

Present: Peter Abair, Chair, Steve Garvin, Marty Long, Chris Morely
Jody Kablack, Director of Planning and Community Development

Absent: Craig Lizotte, Dylan Remley (Associate member)

Meeting was opened at 7:35 pm

Continue Public Hearing and Vote - Stormwater Management Permits, 0 and 197 Old Sudbury Road

Ms. Kablack noted that review between the applicant's engineer and the town's peer review has concluded, and all issues have been adequately addressed in the current plan set. Ms. Kablack noted that draft decisions have been prepared and reviewed by applicant.

Board members did not have any additional comments. Mr. Garvin noted that the review was thorough and the plans meet the stormwater regulations.

The Board reviewed the decisions. It was noted that the Town DPW will be replacing the culvert under Old Sudbury Road at some future date.

There were no comments from the public.

A motion was made, seconded and voted to close the public hearing.

A motion was made, seconded and voted unanimously to approve the decisions for 0 Old Sudbury Road and 197 Old Sudbury Road. (Abair abstained due to absence at the Dec. 9, 2015 meeting).

2015 Annual Report

Chair Abair requested changes to the paragraph regarding the Route 20 zoning study and the Raytheon redevelopment. Board members agreed to review the changes at the next meeting.

Minutes of January 13, 2016 were approved with no changes.

2016 Annual Town Meeting

Ms. Kablack presented the article on the proposed change to the Wireless Services Overlay District, which was discussed at the Jan. 13, 2016 meeting. A motion was made, seconded and voted to submit the article to the 2016 Annual Town Meeting warrant.

Interviews with Design Review Board candidates

Suzanne Schineller, Jarman Road - resident for over 11 years. Ms. Schineller described her design experience for over 20 years in a variety of areas - advertising, graphic design, and web design. She now works as a designer in the educational field. She feels she would bring problem solving skills and enthusiasm to the position. She also feels her skills will complement the skill set of the existing board, and she has already seen some places in the application process that could be tweaked to make the process easier for applicants and better for the Town.

Board members thought Suzanne had some creative ideas. She also stated that she would have time to devote to the position.

Mr. Garvin asked what she thought about the architecture and landscape architecture along Route 20. Ms. Schineller replied that she has been following the National Development discussion with interest. Much of the Route 20 development is existing, as well as controlled by landlords. She is interested in helping to clean up signs on businesses that are no longer open.

Susan Vollaro - Willow Road. Ms. Vollaro noted that she has a Bachelor of Architecture degree from NJ Institute of Technology. She has been a Sudbury resident for 9 years. Feels she brings a wealth of architectural experience to the DRB, from corporate renovations, signage, residential design, facilities management, retail, restaurants. She is in the process of obtaining her certificate as a Registered Architect. Feels she would fill the void left by Juan Cruz's resignation on the DRB.

The Chair asked for Susan's opinion on the 2 new banks that have been constructed on Route 20. She felt that the Northern Bank site was greatly improved and she could tell that design was a significant component of the site plan review, including the landscaping.

The Chair noted that the Board will discuss the appointment later in the evening, and thanked them for their time. He also noted vacancies on other boards including the PBC, SHT and others for whichever candidate does not get the appointment.

National Development Site Plan and Stormwater Management Permit

Steve Senna, National Development, David Gillespie, Avalon Bay, Vinod Clakienie, VHB Traffic Engineer

The Chair noted that this is a continuation of the Hearing from January 13, 2016, and the main focus this evening is traffic.

Mr. Senna agreed, and noted that they have not yet submitted the final stormwater plan. Mr. Senna noted that National Development is working on compiling many revised items on the plans from meetings with staff, neighbors and through the public hearing process with the ZBA and the Planning Board, and will be providing those revised plans in the near future. Mr. Senna also noted that National Development received the special permit from the ZBA for the Major Commercial Project this week.

Mr. Senna also noted that questions related to the environmental aspects of the property have been voiced recently. National Development and Avalon take this very seriously and will be providing material to the Town next week, which they hope will quell some of the concern. Mr. Senna said that the contamination is a non-issue, but they will be providing greater detail from their hydrogeological consultant. Mr. Abair asked for clarification of what a non-issue is, and Mr. Senna described this as low level contamination in very deep groundwater that does not present an obstacle to either continued use or redevelopment. This will be spelled out in greater detail in the letter.

Mr. Morely asked if the ZBA asked for any modifications to the site plan, and Mr. Senna replied that they required a walkway along the western driveway into the site, and agreed with the recommendation to eliminate 7 on-street parking spaces along the main driveway into the site. No other changes are contemplated. They also added conditions related to hours of operation, lighting conditions and the requirement to obtain other approvals. All conditions will be cross referenced between the site plan and the special permit.

