

IN BOARD OF SUDBURY SELECTMEN  
TUESDAY, OCTOBER 29, 2013

Present: Chairman John C. Drobinski; Vice Chair Charles C. Woodard; Selectman Lawrence W. O'Brien; Selectman Leonard A. Simon; Town Manager Maureen Valente; Assistant Town Manager/HR Director Maryanne Bilodeau; Finance Director Andrea Terkelsen; Director of Public Works William Place; Director of Planning & Community Development Jody Kablack; Combined Facilities Director Jim Kelly; Police Chief Scott Nix; Fire Chief Bill Miles. Selectman Robert C. Haarde arrived at 8:10 a.m.

The statutory requirements as to notice having been complied with, the meeting was convened at 8:04 a.m. in the Silva Conference Room, Flynn Building, 278 Old Sudbury Road.

**Opening Remarks**

Chairman Drobinski opened the meeting and explained that the previous goal setting meeting had focused on confirmation of previously voted decisions of the Board when the Board had only three members, and brought the two new Selectmen up to speed on those decisions. The objective of this meeting is to determine if there are new goals the Board wants to set for FY14 actions.

**Bruce Freeman Rail Trail Engineering Goal and Capital Preservation Committee Request**

Selectman Len Simon suggested that the Board set a goal to ask Town Meeting to appropriate funds to achieve a 25% design study for the Bruce Freeman Rail Trail. He explained in detail what the 25% design study would entail. He further shared that he believes the overall cost of such a study would be approximately \$250,000, and that the Board should vote to submit a request for \$175,000 from the CPC and Town Meeting, as he itemized where the remainder of the funds would come from.

After discussion among the Board members on the pros and cons of this suggestion, Selectman Haarde suggested that the project be amended to create a greenways trail for FY 15 and noted he would love to see an article at Town Meeting for two greenways: east-west and north-south. He suggested the Town could pave at a later time instead of waiting for a long time in the future to complete the trails. Jody Kablack and Bill Place noted that whether a greenways design or a MassDOT standard design, engineering needs to be done first and this suggested appropriation request would fund that.

Discussion about interpreting the votes on the Bruce Freeman Rail Trail made by Sudbury voters ensued, and Chairman Drobinski recommended that the Board proceed with Selectman Simon's motion on the Bruce Freeman, but look at the Greenway approach for the East West Mass Central line as a starting point for that rail line.

Chairman Drobinski recognized members of the audience for questions and comments.

Carole Wolfe, 637 Concord Road, asked if it was clear what amount is needed. Bob Abrams, 48 Horse Pond Road, noted that staff has recommended a greenways design for the Bruce Freeman rail trail and that should be considered. Pat Brown, 34 Whispering Pine Road, commented that DCR has jurisdiction over the Mass Central rail trail and funds have been allocated by the state for this section of the rail trail in Weston and Wayland.

It was on motion unanimously

VOTED: To approve a Capital Preservation Committee project submission by the Board of Selectmen for \$175,000 for a rail trail design to MassDOT standards.

Chairman Drobinski suggested adding a 15th goal for Greenway as proposed by Selectman Haarde for the east- west rail trail.

It was on motion unanimously

VOTED: To continue discussion of additional Rail Trail goals at the November 5, 2013 Board of Selectmen Meeting.

### **Affordable Housing Goal and Capital Preservation Committee Request**

Discussion then turned to a potential goal of asking Town Meeting to appropriate funds for affordable housing purposes. Chairman Drobinski stated he would recuse himself if discussion turned to a specific parcel of land. For the preliminary discussion, he felt the Board should discuss and potentially determine a goal for affordable housing. Jody Kablack noted that the Board has never set a goal in this area before. She inquired whether the Board wants to set a goal of making 10% of its housing stock affordable. Selectman Haarde stated that until 10% of Sudbury housing is affordable, there will be no local control of the Town's development. Ms. Kablack stated that the Town's deficit to reach 10% is 250 units. She noted that development on one parcel will likely not achieve the 250 units, but may provide an amount that would enable continuation of Safe Harbor status.

Selectman O'Brien asked if an overall strategy to get to 250 units can be developed. Ms. Valente noted that page 43 of the Housing Production Plan lists steps to consider getting to the 10%. She asked the Board to provide some statement to reflect a goal for affordable housing and also consider a specific action step that could be taken to make progress toward the goal.

Selectman O'Brien suggested that the Board submit a CPC project request for funds to develop an affordable housing plan for Melone Property. Chairman Drobinski recused himself and left the room as discussion turned to the potential for using the Melone gravel property for this project. Selectman Simon noted that the Board could support that as a means to achieve the Town's housing goals. Ms. Valente noted a project submission could be developed as a placeholder at this time.

Discussion followed, including consideration of impacts on school and potentially redistricting and the advisability of putting this project off for a year. Selectman Haarde suggested that a goal be adopted with specific number of units and time period – e.g. 250 units created within 3 -5 years.

It was on motion unanimously

VOTED: To authorize submission of a project to investigate optimal development of rental housing units on Melone Property for \$250,000 to the Capital Preservation Committee. (4 in favor; 1, John Drobinski, recused)

### **233 Concord Road Capital Preservation Committee Request**

Town Manager Valente distributed a letter from a Concord Road resident, noting that if the Board wanted to keep open the possibility of requesting a project to purchase 233 Concord Road, it needed to make that decision at this time, at least to bookmark a project. The Board had a discussion of the overall funds in the CPC, other projects being considered for FY15 and beyond, and the overall goals for preservation funds.

It was on motion unanimously

VOTED: To authorize submission of a bookmark to purchase 233 Concord Road to the Capital Preservation Committee. (3 in favor; 2, Lawrence O'Brien and Leonard Simon, opposed)

**Request to extend hours for Victory Cigar Bar**

It was on motion unanimously

VOTED: To extend the licensed closing hour and serving of alcoholic beverages for Victory Cigar Bar, 615 Boston Post Road, from 12:00 midnight to 1:00 a.m. on October 30th and 31st during the World Series games.

There being no further business, the meeting adjourned at 9:58 a.m.

Attest:



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Maureen G. Valente  
Town Manager-Clerk