

Present: Michael Fee (Chairman), Lisa Eggleston, Chris Morely, Michael Hunter,
Eric Poch, Joe Sziabowski (Associate), Jody Kablack (Director)

The meeting was called to order at 7:30 P.M.

Miscellaneous:

ANR

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the Approval Not Required Plan for 23 Bishop Lane.

**Zoning Article for 2009 Annual Town Meeting; Accessory Dwelling Unit Bylaw
*Public Hearing***

On motion duly made and seconded, it was unanimously:

VOTED: To waive the reading of the Public Hearing Notice.

Chairman Fee open the discussion on Article 20 to the public.

Bob Stein, 7 Thompson Drive:

Mr. Stein supports the bylaw. He has an accessory dwelling unit he will offer at no cost to a Sudbury Public School employee. It would require a waiver from size, but is an existing structure.

Laura Abrams, 24 Goodman's Hill Road:

Section 5550, Duration of Special Permit. Ms. Abrams has agricultural housing. The Board of Selectmen requires, upon transfer or sale, that she have the extra buildings torn down. Why is there a difference? The use does not conform to zoning.

Bob Abrams, 24 Goodman's Hill Road:

Mr. Abrams supports the concept, however, feels there is no definition of terms for the following sections:

Square footage dwelling (5522); detached structure (5523); accessory dwelling; main dwelling; dwelling unit.

Mr. Abrams also opined there was an ambiguity in section 5523. The Board explained this provision to the satisfaction of Mr. Abrams.

Roseanna Woodmansee, 105 Powers Road:

Her current home configuration would be ideal to create an accessory dwelling unit. She would like to stay in Sudbury; her children have grown and left home. If this bylaw doesn't pass, she may not be able to stay with incomes decreasing and expenses increasing. She is willing to speak at Town Meeting in favor of the bylaw. She questions why the proposal has a 4 person maximum. In existing bylaw it seems large; she does not want to jeopardize the passage of this article.

Dan DePompei, 35 Haynes Road:

Thanked the Board for considering his previous recommendations and making changes. Mr. DePompei questioned why Section 5575 of the existing bylaw was removed, which stated "Except as provided herein, all requirements of Single Residence Districts apply as provided in this Zoning Bylaw."?

Catherine Strahan, 26 Suffolk Road:

How does this affect septic systems?

The Board replied that any unit created under this bylaw would have to comply with Title V and the local Board of Health regulations. This may require expansion of an existing septic system.

Bob Abrams:

Will the revisions be on the website?

The Board answered in the affirmative. Mr. Abrams also asked if we should try to make the bylaw less restrictive if renting to family members, particularly on detached structures?

No further public input was made.

There was discussion by the Board as to whether to proceed with a red-lined version of the bylaw with revisions proposed by Mike Fee, proceed as printed, or to IP the bylaw.

It was decided to continue with the bylaw substantially as printed. Ms. Kablack will make recommendations for minor corrections, which will be included in the motion for the article.

Frost Farm

Board members Eric Poch and Mike Hunter recused themselves and abstained.

Jody Kablack presented issues regarding amendments to the Master Deed on the process for resale of units in this development. The current process, utilizing a waiting list kept by the Town for the first 90 day sale period, does not work, as the people on the waiting list have been offered many units and are no longer interested. Changing the process will require a modification to the Special Permit issued by the Board, which will be submitted by the Trustees at a later date.

There was an informal vote by the Planning Board to agree to changes and Town approval. It is the Board's intent to assist the Trustees wherever possible.

Stormwater Regulations

Ms. Kablack reported that there will be no changes to the bylaw in the motion at Town Meeting. The working group is developing the Regulations and will have a draft for publication by the end of March. Lisa Eggleston will make the presentation at Town Meeting.

Annual Town Meeting

A vote of 5-0 to support articles 16 and 17 was taken.

Walkways

The list of walkway petitions submitted since June 2008 was presented by Ms. Kablack, as prioritized by the Traffic Safety Committee. Board member Eric Poch abstained from the discussion.

Nobscot Road has emerged as the highest priority. Few easements are needed; the density of the population in that area has grown substantially since the 2000 Report of the Walkway Committee was created; there is great neighborhood support.

Ms. Kablack recommended voting to add Nobscot Road to the 2000 Walkway Report, and to prioritize it for construction using 2008 CPA funds. North Road was the second priority. Other walkway petitions will continue to get neighborhood support. Additional CPA funds will be requested in 2010.

VOTED: 4-0 to add Nobscot Road to the 2000 Report of the Walkway Committee, and to prioritize it for construction.

Minutes

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of February 11, 2009.

The meeting was adjourned at 9:20 p.m.