

Present: Christopher Morely, Michael Hunter, Pat Brown, Craig Lizotte, Peter Abair, and Jody Kablack (Director of Planning and Development)

At 6:30 p.m., the meeting was called to order.

Board Reorganization

As required annually by the State of Massachusetts, the Board appointed Board members as follows:

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Michael Hunter as Chair, Craig Lizotte as Vice-Chair, and Christopher Morely as Clerk of the Sudbury Planning Board.

The appointments will be filed with the state Land Court and Registrar of Deeds as appropriate.

Associate Member – Update

The Board was previously in receipt of copies of the Application for Appointment for Associate Planning Board Member received from Martin Long, 26 Pennymeadow Road. The Board requested Mr. Long be invited to the next meeting for an interview.

Peakham Road Walkway – Discussion

Chairman Hunter opened the discussion regarding the Peakham Road walkway construction site.

Sudbury resident Rebecca Capone, 143 Peakham Road, stated she had been in favor of the walkway and had granted an easement for its construction, but she thought there would be opportunity for further discussion. Ms. Capone stated she was not notified of any hearings or meetings regarding the project. She now believes the walkway is too close to her house, and that it should be re-located to be more adjacent to the road. Ms. Capone stated she would like to have more information regarding the walkway location and width. In addition, she stated an appraiser has told her the walkway would devalue her property. Ms. Capone is interested in the Board's opinion regarding re-locating the walkway and subsequent removal of scenic road trees.

Mr. Abair stated he believes the walkway plan as designed by the Engineering Dept. has adequate separation and screening and should not be an issue for her property value.

Chairman Hunter stated that, in his real-estate professional opinion, the walkway would likely add value to the property.

Mr. Morely stated he likes the proposed location, which is away from the street. He emphasized the Town's philosophy has been to construct walkways rather than sidewalks. Mr. Morely believes the currently proposed location is appropriate.

Mr. Lizotte opined that, if the homeowner does not want the walkway in the proposed location, the Board should try to accommodate her preference. He also believes the possible removal of seven additional trees along Peakham Road for the relocation will not have a significant impact on the road's appearance.

Mr. Abair suggested a possible compromise, which would construct the walkway close to the road at Robert Best Road, but then swing back up the hill to preserve the hummock and several trees.

Chairman Hunter presented the Board with the following options to consider: 1) to move the walkway to be adjacent to the road, 2) to do nothing, and wait until the current homeowner moves, 3) to construct the walkway in the proposed location and replant the area with significant-sized plants, and 4) to construct a retaining wall at the road, with the walkway behind and at grade.

Mr. Lizotte noted the easement contains a water line.

Chairman Hunter stated he believes the project should be completed. He further believes that to not build this segment of the walkway is a safety issue.

Sudbury resident Ned Stanton stated he has always supported the construction of walkways in Town, and he will support whatever option Ms. Capone believes is best. However, Mr. Stanton expressed his concern with the process followed for the project. He is upset by the fact that the area across the street from his home has been clear-cut, and that he was not contacted by Town staff to explain and/or discuss this in advance. He would have appreciated being contacted because he is in favor of the project, he just has not liked the implementation. Mr. Stanton also is dissatisfied with the appearance of the head wall, and he believes trees were possibly marked for removal in the rear to conceal the eventual outcome.

Mr. Lizotte stated he believes it is highly unlikely a Town worker intentionally tried to deceive the public by marking the trees in the rear, and that it is more likely that it was simply a more convenient spot.

Chairman Hunter asked the Board for a straw vote. All Board members, with the exception of Mr. Morely, preferred option # 4 noted above, to construct a retaining wall and to construct the walkway at grade.

Mr. Morely reiterated his preference for option #3 noted above, to construct the walkway in the proposed location, and to replant the area.

Ms. Kablack will schedule a meeting with Department of Public Works (DPW) Director Bill Place and Ms. Capone prior to the project being re-designed. She will also provide the Board with a follow-up report and photos at the Board's next meeting

Public Hearing: Analysis of Impediments to Fair Housing

Present: Sudbury Housing Specialist Beth Rust

At 7:15 p.m., Chairman Hunter opened the Public Hearing regarding the analysis of impediments to fair housing choice, and he welcomed Sudbury Housing Specialist Beth Rust to the meeting. The Board was previously in receipt of copies of the draft Town of Sudbury Analysis of Impediments to Fair Housing Choice, dated June 2013.

Ms. Rust explained that, as part of the West Metro HOME Consortium, Sudbury is required to certify that grants are administered in conformity with fair housing policies, and that the projected use of funds has been developed so as to give maximum priority to activities which will benefit low- and moderate-income families. The "Analysis of Impediments to Fair Housing Choice" report is submitted by the Town every five years to satisfy this requirement and to certify the grants received each year.

Mr. Morely asked what the key differences are in this report compared to the one produced five years ago.

Ms. Rust stated many of the impediments are the same, but action steps taken have changed.

