

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

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

Comprehensive Permit Application – 3 Marlboro Road

Present: Community Housing Specialist Beth Rust, Neighborhood of Affordable Housing Representatives – Phil Giffie, Executive Director, Toby Kramer, Project Manager, Wayne Keefner, Engineer and Bob Wegener, Architect

Ms. Kablack introduced the project and the team. The proposed development consists of six, two-bedroom units of affordable housing at 278 Maynard Road to be known as 3 Marlboro Road. The Board was previously in receipt of the Comprehensive Permit Application prepared by the Neighborhood of Affordable Housing (NOAH), which was filed with Sudbury's Zoning Board of Appeals (ZBA) on December 21, 2009. The Sudbury Housing Trust is the current owner of the property, and selected NOAH from a competitive RFP process to be the developer.

Neighborhood of Affordable Housing (NOAH) Representative described the project in greater detail, presenting a slide presentation and exhibits for the Board. The project team has completed extensive groundwork already, including feasibility analyses, meetings with public safety officials in the Town. A full pre-application meeting is scheduled for later in the month to get comments from all town departments.

Issues discussed with the Planning Board included topography of the site, layout of the buildings, zoning, building plans and elevations, grading and retaining walls, traffic, utilities, and low impact development techniques proposed.

The following next steps in the process were highlighted: a neighborhood meeting will be held on January 19, 2010, a public hearing will be held by Sudbury's ZBA on February 1, 2010, and a meeting will be scheduled with Sudbury's Design Review Board.

Chairman Fee thanked the presenters for the information provided tonight. He noted that the Sudbury Housing Trust supports the project, and hopes other Town boards will share its enthusiasm.

Ms. Kablack recommended that the Board send a preliminary letter of support to the ZBA, noting issues that are within the jurisdiction of the Planning Board. She reported that the applicant has requested a Water Resource Protection District Bylaw waiver within Zone III. Ms. Kablack recommended that the Board support the waiver as

requested, subject to approval of the septic design by the Board of Health. Mr. Morely noted that there is a surface pond across the street from the proposed site. He noted concern that, if systems fail, water could run downhill to the road and to the septic system. Ms. Kablack stated that the surface water is outside the 100 foot jurisdiction of the Conservation Commission. It was also noted that some neighbors have questioned whether a septic system will work in this location. The site was perc tested and witnessed by the Board of Health for 10 bedrooms, with verbal assurance that it could handle 12.

Ms. Eggleston cautioned that the drainage system should prevent any water from pouring down into the street. However, she further stated that, as long as the project can comply with Title V requirements, it should have no negative impacts on the area. NOAH representatives responded, stating that significant time has been spent modeling the project for large storms. Ms. Kablack suggested that the applicant further research the Town's GIS wetlands layer for additional data on the distance to the closest wetland.

Ms. Rust briefly presented an elevation display exhibit for the project.

On motion duly made and seconded, it was unanimously:

VOTED: To authorize Ms. Kablack, on behalf of the Board, to draft a letter to be circulated to Board members, and once approved, sent to Sudbury's Zoning Board of Appeals, reflecting tonight's comments, including the Board's preliminary support of the project, in that it is consistent with Sudbury's Master and Housing Plans, and the Board's appreciation for the efforts that have been made to ensure the project's size, scale and architectural plans and designs are consistent with the surrounding neighborhood. The letter should also note that the Board will continue to follow the project and provide further input, when and as appropriate, throughout the hearing process.

Ms. Kablack and Ms. Rust reported that they have been working with the Department of Housing and Community Development for this project to be part of a pilot program, which could increase the income levels for two of the units to \$79,000 and increase the sale prices to \$230,000.

2010 Annual Town Meeting - Discussion of Potential Articles

Wireless Bylaw - Ms. Kablack previously provided the Board with copies of the updated highlights for the proposed article amendment to the Wireless Bylaw, including suggested parcels of land to be included in the overlay district. A brief discussion ensued regarding the advantages and disadvantages of each suggested location. Chairman Fee and Ms. Kablack provided a brief update regarding the site visit held today at the High School with a member of the LS School Committee and Superintendent Scott Carpenter. Chairman Fee suggested that as many locations as the Board deems appropriate be presented to the community at a public hearing, and citizen feedback at the hearing will determine the need for additional coverage.

