

Present: Chairman Craig Lizotte, Christopher Morely, Peter Abair, Stephen Garvin, Jody Kablack (Director of Planning and Development) and James Kupfer (Assistant Planner)

At 7:32 p.m., Chairman Lizotte called the meeting to order.

#### North Ridge Farm Drainage

Ms. Kablack introduced the topic of discussion which was a concern for the effectiveness of the retention basin due to the underlying soils. The subdivision was approved on April 23, 2014, and construction started soon after. Bill Place noticed ledge in the vicinity of the basin, and its removal by the contract. Town officials and the Board's peer stormwater reviewer have been working with the contractor for several weeks in order to make sure the poor soils have been fully removed, and that the drainage calculations accurately reflect the soils in the basin. Mr. Garvin expressed concern about meeting the DEP water quality requirements, which are more strenuous for infiltration basins. The Board discussed various scenarios which may occur - water may not infiltrate into ground as designed; could be concern for neighboring basements. Mr. Morely asked if the location of the ledge had been mapped. Ms. Kablack indicated that this has been requested. Mr. Garvin recommended diverting some of the flow away into dry wells. Mr. Lizotte had concerns about the slope of the road, which looks steeper to him than he recalled.

Ms. Kablack recommended not releasing Lot 1 until the basin has been deemed to function properly, as noted by Hancock Associates. She further recommended sending the developer a letter requiring a mounding analysis of the basin, demarcation of the extent and depth of ledge within the basin, confirmation that the design calculations noted this area as impervious, including use of curve numbers and time of concentration. It was noted that the soil test logs on the plan indicate boulders found at 10 feet in depth and no ledge found.

Ms. Kablack will draft a letter to the developer to be reviewed by Mr. Lizotte and Mr. Garvin.

#### Johnson Farm

Ms. Kablack requested the Board discuss and vote a position on the purchase of the Johnson Farm property and use of CPA funds. Special Town Meeting is scheduled for December 3 where this proposal will be voted. Board members had several questions regarding private fundraising, and Ms. Kablack answered that SVT was working with neighbors to raise funds towards the project. She also noted that the CPC hasn't voted a position on this funding request yet. Mr. Lizotte noted that in the big picture it is good for Town to conserve land. Ms. Kablack noted that the parcel is on the current Open Space and Recreation Plan, and is contiguous to other open space. Mr. Abair indicated that perhaps the public access should be enlarged. He also thought this is a wise investment and encouraged the Planning Board to support the purchase.

A motion was made, seconded and voted unanimously to support the purchase of the Johnson Farm property. Mr. Garvin recused himself from the vote.

#### Raytheon Property Redevelopment

In preparation for the joint meeting with the Board of Selectmen later this evening, the Planning Board discussed the property and their role in the process. There was discussion that the Planning Board should be the lead board, and they should encourage the Selectmen to make this decision.

Mr. Abair noted that redevelopment of large sites has occurred in many communities, and there is a portfolio of ways to go proceed. He recommended investigating MGL c. 40R and opined he thought the site is appropriate for multi-family housing. Mr. Garvin thought differently, that the site is in heart of commercial area, could have

recreational, perhaps some housing, proper densities, but not to hand over to all housing. Mr. Lizotte thought it would be an appropriate place to fulfill the Town's 40B obligation. Ms. Kablack asked Board members if they would support a friendly 40B, as the Town is more likely to receive benefits if the process for development is smooth and predictable. Mr. Morely thought the most appropriate uses would be assisted living, or continued care like Orchard Hill.

Mr. Abair stated that we should capitalize any development to fund the Route 20 sewer project. District Increment Financing could be an option. Ms. Kablack noted that the capacity of the site is approximately 225 2-bedroom units with the existing 50,000 gpd wastewater treatment plant. Mr. Lizotte thought the Board should promote mixed uses – housing and commercial. He noted that the market and location are not good for large office or industrial uses. He thinks the buildings will be removed and redevelopment will occur. Ms. Kablack stated that whatever uses are contemplated, the Town must understand the impacts so that revenue received balances the cost of the development.

