Draft Environmental Impact Report (DEIR) for the project. The issues most addressed were the traffic impact on Sudbury, particularly along Route 20 and Langham Road, and whether or not to have two main access points for the site. She also shared several traffic mitigation options recommended at the Regional Impact Review meeting.

The next step will be submittal of a development plan for the Master Special Permit soon after the DEIR is approved. It is at this stage that Sudbury's commentary will be most effective for inclusion in the Master Special Permit guidelines. The final phase of site plan review will offer little to no ability for Sudbury to request any mitigation options.

Ms. Kablack recommends presenting Wayland's Planning Board with formalized comments, and scheduling a meeting with the developer to address concerns.

Issues remaining are:

1. Discussion regarding impacts of development and potential mitigation regarding traffic, pedestrian access along MBTA corridor and regional transit.
2. Ms. Kablack will discuss regional impacts on Route 20 with Wayland and Weston Town Planners and determine if a corridor study is appropriate and desired.
3. Ms. Kablack to pursue update on Wayland's intention to lease the MBTA corridor.
4. The Board to meet with the developer to discuss potential mitigation.

Sudbury Town Center Improvements Project - First Parish

Ms. Kablack distributed to the Board, for informational purposes, a letter to First Parish from Town Manager Valente reaffirming the Town's commitment to open communications with First Parish throughout all stages of the Town Center Improvements Project.

Rail Trail Conversion Advisory Committee (RTCAC)

Ms. Kablack also distributed copies of a communication received from the Rail Trail Conversion Advisory Committee (RTCAC), dated January 2007 asking for feedback and input regarding the project.

Mr. Poch is a member of the Rail Trail Conversion Advisory Committee (RTCAC) and clarified that only the feasibility study is being pursued at this time, which will help

gather more information by which to make an informed decision about the project. Further questions may be premature at this point and cannot really be answered at this stage. Mr. Poch reported that the project is moving along as expected and seems "on track" regarding environmental issues, which are many, however, they do not supercede the safety and title issues, which loom even larger in the days ahead.

Ms. Kablack asked that the fact that all roads to be crossed by the proposed Rail Trail are scenic roads be thoroughly discussed at the appropriate time.

2007 Annual Town Meeting - Street Acceptance Schedule & Preliminary Acceptances

Ms. Kablack distributed, for informational purposes, the Street Acceptance Schedule for the 2007 Annual Town Meeting, dated December 19, 2006. She also distributed copies of a letter from Town Manager Valente dated January 18, 2007, noting that the Board of Selectmen declared its intention to lay out the following streets on March 13, 2007, preliminary to their acceptance as Town ways by the 2007 Annual Town Meeting; and to refer the proposed layouts to the Planning Board for its report prior to the March 13 hearing: Fox Hill Drive, from Mary Catherine Lane to a dead end, a distance of 995 feet, more or less; Mary Catherine Lane, from North Road to the public portion of Mary Catherine Lane, a distance of 757 feet, more or less; and Skyview Lane from Dakin Road to a dead end, a distance of 1,164 feet, more or less.

Articles for 2007 Annual Town Meeting Warrant

Ms. Kablack provided the Board, for informational purposes with a draft list dated January 17, 2007, of all articles and reports to be accepted for the Annual Town Meeting Warrant. She also distributed copies of two petitions; the first to approve a new article entitled, "Use of Outdoor Wood-fired Boilers," and the second entitled, "Frost Farm and Northwood Street Acceptance Plan and Intermediate Assistance."

2007 Annual Town Meeting -Draft Article - Temporary Signs Bylaw Amendment

Ms. Kablack distributed, for informational purposes, a draft of a proposal to amend Article IX, Section 3259A of the Zoning Bylaw regarding temporary signs.

2007 Annual Town Meeting -Draft Citizens' Resolution - Proposed Bruce Freeman Rail Trail Postponement

Ms. Kablack distributed, for informational purposes, a draft Sudbury Citizens' Resolution to Postpone Advancement on the Proposed Bruce Freeman Rail Trail.

Mahoney Farms Development - Signage

The Board briefly discussed the sign, which has recently appeared at the Mahoney Farms development site entrance. All Board members who have seen the sign agreed that the proportions seem to not be in accordance with Town guidelines. However, both the Design Review Board and Zoning Board of Appeals did approve Special Permits for the sign. It was noted that the sign-specification plans were never brought before this Planning Board.

Ms. Kablack will send appropriate parties a note, on behalf of the Board, requesting additional information regarding compliance of the sign's height and dimensions with Town bylaws.

Upcoming Planning Board 2007 Meeting Schedule

Subsequent Planning Board meeting dates will be February 7 and February 28, 2007.

The meeting was adjourned at 9:15 p.m.