

Present: Chairman Craig Lizotte, Christopher Morely, Martin Long, Stephen Garvin, Dylan Remley (Associate Member) and Jody Kablack (Director of Planning and Development)

Absent: Peter Abair

At 7:35 p.m., Chairman Lizotte called the meeting to order. He mentioned that, beginning tonight, the Board's meetings will be videotaped. Chairman Lizotte welcomed Sudbury's new Stormwater Management Peer Reviewer Janet Carter Bernardo from Horsley Witten Group to tonight's meeting.

Public Hearing: 0 & 197 Old Sudbury Road (Assessor's Map H10-0006) - Stormwater Management Permits (2) Applications

Present: Walker Development representative Jeff Walker and developer Mike Carney

At 7:35 p.m., Chairman Lizotte opened a Public Hearing regarding two Stormwater Management Permit applications submitted by Walker Development LLC, Owner and Applicant, to construct two new single family homes and associated improvements. Lot 1 proposes the disturbance of approximately 40,600 square feet of land, including over 25,000 square feet of disturbance on slopes greater than 10%, on a 1.63 acre parcel. Lot 2 proposes the disturbance of approximately 51,200 square feet of land, including over 22,000 square feet of disturbance on slopes greater than 10%, on a 1.91 acre parcel. The properties are located at 197 Old Sudbury Road (Assessor's Map H10-0006), and Chairman Lizotte read aloud the Public Hearing Notice. The Board was previously in receipt of copies of the Applicant's Town of Sudbury Major Stormwater Management Permit Applications for Lot 1 and Lot 2 and accompanying documents and plans, and a letter from Sudbury's Stormwater Management Peer Reviewer Janet Carter Bernardo from Horsley Witten Group, Inc. dated December 7, 2015. In addition, copies of an email from Sudbury Conservation Coordinator Debbie Dineen dated December 7, 2015 were distributed tonight.

Mr. Morely asked if the applicant commenced work on the project before appearing before the Board.

Ms. Kablack stated the applicant had started clearing activities before applying for this permit, and they were asked to cease the activity, which they did, and erosion controls were installed.

Chairman Lizotte asked if the Conservation Commission is reviewing the application. Ms. Kablack stated that there may be wetlands issues within the Commission's jurisdiction, but she does not believe it has yet been reviewed.

Mr. Remley stated Sudbury's Stormwater Management Peer Reviewer had numerous comments about the application, and he is surprised the applicant is before the Board prior to resolving some of these matters.

Stormwater Management Peer Reviewer Janet Carter Bernardo stated she reviewed the application, and she summarized the project, which includes demolition of what exists on the site and construction of two new homes, driveways and stormwater management improvements. Ms. Bernardo stated the information provided included a number of miscalculations and discrepancies in the data, and she noted some of the items which need to be addressed. She referenced her letter, wherein she noted where the application does and does not comply with approximately ten standards of the Town's bylaw. Ms. Bernardo stated the information needs to be corrected and refined and calculations need to match the design.

Chairman Lizotte asked if DPW Director Bill Place has seen and commented on the culvert mentioned in Ms. Dineen's email. Ms. Kablack stated Mr. Place usually does not provide commentary when the Town has hired a Peer Reviewer. However, it was noted the Town does plan to repair the crushed culvert, and there will be future discussions to resolve related issues.

At 7:42 p.m., Walker Development representative Jeff Walker stated he has spoken to his engineer, and they are happy to comply with any recommendations made by Ms. Bernardo and the Town. Mr. Walker stated he had not initially been aware of how strong Sudbury's stormwater management permit guidelines are. He further stated he independently had a wetlands specialist inspect the area, and this person sent a letter to Ms. Dineen stating they do not believe the culvert has any environmental effect. Mr. Walker stated he hopes to obtain the Board's approval tonight based on these independent findings.

Chairman Lizotte stated the Board prefers when the applicant's engineers work together with Town staff. However, he believes the applicant would need to resolve a good number of the outstanding issues and address many of the Peer Reviewer's comments before a conditional approval could be considered.

Ms. Kablack asked Mr. Walker to provide her office with a copy of David Burke's report for the records.

Mr. Garvin stated he would need to see how the comments are addressed before voting on an approval. Mr. Remley concurred.