#### Minutes

A motion to approve the October 22, 2014 minutes was made, seconded and voted unanimously.

At 8:30 pm the Board adjourned the meeting in the Flynn Building and moved to Town Hall for a joint meeting with the Selectmen on the Raytheon Property Redevelopment.

#### Raytheon Closing – Joint Discussion with Sudbury's Planning Board

Present: Planning Board Chairman Craig Lizotte and Planning Board Vice Chairman Peter Abair and members Chris Morely and Stephen Garvin and Director of Planning and Community Development Jody Kablack

At 9:12 p.m., Chairman Woodard welcomed members of Sudbury's Planning Board to the meeting to discuss the future closing of the Raytheon Corporation facility. The Board was previously in receipt of copies of a memorandum from Town Manager Valente dated November 7, 2014, a "Raytheon Property Facts" sheet, an aerial-view map of the site and accompanying charts regarding potential uses and impacts and relevant sections of the Town Bylaws regarding use regulations and dimensional requirements.

Chairman Woodard suggested each Board take turns having members express what they would like to see and/or not see in the future at the Raytheon site. Upon the suggestion of Chairman Lizotte, Chairman Woodard briefly described the property as approximately 50 acres on Route 20 and that Raytheon has been Sudbury's largest commercial taxpayer. He further stated Raytheon has decided to vacate its Sudbury location as of December 2016 and it is actively marketing the property. Chairman Woodard also stated a representative group from the Town met with Raytheon representatives recently. He stated Raytheon expressed clearly they are not in the real estate business and would like to help direct their marketing agents to work with the Town for everyone's best interests.

Chairman Lizotte stated that, in today's market, it is highly unlikely the property will be re-used as office space because now developers are locating such complexes closer to major highways, which Route 20 is not. He further stated it is likely the property will be sold to a developer who will view the site as a "tear-down" and who will seek to change the uses allowed for the property.

Vice-Chairman Brown stated she would like to see the property used for reasonable commercial development.

Selectman Haarde opined that he believes Raytheon will want to sell to the highest bidder, and thus, he is struggling with what benefit this discussion will have. He later stated he would like to see the property generate some commercial tax revenue and he does not want to see a large influx of residential housing. Selectman Haarde stated he does not want to see more children added to the schools. He also stated the Town needs to solve its Chapter 40B issues, but he would rather do this with age-restricted units. Thus, he would prefer a mix of some affordable housing, some over age 55 restricted housing and some retail. Selectman Haarde also asked what the Town will do to control traffic on Route 20 if there is a large influx of housing at this location.

Chairman Lizotte stated he has attended a few meetings with Raytheon, which has said it wants to continue to be a good neighbor to Sudbury. He further stated Raytheon has asked for the Town's input, and he hopes the company will sell to the highest and most responsible bidder. Chairman Lizotte stated the preferred use for the site will be housing, but it is currently not zoned as residential.

Planning Board Vice-Chairman Peter Abair stated Sudbury is not the first community to experience this type of situation. He believes the Town can help leverage the re-development Sudbury would like to see there in the future.

Selectman O'Brien stated he does not want to see large, high-rise type housing buildings developed on the property. He would like to see the property used for some commercial purposes. Selectman O'Brien suggested it would be great if a developer could also buy the Shaw's Plaza and replace it with housing to then be linked to commercial/retail properties across the street. He also stated a continuing care community could bring tax dollars to the Town. Selectman O'Brien stated the Raytheon situation prompts the Town to re-visit the discussion as to whether it wants Route 20 to be its "Main Street" and how does this property impact this vision. He also noted the site has a 50,000 gallon wastewater treatment plant on site. Selectman O'Brien suggested the Town might consider taking ownership of the treatment facility and then selling access to interested parties.

Selectman Simon stated he would ideally like the future of the property to "kill several birds with one stone." He believes the property could be attractive for a Chapter 40B development and for an over age 55 development and the development should not be tax negative. Selectman Simon also suggested the property could possibly include some high-end retail outlets.

