

Present: Chairman Peter Abair, Christopher Morely, Marty Long (7:30 p.m.-9:35 p.m.) , Stephen Garvin, Dan Carty, John Hincks (Associate Member) and Jody Kablack (Director of Planning and Development)

At 7:31 p.m., Chairman Abair called the meeting to order. He announced there is an Open House scheduled at the Raytheon site regarding the Meadow Walk Development on May 19, 2016 and there is a Town Forum scheduled on May 25, 2016 at Town Hall to discuss the development. He encouraged the public to attend these events and the Special Town Meeting on June 13, 2016. Chairman Abair stated approximately 25 public meetings have been held regarding the proposed development and community input is welcomed. Mr. Garvin encouraged the public to visit and tour the former Raytheon site to better understand the possibilities for re-development.

Wright Farm Childcare – Minor Site Plan Approval Request – 155 Woodside Road Assessor Map M09-0500

Present: Applicant Jennifer Eckler with her husband Richard Eckler and mother Dorothy Wright, the applicant's attorney Joshua Fox and approximately 30 neighbors

At 7:33 p.m., Chairman Abair opened a discussion on the application of Jennifer R. Eckler, Applicant, and Dorothy Wright, Owner, for Minor Site Plan approval in accordance with the Town of Sudbury Zoning Bylaw Section 6300 to construct a new 1,670 square-foot building and associated improvements to be used as a Child Care Center at 155 Woodside Road, zoned Residential A (Assessor Map M09-0500).

The Board was previously in receipt of copies of the Town of Sudbury Notice of Meeting, a memorandum from applicant Jennifer Eckler dated April 25, 2016 and accompanying application package of documents, a letter from Sudbury Fire Chief William Miles dated May 10, 2016, and an email from Conservation Coordinator Debbie Dineen dated May 5, 2016. In addition, copies of an email from Sudbury resident Patty Mahoney and other abutting neighbors dated May 16, 2016, an email from Sudbury resident Kenneth Taylor dated May 17, 2016, a letter from Department of Public Works Town Engineer/DPW Director I. William Place dated May 16, 2016, an email from Building Inspector Mark Herweck dated May 17, 2016 and a memorandum from Ms. Kablack dated May 17, 2016 were distributed tonight.

The applicant's attorney Joshua Fox stated the applicant has run a child care business in her home since 2002, without any negative incidents. Mr. Fox provided a brief history of the property, noting the Wright family bought it in the 1860s, and it has always been an active farm with animals. He stated Ms. Eckler opened the child care center in 2002 in her home, which handles ten children. Mr. Fox showed sketches of the property depicting the main house and barn, noting the applicant would like to build an additional 1,670 square-foot structure in a style similar to the barn.

Property owner Dorothy Wright stated she is 90 ½ years old, and she summarized the history of the property, which has been in her family for six generations. Mrs. Wright stated her family always has had the farm open to the neighborhood, and she is proud of the project her daughter is proposing. She stated this is an historic property, and the new structure will be an asset to the neighborhood.

Mr. Fox stated the site is 4.5 acres, the main house is approximately 4,360 square feet and the barn is approximately 100 feet by 48 feet. He stated Ms. Eckler is proposing to expand the child care center into a

new structure, and he displayed proposed sketches. Mr. Fox stated this is a minor site plan review, noting the proposed new structure meets setbacks, and there is some existing vegetative screening. He explained a new septic system would be installed, and they have heard the Board of Health has approved the plans. Mr. Fox stated there would be engineering-related information presented at a future meeting. He described a new 12-foot wide access driveway to be provided to the new structure and the proposed parking spaces. He stated the road will be widened based on feedback received from DPW Director Bill Place and the Fire Department. Mr. Fox emphasized the intent has been for the plans to preserve the character of the farm.

Mr. Morely referenced Mr. Place's comment regarding the intersection of the proposed driveway and Hopestill Brown Road not being in compliance with the driveway regulations. Mr. Fox stated they are looking at ways to redesign this area, noting it may involve removal of mature trees.

