

Present: Chairman Peter Abair, Christopher Morely, Marty Long, Stephen Garvin, Dan Carty, Jody Kablack (Director of Planning and Development),

Absent: John Hincks (Associate Member)

Town Consultants: Jeffrey Dirk, Michelle Ciccolo, Kerin Shea

Members of the Development Team: Steve Senna and Jack O'Neill (National Development), Karen Staffier (VHB Consultant), David Gillespie and Scott Dale (Avalon Bay), Peter Tamm (Goulston & Storrs)

At 6:40 p.m., Planning Board member Chris Morely welcomed participants to the Public Forum on Meadow Walk Sudbury. Mr. Morely and attending board members discussed the project at length with the assistance of a PowerPoint presentation (attached as an Exhibit to these minutes).

At 7:30 p.m., Chairman Abair opened a Public Hearing regarding Articles for the June 13, 2016 Special Town Meeting, Mixed Use Overlay District & Zoning Map Amendment, and Master Development Plan Meadow Walk Sudbury, and he read aloud the Public Hearing Notice.

Chairman Abair asked for public comments.

Robert Abrams, 578 Boston Post Road, representing a number of landowners and clients. Mr. Abrams noted that his client's nearby land is zoned residential, and he opined that it will be undevelopable, and thereby will not accomplish the goal of improving the aesthetics of the Route 20 corridor, if the proposed zoning is not extended to surrounding residential properties.

Chairman Abair stated this is a conservative approach to fostering redevelopment of existing commercial properties, and the Planning Board would entertain a broader discussion at a future Town Meeting, but for this year wanted the goal is to focus specifically on the Raytheon property.

Mr. Garvin noted that this could be considered in the future. However, it would require going back to Town Meeting.

Mr. Abrams stated he understands zoning could be changed, but he thought it would be an easier vote at Town Meeting if there were advocates.

Chairman Abair stated the Board is not looking to make large fundamental changes to zoning. The focus is on redevelopment of existing commercial properties.

Kirsten Roopenian, Harness Lane, stated she is very exciting about this proposal, and she commended the Planning Board on their due diligence. She noted that although this redevelopment plan has its own wastewater treatment plan, she thinks there is still a need to keep the sewer discussion alive so that more comprehensive redevelopment will occur along the corridor.

Ms. Roopenian asked for clarification of what is an Overlay District? She also asked if there are financial concerns and/or objections?

Board members answered that an Overlay District is a zoning tool which primarily expands uses and allows flexibility for development of a property. Properties can choose to develop under either the overlay district, or the underlying zoning, but not both.

The financial concerns have been addressed in a Fiscal Impact Analysis, which the Town has also peer reviewed. These studies projected revenue and costs, and both had similar results. Much of the data is based on similar developments. The ability to allow several types of development makes the entire project more economically feasible, both to the developer and the Town, particularly the age-restricted units and the assisted living component, which are revenue positive.

Ms. Roopenian noted that this plan has many intangible benefits as well as revenue, especially jobs. She mentioned that she has visited Market Field in Lynnfield.

Mark Aisenberg, 14 Joan Ave, noted that he was impressed on many levels. He has heard the recurring themes on how to build community, and believes that this could be a good opportunity. He is very interested in creating town events on the public spaces in the development.

Jack O'Neill from National Development described some programming events. They have a landscape architect thinking about events and welcomes the public's input.

Mr. Aisenberg noted as a comparison the Natick Common and the Framingham Common, where many public events are held.

Chairman Abair stated to keep in mind that these spaces will be private, but the developer has agreed to work with residents, and such a requirement could be put into the Planning Board's Conformance Recommendation.

Brian Kane, Victoria Lane, stated he is concerned with the impact on the schools. He would like to hear about how the traffic impacts associated with the development will be handled. He also asked if the Avalon project could be reduced in size. He thought that there hasn't been too much publicity about the proposal, and felt that there should be more opportunities for residents to learn about it.

Mr. Abair asked the Town's Traffic Consultant to address the traffic questions. Jeff Dirk, Vanasse & Associates, noted that the mixed use aspect of the development plan actually reduces traffic. There will be lots of pedestrian opportunities in the development compared to Raytheon. Traffic will also be more dispersed throughout the day instead of the peak commuter periods that were associated with Raytheon. Mr. Dirk also noted the other transportation improvements planned, including; a new traffic signal at the main site entrance, to be combined with Highland Avenue; turn lanes into Meadow Walk and Shaw's; sidewalks; crosswalks; bike lanes; retiming signals to Concord Road; and a new traffic signal at the fire station.

Mr. Garvin also noted that the residential components under consideration are all age-restricted and that Avalon is not part of the rezoning. That is permitting under MGL Chapter 40B.

Jody Kablack, Director of Planning and Community Development, stated that 225 of the total 250 units in the Avalon project will contain two bedrooms or less.

Mr. Morley stated that the developer has tried very hard to educate residents on the project, including open houses, events at the site and mailings.

Dan DePompei, 35 Haynes Road, stated, that will be more than 1000 people on the site. He asked if the Sudbury Water District weighed in on the project and are both large 40B developments being reviewed?

Jody Kablack, Director of Planning and Community Development, stated that a Water Impact Study has been submitted by the Developer of this project, which is under review by the Water District.

Mr. Garvin stated that a major environmental benefit of this project is a reduction in impervious surface.

Mr. DePompei also asked if the Town Meeting article approving the Master Development Plan is also approving the expansion to the existing wastewater treatment plant on the Raytheon property.

The Board noted that the bylaw does contemplate approval of the expansion, and that this is under DEP jurisdiction.

Paula Hyde, representing the Design Review Board, had a concern that the distance between buildings is too far for people to normally walk from one retail building to the next.

The Developer's engineer, Karen Staffier, responded that the site has been designed to entice people to walk along safe walkways which connect open spaces and landscaped areas. She also noted that the distance between the buildings is approximately 100 feet.

There were no more comments from the public.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing to June 1, 2016 at 7:30 p.m. at the Flynn Building

The Board noted that the Developer will hold an additional information session at the Wayside Inn May 26, 2016- 6:30 p.m. – 8:00 p.m.

The meeting was adjourned by Chairman Abair at 8:45 p.m.