Ms. Rust provided a brief overview of the comprehensive report, which includes data and information regarding municipal housing, economic conditions, as well as public and private sector policies in order to ensure housing choices are available for all persons within a community. She stated the Town is audited by HUD every two years regarding progress reports.

Chairman Hunter stated the report is also compliant with Sudbury's Master Plan.

Ms. Rust concurred.

Ms. Brown asked for clarification regarding the Affirmative Fair Housing Marketing Plan noted on page 4 of the Report, which Ms. Rust provided.

Ms. Rust referenced the definition of protected classes as noted on Page 4, and she briefly explained how it ties into affordable housing. She also responded later to a few questions from Ms. Brown regarding affordable housing and protected classes. Ms. Rust noted Sudbury's affordable housing goals appear balanced by age, race, and income, and there is an equal need for more affordable housing for senior citizens as well as families.

Ms. Brown stated the report is about affordable housing and not fair housing. She also stated HUD should carefully verify that the Town is not discriminating in its practices. Ms. Rust stated HUD does carefully monitor projects. She also noted Sudbury's HUD funds were applied to the Coolidge project, which is governed by its own Affirmative Fair Housing Marketing Plan.

Ms. Kablack noted the report under review tonight is data-oriented for the Town, and it is not project-specific.

Ms. Rust highlighted the top three impediments as noted on Page 5, i.e., acquiring suitable land, zoning and land use policies, and lack of support for affordable housing.

Mr. Abair suggested the action steps noted for impediment # 3 be updated to include the Sudbury Housing Trust and other efforts, which show Sudbury's progress in attempting to meet the state affordable housing goal.

Ms. Brown noted a few typographical errors and sentences not fully completed in the report. She stated she would provide additional corrections at a later time.

Ms. Kablack stated the lack of housing diversity in Sudbury, given that approximately 96% of the housing is for single-family homes, causes a fair housing issue. She noted this limiting style of housing excludes many groups from living in Town.

Mr. Lizotte asked to what extent the Town needs to change this to be compliant.

Sudbury resident Kevin Matthews, 137 Haynes Road, stated a choice has been made to accept HUD funds, but he is not sure if the Town supports this decision.

Ms. Rust and Ms. Kablack noted the Board of Selectmen has chosen to renew the Town's membership in the West Metro HOME Consortium. Ms. Kablack stated the Consortium provides networking opportunities with 14 other communities, and information regarding housing best practices.

Mr. Lizotte suggested that lack of support for affordable housing be better clarified in the report. He noted the Town's support is project driven, and for projects viewed favorably, support is strong.

Mr. Abair noted some outdated information noted in the top half section of page 17.

Ms. Brown asked if the \$96,666 for the Coolidge project, noted at the bottom of page 24, is all from HOME funds. Ms. Rust stated it is.

Ms. Brown asked how much money is received in HUD grants each year. Ms. Kablack stated the Town used to receive \$17,000, but the grants have decreased to approximately \$9,000 per year. However, it was noted the formulas used for funding calculations are being revised.

Mr. Matthews asked how much money is owed to Natick, and for how long, which Sudbury borrowed through the program to fund the Coolidge project. He also asked if the Town is restricted from further borrowing and/or from terminating its participation until the balance owed is paid. Ms. Rust stated she was not sure of these particular regulations.

Ms. Brown asked for clarification regarding how the AMI calculations noted on page 29 are determined, and she questioned if it should be explained more in the report. Ms. Rust stated the explanation was initially included, but it is so technically-oriented, it seemed too confusing.

On page 33, Mr. Abair suggested the wording be changed regarding impediment #3 to mirror the revisions suggested earlier in the report.

Mr. Lizotte asked if it is worth the Town participating in the program for \$9,000 a year. Ms. Kablack stated there are benefits derived from networking with the other towns, and with the ability to borrow to fund larger projects. She emphasized Sudbury was able to accomplish two major projects in the past ten years through its participation in the program. Additionally, the new funding model pools unspent money for use by any community in the consortium, which could be a source of funds for a Sudbury project.

Ms. Rust stated she devoted approximately 60 hours to producing this report, given that some information was already available from other resources. She also noted it is always possible that a program such as this, could be cancelled at the national level.

At 7:45 p.m., Chairman Hunter closed the Public Hearing, and the Board thanked Ms. Rust for her presentation.

Senior Residential Community - Dudley Brook Preserve – 40 Tall Pine Drive – Endorse Plans

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the Site Plan for Dudley Brook Preserve, 40 Tall Pine Drive.

Miscellaneous

Upcoming Meeting Schedule

Ms. Kablack stated the next meeting will be held either June 12 or June 26, 2013, to which members had conflicts on both nights. She will poll the Board as to which date it will be in June.

Maynard Parker Street Development – Update

In response to a question from Ms. Brown, Ms. Kablack announced the proposed Maynard development at 129 Parker Street was defeated at a Special Town Meeting.

The meeting was adjourned by Chairman Hunter at 7:55 p.m.