

Present: Michael Fee (Chairman), Christopher Morely, Michael Hunter, Joseph Sziabowski, Pat Brown, Craig Lizotte (Associate), and Jody Kablack (Director of Planning and Development)

At 6:45 p.m., Chairman Fee called the meeting to order.

### **2013 Annual Town Meeting – Planning Board Positions**

#### **1. Article 25 – SRC and ISD Bedrooms.**

Ms. Kablack stated that the Board has not voted a position on this article yet, and as it is a zoning article one is required. There was no discussion.

On motion duly made and seconded, it was unanimously:

VOTED: To recommend approval of Article 25.

#### **2. Article 29 – Delete Wastewater Treatment Facility Bylaw**

Discussion regarding recent material sent to the Planning Board from resident and DEP employee Becky Cutting continued. Craig Lizotte felt that Title 5 and the DEP Groundwater Discharge Permit regulations are effective, and there is little need for the local bylaw. However, based on comments received from various residents regarding the ability to allow increased development if the bylaw is deleted, he is wavering in his support of proceeding at Town Meeting. He felt that waiting for more information from DEP, since their regulation changes are still not final, is not a bad idea. He also thought that the Board should meet with DEP and discuss the local bylaw and get feedback from them. It is possible that we could amend the bylaw rather than delete it.

Pat Brown noted that Ms. Cutting also encouraged the Town to monitor septic waste for Phosphorus and Nitrogen. Additional pros and cons of the article were discussed.

On motion duly made and seconded, it was unanimously:

VOTED: To recommend Indefinite Postponement of Article 29.

#### **3. Article 16 – Construct Police Station**

Ms. Kablack noted that there has been some discussion about only proceeding with design funds this year, and coming back in a subsequent year for construction funds.

Joe Sziabowski supports moving forward with the full design and construction, noting that a new station is necessary and the longer we wait, the more it will cost.

Craig Lizotte opined that the disposition of the land at the existing station has not been thought through enough, and for that reason he is opposed to this article.

Mike Fee stated that the existing station needs significant improvements, and he vigorously supports capital projects. The land disposition can occur at a later date, and he did not think that issue was germane to the funding article.

Pat Brown stated that she has problems with the process that has brought the article forth.

Discussion continued, and the Board discussed both splitting the article into separate Design and Construction phases, and proceeding with both parts at this Town Meeting.

On motion duly made and seconded, it was unanimously:

VOTED: To support Article 16 for design funds only.

On motion duly made and seconded, it was voted 4-1 (Brown in the minority) to support Article 16 for construction and design funds.

#### **4. Article 19 – Town Center Traffic Improvements**

Joe Sziabowski, as a member of the Sudbury Center Improvement Advisory Committee, described the deficiencies in the intersection, and the proposed improvements which will modernize the infrastructure with sensitivity towards the historic district.

Ms. Kablack described the funding scenario, which will utilize 2 years of Chapter 90 roadway funds (\$1 million), \$100,000 from CPA funds if Article 26 is voted, and tax payers will be asked to fund \$700,000 in a 1 year capital exclusion which will cost \$110 on the average tax bill for 1 year.

It was noted that First Parish is very supportive of this project.

On motion duly made and seconded, it was unanimously:

VOTED: To support Article 19.

#### **5. Articles 31-38 – CPC Articles**

Chairman Fee asked if any member had any problem supporting the entire block of CPC articles, and none was voiced.

On motion duly made and seconded, it was unanimously:

VOTED: To support Articles 31-38.

#### **ANRs**

#### **Maple Meadows Two Trust, Maple Avenue**

Ms. Kablack reviewed with change in the land configuration for Maple Meadows by combining the original development property with the additional phase 2 property. Ms. Kablack recommended approval.

On motion duly made and seconded, it was unanimously

VOTED: To endorse the ANR plan submitted by Maple Meadows Two Trust.

233 Concord Road, Sharon & Stephen Booma

This plan proposes dividing an 8.6 acre parcel on Concord Road into 2 building lots. Adequate frontage is shown for each lot. Ms. Kablack recommended approval.

On motion duly made and seconded, it was unanimously

VOTED: To endorse the ANR plan submitted by Sharon & Stephen Booma for 233 Concord Road.

**Design Review Board Re-appointment**

Ms. Kablack noted that Juan Cruz Molina has served 1 term and is interested in serving again. He has been a valuable member of the DRB.

On motion duly made and seconded, it was unanimously:

VOTED: To re-appointment Juan Cruz Molina for a 3 year term to the Design Review Board.

The meeting was adjourned by Chairman Fee at 7:25 p.m.