Mr. Senna gave a brief update on the location of the main access for the development. The current plan set reflects the final location of the intersection, which is located directly across from the Shaw's Plaza westernmost driveway. The Traffic Impact Study had moved the intersection to the existing easterly Raytheon driveway, but this has changed and the plans will be revised to reflect the final location. This final location has been approved by Gravestar, the owner of the Shaw's Plaza. National Development has also met with a group of residents to review plans and concerns, particularly residents of Highland Ave. Highland Ave will be included in the phasing of the new light, and this will be reflected on the signal plans submitted to the Town and MassDOT.

Ms. Kablack noted that the Town's Traffic Consultant, Jeffrey Dirk from Vanasse Associates is present to join in the discussion this evening.

Mr. Senna noted that the full build condition of the development has been analyzed, however he noted that the site plan application under consideration tonight is only a small component of the full development plan. Mr. Senna reminded the Board that the Grocery store will generate 85% less than current traffic generated from R&D use.

Mr. Garvin noted that he appreciates this information, but the Board will need to understand the total traffic plan as this proceeds.

Mr. Kailerny, VHB traffic engineer of record for project, next discussed the Traffic Impact Study. Mr. Kalikiri stated that VHB has been studying the new intersection for a number of months and has studied several iterations for National Development. Has been speaking with MassDOT through the process since the intersection will require their approval.

Mr. Kalikiri outlined the location of the grocery store on the site and went over the major components of the full redevelopment plan - 80,000 sq. ft. of retail, 250 apartments, 60 age-restricted housing, 50 bed specialty care facility. The grocery store is an integral component of the overall redevelopment master plan and impacts are inter-related.

Traffic study has been prepared under the accepted methodologies by MassDOT. Field work of current conditions have been documented. Bicycle and pedestrian amenities have been reviewed. Current and future traffic conditions have been analyzed, impacts quantified, and multi-modal improvement measures proposed. 10 locations were studied along Route 20 from Horse Pond Rd to Landham Road.

Major findings of the study:

- Limited capacity at signals
- Limited gaps at signalized intersections
- Queues and delays due to lack of signal coordination
- Safety concerns related to crashes
- Police control at Raytheon unsafe
- Minimal pedestrian features, no bicycle accommodations
- Multiple curb cuts/access management issues

Traffic impacts anticipated from reuse of the site for R&D/office use:

- Continued heavy directional flow
- Concentrated at peak commuter times

- Police control still necessary
- Still no pedestrian/bicycle
- Fire station access management needs

Mixed use redevelopment benefits to traffic issues:

- Traffic spread over the course of the day
- Entering/existing flows are complementary
- Internal capture of trips between uses
- Attract business from existing through traffic on Route 20
- Will attract non-auto trips

Saturday traffic increases can be addressed with improvements.

Benefits of the proposed intersection and improvement plan proposed by National Development:

- Substantial improvements to support full build out
- Both vehicular and pedestrian improvements
- Consistent with Route 20 corridor study and MassDOT Healthy Transportation Policy Directive
- Improved access for Sudbury Plaza
- Transportation Demand Management program

Mr. Kalikiri described the deficiencies along Route 20 in the project vicinity, and proposed improvements with the redevelopment plan:

- Reduce # of curb cuts along Raytheon frontage
- Signal to replace police officer for traffic control
- Controlled pedestrian crosswalk
- Designed to reduce crash incidents at Highland Ave, Shaw's westerly driveway

Mr. Kalikiri showed a slide of the draft intersection, which is still under design and review. It is proposed to align with the westerly Shaw's driveway and will include Highland Ave into a separate signal phase that will detect cars exiting the neighborhood. The construction of the intersection may require retaining walls to minimize impacts to wetlands. The roadway will be widened to include sidewalks on both sides of road (along Shaw's), add a left turn lane into both the National Development site and the Shaw's Plaza, and add 5' shoulder/bicycle accommodation. Widening will occur within the right of way, and additionally on National Development property. All improvements will be constructed by National Development. Necessary easements will be secured. After construction, MassDOT becomes the owner of the signal.

Mr. Kalikiri also noted additional improvements that National Development is committing to complete:

- New pre-emption signal for Fire Station #2.
- Coordination of traffic signals at Nobscot Rd and Union Ave. Will require infrastructure/technology improvements on these lights - do not exist currently.
- Multi-modal improvements - pedestrian network throughout development, connections to MCRT, pedestrian connections to abutting properties (Chiswick, Shaw's)

Jeffrey Dirk, Vanasse & Associates, Town's Traffic Consultant, introduced himself, and noted that he had reviewed the VHB traffic study and prepared a memo for board. He thought the VHB study was very

thorough and he was in general agreement with much of it. His main comments related to methodologies used for the purposes of calculating trip generation. Mr. Dirk agrees that a comparison of a fully occupied site vs. the proposed redevelopment plan will reduce volume. This is a good benchmark, but a real analysis needs to document the actual increase in traffic and make sure the improvements accommodate the increase. 20,000 vehicles currently pass the site on Route 20; the proposed development will add 6,000-8,000 additional vehicles. Mr. Dirk requested that the trip generation numbers be simplified. Credits taken must be documented. The goal is to make sure the size of improvements are adequate for the projected traffic, including a level of safety for peak periods.