Chairman Lizotte stated that, unfortunately, the Town has had a few recent instances of troublesome sites, which included slopes, and where the applicants lost control of the slopes.

Mr. Walker stated there is currently one house on a slope, and that, during a recent heavy rain storm, everything on the slope held.

Co-developer Mike Carney asked the Board for clarification on what is being suggested. Chairman Lizotte stated the plan needs to be modified to comply with local and State bylaws.

Mr. Walker reiterated that Sudbury's bylaws are strong, and he believes the design is close and the revisions needed are doable. He emphasized that "time is money," and that it is becoming more and more difficult to build houses, given all the regulations. Mr. Walker urged the Board to assist them with timing by approving the application, contingent on the applicant continuing to meet the standards required.

Chairman Lizotte asked what work the applicant would want to complete before the Board's next meeting in January. Mr. Carney stated the foundations could be installed and framing could commence.

Chairman Lizotte stated the Board strives to treat all applicants fairly and similarly.

Mr. Carney asked if the process would be different if the request were for only one lot. Ms. Kablack explained that this would not matter because the disturbance on the slope is the prevailing issue. Chairman Lizotte concurred, and he read aloud pertinent sections of the Public Hearing Notice.

Mr. Walker opined that Sudbury's strong bylaw is more applicable to a major project, which this is not. Thus, Mr. Walker believes additional delays are more of a hardship for a smaller project like this.

Mr. Long asked the applicants why they did not file their application sooner, if they wanted to complete more work before winter. Mr. Walker stated it took time to develop the engineering drawings, and, initially, they were unaware the bylaw was so stringent.

If the Board is to act consistently with past precedent, Chairman Lizotte stated the Board is not ready to approve this application.

Ms. Kablack stated this is not an extreme plan and the access driveway has already been cut. She explained the Board could consider allowing the two foundations to be poured, and sticking to the foundation blueprints as long as the work is minimal and does not disturb the land. Ms. Kablack further stated erosion controls would need to be in place and be inspected.

Ms. Bernardo asked if the area has been cleared for the second lot and where the excavated material would go. Mr. Walker stated the area is completely clear, and it did not require clearing by them. Mr. Carney stated the excavated material would be stacked on the property and it would have erosion controls around it. It was suggested straw bales and silt be used.

Mr. Garvin stated he would need to see the plan revised to indicate where the stock piles would be and how they would be maintained.

Mr. Morely asked when the Board's next meeting is. Ms. Kablack stated it is scheduled for January 13, 2016. She also stated the revised plan should show detail regarding the erosion control on the frontage, and the construction entrance should be shown on the plan.

Mr. Morely suggested the applicant should continue communications with DPW Director Bill Place regarding the culvert.

Mr. Walker opined that often calculations do not accurately reflect real life observations. Mr. Morely noted the Board has two civil engineers as members and its Peer Reviewer engineer in attendance tonight. Mr. Walker also noted he is an engineer.

Mr. Carney stated he has agreed to provide the Town with desired sidewalk easements, and he has encouraged other neighbors to also do so.

Mr. Walker stated the applicants want to build the project the right way.

Mr. Morely made a motion to authorize the applicant to proceed with installing 2 foundations, conditioned upon revising the plan to reflect erosion controls in compliance with Ms. Bernardo's recommendations and to note the construction access and location of stock piles on the plan, noting that all of these items be installed and inspected prior to the issuance of a construction permit.

The motion did not receive a second, and Mr. Garvin and Mr. Remley stated they were still contemplating their positions. Mr. Remley further stated that he is surprised the applicant came before the Board tonight unprepared to address any of the comments received.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding two Stormwater Management Permit applications submitted by Walker Development LLC, Owner and Applicant, to construct two new single family homes and associated improvements to January 13, 2016 at 7:30 p.m.

Public Hearing: Site Plan Application – National Development – 526 & 528 Boston Post Road (Assessor’s Map K07-0011 & K07-0013) and Stormwater Management Permit Application

Present: Design Review Board (DRB) Chairman Dan Martin, DRB Members Paula Hyde, Jennifer Koffel, and Deborah Kruskal and National Development representatives Jack O’Neill, Project Manager Steve Senna, National Development’s Attorney Peter Tamm, National Development architect Michael Giardina, and VHB representative Rich Hollworth

Chairman Lizotte recused himself from the discussion, and he did not return for the remainder of the Meeting.

