

Present: Chairman Michael Hunter, Craig Lizotte, Pat Brown, Peter Abair, Martin Long (Associate Member) and Jody Kablack (Director of Planning and Development)

Absent: Christopher Morely

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

Police Headquarters Site Plan – 77 Hudson Road – Discussion

Present: Permanent Building Committee Co-Chair Mike Melnick and member Bill Braun, Combined Facilities Director Jim Kelly, Police Chief Scott Nix, and project manager Neil Joyce

At 7:30 p.m., Chairman Hunter opened a discussion regarding the new Police Station project. The Board was previously in receipt of copies of a memorandum from Ms. Kablack dated January 21, 2014, the Design Review Board's Meeting Minutes of January 8, 2014, the Board of Selectmen Public Hearing Notice for January 28, 2014, and a letter from Department of Public Works Director I. William Place dated January 15, 2014. In addition, copies of a memorandum from Building Inspector Mark Herweck dated January 21, 2014 were distributed tonight.

Permanent Building Committee Co-Chair Mike Melnick provided a brief history of the project, and stated this PowerPoint presentation will also be given at the Town Forum. Mr. Melnick stated that, last year, an article was presented for \$627,000 of the estimated project cost of \$7.5 million, which passed at both the Annual Town Meeting and on the Town Ballot. A Request for Proposal (RFP) was prepared and a project manager was hired. Work began on the design development and the team worked with Police Chief Nix to produce 60% design drawings in December 2013. Details are being fine-tuned, including façade options, and 90% design drawings and an estimate are expected by mid-February. Mr. Melnick stated it is undecided if the project will be presented in the Town Election in March or whether a Special Town Election will be convened.

Police Chief Nix thanked everyone who has provided feedback and worked on the project. He emphasized his Department wants to construct a building which is sustainable for the long-term.

Combined Facilities Director Jim Kelly addressed why a new Police Station is needed. He stated the current Station is 53 years old, needs major repairs, and it is too small to be compliant with current needs and codes. Mr. Kelly explained the 60% design has been estimated at \$7.9 million, but cost analyses and value engineering is still underway to decrease this figure. He further stated the impact on the average residential tax bill is estimated to be \$93 for the first year of a proposed 20-year bond, which decreases over time. Mr. Kelly highlighted the proposed common driveway and accessible parking to service both the Police and Fire Departments.

It was noted that the design team has met with several Town entities to discuss the plans and several upcoming meetings are also planned. It was further noted that there have been discussions with the Sudbury Housing Authority to resolve any of its concerns regarding sharing a common driveway to Muskethaquad Village.

Police Chief Nix displayed PowerPoint slides of the floor plans, noting the space has been designed to meet current code.

Chairman Hunter asked if the design provides the required separation for male, female and juvenile prisoners, and he was informed it does.

Mr. Melnick stated the proposed pitched roof design will allow for possible attic storage.

Mr. Kelly displayed slides of the proposed elevations.

Chairman Hunter expressed his preference for a brick façade, and his wariness regarding using a Hardy board material. He also suggested lintels be installed around the windows as an aesthetic and functional feature to help with water control. Chairman Hunter also stated the Board would recommend not a lot of plantings at the baseline of the building to avoid the need for future maintenance.

Mr. Kelly stated the next steps are for 90% design documents to be prepared, which will reflect changes needed to reduce the project costs, and then final construction documents will be prepared for an Annual Town Meeting vote for construction funds in May 2014.

Mr. Kelly explained why the current building on Route 20 is unsuitable for a new structure. He further noted other sites were considered, but all had limitations.

Mr. Kelly stated the Town has not decided what to do with the current Police Station and property. The inclination at this time is to retain the property until a Route 20 sewer is developed, which could increase its value. Chief Nix stated the Town is also pursuing whether funds from a future sale/or lease of the property could be used to defray project costs.

Ms. Brown stated the project is impressive, and she asked for clarification regarding parking calculations, which Mr. Melnick and Ms. Kablack provided. Mr. Kelly stated further research is being done on parking usage limits.

Mr. Abair stated he also had concerns regarding the parking calculations provided. He also found the Site Plan narrative confusing regarding the driveways. Mr. Abair believes it needs to be made very obvious which driveway is to be used by the public. Chief Nix stated the Muskethaquad driveway would only be accessed by the Department as an emergency exit. Mr. Melnick stated a traffic study has been commissioned, which should be available by the end of this week.