Planning Board member Chris Morely stated he believes the property is a superb location to solve the Town's Chapter 40B issues, and he hopes a mix of housing could be developed that could count towards the affordable housing quota. He also stated a large continuing care facility would be great. Mr. Morely also stated he envisions the site could have additional access points, some commercial/retail businesses in front and a traffic light to facilitate movement at this location on Route 20.

Planning Board member Steve Garvin stated the property is a great site on Route 20 and he believes a mixed-use development could come to fruition. He noted the Planning Board is working on Route 20 zoning scenarios regarding a sewer project and overlay districts. He suggested working with a consultant might be helpful to obtain input regarding how other towns have handled these issues.

Mr. Abair stated the ideal development will increase the Town's commercial tax revenue, will help the Town make progress towards its affordable housing 10% goal, improve the streetscape of Route 20, calm Route 20 traffic, and enhance a potential sewer project. He suggested there could be State programs to help pay for the sewer.

Chairman Lizotte stated he is a big fan of mixed-use developments, and he does not want a large retail “big box” corporation to come to Town. He believes the Raytheon property can help the Town take a large step towards solving its Chapter 40B issues. Chairman Lizotte also believes the development should include an element of age-restricted housing. He stated the current 50,000 gallon wastewater treatment facility can support 500 bedrooms, and that, if housing is put on this site, its capacity will be maximized quickly.

Mr. Garvin stated incentives could be offered to buyers regarding a sewer project.

Selectman Haarde asked if a buyer could be asked to build the sewer system for the district. Chairman Lizotte opined this would be a big ask. He also highlighted the buyer will need to also factor in approximately \$200,000 a year for maintenance costs.

Selectman Haarde asked if the Raytheon wastewater treatment facility needs to be upgraded. Selectman O’Brien stated Raytheon completed an expensive series of upgrades in recent years.

Mr. Abair briefly explained how District Improvement Financing (DIF) from the State could be used, noting other towns have utilized this system.

Mr. Morely highlighted timing for some options could take several years, and he would hope the Town has a sewer on Route 20 before another decade passes.

Selectman O’Brien stated the assessed value of the property is 23 million, and he wondered what mix of development is needed to meet or exceed this price.

Selectman Haarde opined it would be great for Sudbury to have a “Main Street” now and that the Raytheon property is “in play” again regarding a sewer project.

Vice-Chairman Brown asked if it is possible to put another Orchard Hill type project in Town.

Director of Planning and Community Development Jody Kablack stated Orchard Hill was approved as a Chapter 40B development under a State Elder Care Program which no longer exists. She also stated an assisted living facility is possible with approval from the State. Ms. Kablack believes Raytheon will help guide a developer to work with the Town.

In response to Selectman O’Brien’s question regarding next steps, Chairman Lizotte stated it might be helpful for the Town to seek its own market study. Chairman Woodard asked if there would be enough time and money to do this. Ms. Kablack stated she has approximately \$5,000 in her budget which could be designated for this purpose.

Selectman Haarde stated the buyer will do their own market study and they will need the Town’s help regarding re-zoning. He emphasized the money in today’s market is in residential housing or the developer will choose to file for a Chapter 40B development which could be a potential battle.

Selectman Simon stated Raytheon has stated it wants to continue to be a good neighbor. He suggested Raytheon be asked to fund a market study for the Town. The consensus of all was this was a good idea worth pursuing.

Minutes  
Planning Board  
Wednesday, November 12, 2014  
Flynn Building

Mr. Abair stated that, due to current zoning, a developer would only be able to build something of similar use, or, in order to get housing, they would have to pursue a Chapter 40B development. He highlighted it will be important for the Town to determine how to best stay ahead of this scenario.

The consensus of both Boards was that the Planning Board should develop a draft of recommended options and next steps to be discussed and reviewed by both Boards at another joint meeting on January 13, 2015.

The joint meeting discussion was concluded at 10:04 p.m.