At 8:05 p.m., Mr. Garvin opened a Public Hearing regarding the application of BPR Development LLC c/o National Development, Owner Raytheon Company, for Site Plan approval pursuant to Section 6300 of the Zoning Bylaw, and a Stormwater Management permit pursuant to Article V (F), Section 5.C of the Town Bylaws, to construct a new 40,000 square-foot grocery store, parking and associated improvements on property located at 526 and 528 Boston Post Road, zoned Limited Industrial, Town Assessor’s Map K07-0011 and K07-0013, and he read aloud the Public Hearing Notice. He also announced this portion of tonight’s meeting has been scheduled as a Joint Meeting with the Design Review Board (DRB) and he asked the four members present to introduce themselves. The Board was previously in receipt of copies of a memorandum from Ms. Kablack dated December 4, 2015 regarding the proposed Grocery Store at Meadow Walk, the Pre-Application Meeting Minutes of October 28, 2015, a letter from DPW Director/Town Engineer I. William Place dated November 30, 2015 and the relevant sections for Design Guidelines, Special Permits and Site Plan Review of the Town Bylaws. In addition, National Development’s Project Manager Steve Senna distributed copies of three sets of tonight’s PowerPoint presentation slides to the Board regarding the “Master Plan Presentation,” the “Proposed Grocery Store,” and the “Planning Board Presentation Zoning Overlay Discussion,” and copies of the working draft dated December 7, 2015 of the revised Mixed-Use Overlay District bylaw.

Mr. O’Neill noted they would like to review a Power Point presentation of the Master Plan for the benefit of the DRB. He summarized the proposed components to the development plan: village retail, assisted living, age-restricted housing and multi-family housing. Mr. O’Neill stated this will be a joint venture with Avalon Bay Communities. He displayed slides of successful mixed-use developments built by the company in Lynnfield, Hingham and Lexington. Mr. O’Neill also displayed slides of the Raytheon property’s existing conditions, noting there is an onsite wastewater treatment plant, and the proposed Subdivision Plan. He explained Raytheon will vacate the property in phases, and the redevelopment plan is proceeding to accelerate the permit process for the intended anchor tenant, Whole Foods. Mr. O’Neill stated the plan includes enhanced open spaces and better pedestrian and bike access. He also stated the developers are also actively pursuing restaurants as other tenants, but it has not yet signed any other leases.

Mr. Morely suggested residents interested in seeing a similar model should visit National Development’s Market Street development in Lynnfield, which is also anchored by a Whole Foods.

Mr. O’Neill summarized the proposed Memory Care Assisted Living 48 units, noting they will not be counted as part of the Town’s affordable housing inventory, and the use requires a zoning change,

hopefully to be proposed at the 2016 Town Meeting. Mr. Morely asked where the closest similar facility is located for viewing, and Mr. O'Neill stated Westford and Hingham would be good locations to visit. Mr. Morely stated a lot of information is also available on the National Development website.

Mr. O'Neill stated 60 active adult townhomes are proposed, and this use would also need to be approved at the 2016 Town Meeting. He then summarized the Avalon Sudbury proposed 250 units of multi-family apartment homes. Mr. Morely stated the Avalon development in Cohasset is most comparable for anyone who wants more information. Mr. O'Neill described the benefits of the proposed development, including a vibrant streetscape, mixed-use amenities, a new signalized intersection on Route 20 and increased net revenue to the Town. He further stated a fiscal impact report will be finalized for the Town.

DRB member Debbie Kruskal asked if utility poles on Route 20 will be buried. Mr. O'Neill stated there are multiple poles in the right-of-way, which will either be relocated or placed underground. He further stated the cost to bury them may be prohibitive.

Mr. Senna described the proposed grocery store site plan through a PowerPoint presentation. He displayed slides of existing conditions and the grocery store site plan

Mr. Remley asked what size is the lot for the retail components. Mr. Senna stated there are approximately 11 retail acres. Mr. Senna explained which current Raytheon buildings would be demolished. It was noted the plan would be for Whole Foods to open for business in the summer/fall of 2017.