Mr. Abair also asked for clarification regarding grading, which Ms. Kablack provided.

Mr. Lizotte stated he believes it will be important to highlight the value of the existing Police Station parcel at the Town Meeting. He asked if the proposed meeting room is needed. Mr. Lizotte stated this will likely be a question at Town meeting. Mr. Melnick stated the Town needs an emergency command center. Mr. Lizotte stated a cost analysis should be prepared which will address this issue for residents.

Mr. Abair referenced Ms. Kablack's memo, noting a lighting plan has not been received.

Chairman Hunter suggested the use of columns to define the entrance of the Muskethaquad Village driveway as not a public entrance.

Sudbury resident Eugene McCann, 23 Willard Grant Road, asked if the new Station will need to be expanded in 20-30 years. Chief Nix stated the project has been designed with long-term expansion needs in mind which will meet Department needs for 40-50 years.

At 8:23 p.m., Chairman Hunter concluded the discussion.

Public Hearing: Definitive Subdivision – 82 Maynard Road – Assessor’s Map #G08-0026

At 8:24 p.m., Chairman Hunter opened the Public Hearing regarding an application submitted by 82 Maynard Rd. LLC for approval of a Definitive Subdivision, as shown on a plan entitled “Definitive Plan of Land, 82 Maynard Road in Sudbury, Mass,” prepared by R. Wilson and Associates dated October 23, 2013, proposing a subdivision of approximately 3.17 acres into two lots and construction of improvements thereon, which was continued from December 11, 2013. Said property is located at 82 Maynard Road (Assessor’s Map G08-0026). The Board was previously in receipt of copies of an email from Co-developer Robert Roth dated December 19, 2013.

On motion duly made and seconded, it was unanimously:

VOTED: To immediately continue the Public Hearing to February 12, 2014 at 8:00 p.m. at the request of the Applicant. No testimony was taken.

Public Hearing: Definitive Subdivision and Stormwater Management Permit – North Ridge Farm – 338 North Road - Assessor’s Map #C09-0031

Present: Applicant’s civil engineer Scott Hayes

At 8:26 p.m., Chairman Hunter opened the Public Hearing regarding an application submitted by Distinctive Acton Homes, Inc. (applicant) and Cavooto Sudbury Realty Trust (Owner) for approval of a Definitive Subdivision and Stormwater Management Permit, as shown on a plan entitled “North Ridge Farm Definitive Subdivision Plan,” prepared by FORESITE Engineering dated November 1, 2013, proposing a subdivision of approximately 7.46 acres into six lots and construction of improvements thereon, and he read aloud the Public hearing Notice. Said property is located at 338 North Road (Assessor’s Map C09, Parcel 31), and will involve the disturbance of approximately 220,000 square feet of land area. The Board was previously in receipt of copies of the Public Hearing Notice, the Application & Supporting Documentation for “North Ridge Farm, A Proposed Residential Subdivision” dated November 1, 2013 and prepared by FORESITE Engineering Associates, Inc. and accompanying plans and Stormwater Report and Calculations, a letter from Department of Public Works Director I. William Place dated December 18, 2013, the Town of Sudbury Planning Board Evaluation Form for Subdivisions dated January 22, 2014 prepared by Ms. Kablack, the Town staff Pre-Application Meeting minutes of September 23, 2013, and a memorandum from Conservation Coordinator Debbie Dineen dated January 2, 2014.

FORESITE Engineering Associates, Inc. civil engineer Scott Hayes described the proposal for the approximately 7.5 acres, and he displayed plan exhibits. Mr. Hayes stated the site has gentle grading, and the wetlands have been delineated by the Conservation Commission. He further stated the plans maintain the required 100-foot buffer from the wetlands. Mr. Hayes stated the property currently has an existing house and garage which will remain. He stated the parcel is a conforming lot, which has adequate frontage.

Mr. Hayes summarized the proposal to construct six new house lots with a right-of way and a sidewalk. He also described the drainage areas, noting some low-impact-design (LID) strategies have been incorporated, and the plans comply with the Town's Stormwater Management bylaws. Mr. Hayes stated drywells have been proposed for roof runoff and two rain gardens have been incorporated into the plans. He also stated sight lines are good in both directions. Mr. Hayes stated soil testing has been completed, and they are well drained and there is a deep water table. All lots have been perked, with favorable results.

