

Present: Chairman Craig Lizotte, Christopher Morely, Peter Abair, Martin Long and Jody Kablack (Director of Planning and Development)

At 7:36 p.m., Acting Chairman Lizotte called the meeting to order.

Board Appointments

The Board was previously in receipt of copies of an email from Design Review Board (DRB) Chairman Dan Martin dated April 26, 2014, recommending the appointment of Deborah Kruskal to the DRB.

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Chris Morely as the Planning Board's representative to the Community Preservation Committee.

On motion duly made and seconded, it was also unanimously:

VOTED: To appoint Deborah Kruskal to the Design Review Board.

The Board will hold consideration of the appointment of Anne Slugg to the Ponds & Waterways Committee pending notification of Ms. Slugg's willingness to continue to serve in this capacity.

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 Craig Lizotte as Chair, Peter Abair as Vice-Chair, and Martin Long as Clerk of the Sudbury Planning Board.

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

Old Bostonian Estates Subdivision - Request for Bond Reduction

The Board was previously in receipt of copies of a letter from Burkhard Corporation Projects Director Tom Bucknall dated May 16, 2014 noting many items have been completed for which a bond is currently held for \$56,839, and requesting a reduction of the bond. In addition, copies of a letter from Town Engineer I. William Place dated May 22, 2014 were distributed tonight.

Ms. Kablack stated Mr. Place recommends reducing the bond to \$29,800.

On motion duly made and seconded, it was unanimously

VOTED: To approve the reduction of the bond to \$29,800.00 for the Old Bostonian Estates Subdivision located at 273 Goodman's Hill Road, as requested by Burkhard Corporation Projects Director Tom Bucknall, dated May 16, 2014.

804 Boston Post Road – Stormwater Permit - Request for Bond Release

Ms. Kablack confirmed work has been completed. She further reported Town Engineer Bill Place and the applicant's engineer visited the site this morning following last night's heavy rains, and they have confirmed the system is functioning properly. Release of the bond is recommended.

On motion duly made and seconded, it was unanimously

VOTED: To approve the release of bond for the 804 Boston Post Road Stormwater Permit, as verbally recommended by Town Engineer William Place today.

Planning Board Vacancies – Interview Candidates

Present: Candidates Anthony Bishop, Piyum Samaraweera, Dylan Remley, Otgo Erhemjamts, Cara Dionisi Bradford, Stephen Garvin, Daniel Murray, Elizabeth Touche, and Jennifer Parker Baker

Chairman Lizotte stated there are two seats available on the Board and candidates for appointment will be interviewed tonight. He explained the Planning Board Associate Member position is appointed by the Planning Board, and the person sits on the Board and participates in deliberation, but is only able to vote for a Special Permit item if a full member of the Board is absent. The Planning Board full member position is a joint appointment of the Planning Board and Board of Selectmen. This position will be to complete one year of Pat Brown's existing term, after which the new person would need to run for re-appointment. He thanked all the applicants for their interest in serving Sudbury.

Chairman Lizotte suggested each applicant could have five minutes or so to tell the Board why they are interested in serving on the Board, what educational and/or professional experience they have which could be relevant, and what relevant initiatives are of interest to them. He stated the Board would think about tonight's interviews for the next two weeks and then deliberate the candidates at its June meeting, when it is possible the Associate Member may be appointed. He reiterated the Board would need to recommend an applicant for the full member position to the Board of Selectmen and a joint meeting would be scheduled, possibly in late June, for the two Boards to make the joint appointment.

The Board was previously in receipt of copies of the Applications for Appointment to the Planning Board and accompanying materials from Anthony Bishop, 12 Hop Brook Lane, Piyum Samaraweera, 192 Boston Post Road, #13, Dylan Remley, 1 Red Oak Drive, Otgo Erhemjamts, 6 Old County Road, Unit 19, Cara Dionisi Bradford, 241 Water Row, Stephen Garvin, 26 Bowditch Road, Daniel Murray, 8 Willis Road, Elizabeth Touche, 98 Maynard Road, and Jennifer Baker, 257 Concord Road.