Ms. Kablack asked if there is an existing old road which has been used. Mr. Fox stated there is an old path, and he asked if its use could be grandfathered. Mr. Morely and Mr. Carty stated they saw the old road when they visited the property.

Mr. Garvin stated the road width should be a minimum of 14 feet, noting there could be other solutions available, which an engineer could assist with, to meet the requirements of the Fire Department. He also stated an engineer could help to address sight distance issues. In response to a question, Mr. Garvin stated he believes a properly designed gravel area could be more effective than a 20-foot wide paved road.

Mr. Fox referenced Ms. Kablack's memorandum, and he provided responses to several comments. He stated he is aware this discussion will need to be continued to address outstanding issues.

Ms. Kablack stated the proposal is for an exempt use, and she too stated the discussion will need to be continued to address outstanding issues.

Mr. Fox stated the plan shows nine parking spaces, but the regulations require ten. He noted the Board could possibly grant a waiver for reserved spaces. He stated he would further discuss access with the Fire Chief, and if parking spaces need to be moved, they would be moved. He also stated dimensions would be addressed by providing a scalable plan to Ms. Kablack for the next meeting. Mr. Fox stated a narrative will also be provided for the next meeting. Mr. Fox noted the waste/dumpster area would be screened, and he welcomed input from the Board and neighbors regarding screening and landscaping ideas so as not to detract from the view of the farm. He suggested a site visit might be helpful. Mr. Fox stated the plan proposes approximately 10% impervious surface area versus the 15% maximum requirement. He stated he believes they meet the open space requirement but actual calculations will be submitted at a later date.

Mr. Fox addressed comments received from Town Department Heads. In response to a comment from Building Inspector Herweck, Mr. Fox stated the applicant has no intention of publicizing her business, and signage would only be considered if it were needed for safety requirements. He stated the intention is for the new structure to house 20 additional children, and the proposed parking seems adequate. In response to comments from Mr. Place, Mr. Fox stated consistent plans would be submitted and they would file for a Stormwater Management Permit and a Driveway Permit. He also stated all utilities would be installed underground and that a wetlands specialist would be hired to work with the Conservation Commission. Mr. Fox stated plans would be adjusted to meet the bylaws and he would coordinate a meeting with the Design Review Board.

Mr. Fox thanked Ms. Kablack for her assistance and for her 25 years of service to Sudbury.

Ms. Kablack stated the applicant can continue to work with the Fire Chief regarding an adequate road width, and with Mr. Place regarding driveway regulations.

Chairman Abair asked if the driveway could be grandfathered. It was noted the Town Engineer grants driveway permits and is also able to grant a waiver, if it is safe to do so. Mr. Garvin emphasized sight distances will be key in order to meet the regulations.

Mr. Garvin noted accessible parking spaces need to meet the current code. He suggested low impact development techniques be incorporated into the plans. He also stated he would want to see an engineer's stormwater management calculations. Ms. Kablack noted that, if the driveway is not paved, then a Stormwater Management Permit may not be required. However, Mr. Garvin stated a paved driveway for this type of use for winter conditions is important. He stated he would like to see some landscaping plan to show screening. He also noted that it might make sense regarding sight distances for some trees to be removed.

Mr. Morely stated much more information will be provided by the applicant at the next meeting.

Mr. Carty noted that the Town's bylaw references a repealed and outdated section regarding Child Care as a principal use, and Ms. Kablack explained that she is aware that the zoning bylaw is outdated. She also stated that child care is an exempt use under MGL c. 40A, s. 3, and that the state law trumps the Town's bylaw.

Mr. Hincks clarified that the total parking seems related to the number of expected vehicle visits, and some cars may have more than one child, and some people walk to the center. Ms. Kablack stated the parking needs to be further reviewed, now that she is aware there will also be ten children in the main home in addition to 20 new clients.

Mr. Carty stated he would hope the parking plan does not look like a parking lot in the front. Ms. Eckler briefly described the area she has proposed for parking.

