

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

Present: Chairman Charles C. Woodard, Selectman Lawrence W. O'Brien, Selectman Robert C. Haarde, Selectman Leonard A. Simon, Vice-Chairman Patricia A. Brown and Town Manager Maureen Valente

Raytheon Closing – Joint Discussion with Board of Selectmen

At 8:39 p.m., Chairman Woodard welcomed members of Sudbury's Planning Board to the meeting to continue the discussion held in November 2014 regarding the future closing of the Raytheon Corporation facility. The Board was previously in receipt of copies of a letter from Sudbury's Planning Board Chairman Craig Lizotte dated January 20, 2015, a memorandum from Director of Planning and Community Development Jody Kablack to the Planning Board dated December 10, 2014 and accompanying information.

Sudbury's Planning Board Chairman Craig Lizotte stated Director of Planning and Community Development Jody Kablack has been in direct contact with Raytheon and has provided useful information. He explained Raytheon has solicited proposals for private use of the property, and it has narrowed responses down from twenty to two. Chairman Lizotte stated one potential buyer suggested reusing the property as is, but Raytheon thought the plan was not viable.

Chairman Lizotte referenced the Planning Board's January 20, 2015 letter, stating the hope is for the two Boards to present Raytheon with directions for the future which would be acceptable to the Town. He noted a limiting factor regarding the site is the current wastewater capacity of 50,000 gallons per day. Chairman Lizotte stated a possibility is the area could be redeveloped for rental housing with at least 25% affordable units and all units counting towards the Town's 10% mandate. He also summarized the other sections of the letter regarding mitigation and permitting, noting the Town could choose to work cooperatively with a developer.

Planning Board member Chris Morely stated the property could be considered for a phased development approach, combining future development with a Route 20 sewer project. Chairman Lizotte stated that, if there were a Route 20 sewer, it would change the type of buyers looking at the property. It was noted the current assessment is approximately \$24 million, but it is expected the sale price of the property will be lower.

Director of Planning and Community Development Jody Kablack mentioned another option to consider is district increment financing (DIF), which is a mechanism to fund infrastructure by creating economic opportunities, and it is possible a Route20 sewer system could be eligible. Ms. Kablack explained it is a locally driven process, which allows for borrowing the anticipated additional tax revenues over time from the new development.

Planning Board Vice-Chairman Peter Abair explained it is not a tax increase, but rather a way to capture the anticipated tax revenue increases to pay for the bond.

Selectman Haarde stated the DIF is a financing vehicle which uses the future tax base value as collateral. However, he further highlighted the loan still has to be paid.

Mr. Abair stated you would likely only pursue a DIF, if there were a firm commitment for a viable anchor tenant. In response to a question from the Board he also stated there are DIF caps to be considered.

Selectman Simon asked if the DIF could be expanded after it is defined. Ms. Kablack stated it is likely it could be possible with a Town Meeting vote.

Mr. Morely explained a local initiative Chapter 40B developer will know exactly what he is getting into and the Board would know exactly what it is getting. He also stated 50 acres is a large site and it can handle a mix of uses, including retail, housing and possibly recreation.

Chairman Lizotte stated he does not think the Town should be telling Raytheon how many housing units to build on the property, but rather this should be driven by the market.

Selectman Haarde stated he believes the Town can tell Raytheon what it is interested in on a high level. Under the Permitting section of the draft letter, he asked to change the word “endorse” to “consider” in the first bullet point. Chairman Lizotte suggested the language could reflect the Town would consider endorsing a project if it helps the Town to achieve its affordable housing goals.

Chairman Woodard suggested Chairman Lizotte and the Planning Board revise the draft letter to reflect tonight’s suggestions, circulate a new version to members of both Boards, and review the letter again at the Selectmen’s February 24, 2015 meeting.

Mr. Morely emphasized the intent is not to avoid the Town Meeting process, but rather this is an attempt by the Town to get more of what it wants in the long-term.

Vice-Chairman Brown asked if it is obvious the property is not zoned for housing. Chairman Lizotte stated any developer bidding on the property would have their “eyes wide open.” It was noted a Chapter 40B development would be likely deemed as the easiest and most economical way to go.

Mr. Abair stated the only other way to pursue housing would be through an overlay zoning process, which would need to go through a Town Meeting and would take longer.

Sudbury Planning Board – Transfer of Site Plan Approval - Discussion

At 9:25 p.m., Chairman Woodard opened a Board discussion with Sudbury’s Planning Board regarding recommending a potential change to the Town’s bylaws to transfer site plan approval from the Board of Selectmen to the Planning Board. The Board was previously in receipt of copies of a draft Warrant article to “Amend Zoning Bylaw, Article IX – Site Plan Authority Change from Board of Selectmen to Planning Board.” He noted that, in most communities in the State, approval sits with the Planning Boards. He further noted this is being broached because there has been concern expressed that the Selectmen might have a conflict commenting on the Buddy Dog relocation issue if it is the Site Plan approval authority. Chairman Woodard asked if the Planning Board would entertain a change.

Chairman Lizotte stated the Planning Board would welcome the transfer of authority back to the Planning Board. He emphasized the expertise of the Planning Board members (lawyer, engineers, real estate professionals) is well suited to this task.

Vice-Chairman Brown stated this idea was broached over a year ago, and the Selectmen were not comfortable relinquishing their role. However, Selectman O’Brien noted this was when there was still a three-member Board of Selectmen. He suggested the Selectmen could still be on the Planning Board’s distribution list if a commercial site plan application is received.

Director of Planning and Community Development Jody Kablack stated the Town has robust regulations for bylaws and this might be an option as well. She stated she would discuss the options with Town Counsel.

Selectman Haarde emphasized that, especially for commercial projects, he would want the Planning Board to take seriously the “face” of Sudbury which is being created for the future.

Selectman Simon stated the Planning Board members have better expertise for the task, and he has high confidence in them.

The consensus was for the Selectmen to consider this and vote its position when it votes on the Warrant articles.

There being no further business, the meeting was adjourned at 9:45 pm.