

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

Absent: Joe Sziabowski (Associate)

At 7:38 p.m., Chairman Fee called the meeting to order.

**Grouse Hill - Request to Lease Units**

Present: Capital Group Properties representative William A. Dipietri

The Board was previously in receipt of a letter, dated March 31, 2009, from William A. Dipietri of Capital Group Properties requesting approval to assent to the Lease Agreement for Unit 40 at the Grouse Hill at Sudbury condominium complex, and requesting permission to lease several other middle units within the project. The Board also previously received copies of email correspondence, dated March 31, 2009, from Daphne Mariani from Capital Group Properties, addressing questions posed by Ms. Kablack in an email dated March 19, 2009.

Ms. Kablack explained that the Board had anticipated this type of request when previously reviewing a provision for leasing within the condominium association documents. Ms. Kablack reviewed leasing criteria previously determined by the Board, noting that the owner/occupant be of a qualified age, the lease term be a minimum of six months, and that the lease be approved by the Condominium Association and the Planning Board. She highlighted that this lease request is for a term of 24 months, for a 60 year-old occupant. In response to a question from Ms. Eggleston, Ms. Kablack reviewed the definition of "owner-occupied" in regard to these units. It was noted that the owner of the unit is Grouse Hill LLC (the developer), and the occupant will be age qualified.

Capital Group Properties representative William A. Dipietri stated that, although the intention is to complete the project, he hopes to be able to lease middle units in the interim, since the rental market appears stronger at this time than the purchase market. Mr. Dipietri further stated that he hopes by also providing a sample lease template to the Board tonight, that the process for future requests can be streamlined with a blanket approval tonight.

In response to questions, Mr. Dipietri updated the Board that the development has sold 20 units and has commitments for 5 more. Given the present real estate market, prospective buyers are having difficulty selling their current residences. He also described the profile

for prospective renters as those who have had difficulty refinancing and/or wish to watch market trends a little longer and not make a purchase at this time.

Chairman Fee believes that it is important for the Board to be flexible in its decisions so as to encourage the success of developments, given the challenges they face in this economy. The Board concurred.

Ms. Kablack noted that this perspective on leasing should be considered for other senior developments as well.

On motion duly made and seconded, it was unanimously:

VOTED: To approve to assent to the Lease Agreement for Unit 40 at the Grouse Hill at Sudbury condominium complex for a maximum lease term of 24 months, and to authorize Director of Planning and Community Development Jody Kablack to review and approve future leases, without the need for a Board meeting, unless deemed necessary by Ms. Kablack, subject to future leases being similar to the one approved this evening for Unit 40A.

Mr. Dipietri also updated the Board on the Mahoney Farms development, noting that one-third of the units (11 units) have been sold.

Ms. Kablack informed Mr. Dipietri that a walkway on Nobscot Road, stopping at Old Framingham Road, is planned for completion in 2009. She also acknowledged the efforts of Mr. Poch in spearheading the Nobscot Road walkway project, on behalf of his neighborhood.

#### **Planning Board Representative Appointments**

On motion duly made and seconded, it was unanimously:

VOTED: To reappoint Joseph Sziabowski, 799 Boston Post Road, as the Planning Board's representative to the Sudbury Center Improvement Advisory Committee for a term to expire on April 30, 2011.

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

VOTED: To reappoint Dan Martin, 76 Brookdale Road, as the Planning Board's representative to the Design Review Board for a term to expire on April 30, 2012.

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

VOTED: To reappoint Craig Blake, 300 Old Lancaster Road, as the Planning Board's representative to the Permanent Building Committee for a term to expire on April 30, 2012.

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

VOTED: To reappoint Patricia Windle, 12 Field Road, as the Planning Board's representative to the Design Review Board for a term to expire on April 30, 2012.

### **Minutes**

On motion duly made and seconded, it was unanimously

VOTED: To approve the regular meeting minutes of March 11, 2009, as amended.

### **Miscellaneous**

#### **Stormwater Management Bylaw**

Following passage of the Stormwater Management Bylaw for the Town of Sudbury at the April 6, 2009 Annual 2009 Town Meeting, Ms. Eggleston reminded the Board that a future joint Public Hearing will be scheduled with the Conservation Commission to present regulations to the community for public input.

#### **Johnson Property, Old Lancaster Road - Potential Wastewater Treatment Testing Site**

Ms. Kablack asked for guidance from the Board as to whether she should approach the owners of the Johnson property regarding performing soil testing at that location for a wastewater treatment site. Ms. Eggleston suggested, and the Board concurred, that a letter, on behalf of the Board, be sent to the property owners asking if they would like their land included in the testing of potential sites, to be completed later this year.

Ms. Kablack will prepare a draft letter for the Board's review.

#### **Upcoming Planning Board Meeting Schedule**

The Board's next meeting is scheduled for Monday, May 11, 2009, at 7:00 p.m., prior to the Annual Town Meeting to be held in the Lincoln-Sudbury Regional High School Cafeteria. Ms. Kablack noted that a Scenic Public Hearing will be on the agenda.

The Board's June meeting will be on the 10th.

At 8:10 p.m., Chairman Fee adjourned the meeting.