Mr. Morely and Mr. Garvin suggested options for adding parking spaces and moving the proposed driveway access point. Mr. Fox suggested more parking spaces could also be shown as reserved on the plan. Mr. Garvin encouraged the applicant to review the parking and queuing options.

Ms. Eckler stated her business is flexible with drop-off and pick-up times, and there are usually no more than three cars in her driveway at the same time.

Chairman Abair asked about lighting. Mr. Fox stated he would provide a narrative for the next meeting. He also stated the proposed lighting is typical for a residential area. Ms. Eckler stated she has thought about putting some lamp posts along the driveway and having a porch light.

At 8:19 p.m., Chairman Abair opened the discussion to public comments.

Sudbury resident Patty Mahoney, 67 Hopestill Brown Road, stated she thinks the applicants have done a great job with the plan. However, Ms. Mahoney stated she is concerned that the home currently services 10 children, and 20 more are proposed for the new building. However, she noted the new building would be able to accommodate 39 children. Ms. Mahoney asked if the amount of children in the new building could be capped at 20.

Ms. Eckler explained her home is limited to only 10 children. She further explained that it is highly unlikely, based on square footage, that she could be licensed by the State for more than 20 children in the new structure.

Mr. Morely clarified that Mr. Fox had earlier stated that there could be a condition to limit the number of children to 20, and that a new request to the Board would need to be made to increase this number. Mr. Fox confirmed this statement to be true.

Sudbury resident Dan Arthur, 68 Hopedstill Brown Road, commended the Ecklers on the good job they have done in addressing the concerns of the neighbors and trying to blend the new structure into the character of the neighborhood.

Sudbury resident Oliver Lee, 84 Hopedstill Brown Road, stated he had questions regarding drop-off and pick-up times and whether traffic backups are expected. Ms. Eckler stated traffic back-ups onto Woodside Road and Hopedstill Brown Road are not anticipated due to the length of the driveway.

Mr. Garvin stated that putting the anticipated queuing on the plan would be helpful. Mr. Morely emphasized this would be effected by the length and width of the driveway, and there are options for cars to move up in queue, which could be put on the plan. It was noted there is about 500-600 feet of driveway.

Mr. Fox emphasized the proposed plan is for a use which services the neighborhood. He noted four children are currently walked to the Center and there is a waiting list for additional attendees.

Sudbury resident Katie Carroll, 154 Woodside Road, stated she lives across the street from this property, and she has never observed a traffic problem. Ms. Carroll stated the property and farm are nice to have nearby and a nice way to meet neighbors.

Sudbury resident Lauren Papa, 17 Wright Road, stated she has walked to the Center with her children. Ms. Papa stated the professionalism of Ms. Eckler and her family and staff changed her life. She stated the sense of community found at this property is great, and she hopes the expanded use will be allowed.

Sudbury resident Steven Cordischi, 178 Woodside Road, stated he is concerned with the proposed size of 30 children and the potential traffic problems. Mr. Cordischi stated he would be more comfortable with the plan if the number of children were capped. He noted the area is bucolic, and the Ecklers have done a great job with the plan aesthetics, which he hopes can be maintained, while the parking can be made non-obtrusive and the size of the Center can be managed.

Chairman Abair stated it is in the Board's role and purview for site plan review to be helpful in working with the applicant to make the best plan possible regarding screening and parking issues, and it welcomes input from the public.

Sudbury resident Leanne Cordischi, 178 Woodside Road, stated her preference is for parking to be in the back of the structure and for the dumpster to not be visible from the front. She also stated she would prefer not to have bushes and lots of screening because she likes to be able to see the farm. Ms. Cordischi also asked about delivery trucks.

Mr. Garvin encouraged neighbors to share their thoughts regarding parking and queuing and preferences for maintaining the farm vistas.

Mr. Morely emphasized the farm is an asset to this neighborhood, and its view is an asset it gets for free. He noted that, sometimes there is a price to pay to enjoy an asset like this.