Ms. Kablack stated comments from Sudbury's Stormwater Management Peer Reviewer John Boardman would be available for the Board's next meeting.

Ms. Kablack stated she and DPW Director Bill Place do not favor the proposed porous pavement, and she suggested the applicant proposes another option. Mr. Hayes stated there is no drainage infrastructure on North Road. However, Mr. Lizotte stated it is available across the street. He also stated the proposal for underground infiltrators at the end of the cul de sac is not acceptable, and he asked the applicant to work with DPW regarding capacity and other options. Mr. Lizotte stated he understands the applicant's proposal, but he emphasized the Town has no resources to maintain this type of system once it fails, and the Town owns it for perpetuity. Mr. Hayes stated he has explained the difficulty of locating a basin with the elevations in this area to Mr. Place. Mr. Lizotte highlighted the applicant needs the approval of this Board and not the DPW.

Mr. Lizotte suggested incorporating a sidewalk along Route 117 to connect to existing walkways to the Haynes School. Chairman Hunter and Ms. Kablack concurred.

Mr. Abair asked if the applicant has reviewed Mr. Place's comments. He referred to the recommendations for screening from Willard Grant Road using the existing trees. It was noted the applicant has told neighbors evergreen screening will be provided.

Chairman Hunter stated this area has a lot of active wildlife. He asked the applicant to consider a wildlife corridor as part of the proposal.

Sudbury resident Eugene McCann, 23 Willard Grant Road, asked what the controls would be for drainage not to flow towards Willard grant Road. Mr. Hayes explained the proposed basins and swales. Chairman Hunter explained to the public that current rain garden technology can be effective and aesthetically attractive.

Sudbury resident Fred Gefteas, 41 Philomen Whale Lane expressed concern regarding the street being extended and being used as a cut-through from North Road to Dakin Road to avoid the traffic light.

Sudbury resident Christa Donnellan, 347 North Road, stated she has significant concerns regarding drainage. She recently bought her home and thought she had a terrific view, which this project will alter, and she is concerned about the future value of her property.

Sudbury resident Mariane Hatton, 20 Willard Grant Road, also expressed concerns regarding drainage.

Chairman Hunter stated the Board does not allow an applicant to drain water onto someone else's property. Mr. Lizotte stated Sudbury's Stormwater Management Peer Reviewer will review the project carefully to ensure it upholds the State and local laws.

Mr. Lizotte stated the proposal is for six new homes, which will change the neighborhood, but it can be viewed as a positive compared to what other options could have been proposed for the site.

Sudbury resident Bob Wilson, 4 Willard Grant Road, does not believe drainage will be a problem. Mr. Wilson stated he is looking forward to the project coming to fruition, given that other scenarios, if proposed, could have been much worse for the neighborhood.

Ms. Kablack stated Sudbury's Fire Chief has asked for a new development name to avoid confusion with another existing location.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding an application submitted by Distinctive Acton Homes, Inc. (applicant) and Cavooto Sudbury Realty Trust (Owner) for approval of a Definitive Subdivision and Stormwater Management Permit, as shown on a plan entitled "North Ridge Farm Definitive Subdivision Plan," prepared by FORESITE Engineering dated November 1, 2013, proposing a subdivision of approximately 7.46 acres into six lots and construction of improvements thereon to February 12, 2014 at 7:45 p.m.

Puritan Lane – Proposed Subdivision, Assessor's Map #J10-435 and 436 – Discussion

Present: Schofield Brothers of New England, Inc. Senior Vice-President Bruce Ey, Property Owner Bill Johnson, Sudbury Water District Commissioner Michael Fee

At 9:00 p.m., Chairman Hunter recused himself from this discussion.

Mr. Lizotte opened a discussion regarding a potential subdivision plan for Puritan Lane, Assessor's Map #J10-435 and 436. Copies of a "Summary of History of Puritan Lane Potential Subdivision Submitted by Bill Johnson, 103 Puritan Lane, dated October 24, 2013 were distributed tonight with copies of a letter from Schofield Brothers of New England, Inc. Senior Vice-President Bruce Ey dated July 19, 2013 and accompanying plan, an email from Mr. Ey dated December 11, 2013 and accompanying extension profile plan, and copies of emails from the Sudbury Water District Superintendent Al Renzi, respectively dated May 28, 2013 and September 12, 2013.

