

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

At 7:34 p.m., Chairman Abair called the meeting to order.

Public Hearing: June 13, 2016 Special Town Meeting Articles, Mixed Use Overlay District & Zoning Map Amendment and Master Development Plan Meadow Walk Sudbury

Present: National Development Project Manager Steve Senna, and National Development's Attorney Peter Tamm

At 7:35 p.m., Chairman Abair opened the Public Hearing which had been continued regarding the June 13, 2016 Special Town Meeting Articles, Mixed Use Overlay District & Zoning Map Amendment and Master Development Plan Meadow Walk Sudbury. He noted new materials distributed to the Board tonight, including the Conformance Recommendation version 5, an email from Board of Selectmen Chairman Susan Iuliano to Sudbury Public Schools representatives dated May 31, 2016, a letter from the Sudbury Water District dated May 9, 2016 regarding the Water Impact Report and the relevant peer review memorandum from Stantec dated April 25, 2016 and a letter from Schofield Brothers LLC regarding its stormwater management review for the Conservation Commission dated May 9, 2016.

Ms. Kablack summarized the comments from the Sudbury Water District (SWD) and Stantec communications. National Development Project Manager Steve Senna stated the team will prepare a response.

Chairman Abair stated additional water use was a concern mentioned at last week's Town Forum regarding the project, and now this correspondence addresses some of the questions raised.

Mr. Garvin asked what thoughts the developer has for water use and/or reuse and whether mechanical systems would be a source for reuse. Mr. Senna stated this is something which varies by property type. Mr. Senna also stated the team is preparing a response to the comments. Mr. Garvin also suggested looking back to Raytheon's 2006-2008 water usage. Mr. Senna stated this was previously researched, and the most favorable data points were provided.

Mr. Tamm suggested a simple condition could be added to the conformance recommendations to close the loop on the SWD conditions. Ms. Kablack noted she had already added it as item #14 on Page 6 of the Conformance Recommendation letter to the Selectmen distributed tonight, and she will work to finalize the wording for #14.

Mr. Carty stated the Board needs to be prepared to answer if there is enough water to support the project. Chairman Abair stated the last paragraph of the Stantec memorandum provides this answer, and he read it aloud. Mr. Hincks concurred, stating he thinks the language is definitive. Mr. Senna stated there is enough pressure in the pipe to support the suppression system, and he also thinks there is enough capacity in the wells. Mr. Garvin stated this is something which would typically be reviewed every five years with pump tests.

Ms. Kablack noted final environmental and groundwater peer review reports are expected in the coming week. She also stated she will be meeting next Tuesday with the SWD to see if they will be ready to take a position on the project.

Chairman Abair asked if there is anything else besides #14 in the Conformance letter which is not yet finalized. Ms. Kablack stated she did not know if the Board would like to insert the developer's schedule and/or timeline in #53 on Page 13.

Mr. Garvin stated there is usually a time limit for construction to commence after a permit is pulled. He referenced the next to last paragraph on page 13, where it states the Conformance Recommendation shall lapse within five years following the date the Master Development Plan is approved at Town Meeting. He suggested deleting #53.

Chairman Abair noted the new letter from Schofield Engineering. Mr. Senna stated all the stormwater consultants seem to be on the "same page," and he stated the applicant has responded to this letter. He further stated he believes a dry well will be added behind Whole Foods.

Mr. Garvin asked if soil testing has been done yet. Mr. Senna stated there is a building which first needs to be demolished, which is not expected to occur until early 2017.

Mr. Morely highlighted that the next to last paragraph on page 13 states construction only has to start within five years, but there is no time limit for completion. He believes having some time limit for completion has served the Town well in the past. Attorney Tamm stated the applicant submitted a projected schedule, and it is in everyone's best interest for the project to proceed expeditiously. However, for a project of this size, Mr. Tamm stated a good faith effort to follow a schedule would need to be subject to appeals, financing and market conditions. He stated language could be added to acknowledge a schedule has been submitted. Mr. Long thought this could be helpful. Mr. Hincks stated the language could be more of a statement of intent.

Mr. Morely stated that in other developments, the public infrastructure must be completed in two years or bonded. Mr. Tamm stated there is no public infrastructure as part of the project. He also stated that if the applicant is significantly off schedule, it could be required to come back before the Board in one year.