Mr. Dirk also discussed the relevance of phasing the improvements in over time, and the impact of phasing on the credits taken in the analysis. If only the grocery phase is constructed, they cannot include internal trips since there is nowhere else to go on the site. He wants to make sure the phasing of improvements relates to traffic use. He requested the applicant submit a phasing plan for the intersection and roadway improvements. Then this will be compared to the traffic projections of each phase.

Mr. Dirk also asked for more data on the signal synchronization plan, and noted that he expects the next round of review will address many questions.

Chair Abair questioned the daily increase of traffic of 6-8000 vehicles. Mr. Dirk confirmed that this is the anticipated number. Peak volumes are being decreased, but overall there will be additional trips throughout the whole day. Improvements are being planned to accommodate the increase in the number of trips.

Mr. Kalikiri clarified that this daily number does not account for any internal capture of trips or multiple trips within the development. This is the total number of trips generated for each separate use.

Mr. Morely asked National Development if any of Mr. Dirk's other recommendations on width of internal roads will be of concern? The responded that they will review this.

Next Steps for National Development on traffic:

- Continue abutter coordination
- Address peer review comments, including site plan
- Fine tune roadway improvement plan
- MEPA/MassDOT review
- 25% roadway design plans

Chair Abair asked if any audience members had comments or questions.

Arthur Haberman, 31 Woodland Rd

Mr. Haberman commented about the Nobscot to Union traffic and did not think this was the major congestion issue along Route 20. He opined that the real issue is commuter traffic east/west in peak periods. He thinks a traffic signal will exacerbate traffic through Sudbury, and asked for data to document whether the proposed signal will increase travel time between intersections in Sudbury, or if it will decrease. Will it make the current condition better, or worse?

Mr. Abair understands this issue, and also hopes that the signal will not only help the safety of the accesses but keep traffic moving.

Mr. Kalikiri stated that the synchronization should help and that is one of the goals. They are trying to balance the traffic flow and address deficiencies. The goal is not to fix all deficiencies along Route 20 though.

Mr. Morely asked whether Mr. Haberman's request was something normally done in their field, and Mr. Kalikiri and Mr. Dirk responded affirmatively. Mr. Morely thought that this information would be helpful as well in determining the impacts of the development on the "through times" of travel upon Rte. 20 going east and west at various key times, including Saturdays. The information should include existing and proposed conditions, in both directions, between Horse Pond and King Philip Roads.

Mr. Haberman asked about the proposed sidewalks in proximity to wetlands. If there are wetland issues, will these be eliminated?

Mr. Senna stated that they are committed to completing all the improvements, and their preliminary engineering indicates that the sidewalks can be constructed on both sides of the road.

Ms. Kablack asked where the termination point of the sidewalk on the south side of Route 20 west of Shaw's driveway will be. Mr. Senna noted this will be shown on the revised plans.

Mr. Haberman had questions about the special permit issued by the ZBA and the process. He noted that the neighbors feels that there are many benefits to the proposal, but they have a concern for the overall development and the impacts. Will we lose our ability to mitigate due to the phasing of the approvals?

Chair Abair encouraged residents to keep active in the discussions.

Ms. Kablack described the more comprehensive review that is being undertaken by the Planning Board, which involves a general understanding of the entirety of the development plan, including all the components (80,000 sq. ft. of retail, 250 apartments, 60 age-restricted housing, 50 bed specialty care facility); and the zoning changes required to accommodate the uses. While the grocery store component is proceeding separately due to the need to secure the anchor tenant for the development, the Board did not feel they were closing any doors on conditions that will impact the entire property. Ultimately Town Meeting will decide in May if all the issues have been considered.

Mr. Morely noted that the developer will be held to the conditions of the approval and their promises.

Paul Bisson, 55 Highland Ave

He has also met with the development team and the neighbors appreciated this. One issue was requested to be reviewed which is not shown on the plans is the possible roadway access through Chiswick Park. He asked if the developer had any update on this request.

Mr. Senna responded that National Development had previously reached out to the abutting property owner and the request had been denied. They made a second request with the same conclusion. Mr. Morely responded that he had also reviewed this suggestion, as it does appear to be a good alternative access and would enable visitors to the property to bypass Route 20, he understands that there is not a clear benefit to the abutter to allow this, and it could impact their use of the property.