Mr. Garvin stated he will be interested to see the stormwater management plans.

Mr. Senna reviewed the permits which will be required for the grocery store. He also noted a new access drive will be built and the western access will be reconstructed. Mr. Senna displayed renderings and he pointed out the areas for the main parking lot, loading area and for café-seating. He stated the project went before the Zoning Board of Appeals on Monday night for a Special Permit due to its size. Mr. Senna also explained signs have been requested which exceed the Town's limits, and thus a Special Permit for signs will be needed. It was further noted that a Notice of Intent will be filed with the Conservation Commission later this month and Site Plan review is underway with the Planning Board.

Michael Giardina (Jacobs Architect) described the proposed grocery store architecture as naturalistic, and he described major materials as wood veneer panels, white stone, glass and zinc metal trim. Mr. Giardina noted the plans emphasis on the major entry, and a large porch has been created to connect entrances. He also displayed slides of some "built-in" features to provide greenery around columns and make it oriented to the public.

Mr. Martin expressed concern regarding there being too much white material. He stated that the material seems inappropriate, as it is not a natural material. Mr. Martin also stated he did not think the height and scale of the store seemed pedestrian-friendly.

Mr. Morely asked for further clarification regarding the intended white stone. Mr. Giardina explained the proposed material. Mr. Garvin suggested a materials board would be helpful to view. It was suggested a color be used which could reduce the impact of the mass of the building.

DRB member Jennifer Koffel stated the design seems very contemporary, and it does not seem to fit with Sudbury's character. She suggested the design should be scaled down and made to appear more residential.

DRB member Paula Hyde stated she liked the idea of the "green columns," but, she feels there is a coldness to the design that does not seem as if it fits into New England.

Ms. Kablack highlighted there was feedback in previous discussions that the architectural designs for the different development components should blend together, and she asked the design team to give this further consideration.

Mr. Morely stated that, if it is to be a modern building, then it should be a great modern building, which he does not think this plan is. He suggested a western lodge-like design might fit better with Sudbury's aesthetics.

Mr. Garvin asked if the Board could see the proposed materials board, which was presented. The consensus was the materials appeared better on the board than in the slide renderings. Mr. Giardina stated the white material was chosen as a way to reflect the typical white clapboard houses found in New England. However, Ms. Hyde stated looking at a small white panel on the materials' board is very different than the scale of the whiteness on a very large building, which could appear stark.

Ms. Hyde asked if the developer has had to tailor other projects for communities. Mr. O'Neill stated Whole Foods is a national company which is cognizant of different needs in different locales.

Mr. Morely suggested possibly adding a roof to the design, even though it would cost more to do so. He stated the design looks industrial to him, although he understands the tenant needs the building to be visible from Route 20.

Mr. Garvin noted the major elevation of concern will be the main perspective from Route 20. He stated his preference is for the building to fit into the landscape.

Mr. Martin stated he believes a modern design could work, and that the materials are more the issue than the height of the building. He also questioned how the other retailers will feel about the grocery store's orientation.

Rich Hollworth of VHB summarized the site design for the grocery store and he reviewed proposed truck access. Mr. Hollworth stated there are a number of natural resources on the site, which they want to respect, and they hope to engage Route 20 into the design. He stated access routes have been proposed which are beneficial to vehicular and pedestrian traffic in a balanced manner.

Mr. Garvin asked about the proposed landscape design. Mr. Hollworth stated it would create a framework with the roads, which are intended to circulate as a loop. He also stated they would try to create a complimentary streetscape along the perimeter.

Mr. Garvin asked if the trucks would use signalized access. Mr. Hollworth stated they are discussing these issues with the Mass. DOT.

Mr. Morely asked if the western access is truck-only. Mr. Hollworth stated it is contemplated as being a full access point at this time.

Mr. Remley asked about left-turn restrictions. Mr. Hollworth stated it is currently designed for full access, but they would review it.

Ms. Kablack stated this application will be peer-reviewed regarding traffic once the full traffic report is submitted.

Mr. Hollworth also briefly described the stormwater design, stating the goals are to enhance and preserve the surface and groundwater and to protect the wetlands areas.