Chairman Abair stated it was the consensus of the Board that it would like to reference a timeline with the appropriate caveat(s).

Mr. Senna explained this type of project would be financed from a source which would take little risk in construction not being finished.

Chairman Abair stated draft language for items #14 and #53 will be prepared for the Board's review at its June 8, 2016 Meeting.

Mr. Tamm asked if there is a better way to phrase #45 on Page 12 regarding the pending peer review of environmental issues. The Board asked Mr. Tamm to provide draft language to review.

Ms. Kablack noted she added #47 on Page 12 for a \$10,000 payment for a consultant to inspect the installation of sewer lines. Mr. Garvin asked if cameras will be run through the lines. Mr. Tamm suggested possibly #46 and #47 could be merged. Mr. Senna noted a licensed civil engineer will also be working on the project. Ms. Kablack stated she would prefer to check with the Board of Health regarding item #47.

Mr. Hincks asked who would be responsible if there were a problem with the existing sewer lines. Ms. Kablack stated the applicant would be. Mr. Morely highlighted that the project will have all new sanitary lines, and no existing lines will be retained.

Ms. Kablack noted #50 was added as a condition, which was requested by the Board of Health Director.

Mr. Senna stated the development team would be providing responses to the Board of Health and Sudbury Water District memos and to the onsite traffic circulation memo of May 19, 2016.

Ms. Kablack had referenced several additional comments from a Board of Health memo dated May 18, 2016, and she concluded her review of its comments.

Mr. Morely asked about condition #15 d. on Page 7 regarding the construction of a new emergency pre-emption signal at the fire station. He asked if it would also control other traffic signals on Nobscot Road and Union Avenue, as well as the signal which will be at the new site driveway. Ms. Kablack stated she would check on this with the traffic peer reviewer.

Mr. Carty asked for clarification regarding “all future development phases” in item #5 a. on Page 4, which Mr. Garvin provided. Additional changes were made to consolidate language in condition #5.

Mr. Tamm stated he had a few revisions for clarification from their engineer which he could provide at a later time. Ms. Kablack asked if there were substantive changes, and stated they were not.

Ms. Kablack suggested the last sentence of #4 on Page 4 could be deleted because the content is covered in #6. Mr. Garvin suggested, and the Board concurred, that the last two sentences of #4 could be deleted.

Mr. Carty asked how the developer shall be required to monitor the stormwater system as stated in #6 on Page 5. Ms. Kablack stated this is addressed in #7, and she noted the Conservation Commission usually hires a monitor, and it will be on behalf of the Town for this project, since these are the Town’s conditions. She noted it is possible for the Conservation Commission to expand the scope, and that the monitor would be paid for by the Developer.

Mr. Carty asked if #7 f. on Page 5 should specify a minimum time for submitting an Inspection Report or if #6 should add a sentence regarding review of reports.

Regarding the “Pedestrian Accommodations and Traffic Improvements” section on Pages 6-8, Mr. Tamm stated he will need to look at the Development Agreement again to be sure things are referenced in only one document and there are not redundant items.

Ms. Kablack stated the bylaw states traffic would be handled in the Development Agreement.

Regarding the reference in #15B to extending the limits of the sidewalk, Mr. Morely stated this is confusing because there is no sidewalk now. Ms. Kablack stated it could be described better as the area from CVS to Highland Avenue.

In the “Parking and Circulation” section, Ms. Kablack noted #26 has been added as the reservation for future access to the Chiswick property.

Mr. Carty asked if there should be some language regarding the parking lot. Ms. Kablack stated it is in the Development Agreement. Mr. Tamm stated the Development Agreement would become public information next week.

In the "Lighting and Noise Protections" section on Page 9, Ms. Kablack explained the requested shielding as referenced in #28 (iii). She also noted the Town will peer review the applicant's photometric plan.

Regarding #29, the consensus was to edit the sentence to note that all lighting and internal sign illumination would be turned off except for non-internal security lighting and way-finding lighting for signs.

In the "General Massing and Architecture" section, it was noted #34 was added to address comments received at the Town Forum. Mr. Tamm noted this is private property. Mr. Garvin suggested, and the Board concurred, that the last sentence in #34 be deleted. The consensus of the Board was that #40 should reference passive recreation and it should be merged with the revised #34.