Ms. Eckler stated she had to address some privacy issues with fencing because some people had started to think of the property as public, and she needed to establish a boundary. She also stated she would put the dumpster in a location wherever it is considered to be most favorable.

Sudbury resident Nick Vera, 40 Ames Road, stated he moved to Sudbury in 2014, and it was not easy finding reliable day care for his daughter that met their criteria, until they found Ms. Eckler. Mr. Vera stated he and his wife feel as though Ms. Eckler has provided everything they could have hoped for, and more, at an affordable price. He stated he supports the proposal and is on the waiting list for his second child. Mr. Vera also stated he believes it is a good thing when a small business in Town wants to expand and is doing well, and he believes this should be supported.

Sudbury resident Sarah Lieberman, 17 Hopestill Brown Road, asked if there needs to be signage for reduced speed due to the additional number of children. It was noted the speed limit is currently 20 miles per hour on Woodside Road. Ms. Eckler stated she has not observed anyone speeding to arrive at the Center.

Mr. Morely stated the Board routinely works with traffic engineers. He emphasized 20 additional children coming to this location is a very small number, and he stated neighbors may be pleasantly surprised how little of a change they will notice.

Sudbury resident Amy Adolfsson, 60 Hopestill Brown Road, asked about plans for playground structures. Ms. Eckler stated she has no plans for play structures and she does not want to deal with the potential liability for injuries and State regulations. She noted there are the animals, sand boxes and little tike structures for the children.

Sudbury resident Barry Katz, 148 Woodside Road, said he was impressed with the plan. He asked what the age range is of the children. Ms. Eckler stated the children are all pre-kindergarten, and the age limit is four. She further stated most of the children are infants.

A brief discussion ensued as to when this matter would be continued to, and Mr. Fox stated he believes June 8, 2016 would be more realistic than June 1, 2016, in order to provide the requested information for review.

The consensus of the Board was to continue the Minor Site Plan review of the application of Jennifer R. Eckler, Applicant, and Dorothy Wright, Owner, for approval in accordance with the Town of Sudbury Zoning Bylaw Section 6300 to construct a new 1,670 square-foot building and associated improvements to be used as a Child Care center at 155 Woodside Road, zoned Residential A (Assessor Map M09-0500) to June 8, 2016 at 7:30 pm.

It was noted the June 8, 2016 Meeting agenda would be posted on the Town website at least two days prior.

Nobscot Road and Route 20 – Proposed New Development

Present: Property Owner of 465 Boston Post Road Scott Mitchell and Developer Don Smith

At 8:46 p.m., Chairman Abair opened a discussion regarding a proposed potential new development at the corner of Nobscot Road and Route 20. The Board was previously in receipt of an email from DPW Director Bill Place dated April 20, 2016, a conceptual site plan prepared by Jones & Beach Engineers, Inc. and a rendering of a Valvoline facility.

Property owner Scott Mitchell stated he has owned 465 Boston Post Road for 12 years, and he has tried numerous times to buy the neighboring barber shop and heating oil company in order to create a larger lot with a better development layout. Mr. Mitchell stated his neighbor to the west, Mr. Sousa, has been approached multiple times, but he shows no interest in moving and/or selling. Mr. Mitchell stated he is prepared to wait out the situation because he tends to buy and hold properties. However, Mr. Mitchell also stated he has known developer Don Smith for years, and he is impressed with Mr. Smith's Valvoline franchises. Mr. Mitchell stated he believes a Valvoline business would be a good use for this small property.

Developer Don Smith provided a brief summary of his background, noting he was the first national Valvoline franchisee and currently owns 213 stores. Mr. Smith believes Sudbury is a great location, noting he has thought about a location here for 25 years.

In response to a question from Mr. Morely, Mr. Mitchell stated he spoke to Mr. Sousa again recently, but to no avail. Mr. Mitchell stated he would continue to own the property, even if Mr. Smith were to build a Valvoline facility.