Mr. Ey stated the proposed project is important to the Sudbury Water District (SWD) to have better access to its water tanks. Mr. Ey stated a profile plan has been provided, which he summarized. Mr. Ey summarized the waivers needed to create three new house lots and to gain better access to the SWD property.

Mr. Lizotte asked where the water tank would be located. He stated that, as a result of the site visit, he believes access to the SWD property already exists across the existing cart path from the end of Puritan Lane. Mr. Ey stated the proposed subdivision would provide better access than the current cart path does.

Mr. Lizotte stated the applicant is requesting three waivers. Ms. Kablack stated the Board already approved an ANR plan and an easement expanding the SWD property holdings in this area. Mr. Ey stated the surveyors have studied the SWD easement. Ms. Kablack asked if the SWD could pave or improve the easement area. Mr. Ey stated DPW Director Bill Place believes the easement is only for utility access. Ms. Kablack asked for a copy of the easement.

Ms. Kablack stated the applicant is asking for substantial waivers. She asked if the applicant could scale the project back to one or two lots and or shorten the road extension in order to minimize the number of waivers needed. Mr. Ey stated the frontage is needed.

Mr. Lizotte stated he would be concerned about the Board setting a precedent by approving these waivers.

Mr. Long suggested the applicant presents the Board with a proposal which minimizes the waivers requested. Ms. Brown concurred, stating she is concerned with safety if the slope and length waivers are approved.

Mr. Abair stated he had greater concern regarding the grade and slope prior to the site visit. However, he still has concerns regarding the road length. Mr. Abair stated he would appreciate the applicant minimizing the waivers needed.

Mr. Long stated he believes the Town would receive the proposed benefit even without lengthening the road.

Mr. Lizotte stated he understands the applicant needs the road lengthened in order to construct three house lots which justify the cost of the road and makes the project profitable. However, he reiterated that it would be a bad precedent for the Board to establish by granting the combination of waivers requested.

Sudbury Water District (SWD) Commissioner Michael Fee stated the Board has the discretion to exercise waivers as it deems appropriate. Mr. Fee believes the requested waivers should be weighed against the benefits received, which he believes are meaningful in the context of this project. He also stated that he understands the concerns regarding setting a precedent. Mr. Fee further stated developers look to past decisions made by Town Boards in preparing plans. Thus, he believes it is important for Boards to try to interpret standards in a consistent manner. Mr. Fee stated the SWD supports the project proposal, and he distributed photographs depicting how the SWD property is currently accessed (across the Pullen property off Brewster Road). He emphasized having direct access to the water tank on a road is preferable for construction access and for future maintenance. Mr. Fee stated the Board will need to consider whether the waivers requested justify the convenience for the SWD.

Mr. Lizotte asked when the new water tank will be built. Mr. Fee stated it is part of a five-year plan. In response to a few questions from the Board, Mr. Fee further stated the SWD would probably still construct the water tank on the site, even if a road is not constructed, but it would cost the SWD and taxpayers probably more to do it a later time. It was noted the current tank needs to be replaced.

Ms. Kablack asked if the SWD should consider paying for a share of the improvement costs, which could substitute for the number of lots proposed. She also asked for more details regarding the easement language. Mr. Ey stated he believes it is a driveway easement, which does not lend itself to this proposal.

Mr. Lizotte stated the Board is concerned about the waivers requested, and it requests more research be done regarding the easement and other alternatives.

Mr. Fee stated he has not seen the easement language, and he is not authorized tonight to speak on behalf of the SWD regarding a financial contribution.

At 9:30 p.m., Mr. Lizotte stated the Board appreciates the additional work done on the project, and he concluded the discussion.

Public Hearing: Widow Rites Lane - Stormwater Management Permit – Lots 47, 48, 54 and 55, Assessor's Map #E07-146, 147, 148, 149, 154 and 155

At 9:30 p.m., Chairman Hunter returned to the meeting, and he opened the Public Hearing regarding a Stormwater Management Permit application submitted by SF Holdings LLC, to construct four (4) new single family dwellings on Lots 47A, 48A, 54B, and 55B Widow Rite's Lane (Assessor's Map #E07, Lots 146, 147, 148, 149, 154 155) which will involve the disturbance of approximately 164,000 sq. ft. of land area and which contains areas with slopes greater than 20%, which was continued from November 13, 2013. He announced this application has been withdrawn without prejudice. The Board was previously in receipt of an email from the developer George Connors dated January 16, 2014.