In the "General Project Conditions" section, Mr. Garvin asked if there are any requirements noted for when landscaping cannot occur. Ms. Kablack stated there are not.

Regarding #51, Mr. Carty asked how much of the Site could be sold. Ms. Kablack explained the site could be further subdivided and this is covered in the bylaw. However, she further noted individual lots within the MUOD area would still be subject to the same zoning and architectural design requirements.

Mr. Tamm stated the Avalon team asked him to mention that #49 and #51 should reference the MUOD.

Mr. Senna suggested the words "MUOD Project" should replace the words "Former Raytheon Property" in #44. A brief discussion ensued regarding the fencing referenced in #44. Mr. Tamm stated the applicant is not supplementing the existing vegetative buffer as noted. The consensus of the Board was that the language should be revised to reflect that, "The Developer shall install and maintain a vegetative buffer in accordance with the landscape plan for the MUOD Project," and that the easterly boundary should be referenced.

Mr. Tamm summarized the development team would provide a statement of intent for #53 regarding the timeline, revisions for #45, and he would review #50 again.

Ms. Kablack stated she would review whether appropriate timeframes need to be reflected in the conditions. She also stated that what the Master Development Plan encompasses will be defined on Page 2 as items 1-22 (or beyond). Mr. Tamm stated he could work with Ms. Kablack on this at another time.

In response to a question from Mr. Carty regarding process, Ms. Kablack explained the Selectmen will vote on the Development Agreement, which references these conformance recommendations, on June 7, 2016.

On motion unanimously duly made and seconded, it was

VOTED: To close the Public Hearing regarding the June 13, 2016 Special Town Meeting Articles, Mixed Use Overlay District & Zoning Map Amendment and Master Development Plan Meadow Walk Sudbury.

Minutes

On motion duly made and seconded, it was

VOTED: To approve the meeting minutes of April 27, 2016.

Copies were distributed tonight of an email from Chairman Abair dated May 31, 2016, suggesting revisions to the May 11, 2016 Minutes.

On motion duly made and seconded, it was also

VOTED: To approve the meeting minutes of May 11, 2016, as amended by Chairman Abair.

Special Town Meeting – June 13, 2017

At 9:21 p.m., Chairman Abair opened a discussion regarding the June 13, 2016 Special Town Meeting (STM).

The consensus of the Board was that the Town Forum last week was a good dry run for the STM, but the presentation needs to be shorter.

Regarding the slides presented last week, Ms. Kablack asked Mr. Senna to make Avalon and Whole Foods fainter on the rendering. The Board agreed that the focus should be put on the areas which are being voted on.

Ms. Kablack asked for a volunteer to work with her this week to continue to edit the presentation and timeline for STM. Mr. Hincks agreed to assist.

Mr. Morely stated the Board could focus on finalizing the presentation at its June 8, 2016 Meeting.

Ms. Kablack stated she has requested 30 minutes from the Town Moderator for the presentation of Articles 1,2 and 3, which would be presented by both the Planning Board (handling zoning and the master development plan) and the Board of Selectmen (handling the project benefits).

Mr. Garvin suggested timing and area of content for each presenter should be decided in advance.

Mr. Hincks stated timing should take into consideration a manageable attention span period for the audience.

Upcoming Meeting Schedule

The next meeting will be held on June 8, 2016 followed by the Special Town Meeting on June 13, 2016.

Miscellaneous

Recognition of Ms. Kablack's Exemplary Service to Sudbury

At 9:27 p.m., Chairman Abair welcomed several former Planning Board members and Chairs into the meeting to express their gratitude to Ms. Kablack for her outstanding support and service to Sudbury for the past 25 years. Joining the Board to thank Jody and wish her well in her future endeavors were, Mike

Fee, Representative Carmine Gentile, Craig Lizotte, Joe Sziabowski, Lisa Eggleston, Bill Keller and Mike Hunter.

Representative Gentile read aloud a citation which recognized Jody's service to the Town from the State House of Representatives.

All of the guests expressed their thanks to Jody for all she has taught them through the years and for making their jobs easier by always being so well prepared. They highlighted the poise and grace with which she did her job as a consummate professional. They also recognized Jody's broad vision to build a community which would be sustainable, stating her talents will be greatly missed.

The meeting was adjourned by Chairman Abair at 9:35 p.m.