

**TOWN OF SUDBURY
MASSACHUSETTS**



SPECIAL TOWN MEETING

**Monday, December 3, 2007
7:30 p.m.**

Lincoln-Sudbury Regional High School Auditorium
390 Lincoln Road



BRING THIS BOOKLET WITH YOU

NOTES



TOWN OF SUDBURY SPECIAL TOWN MEETING WARRANT

Commonwealth of Massachusetts
Middlesex, ss.

To the Constable of the Town of Sudbury:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Sudbury, qualified to vote in Town affairs, to meet at the Lincoln-Sudbury Regional High School Auditorium in said Town on Monday, December 3, 2007, at 7:30 o'clock in the evening, then and there to act on the following articles:

ARTICLE 1. YOUNG LAND PURCHASE -- COMMUNITY PRESERVATION FUND

To see what sum the Town will vote to appropriate, as recommended by the Community Preservation Committee, for the purpose of purchasing, pursuant to a right of first refusal under MGL c. 61B, in fee simple, 7.1 +/- acres of land, with the buildings(s) thereon, known as the Young property located at 804 Boston Post Road and shown as Lot 0015 on Assessors Map K04, together with pre-development costs and all acquisitions costs associated therewith, to be used for Community Housing and to be deeded to the Sudbury Housing Trust established under M.G.L. c.44, s.55C for said purpose; and to see whether this sum shall be raised by borrowing, CPC funded article from FY08 reserves, other available funds or otherwise. All appropriations will be allocated to the Community Housing category and funded from FY08 Revenue; or act on anything relative thereto.

Submitted by the Town Manager on behalf of the Board of Selectmen and Community Preservation Committee.

BOARD OF SELECTMEN REPORT: Purchasing this property presents the Town with an excellent opportunity to provide much needed community housing in Sudbury. Over the past several years, the Town has been actively seeking parcels for a Town-sponsored community housing development so that we can begin to meet the needs of our lower income residents in a manner that reflects Sudbury's values and standards. We have seen private developments constructed that are not necessarily in keeping with the Town's character. We hope to showcase this property as a model for what the Town values and wants emulated in similar private developments.

Developing the parcel into community housing fulfills articulated goals of the Master Plan and the Housing Plan, which recommend the Town purchase land for small-scale community housing developments. This property has been identified in previous planning studies as an "opportunity parcel" due to

the Town having a right of first refusal by virtue of its enrollment in the Chapter 61B taxation program, its location on Route 20 and its size. Preliminary studies indicate a development of up to 20-25 units of attached, condo-style housing can be constructed on the property. The Town is interested in creating approximately 16 units.

With the Town in the driver's seat, the density and design of this development will adhere to Town standards and will benefit a wider range of residents than if it were developed privately:

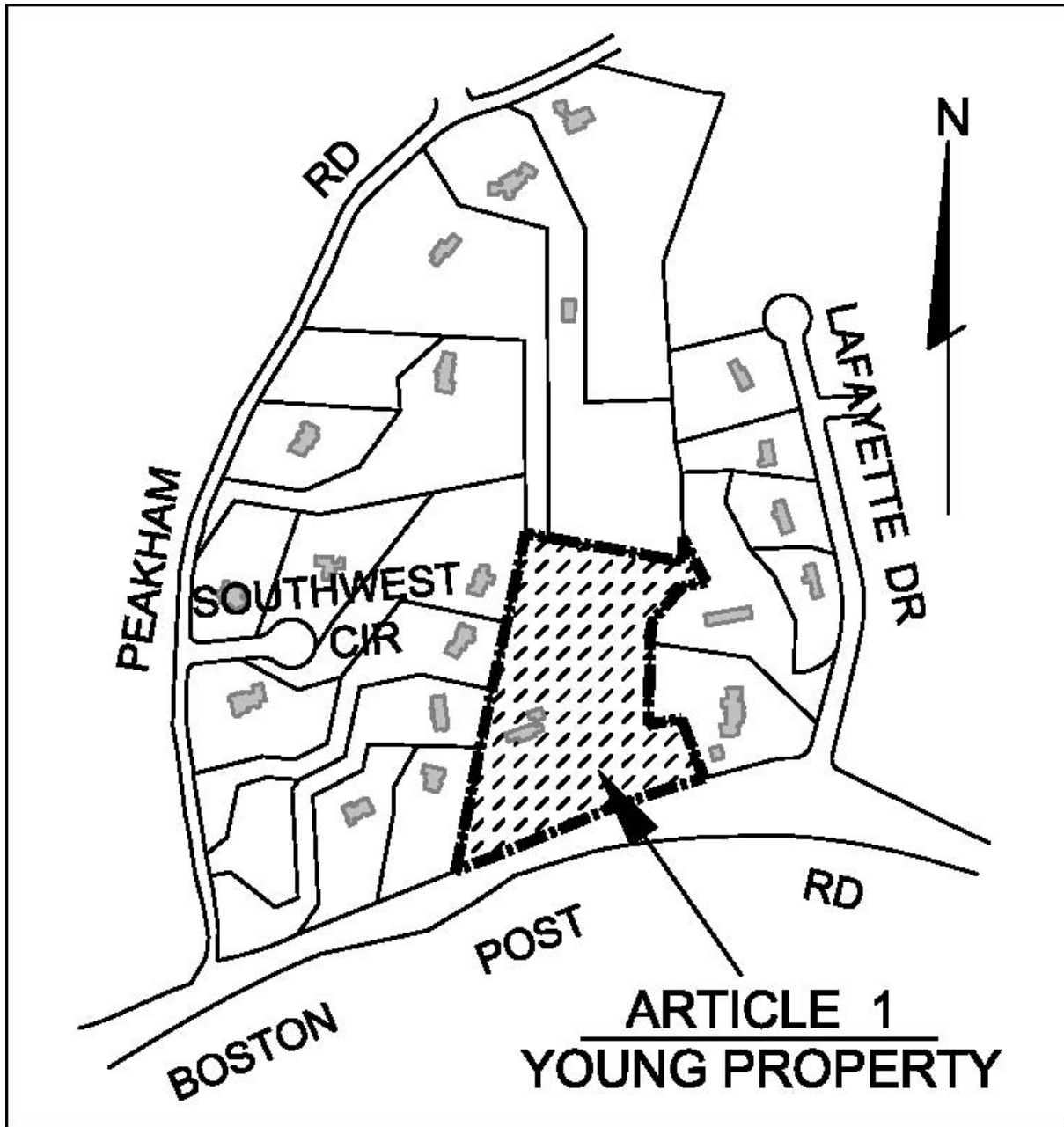
- It is the intent to offer for sale all the units in the development to households making no more than 100% of the Boston area median income (\$82,400 for a family of four). A large percentage of the units will be targeted towards even greater levels of affordability. A range of unit sizes and purchase prices will be offered.
- The development footprint will reflect our open space preservation goals, with significant buffers protecting the sensitive areas of the site to remain in their natural state.
- The layout of the roads and buildings will respect the privacy of residential abutters and minimize the changes to the frontage of the property along Boston Post Road.
- A small neighborhood park may be created, taking advantage of the former gardens on the property, to provide residents and neighbors the opportunity for passive recreation and nature study.

We hope to accomplish all of these Town goals while providing high quality, lower cost housing at prices that are not currently available in Sudbury. The Sudbury Housing Trust was formed in 2006 to develop parcels such as this, and transfer of the property to the Trust is contemplated in this article.

If the Town does not purchase this property, it will be sold and will likely be developed into 2 or 3 large single family house lots, or up to 25 multi-family units, with less, or no, open space and benefits and profits only to the developer. We think we can do better.

COMMUNITY PRESERVATION COMMITTEE REPORT: Article 1 requests an appropriation to fund the purchase in fee simple of 7 +/- acres of land located at 804 Boston Post Road. Purchase of the Young property indicates that the Town has, after six years of the CPA and many years of prior effort, reached a level of "infrastructure" – reports, studies, committees, trusts, staff and state-promoted and assisted funding (the CPA) – that allows it to act quickly when opportunity knocks. In this case the opportunity is a Chapter 61B right of first refusal, and a piece of land priced and situated perfectly for a large, private 40B development. By acting quickly, the Town can prevent the possibility of such a development, with its 25+ condos having an overwhelming impact on both the land itself and the adjacent neighborhood. Owning the land would allow the Town to control the siting, construction, price and number of units built. Fewer units would be built, and each one of them would be affordable to first-time homebuyers. Almost unnoticed in their impact on Route 20, these units would leave up to half the land to the benefit of nature and neighbors. The end result would be that Sudbury makes progress towards "10% affordability" – with its accompanying freedom to regain control over 40B development – while meeting the Town's agreed goal of diverse and appropriately-sited community housing. While we have tried multiple times to effect the creation of more community housing through CPA appropriations over the last five years, we are just recently beginning to see these efforts bear some fruit. The purchase of the Young property would represent the most important step forward to date in this regard. The Community Preservation Committee supports this article. All appropriations will be allocated to the Community Housing category

FINANCE COMMITTEE REPORT: The Finance Committee recommends approval of this article.