Mr. Smith showed pictures of some new Valvoline facilities in other locations. He stated Sudbury would likely have two or three bays, and that there are tight tanks for oil and no floor drains.

Mr. Hincks asked if Valvoline has strict corporate exterior requirements. Mr. Smith stated not really, and that he has provided many design ideas for the company over the years.

Chairman Abair stated he has a different vision for Route 20 based on work this Board has done and is currently pursuing. He stated the hope is to beautify Route 20 and make it a more walkable location. Chairman Abair stated he uses Valvoline facilities and he likes its services, but he has different hopes for this location. He further stated access is a problem at this intersection location, and drainage is also an issue. Chairman Abair stated there would be an astronomically high number of conditions for this type of development to meet for approval.

Ms. Kablack stated Mr. Mitchell has reviewed Town studies and he is aware of the Town's preferences and the hurdles which would need to be overcome. However, she emphasized this use is prohibited in the Water Resources Protection District and in the general zoning district. Thus, Ms. Kablack stated there would be two use variances and dimensional variances required. She stated she is not sure these obstacles could be overcome. Ms. Kablack is not convinced this is the best use for the location.

Mr. Mitchell stated that, if the Town wants to clean up this corner, this is a good use, and he does a great job with construction and landscaping at other development sites. He encouraged the Board to visit other developments he has constructed.

Mr. Smith emphasized it is a use which has very light traffic associated with it. He stated the typical facility has 38 vehicle visits per day.

Mr. Morely asked if the applicant is familiar with the pending Mixed-Use Overlay District (MUOD) being proposed for the Raytheon site, and he stated that the MUOD, if approved on June 13, 2016, might be a useful resource for Mr. Mitchell and his abutting business owners to all pursue together. Mr. Mitchell stated Mr. Sousa has a complicated lease with Sullivan Tire.

At 9:11 p.m., Chairman Abair thanked Mr. Mitchell for coming tonight, noting he believes the sense of the Board has been expressed, and he closed the discussion.

Joint Meeting with the Design Review Board - National Development – 526 & 528 Boston Post Road – Conformance Review of Master Development Plan

Present: Design Review Board (DRB) Chairman Dan Martin and DRB Member Jennifer Koffel, National Development Project Manager Steve Senna, and National Development's Attorney Peter Tamm

At 9:11 p.m., Chairman Abair opened a discussion with National Development representatives regarding the Conformance Review of the Master Development Plan. Copies of a letter from the Sudbury Water District dated May 9, 2016 regarding the Water Impact Report and a relevant peer review memorandum from Stantec dated April 25, 2016 were distributed tonight.

National Development Project Manager Steve Senna distributed copies of revised and updated information for the project binders the Board previously received. Mr. Senna briefly explained some of the updates. He noted land was taken out of the MUOD project area to expand the Fire Station lot, but it remained in the boundaries of the MUOD district. Ms. Kablack asked what the size of the parcel is, and Mr. Senna stated approximately 8,000 square feet. Ms. Kablack stated the transfer of this property is Article 3 for the June 13, 2016 Special Town Meeting (STM). Mr. Senna also noted the area reserved for a future vehicular connection to the Chiswick property.

Ms. Kablack asked if a 30-foot vehicular connection is adequate. Mr. Garvin suggested the rounding could be reviewed. Mr. Senna stated he is not sure and he would review it with the team.

Mr. Senna referenced the new assisted living elevation plans, stating they now note the maximum height. He also displayed the sectional views of the facades. The consensus was that the updated renderings are much better. Mr. Senna also displayed the materials samples for the assisted living component, noting gabled dormers were added, metal at the standing seams at the entry area and cupola, additional detail to the porch and decorative overhangs were added. The building is now depicted in a gray tone, which everyone thought was an improvement from the previous color.

DRB Chairman Dan Martin stated many of the previous comments and concerns have been addressed.

Mr. Long stated the dormers make a big difference in breaking up the roof.