Anthony Bishop stated he has recently settled in Sudbury with his family, and he would like to contribute to the Town and get to know more people. He worked as a lawyer before working for the State Department, and he envisions taking the Massachusetts Bar Exam at some point in the future. In response to a question from the Board, Mr. Bishop stated he would be comfortable being considered for the

Associate Member position, to allow him time to become familiar with issues which come before the Board.

Mr. Morely stated the responsibilities and authority of the Board are often misconstrued. He explained the primary authority of the Board relates to the subdivision of land, stormwater management and Special Permits for residential property issues. Mr. Morely stated there are other issues which the Board discusses, and it might formulate an opinion, which is communicated to the Board of Selectmen. Ms. Kablack stated the Board frequently reviews development plans at meetings.

Chairman Lizotte and Ms. Kablack listed several Town projects under discussion with which the Board will be involved, including the Melone property, zoning related to a Route 20 sewer, Chapter 40B development, walkways, and a rail trail.

Piyum Samaraweera stated he just moved to Town with his family last August. He has always had an interest in working in Town government. Although he does not have direct municipal experience, Mr. Samaraweera believes his professional skills as a product manager and his ability to synthesize information quickly would be of benefit to the Board. He believes what is done with the land surrounding one's home is very important, and he would like to be part of helping to improve Sudbury. In response to a question from the Board, Mr. Samaraweera stated he would be comfortable being considered for the Associate Member position, to allow him time to learn over the long-term.

Chairman Lizotte stated the Board typically meets every few weeks on Wednesday nights, and the responsibilities are not overwhelming. Ms. Kablack stated that, upon occasion, a morning meeting might be scheduled and/or a daytime site visit.

Dylan Remley stated he moved to Town five years ago. As a gesture of full disclosure, Chairman Lizotte stated he has coached with Mr. Remley. Mr. Remley stated he would like to become more deeply involved with what happens in Town. He is interested in what future projects such as the Route 20 sewer will mean for Sudbury. Mr. Remley believes his professional travel will enable him to share with the Board how other communities around the country address similar issues. In response to a question from the Board, Mr. Remley stated he believes he is ready to serve as a full member of the Board, but it would be an honor to be appointed to either open position.

Otgo Erhemjamts is a professor who moved to Sudbury three years ago. She believes being a good citizen is important, and she would like to meet more people. Although she does not have any directly-related experience, Ms. Erhemjamts stated she has followed municipal discussions regarding her Old County Road neighborhood. She believes the Planning Board and Zoning Board of Appeals (ZBA) should work more closely together, and she believes enforcement of rules and regulations is important.

Mr. Morely stated the Board also thinks there should be a closer working relationship with the ZBA.

Mr. Long stated the Board is also very interested in compliance. He asked which position Ms. Erhemjamts was more interested in, and she stated either would be acceptable because she just wants to be involved in some way and be proud of what could be accomplished during her tenure.

Ms. Kablack stated there is pending litigation with Ms. Erhemjamts' condominium association and the Town, and she asked if she is a party to this action. Ms. Erhemjamts stated she is not.

Cara Dionisi Bradford stated she is an attorney who grew up in Sudbury. She has had a lot of professional experience with real estate law and title examinations. Ms. Bradford is interested in preserving Sudbury's water quality and its open spaces. She believes working with the Board will be a good way to utilize her skill sets for the community.

Ms. Bradford stated she believes the walkway program is very important and should be emphasized more. She stated she works well with others, and she has the energy to give to the position. In response to a question from the Board, Ms. Bradford stated she would be honored to serve in either position, but she is a quick study and feels capable of serving as a full member.

Stephen Garvin is a professional engineer, who has had experience appearing before many municipal boards. He stated his specialty is stormwater management. Mr. Garvin has lived in Sudbury five years, and he would like to use his expertise to assist the Town. He believes development issues are important, but he is also interested in preservation and historic opportunities. In response to a question from the Board, Mr. Garvin stated he believes he is a strong candidate for the full member position.