ARTICLE 2. UPDATE POLICE STATION FEASIBILITY STUDY

To see what sum the Town will raise and appropriate, to be expended under the direction of the Permanent Building Committee, to fund architectural and engineering services or other services for the purpose of updating the preliminary feasibility study for the construction of a new Police Station, and to see whether such sum shall be raised by borrowing, transfer from available funds in balances left under prior articles, other available funds, or otherwise; or act on anything relative thereto.

Submitted by the Town Manager on behalf of the Board of Selectmen. (Majority vote required)

BOARD OF SELECTMEN REPORT: At the 2004 Town Meeting, \$25,000 was appropriated to be spent under the direction of the Permanent Building Committee (PBC), to review the programs and space requirements of the Police Department, look at siting for the facility and develop schematic plans and cost estimates. These funds were fully expended in the preparation of the plans for the proposed Police Station that was approved at the 2007 Annual Town Meeting. Since the question of excluding the \$8.2 million dollar cost of the Station from the limits of Proposition 2½ was defeated at the ballot, the Board has formed a Blue Ribbon Police Station Committee to review the previous plans, and advise Selectmen and the Permanent Building Committee on alternatives for reducing the size and cost of the proposed Police Station. The funds requested here, not to exceed \$15,000, would allow the PBC to secure architectural services to assist in the process of developing new schematic plans and cost estimates.

FINANCE COMMITTEE REPORT: The Finance Committee will report at Town Meeting.

ARTICLE 3. COLLECTIVE BARGAINING FUNDING

To see what sum the Town will vote to raise and appropriate, or appropriate from available funds, for the purpose of funding collective bargaining agreements resulting from arbitration proceedings directed by the Commonwealth of Massachusetts Joint Labor Management Committee; or act on anything relative thereto.

Submitted by the Town Manager on behalf of the Board of Selectmen. (Majority vote required)

BOARD OF SELECTMEN REPORT: This article requests an appropriation to fund the labor contract settlement for the Town's firefighters ordered through arbitration proceedings.

A lengthy and intensive collective bargaining process with the firefighter's union failed to result in mutual agreement on a successor labor contract to the one that expired on June 30, 2006. The negotiation process toward a successor contract commenced on January 23, 2006, continuing through September 8, 2006, with the ten (10) negotiating sessions held during that time period failing to produce a settlement. The matter was then brought before the Commonwealth of Massachusetts Joint Labor Management Committee (JLMC) seeking their assistance in reaching a contract settlement through a mediation process. Four unsuccessful mediation sessions directed by an impartial mediator assigned by the JLMC were followed by a hearing before the Joint Labor Management Committee itself in Boston. With no resolution of the matter being achieved either through the mediation process or at this hearing, a mediation/arbitration process was ordered by the JLMC. In this process a neutral arbitrator, assisted by two panel members representing labor and management respectively, attempted to craft a settlement acceptable to both parties. No settlement was reached through this process. The JLMC then ordered the case to binding arbitration. In this last step, the parties presented their proposals for a settlement before

the neutral arbitrator in a final arbitration hearing. A final decision, detailing the terms and conditions of the contract settlement as determined by the arbitrator, is currently pending and will be issued prior to Town Meeting. Under the provisions of the General Laws, the arbitrator's final decision is subject to approval and funding by the Town's legislative body.

FINANCE COMMITTEE REPORT: The Finance Committee will report at Town Meeting.

And you are required to serve this Warrant by posting an attested copy thereof at the Town Hall at least fourteen days before the time appointed for such meeting.

Hereof fail not and make due return of the Warrant by your doing thereon to the Town Clerk, at or before the time of meeting aforesaid.

Given under our hands this thirteenth day of November, two thousand and seven.

SELECTMEN OF SUDBURY:

John C. Drobinski

Lawrence W. O'Brien

William J. Keller, Jr.

**Town of Sudbury
Sudbury
Massachusetts**

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Monday, December 3, 2007

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