Mr. Morely stated the design has a Virginia horse farm aesthetic, which he thinks blends well with Sudbury's agricultural history.

Mr. Garvin stated the revisions make a dramatic difference, and he thinks the development team did a good job listening to what people have asked for and they addressed the comments received.

In response to a question from Ms. Kablack, Mr. Martin and DRB member Jennifer Koffel stated they are satisfied with the plans reviewed tonight.

At 9:35 p.m., Mr. Long left the meeting for the remainder of the evening.

Mr. Senna next briefly described the updated changes made to the conceptual plans for the adult residential project, noting the renderings for the Milan and Florence units were matched.

A discussion ensued regarding parking. Mr. Garvin asked about visitor parking. Chairman Abair asked if the garages are for one or two cars. Mr. Senna stated he is not sure about the garages, but he believes each townhome unit has capacity for parking for four cars (2 in the garage and 2 in the driveway).

Mr. Garvin stated a 22-foot driveway would be preferable, and he requested the team review the driveway length.

Mr. Morely encouraged the development team to plan for a few extra guest parking spaces. Ms. Kablack stated it could be added as a condition to have a certain number of designated visitor spaces (possibly no less than six).

Mr. Senna showed a slide of the garden-style building and he showed the proposed color selection chart.

Ms. Kablack asked if the Board wanted to see the four-unit elevation. Mr. Martin asked if the four-unit would also be asymmetrical, and Mr. Senna stated it would. Ms. Koffel stated she did not think a four unit slide was needed. Chairman Abair stated he would like to see the rear and side elevations of the garden buildings. Mr. Garvin stated he would be interested in seeing the side view.

Correspondence from DRB member Deborah Kruskal was referenced regarding choices for trees to be planted and that she believes the buildings are too far apart. Mr. Senna stated he will prepare a response to Ms. Kruskal tomorrow. Ms. Kablack asked that the Board also receive a copy of the response.

Mr. Morely stated the Board discussed at length the space between buildings. He stated the separation of buildings is a function of people wanting to park as close to their intended door as possible.

Regarding the Conformance Recommendation, Ms. Kablack stated she has organized it according to how the bylaw is written. She stated the Board should finalize the recommendations at its June 1, 2016 meeting to then be voted on at its June 8, 2016 meeting. Ms. Kablack stated the recommendations and the Development Agreement will reference each other. She asked Board members to email her separately with any comments they have regarding the draft version 2 of the Conformance Recommendation.

Forum on Meadow Walk Sudbury – May 25, 2016 and June 13, 2016 Special Town Meeting

At 10:11 p.m., Chairman Abair opened a discussion regarding the Forum on Meadow Walk Sudbury on May 25, 2016. The Board was previously in receipt of copies of a draft version 1 PowerPoint presentation for the Forum dated May 16, 2016 and a revised Meadow Walk Sudbury Forum Outline. In addition, copies of a further revised Meadow Walk Sudbury Forum Outline were distributed tonight.

Chairman Abair asked if there would be more visuals for the Forum, and he was told there would be. He reviewed the Forum outline and he volunteered to begin or close the presentation.

The consensus of the Board was that it is important for the presentation to address concerns it is aware of and how they have been responded to.

Mr. Hincks stated that the project getting the Town to its 10% affordable housing goal is a major point to be presented.

Mr. Carty stated he saw information on the Town website which led him to believe the project would be 17 units short of the Town's 10% goal. Ms. Kablack stated this project definitely gets the Town to its 10% goal until 2020.

The Board stated it believes it is important for the presentation to convey that a "No" vote at the STM against the proposed zoning overlay district will not stop the Chapter 40B development from coming to Sudbury. Mr. Senna noted the Chapter 40B housing will likely be constructed no matter what happens at the STM.

Mr. Hincks referred to section 9 – "Concerns we have heard" on the Forum Outline, stating he believes this is primarily what the presentation should focus on. The Board agreed, noting Section 8 – "Consequences of NO" also is key.