Mr. Garvin asked if the current stormwater management system would be redevelopment, or if it is considered new construction. Mr. Hollworth stated the plan is to redevelop what is there, but they will try to meet new development standards.

Ms. Kruskal stated she likes the proposed middle island, but the rest of the landscape looks formal along Route 20. She asked why a more natural planting plan has not been considered. She also noted the proposed 18 pin oaks would interfere with utility poles on Route 20. Mr. Hollworth stated the intent is to offer flexibility as the site becomes more developed and to create a walking environment inside the site.

Mr. Martin stated he would prefer variety in the streetscape trees, which Mr. Hollworth stated he would review.

Mr. Morely asked how wide the planting strips are. Mr. Hollworth stated the interior planted areas are 30' and 20'.

Mr. Senna briefly summarized the signage, noting three signs have been proposed, and he exhibited some slides. He described them as channelized signs and they are internally lit. Mr. Senna reviewed the next steps, which include completing a stormwater report and a traffic report, filing the Notice of Intent with the Conservation Commission and meeting with the Commission in January, peer reviews for stormwater and traffic, review and respond to comments from the Town boards, staff and peer reviewers, follow-up meetings with the DRB, and continue Public Hearings with the Planning Board and ZBA.

Mr. Long asked if any interior rotaries are planned. Mr. Senna stated they typically take up too much space.

Mr. Remley stated he believes having a signalized access and one access with no left-hand turns will wreak havoc.

Mr. Morely asked the team to review making the situation better for people from Highland Avenue to turn into the Shaw's Plaza. Mr. O'Neill stated they would review the plans.

Mr. Martin stated it seems like a lot of signage, and he asked if there would be freestanding signs at the entrance. Ms. Koffel concurred, and she asked if the sign on the building could be lowered.

Mr. Garvin opened the Hearing to public comment.

Sudbury resident Arthur Haberman, 31 Woodland Road, asked for clarification regarding the green space in the retail area. Mr. O'Neill referenced the pockets of green space within the site, noting it needs to be balanced with being able to attract other retail tenants who need parking.

Mr. Haberman urged for a plan which makes Route 20 walkable west to east, noting this would be appreciated by neighbors. He hopes green spaces can be maintained along the street, with a bit of a setback. Mr. Morely stated he was surprised to see the sidewalk in such close proximity to the road. Mr. O'Neill stated the area is 50 feet wide. Mr. Hollworth stated he could create more of a separation.

Mr. Haberman stated he would not want parking right up to Route 20. He also stated he is concerned about the amount of illumination at night. Mr. Haberman asked if the traffic signal would be aligned with the Shaw's entrance, and Mr. O'Neill stated it would be. Mr. Haberman suggested the applicant should discuss options for exiting the site with abutters. It was noted one abutter, Stone Farm, is agricultural preservation land, which cannot be driven on.

Mr. Haberman asked about the construction schedule. Mr. O'Neill stated the grocery store is projected to open in the summer of 2017, and construction on the other components will proceed while the grocery store is being completed, to be possibly completed in the winter of 2018.

Sudbury resident Bob Abrams, 578 Boston Post Road, stated he represents abutters to the west of the site. He references a letter from DPW Director Bill Place and the proposed traffic study. Mr. Abrams urged the applicant to incorporate traffic for the entire project into the study and for the peer reviewer. Mr. Garvin stated the Mass. DOT will want to see this information regarding approval of the traffic signal.

Sudbury resident Jenny Zhang, 11 Trailside Circle, asked if Route 20 would be widened. Mr. Garvin stated the complete plan has not yet been submitted, but a left-turn lane is being considered. Ms. Zhang asked if there would be more meetings on the project.

Mr. Garvin and Mr. Remley explained there would be many more meetings and Public Hearings on the project, and they will be noticed on the Town website. Mr. Morely stated the Avalon housing component of the project will go before the ZBA, and those meetings will also be posted on the Town website.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding the application of BPR Development LLC c/o National Development, Owner Raytheon Company, for Site Plan approval pursuant to Section 6300 of the Zoning Bylaw, and a Stormwater Management permit pursuant to Article V (F), Section 5.C of the Town Bylaws, to construct a new 40,000 square-foot grocery store, parking and associated improvements on property located at 526 and 528 Boston Post Road, zoned Limited Industrial, Town Assessor's Map K07-0011 and K07-0013 to January 13, 2016 at 8:00 p.m.