On motion duly made and seconded, it was unanimously:

VOTED: To schedule a Public Hearing for the Board's February 10, 2010 meeting, wherein the following six parcels of land will be discussed to be recommended for inclusion in Sudbury's wireless overlay district Annual 2010 Town Meeting warrant article: Lincoln-Sudbury Regional High School (noting specific locations on Assessor's Map No, F11, Parcel 0014), the Parkinson Land (Assessor's Map No. G09, Parcel 0200), Goodman's Hill Water Tank (Assessor's Map No. H09, Parcel 0035), Willis Hill Water Tank (Assessor's Map No. E07, Parcel 0003), Sudbury Water District land off East Street, West Street, Center Street and Hollow Oak Drive (Assessor's Map No. H07, Parcel 240; Map H06, Parcel 0800; and Map G06, Parcel 0001), and Musketahquid Village, 55 Hudson Road, (Assessor's Map B07, Parcel 400).

Illicit Discharge and Connection Bylaw - Ms. Kablack stated that no revisions have been made since the last meeting to the proposed Illicit Discharge and Connection Bylaw article for Town Meeting.

Assisted Living - add to Use Table – Ms. Kablack noted that a bookmark article has been held regarding adding “assisted living” to the use table and to change the setback requirement from 150 feet to 100 feet. She also briefly reviewed the legislative history regarding the current setback of 150 feet, which was amended in 1996 and 1997. Ms. Kablack further reported that Attorney Joshua Fox has informed her that the assisted-living development proposed for 189 Boston Post Road is on hold, due to the inability to profitably finance a 48-bed facility. The consensus of the Board was that the hold on the project presents a good opportunity to proceed with the Warrant article, since it now will not be perceived as being entertained in the interest of a particular party.

In addition, Ms. Kablack noted that the revisions previously suggested by the Board regarding the minor changes to Zoning Bylaws have been incorporated, and will proceed to be finalized as an article to be published in the Warrant.

2010 Annual Town Meeting Warrant Articles – Including Proposed Articles for Community Preservation Act Funding

The Board was previously in receipt of copies of a listing of the draft 2010 Annual Town Meeting Warrant Articles (totaling 40 articles, five petitions and one resolution) and copies of the ten draft articles submitted by the Community Preservation Committee (CPC) for Community Preservation Act (CPA) funding consideration (only six articles request newly-appropriated funds), for informational purposes. It was noted that the Annual 2010 Town Meeting will commence on April 5, 2010.

Brookside Farm Lane - Bond Reduction Request

Ms. Kablack distributed to the Board copies of an email message from Daryl Nash, dated December 9, 2009, requesting a bond reduction on the work completed to date at Brookside Farm Lane, and a letter from Town Engineer/DPW Director Bill Place, dated December 18, 2009, recommending that all but \$10,000 be returned to the applicant. Board members noted that adequate screening has not been completed on the street side of the fence.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the request of Daryl Nash for a reduction of bond to \$10,000 for Brookside Farm Lane, based upon the inspection and recommendation of Town Engineer/DPW Director Bill Place, subject to the planting, in the spring, of additional and adequate screening vegetation on the street side of the fence, and prior to the consideration of any future reductions to, or release of, funds.

Minutes

On motion duly made and seconded, it was unanimously

VOTED: To approve the regular meeting minutes of December 9, 2009.

Miscellaneous

Application Not Required – 806 Boston Post Road – Approval & Resigning

Ms. Kablack briefly reviewed the need to resign the Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted for 806 Boston Post Road. Ms. Kablack recommended approval.

On motion duly made and seconded, it was unanimously

VOTED: To approve and resign the Form A Application Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted for 806 Boston Post Road .

Application Not Required – 379 Old Lancaster Road - Approval

Ms. Kablack briefly reviewed the Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted for 379 Old Lancaster Road, explaining it involves a land swap.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Form A Application Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted for 379 Old Lancaster Road.

Upcoming Planning Board Meeting Schedule

The Board's next two meetings are scheduled for February 10 and March 10, 2010 at 7:30 p.m., in Lower Town Hall.

Chairman Fee adjourned the meeting at 9:42 p.m.