Ms. Kablack stated the presentation needs to convey that, without the zoning changes, there can be no restaurants, and the Town needs to approve the assisted living and senior living uses which provide tax revenue. Mr. Senna stated it is estimated that 70% of the net benefit of this project comes from these two components to be voted on at the STM.

Mr. Hincks suggested it might be helpful for the public for Mr. Carty, as a new member of the Board, to present a portion of the Forum presentation. Mr. Carty stated he is not sure if he has served long enough to participate fully.

Mr. Morely stated he believes it will be important to repeat key benefits as part of the presentation.

Chairman Abair stated he believes the presentation should be front-loaded with a project description and its benefits, followed by the vision.

It was noted it is important for the public to realize that approval of the totality of the project matters for its highest chance to be successful because certain components are the core of what the overlay district is for.

Ms. Kablack asked if the Selectmen discussed ideas for the Forum presentation at its meeting last night. Selectmen Chairman Susan Iuliano was in attendance tonight, and she stated it was mentioned, but the Selectmen need to further discuss which group should present Article 2 at the STM and how the information should best be presented.

Mr. Garvin asked if the Selectmen have voted to support the project. Chairman Iuliano stated they have not yet voted, but it will be discussed at the Board's June 7, 2016 Meeting.

Minutes

Chairman Abair stated he would like the April 27, 2016 minutes to be revised to reflect more of the discussion the Board had regarding the zoning map and how the district would be drawn and whether to limit the District. Ms. Kablack noted the Meeting is videotaped for anyone wanting more information on that discussion. She stated she would review the minutes again. Consequently, this agenda item was postponed to the June 1, 2016 Meeting.

Upcoming Meeting Schedule

Ms. Kablack stated the next meetings will be held on May 25, 2016, June 1, and June 8, 2016, followed by the Special Town Meeting on June 13, 2016.

Ms. Kablack stated she plans to share information regarding the National Development project at the Finance Committee's May 23, 2016 meeting, along with Mr. Morely, and she will do the same at the Council on Aging's May 26, 2016 meeting and at the Board of Selectmen's, Sudbury Water District's and Board of Health meetings all on June 7, 2016. She asked for volunteers from the Board to accompany her at any of these meetings. She also highlighted she has kept the Board of Health and Sudbury Water District actively involved in reviewing the plan information and the peer review reports.

Miscellaneous

Mass. DOT – 526 & 528 Boston Post Road Redevelopment off-Site Traffic Improvements on Route 20 – Draft Letter

At 10:29 p.m., Chairman Abair opened a discussion regarding a draft letter to be sent to the Mass. DOT indicating support for the traffic improvements and requesting minor design exemptions from the full requirements. The Board was previously in receipt of copies of a draft letter from the Planning Board to Mass. DOT regarding the 526 & 528 Boston Post Road Redevelopment Off-Site Traffic Improvements on Route 20, dated May 19, 2016.

On motion unanimously duly made and seconded, it was

VOTED: To approve sending the draft letter to Mass DOT regarding the 25% design plan for the improvements at 526 & 528 Boston Post Road.

Mass. DOT 25% Design Plan Intersection Improvements at Route 20 & Landham Road, Sudbury DOT Project File No. 607249

At 10:31 p.m., Chairman Abair opened a discussion regarding the Mass. DOT 25% Design Plan for the Landham Road Signalization Project. The Board was previously in receipt of copies of a draft letter from the Planning Board to Mass. DOT dated May 19, 2016.

Ms. Kablack summarized the recommendations made in the draft letter regarding bike lanes.

As an avid bicyclist, Mr. Hincks stated that, although he would prefer the lanes could be constructed, he does not believe eliminating the bike lanes in the project area would be of significant consequence.

Chairman Abair requested that the letter be revised to express the Board's support of the project at the beginning of the letter and then mention the recommendations.

The consensus of the Board was that the letter could be sent, once Ms. Kablack incorporates the revisions discussed tonight.

The meeting was adjourned by Chairman Abair at 10:38 p.m.