National Development – 526 & 528 Boston Post Road – Proposed Zoning Changes for Raytheon Property – (Assessor's Map K07-0011 & K07 -0013 - Discussion

Present: National Development representatives Jack O'Neill and Steve Senna and National Development's Attorney Peter Tamm

At 9:48 p.m., Mr. Garvin opened a discussion with National Development representatives regarding proposed zoning changes for the redevelopment plans for the Raytheon property. Copies of a handout of

tonight's presentation slides prepared by National Development entitled, "Meadow Walk Sudbury, 526-528 Boston Post Road Sudbury, MA Planning Board Presentation Zoning Overlay Discussion" were distributed tonight.

Ms. Kablack stated copies of a draft zoning overlay bylaw have been provided to the Board tonight.

National Development Attorney Peter Tamm stated the draft bylaw was shared with Ms. Kablack and Sudbury's Town Counsel. He summarized the previous discussion with the Board regarding the zoning overlay, and he noted he received feedback from Ms. Kablack. Mr. Tamm stated the intent would be for Town Meeting to adopt an overlay district and the master plan. He further stated the applicant is working on a Development Agreement with the Board of Selectmen. Mr. Tamm displayed a flowchart of the zoning overlay process, noting the Site Plan process is front-loaded. He stated his focus tonight would be on parking and loading, signage, and the Water Resources Protection Overlay District (WRPOD).

Regarding parking and loading, Ms. Kablack asked if there would be additional design standards to show where the plan does and does not comply. She noted the grocery store plan already complies with the Town's bylaw.

Mr. Morely asked how many parking spaces the grocery store needs, noting no one will be happy to see empty parking spaces. Mr. O'Neill stated they want to work to be in compliance with the Town's bylaw and with what the grocery store needs. The applicant stated they would review the parking and design standards before providing the Board with the next revised draft.

Mr. Tamm stated the applicant needs to discuss monument signs and other options and review the procedure. He stated it is anticipated some relief may be needed for freestanding and wall signs.

Mr. Morely stated a comprehensive signage plan would be the best process with which to proceed. He emphasized the Town worked a long time on developing its sign bylaw.

Ms. Kablack stated Route 20 signage will be the most critical element.

Mr. Tamm stated the applicant needs to refine the side areas for a buffer to the residential district to the west. He noted the goal is for the zoning to reflect the plan.

Mr. Tamm briefly reviewed next steps leading to a possible Special Town Meeting on May 2, 2016 (within the Annual Town Meeting), which would allow for finalizing the Warrant up to April 6, 2016.

Ms. Kablack stated this concept needs to be posed to the Selectmen. She noted there is a lot in the draft bylaw, and the Planning Board needs to complete its compliance review prior to Town Meeting or a different process will need to be pursued.

Mr. Garvin and Mr. Remley stated they have timing concerns. Mr. Remley asked if outside help should be hired to assist Ms. Kablack's office with all that needs to be done for the several substantive projects which are currently in process. Mr. Tamm stated the concern is valid, but the applicant believes it is doable, and the process will be closely monitored.

Ms. Kablack stated the Board's next meetings are scheduled for January 13 and January 27, 2016.

Mr. Morely suggested Board members should submit comments regarding the draft bylaw to Ms. Kablack to incorporate into a revised draft for review at the Board's next meeting.

Pine Grove Subdivision, Huckleberry Lane - (Assessor's Map J06-0023 - Request for Bond Reduction)

At 10:23 p.m., Mr. Garvin opened a discussion regarding the request for a bond reduction for the Pine Grove Subdivision/Huckleberry Lane. The Board was previously in receipt of copies of a letter from Eligius Homes Company President Peter T. Karassik dated November 30, 2015 and a letter from Town Engineer I. William Place dated December 2, 2015.

Ms. Kablack stated a current bond is being held for \$89,500 and Mr. Place recommends reducing the bond to \$49,221.00.

On motion duly made and seconded, it was unanimously

VOTED: To approve a reduction of the bond for Pine Grove Subdivision, Huckleberry Lane, to \$50,000.00.