Chair Abair concluded the hearing for the evening. A motion was made, seconded and voted to continue the public hearing until February 10, 2016 at 8:00 pm. The topics for discussion at that meeting will focus on peer review comments, new roadway design, environmental discussion, and proposed zoning.

Mr. Senna noted that they plan on discussing review signage, landscape, and stormwater on Feb. 24.

Jim Kelly, Facilities Director - Discussion on Disposition of former Police Station, 415 Boston Post Road

The Board was in possession of survey results dated 4/21/15 on this topic. Mr. Kelly explained that an article to sell the building and land of former police station is on the Special Town Meeting warrant scheduled for Feb. 9, 2016. Mr. Kelly noted that the Station has been vacant since the Police Dept. moved out in December 2015. As Facilities Director, he is concerned for a vacant building which needs to be heated, insured and maintained. The 2015 ATM article to give the Selectmen authority to make a decision regarding the site did not pass. Mr. Kelly felt this was because there were no parameters around what to do with the site at that time. Since then, the survey results indicate a strong preference to sell the property. The Town has also commissioned an appraisal. Mr. Kelly has been meeting with realtors and interested parties, and inclination is that leasing by the Town is not favored. Mr. Kelly asked for any feedback from the Board.

Steve Garvin asked what the major negatives on leasing were. Mr. Kelly replied the building condition. It will need major repairs and renovations. Mr. Garvin suggested looking into a 99 year lease. He felt it was easier to hold onto land than to purchase it in the future, but this typically will have costs to the Town.

Chair Abair asked what the appraised value is, and Mr. Kelly replied \$750,000.

Mr. Kelly has received interest from 1 party to purchase for the appraised value.

Presently, the town must insure, plow, heat and possibly demolish the building. Could be several 100,000 dollars if we keep it and don't make a decision.

Mr. Garvin noted that the small size and other constraints of the site do not make it very viable for municipal uses. He suggested that an exercise to show what cannot be put on the property might be worthwhile.

Mr. Kelly noted that other potential municipal uses that also do not seem feasible have already been explored, including Sudbury Public School office, Senior Center, recreation field, museum, bus stop, and new fire station.

The zoning is Limited Business District so the allowed uses under zoning are Bank, retail, expansion of abutting use. Any development is limited by the septic capacity, but a septic system could be built.

Ms. Kablack suggested that the Planning Board take a position to give direction to Town Meeting. The range of possibilities is too broad, but the Town needs direction. The Board voted to support development of the parcel into commercial use which will enhance the streetscape, provide taxes and further the economic development goals of the Town. The Board noted that redevelopment would likely be similar to the TD Bank or Northern Bank sites, with the building along the street and parking behind.

Mr. Abair asked where any proceeds from a sale will go? Mr. Kelly replied that there are many restrictions as to what the Town can do with the funds, but they seem to be limited to paying off annual debt on any capital project, or put towards any other capital project with a minimum 5 year useful life. The funds do not go into the General Fund.

Taxes on a new commercial building are estimated to be similar to TD Bank, approximately \$28,000/year.

Mr. Kelly noted that if the warrant article passes, the Town will issue an RFP for the sale of the property, as required by law. Some restrictions or preferences can be included in the RFP, but may lower the value of the property. This will be determined by the Selectmen. He thanked the Board for their time and input.

2016 ATM - Zoning changes in Limited Industrial Districts

Ms. Kablack distributed 3 draft warrant articles which could be used to assist in the redevelopment plan for the Raytheon property should the Board not proceed with the proposed Overlay District zoning that has been discussed. The changes relate to adding allowable uses in the Limited Industrial District, including restaurants, personal services establishments, age-restricted housing; changes to the dimensional requirements in the LID and changes to parking requirements. Ms. Kablack thought the more appropriate place to discuss these articles would be when the Overlay District zoning is discussed, and the Board members concurred. The Board anticipates that a special town meeting within the 2016 Annual Town Meeting will be called to introduce the zoning for the Raytheon property.

DRB Applicants

The Board discussed the applicants interviewed. Mr. Abair read the criteria for applicants noted in the zoning bylaw, which recommends an architect, landscape architect, graphic designer, and a resident who lives close to Route 20. Ms. Kablack noted that the vacant position was previously held by an architect.

Mr. Morely thought Ms. Schineller would bring certain skills and fresh ideas.

Mr. Garvin agreed but made a motion to fill the seat with Ms. Vollaro due to her experience as an architect. This was seconded and voted unanimously.

Ms. Schineller will be encouraged to seek appointment on another Town board.

Maple Meadows Bond Release

Ms. Kablack did not have a recommendation and will put this on the next agenda.

Housing Production Plan Update

This will be placed on the next agenda.

Motion made to adjourn the meeting at 10:30 pm.