Daniel Murray is an attorney who moved to Town 15 years ago and brought up his family here. He has residential real estate experience, and he is at a stage in his life, when it is the right time to give back to the community. Mr. Murray stated he has considerable experience with subdivision and zoning-related issues. In response to a question from the Board, Mr. Murray stated he views the rail trail as a project which could unify the Town, and he believes more could be done to beautify and enhance (sewer) Route 20 so as to encourage more of a tax base and more uses. In response to a question from the Board, Mr. Murray stated he would be honored to serve in either position available.

Elizabeth Touche moved to Sudbury three years ago. She believes her professional experience in REIT software development and project management could be useful to the Board. She has attended some Planning Board meetings for a development abutting her home, she believes civic duty is very important, and she would like to be more involved with the Town. In response to a question from the Board, Ms. Touche stated she would like to be considered for the Associate Member position, in order to become acclimated to the Board.

Mr. Abair and Ms. Kablack emphasized all the candidates are well-qualified, but only two appointments are available. They encouraged the applicants to check the Town website for future openings which might arise for other Town committees and boards.

Jennifer Parker Baker is a history teacher who has always had an interest in rural and urban community development. She believes it is important for Sudbury to find the right balance for all of its growth and development needs in the future. Ms. Baker is also interested in historic preservation. She emphasized her desire to serve the Town, and perhaps to help others better understand the reasons for, and process behind, decisions that are made. Ms. Baker believes it is important for a lot of Town groups to weigh in on projects, but she realizes not everyone will be happy with the eventual outcomes. She followed the decision process for the 233 Concord Rd project, and noted the need to balance the different aspects of that issue. In response to a question from the Board, Ms. Baker stated she would be willing to serve in either open position.

At 8:50 p.m., Chairman Lizotte thanked the candidates for their interest, emphasizing they are all qualified, and the interviews were concluded.

FY15 Projects and Priorities

At 8:53 p.m., Chairman Lizotte opened a discussion regarding FY15 Projects and Priorities. The Board was in previous receipt of copies of a listing of FY14 Planning Board Projects and Priorities dated August 21, 2013.

Ms. Kablack noted the Board pared down its list of goals last year. She noted progress was made on the Community Housing goals, and she asked if the Board wants to develop a work plan for what it hopes to accomplish this year.

A discussion ensued regarding the proposed Melone project.

Mr. Abair asked what the Board's role would be in the Request for Proposal (RFP) process.

Ms. Kablack opined that she believes the next steps for Melone should include establishing an Advisory Committee with a focused charge to be accomplished in a set timeframe. She believes the Board could play a role in this process. She further stated the Selectmen may discuss next steps at its June 24, 2014 meeting.

Chairman Lizotte emphasized a 250-unit project is large, and people with considerable real estate experience will be needed to oversee the project. He questions whether there is that level of expertise on the Board of Selectmen. Ms. Kablack stated an outside party would need to be hired.

Mr. Morely and Mr. Abair commented that the senior housing market may be saturated in Metrowest, and the property may not be an ideal location for the proposed use.

Chairman Lizotte stated it is not a certainty that 250 units can fit on the property and that the wastewater will be able to be managed economically. He noted there could be a number of constraints which might prohibit only the proposed use going forward, and it may be determined that another combination of uses might be better suited to the location.

Ms. Kablack stated it is important to note the Department of Housing and Community Development (DHCD) has stringent regulations which will need to be followed, including a 10% minimum of the units must have three bedrooms. She also stated DHCD is favoring family-oriented housing rather than age-restricted housing.

Mr. Morely referenced the last study done on the property which highlighted that the location might not be suitable for multi-family housing.

Mr. Abair asked for clarification regarding comments made at Town Meeting regarding whether Community Preservation Act (CPA) funds can be used to support retail or uses other than housing. Ms. Kablack stated the proposed study is CPA-eligible.

Chairman Lizotte stated he does not believe the proposed development will be sufficient to support retail uses in this location. Mr. Morely concurred.

Mr. Abair stated the ideal scenario is to establish a real neighborhood which will draw people to the location. Chairman Lizotte stated it is possible it will be determined that the land should be used for

residential and recreational uses which would create opportunities for community-wide use of the property.