Mahoney Farms SRC – Request for Bond Reduction

At 10:25 p.m., Mr. Garvin opened a discussion regarding the request for a bond reduction for Mahoney Farms SRC. The Board was previously in receipt of copies of an email from William Depietri of Capital Group Properties dated November 17, 2015 and a letter from Town Engineer I. William Place dated December 1, 2015.

Ms. Kablack stated the rain garden is being monitored. It was noted Mr. Place recommends reducing the bond to \$10,000.

On motion duly made and seconded, it was unanimously

VOTED: To approve a reduction of the bond for Mahoney Farms SRC, to \$10,000.00. The Board prefers a cash bond to replace the current surety bond.

National Development - Development Agreement Negotiation Team – Appoint a Planning Board Representative

At 10:26 p.m., Mr. Garvin opened a discussion regarding the appointment of a member of the Planning Board to be on the Development Agreement Negotiation Team for the National Development/Avalon Bay projects. It was noted the meetings are usually scheduled on Wednesdays around 3:30 or 4:00 p.m.

Mr. Remley stated he was not invited to the first meeting, but he would be willing to serve.

Mr. Morely stated he would be willing to serve as an alternate, if Mr. Remley is unable to attend a meeting.

On motion duly made and seconded, it was

VOTED: To appoint Dylan Remley as the Planning Board's primary representative and Chris Morely as the Planning Board's alternate representative, to the Development Agreement Negotiation Team.

Remote Participation - Discussion and Comments for the Board of Selectmen

At 10:27 p.m., Mr. Garvin opened a discussion regarding a proposed remote participation policy. The Board was previously in receipt of copies of a draft "Remote Participation Policy Town of Sudbury, MA" and accompanying regulation.

Mr. Remley asked how many other towns have adopted a similar policy. It was noted a State law allows for towns to adopt the policy, if they wish.

Ms. Kablack stated the Board had discussed this previously, and the consensus was that reviewing plans would be difficult to do remotely.

Mr. Garvin noted the Board is missing two members tonight, and he suggested this discussion be postponed to a date when their feedback can be solicited.

Mr. Morely stated he has the same concern he previously expressed, noting he believes the policy should include only one approved technology to be used.

Mr. Remley stated video participation would be better than just participation by telephone. It was noted the conference phone option was recommended based on its capacity to produce excellent audio reception for participants.

Ms. Kablack stated she would ask if the policy is consistent with the State's Mullin Rule regarding the number of meetings a member can miss, and this agenda item will be scheduled again for a future meeting.

Minutes

On motion duly made and seconded, it was

VOTED: To approve the meeting minutes of November 17, 2015.

Miscellaneous

Ms. Kablack asked the Board to consider whether it wants to propose stand-alone zoning changes to make the National Development scheme permissible. She stated she reviewed what the applicant needs to be approved, and some items are non-controversial, and there are not too many exceptions needed. Ms. Kablack stated she would compile a list of uses the applicant wants for the Board's review at a later date.

Mr. Remley reiterated his question regarding whether the Planning Office and Planning Board has the resources needed to match the substantial project workload currently falling primarily on Ms. Kablack. Ms. Kablack stated she has discussed the idea of hiring a planner for a period of time to assist her with the Town Manager.

A brief discussion ensued regarding the need for consistency between the Board, the Conservation Commission and the Stormwater Management Permit peer reviewers regarding the Sudbury Station LLC and National Development/Avalon projects.

Mr. Remley asked what the next steps are for the Sudbury Station LLC project now that its project eligibility has been approved by MassHousing. Ms. Kablack stated the applicant is expected to file its Comprehensive Permit application. Mr. Remley strongly advocated for the Town to not wait to appeal the State's Determination of Eligibility. He asked if Town Counsel could be asked if there is a legal avenue which could be pursued now to challenge the approval. Ms. Kablack stated she would share these questions with Town Counsel.

Upcoming Meeting Schedule

Ms. Kablack stated the next meetings will be held January 13, 2016 and January 27, 2016 at 7:30 p.m. She reminded the Board to hold the second and fourth Wednesdays of each month for potential meetings leading up to the Annual Town Meeting.

The meeting was adjourned by Mr. Garvin at 10:55 p.m.