Stormwater Management Permit Violation – Maynard Road, Lots E & F – Assessor's Map #E06-303 & 304 - Discussion

Present: Applicant's contractor David Dube

At 9:32 p.m., Chairman Hunter opened the discussion regarding the Stormwater Management Permit violation issued to SF Holdings LLC, Applicant, regarding its project to construct one (1) new single family dwelling on Lots E & F, Maynard Road (Assessor's Map E06, Parcels 0303 & 0304), which will involve the disturbance of approximately 52,000 sq. ft. of land area and which contains areas with slopes greater than 20%, which was continued from October 9, 2013.

Ms. Kablack referenced the violation letter which was issued by the Town on January 9, 2014.

The applicant's contractor Derek Dube stated there has been an erosion problem due to a communication breakdown between himself and the engineers. Mr. Dube stated he has spoken with George Connors and walked the site and there are plans to redo the work. He stated the compaction was not as effective as it should have been because spraying was done too late in the fall season.

Mr. Lizotte asked what the plan is to keep soil out of the road. Mr. Dube stated there is no material close to the road, and a silt fence in in place. Mr. Lizotte asked when the remediation work would be done. Mr. Dube stated his permits are currently on hold, and work could begin once those are lifted.

Ms. Kablack emphasized no one from the applicant's team has contacted the Town regarding the reported problems, nor has she received any inspection reports. She further stated the Town has concerns regarding issuing construction permits for an unstable site. Mr. Dube stated he believes the site looks worse than is actually the case.

Mr. Lizotte stated State law requires the contractor and owner to file SWPPP and a NPDES, and he asked who signed them. He further stated the Board approved something which is not being constructed

properly. Mr. Lizotte stated the Board wants corrective actions to be taken in the short-term and to be fully addressed in the spring. He also stated the applicant needs to understand that no permits will be issued until the situation is remedied.

Mr. Abair stated the plan approved by the Board failed. Mr. Dube stated it is because the spraying was done too late.

Chairman Hunter asked if the sample material for erosion control previously shown to the Board was actually used, and if the installation was done correctly. He noted the Board was assured the sample product would hold. Mr. Dube stated installations are always done to the specification level or above.

Mr. Lizotte mentioned Mr. Colonna, the Project Engineer, had noted concern regarding the soils being different than anticipated and that soil samples would be taken. He asked what should be the Board's next step.

Ms. Kablack read aloud the two violations which have occurred. She stated she has not received any inspection reports nor did the applicant respond in writing to the Town by last Friday as requested in the January 9, 2014 violation letter. Ms. Kablack stated the area needs to be re-stabilized.

Mr. Lizotte stated this issue falls back on the owner who should have been in attendance tonight with a definitive remediation plan. Mr. Dube stated the applicant does understand the magnitude of the issue.

Ms. Kablack recommended the Board sends another letter to the applicant stating a written response was not received by the Town's deadline and that the issues noted in the violation letter must be addressed and fixed. She also suggested the Board urges the Building Inspector to not grant any permits for this project until these matters are resolved. It was also noted the letter should state the Board wants to review the interim mitigation plan to remedy the situation until the slope can be fixed, and that the Board will have the Town's Stormwater Management Peer Reviewer John Boardman also review the revised proposal. It was further suggested the letter should require a construction schedule from the applicant and a narrative explaining how the applicant's team will communicate better in the future. In addition, the applicant should be asked to submit the final SWPPP to be reviewed by Mr. Boardman, and the permanent plan to fix the problem for the long term.

Ms. Kablack stated a cease and desist letter, excluding any temporary mitigation work mandated by the Town to prevent sediment from entering the public way, could also be sent from the Town to the applicant.

Chairman Hunter suggested this project not be put on the Board's agenda again until all required materials and actions have been received from the applicant.

On motion duly made and seconded, it was unanimously:

VOTED: To instruct Ms. Kablack to work with Town Counsel to draft a letter to be sent to the applicant regarding the Stormwater Management Permit violations committed by SF Holdings LLC, to construct one (1) new single family dwelling on Lots E & F, Maynard Road (Assessor's Map E06, Parcels 0303 & 0304), which involves the disturbance of approximately 52,000 sq. ft. of land area and which contains areas with slopes greater than 20%, and for the letter to include the comments and requirements discussed tonight to remedy and address the violations which have occurred.