Ms. Kablack stated it has been popular in many communities to promote mixed-use developments with retail and residential components. However, in practice, these developments have not been successful and have been modified.

Mr. Long asked for clarification regarding the contaminated water issue posed at Town Meeting. Ms. Kablack stated the groundwater contamination issue from the former Unisys site has been in remediation for approximately 25 years, and the property has been classified by DEP as habitable. She noted Frost Farm and Northwoods are both on the original Unisys property, and those development were permitted. This is a non-issue.

Chairman Lizotte stated it will be a challenge to convince the public that the Town building its own friendly Chapter 40B development is the right thing to do.

Mr. Morely stated the RFP needs to be clearly staged from the outset to determine how much water can be put into the ground, which will determine many other project factors. He also suggested Chairman Lizotte represents the Board regarding the Melone project.

A brief discussion ensued regarding whether another location for high-density housing should be identified on Route 20. Mr. Morely stated he is apprehensive about this strategy because it may be misperceived by the Landham Road neighborhood, which already feels burdened by Chapter 40B developments.

Chairman Lizotte questioned if identifying another parcel is of any benefit because the Town already owns Melone.

Ms. Kablack stated other private parcels are identified in the Town's Housing Production Plan (HPP). She emphasized the Town will never have consensus on this issue, but it can strive to have a strong, cohesive plan amongst the Planning Board, the ZBA and the Board of Selectmen.

Chairman Lizotte suggested, and the Board concurred, that Ms. Kablack be instructed to draft a letter to be sent to the Selectmen, on behalf of the Board, expressing the Planning Board's interest in participating in the Melone project process and to also clarify and correct facts regarding the property which have been publicly miscommunicated.

Mr. Abair suggested, and the Board concurred, that the letter also includes clarification of the Chapter 40B goals for the project and ties it to the Town's HPP, etc., emphasizing the objective is to create a great Town asset on the property.

Mr. Long stated he would be willing to represent the Board with Mr. Abair regarding economic development goals.

On motion duly made and seconded, it was also unanimously:

VOTED: To instruct Ms. Kablack to draft a letter to be sent to the Selectmen, on behalf of the Board, expressing the Planning Board's interest in participating in the Melone project process, to include

clarification and correction of facts regarding the property which have been publicly miscommunicated, and to include clarification of the Chapter 40B goals for the project and tie it to the Town's HPP, etc.

In response to a question from the Board, Ms. Kablack stated talks with Marlborough are continuing slowly regarding a shared sewer treatment plant. She stated creative options may be considered to jump-start further discussion.

At 9:40 p.m., the Board suspended further discussion regarding its goals until the Board's next meeting.

Subdivision Rules and Regulations – Discussion regarding Potential Changes

At 9:40 p.m., Chairman Lizotte opened a discussion regarding potential changes to the Subdivision Rules and Regulations. The Board was previously in receipt of copies of a draft Revision of the Planning Board Rules and Regulations Governing the Subdivision of Land dated May 21, 2014.

Ms. Kablack stated the draft highlights in yellow indicate new language to be added, and there are sections which have been deleted. She suggested a Public Hearing be scheduled for the Board's next meeting, which she proposed to be held on June 18, 2014, and that the draft regulations be posted in the Town website in advance of the Hearing. The Board concurred. She stated the draft revisions have been circulated for review by several boards and staff members.

82 Maynard Road – Endorse Subdivision Plans

Ms. Kablack noted that the Definitive Plans are ready for endorsement and have met the requirements for such as noted in the decision.

On motion duly made and seconded, it was also unanimously:

VOTED: To endorse the Definitive Subdivision Plan for 82 Maynard Road.

Minutes

On motion duly made and seconded, it was unanimously:

VOTED: To approve the meeting minutes of April 23, 2014.

Upcoming Meeting Schedule

Ms. Kablack stated the next meeting will be held on June 18, 2014 and she will send the Board an email tomorrow with possible dates for a July meeting.

The meeting was adjourned by Chairman Lizotte at 9:53 p.m.