

PRESENT: Michael Hunter, Patricia Brown, Peter Abair, Craig Lizotte, Chris Morely, Martin Long, Jody Kablack, Director of Planning and Community Development, James Kupfer, Assistant Planner

Meeting was called to order at 7:35 pm

**North Ridge Farm - Definitive Subdivision and Stormwater Management Permit**

Chairman Hunter re-opened the public hearing which was continued from April 8, 2014. The Board was in receipt of a memo dated April 16, 2014 from Foresite Engineering, a memo dated April 18, 2014 from Hancock Associates, a memo dated April 9, 2014 from William Place, and draft decisions for both the Definitive Subdivision and Stormwater Permit.

Ms. Kablack noted that the decisions were distributed to the applicant and several items have been amended, which she made note of for the Board.

Scott Hayes, project engineer, went thru some of the plan changes - screening on Lots 2 and 5 were revised to scatter the plantings a bit, and the infiltration basin was reshaped to be more naturalistic.

Mr. Hunter addressed the landscape plan for the cul de sac island. He suggested replacing the Inkberry for another species due to its toxicity. Also, pepperbush may be changed since it grows to a height which may not be conducive at this location. The proposed street trees, Chanticleer Pears, may not be ideal as they are typically planted in groups and not singly. These should be planted several in a row, and then use other species.

Mr. Lizotte had a few comments regarding the Hancock Associates memo of April 18, 2014. Ms. Kablack and Mr. Hayes responded that all the issues identified have been addressed, or added as conditions of approval.

Mr. Long asked if the road pavement width has been changed to 24 feet, and Ms. Kablack responded yes.

Mr. Hayes asked what form of covenant and bond the Board typically requires. Ms. Kablack said the Board is flexible within the confines of the subdivision control act.

The Board and the applicant reviewed the minor changes to the subdivision decision.

Motion made and seconded to approve the subdivision decision as amended:  
Voted unanimously (4-0, Chris Morely was not eligible to vote).

The Board then reviewed the Stormwater Decision, making minor changes.

Mr. Lizotte asked what the constructions schedule will be. Mr. Hayes anticipates beginning construction in June, with infrastructure completed by October. The homes will be constructed on speculation, so it is not clear the schedule for the homes.

Motion made and seconded to approve the stormwater decision as amended:  
Voted unanimously (4-0, Chris Morely was not eligible to vote).

### **LSRHS Solar Canopy**

The Board reviewed and discussed the technology and benefits to LSRHS. There were no site plan issues identified. No parking spaces are expected to be displaced.

### **2014 Annual Town Meeting**

Presentations were drafted for the Flood Plain article, Medical Marijuana Treatment Centers, Accessory Structures and Wastewater Treatment Facilities.

Flood Plain - the draft maps have been uploaded to the Town Meeting Tool. Parcel data is not available so it is difficult to ascertain exactly what parcels and structures are in the flood plain. Town staff will be available to answer questions if they arise at Town Meeting. The changes in Sudbury, while the # of parcels affected seems large (865), the number of structures is relatively small.

Accessory structures - withdrawn last year due to lack of a maximum gross square footage. Should not be controversial.

Medical Marijuana Treatment Centers - should note that in the unlikely event that a permit is granted to site a facility in Sudbury, we have less control if we don't enact specific zoning provisions.

Wastewater Treatment Facilities – Ms. Kablack noted that there still may be questions on the potential for over-development from members of the public. Several members of the Board continued to express their feeling that the bylaw is bad law, arbitrary and outdated, and favored proceeding at Town Meeting with the article.

Ms. Brown wondered why the Town would give up local control and yield to the state? Mr. Lizotte noted that the state regulations are more detailed, and DEP is more effective in managing wastewater treatment. Sudbury still has zoning control through other bylaws. The State has more control and experience.

Other points discussed which could be made in the presentation is an admission that we have not enforced this bylaw, and the Town never took control of this issue. But the overriding point of proceeding is that the DEP regulations have superseded local provisions in both technical matters and regulatory matters. If we enforce the bylaw, there may be repercussions on many businesses and could have a detrimental impact on commercial development. Board members felt that growth is regulated by zoning, and Sudbury's zoning is protective. Wastewater regulations should not be a regulatory mechanism. It was also noted again that the map associated with bylaw is inaccurate.

### **Miscellaneous**

Approved minutes from 4/9/14 meeting

Voted to delegate the Stormwater Permit for the Town Center project to Conservation Commission.

Meeting adjourned at 9:40 pm.