Public Hearing: Livermore Estates – Definitive Subdivision/Flexible Development Special Permit and Stormwater Management Permit, Assessor’s Map #E06-0150, 0352 and 0353

At 10:00 p.m., Chairman Hunter opened the Public Hearing continuation regarding an application submitted by SF Holdings LLC, for approval of a Definitive Subdivision Flexible Development Special Permit and Stormwater Management Permit, which was continued from January 8, 2014. The Board was previously in receipt of copies of a “Draft Definitive Subdivision Flexible Development Special Permit Livermore Estates Maynard Road” dated January 22, 2014 and a “Draft Decision Stormwater Management Permit Livermore Estates, Maynard Road, Sudbury MA” dated January 22, 2014.

It was noted no one from the applicant’s team is in attendance for tonight’s Public Hearing.

Mr. Abair raised the issue regarding connecting to the public water system. He understands this is not preferred for financial reasons, but he is not satisfied that the applicant has fully explored this option. Fire protection for the new homes, plus the other houses along that stretch of Maynard Road, is a huge public safety concern.

Mr. Lizotte stated he has questions regarding how the project will be constructed, given the applicant’s other pending project. He would have welcomed hearing more from the applicant tonight.

Ms. Kablack noted the deadline for the Board’s decision regarding the approval process is January 31, 2014. She further opined that a denial from the Board would be difficult to justify, noting no waivers have been requested. However, this is a special permit.

The consensus of the Board was that it is apprehensive regarding this applicant’s ability to follow through on approved plans based on their performance to date on all of their properties under construction.

Ms. Brown noted the applicant received approval from the Fire Chief for an alternative water supply method, however that does not eliminate the public safety issue with regard to fire protection.

On motion duly made and seconded, it was

VOTED: To approve the Definitive Subdivision Flexible Development Special Permit Livermore Estates Maynard Road Decision dated January 22, 2014, and the Decision Stormwater Management Permit Livermore Estates, Maynard Road, Sudbury, MA dated January 22, 2014, as reviewed and amended tonight to include a condition requiring the project be redesigned to connect to Town water and that the plan be revised to reflect this revision and be re-submitted to the Town, and that Section C. 1) on page three of the Decision Stormwater Management Permit Livermore Estates, Maynard Road, Sudbury, MA dated January 22, 2014 be revised to require \$2,000 instead of \$1,000 to be submitted by the applicant.

Mr. Lizotte abstained from the vote on the Decision Stormwater Management Permit Livermore Estates, Maynard Road, Sudbury, MA dated January 22, 2014.

On motion duly made and seconded, it was also

VOTED: To close the Public Hearing regarding the Definitive Subdivision Flexible Development Special Permit and the Stormwater Management Permit applications for Livermore Estates, Maynard Road, Sudbury, MA.

Annual 2014 Town Meeting Articles – Discussion

At 10:28 p.m., Chairman Hunter opened a discussion regarding the four proposed articles for the Annual 2014 Town Meeting. The Board was previously in receipt of copies of the draft Warrant Articles and accompanying maps.

Ms. Brown noted a revision needed on the medical marijuana references. Ms. Kablack stated the Board will conduct a Public Hearing for this article. Ms. Kablack will also circulate the draft article to the Police Chief for review.

Ms. Kablack noted the Flood Plain Overlay District article may be pulled if FEMA does not go forward with approving the proposed maps. She also stated the Wastewater Facilities Bylaw article may be pulled again this year pending discussions with DEP. Mr. Lizotte stated he would like to further review the need for the article.

On motion duly made and seconded, it was unanimously

VOTED: To submit all four articles as reviewed tonight for the Town Warrant.

2013 Planning Board Annual Report

The Board was previously in receipt of a Draft 2013 Sudbury Planning Board Annual Report. Ms. Brown provided revisions to the text. Mr. Abair noted he is not the Vice-Chair of the Route 20 Sewer Steering Committee.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Sudbury Planning Board 2013 Annual Report as amended.

Minutes

On motion duly made and seconded, it was unanimously:

VOTED: To approve the meeting minutes of January 8, 2014.

The meeting was adjourned by Chairman Hunter at 10:39 p.m.