

Present: Christopher Morely, Martin Long, Stephen Garvin, Peter Abair and Jody Kablack (Director of Planning and Development)

Absent: Chairman Craig Lizotte, Dylan Remley (Associate Member)

At 7:37 p.m., Vice-Chairman Abair called the meeting to order.

**Public Hearing: Davis Field Redevelopment – Stormwater Permit Application**

**Present: Applicant's Engineer Gale Associates**

At 7:37 p.m., Vice-Chairman Abair opened the Public Hearing regarding the Stormwater Management Permit application submitted by the Town of Sudbury Park and Recreation Commission to re-develop the Davis Field recreation area by renovating and expanding the existing gravel parking lot, re-grading and expanding the natural turf field areas, constructing four youth Little League diamonds in the southeastern portion of the site, new site walkways, a grass walking trail and stormwater management systems to accompany these improvements which will disturb greater than 40,000 sq. ft. of land on a 28.9 acre parcel located at 195 North Road (Assessor's Map C10-0500), and he read aloud the Public Hearing Notice. The Board was previously in receipt of copies of the Public Hearing Notice, the Town of Sudbury Application for Stormwater Management Permit dated April 29, 2015, Stormwater Management Report Davis Field Renovations Project, Sudbury, MA dated April 29, 2015, prepared by Gale Associates, Inc. and accompanying plans. In addition, copies of an email from Park and Recreation Commission Chairman Jim Marotta dated May 19, 2015 were distributed, stating the Commission voted to withdraw the application without prejudice until a later time.

On motion duly made and seconded, it was unanimously

VOTED: To accept the withdrawal of the Stormwater Management Permit application submitted by the Town of Sudbury Park and Recreation Commission, without prejudice, and to close the Public Hearing.

**Weston Zoning Bylaw Regarding Large Houses**

At 7:42 p.m., Vice-Chairman opened a discussion regarding Weston's Zoning Bylaw regarding large houses. The Board was previously in receipt of copies of the relevant wording for Weston's site plan approval for large structures.

Ms. Kablack stated Chairman Lizotte had requested this agenda item. A brief discussion ensued regarding the need in Sudbury for such regulation. Ms. Kablack stated, and the Board concurred, it would not be realistic to do Site Plan review for all new homes. It was further noted, Special Permit for new homes on non-confirming lots often go before the Zoning Board of Appeals.

The consensus of the Board was this agenda item should be rescheduled for the June 10, 2015 meeting to allow for input from Chairman Lizotte.

**Minutes**

This agenda item was postponed until the June 10, 2015 meeting.

### **Board Reorganization**

This agenda item was postponed until the June 10, 2015 meeting.

### **Miscellaneous**

Ms. Kablack mentioned that the state will be doing a roadway safety audit regarding the Landham Road intersection on May 21, 2015. A brief discussion ensued regarding potential designs to increase safety and minimize traffic.

Mr. Long asked what the crash rate history is. Ms. Kablack and Mr. Morely stated it the intersection has a higher than average crash history and it was the site of a fatality (due to the intersection) about three years ago. Ms. Kablack stated the hope is to have a traffic light installed.

Mr. Abair stated the intersection of Hudson Road and Fairbank Road could also use a traffic light.

In response to a question from Mr. Long, Ms. Kablack stated the drainage work is underway for the Town Center redesign. It is estimated that the road will be re-aligned and new traffic lights will be installed before Labor Day.

Mr. Garvin asked when the Site Plan Authority switch from the Selectmen to the Planning Board will be effective now that Town Meeting has approved it. Ms. Kablack stated it needs to first be signed off on by the State Attorney General's Office, which is usually sometime in the summer.

### **Upcoming Meeting Schedule**

Ms. Kablack stated the next meeting will be held June 10, 2015.

The meeting was adjourned by Chairman Lizotte at 7:59 p.m.