

IN BOARD OF SUDBURY SELECTMEN  
TUESDAY, DECEMBER 19, 2017

Present: Chairman Robert C. Haarde, Vice-Chairman Leonard A. Simon, Selectman Susan N. Iuliano, Selectman Patricia A. Brown, Selectman Daniel E. Carty and Town Manager Melissa Rodrigues.

The statutory requirements as to notice having been complied with, the meeting was convened at 7:30 p.m. in the Lower Town Hall.

**Opening Remarks**

At 7:30 p.m., Chairman Haarde opened the meeting announcing Selectmen's Office Hours will be Dec. 20, 9:00 a.m. in the Flynn Building. Chairman Haarde and Selectman Carty will be attending.

Chairman Haarde shared that Fire Chief William Miles will be retiring after 36 years with the Department, and wished him well. He also shared the League of Women Voters will be holding a workshop to learn how to run for office at 7:30 p.m. on January 3, 2018 at Town Hall.

**Reports from Selectmen**

At 7:32 p.m., Selectman Iuliano and Selectman Carty shared an update on the School District Administrative and Structural Options Subcommittee. They plan to meet with the chairs of both School Committees. They also met with Jennifer Glass, member of the Lincoln Board of Selectmen for an informal conversation.

Vice-Chairman Simon thanked Chief Bill Miles for his 36 years of service to the Town of Sudbury. Vice-Chairman Simon also thanked Jim Kelly, Combined Facilities Director, for his years of service to the Town. Mr. Kelly is an excellent asset to Town and he's sorry to see him go.

Selectman Carty shared he plans to be at the MPO meeting in Boston on December 21 and he is pleased to represent the Town regarding the Landham Road project during the public comments section.

Vice-Chairman Simon shared that together with Town Manager Rodrigues and Chairman Haarde, he had the opportunity to attend one of the sessions of the Energy Facility Sitting Board Hearing in Boston. Selectman Iuliano added that in the past week the Town staff was called to testify as well. Chairman Haarde added these are public meetings open to everyone.

**Citizen's Comments**

At 7:41 p.m., resident Sarah Olson Liberman, 17 Hopestill Brown Road, read a letter regarding the School Budget. The same letter was shared at a previous School Committee meeting. Ms. Liberman requested the following from the Board of Selectmen:

- To add to a future agenda an item for further discussion to refine the Board's existing top priority goal of regionalization with Lincoln to instead be more broad such as Regional School and Budget Review Analysis.
- Board of Selectmen members to support either the expansion of the existing School District Administrative Structural Options Subcommittee or the addition of a new committee or task force for the purpose of exploring and analyzing the best possible options for the schools as it pertains to Budget and student experience.
- Board of Selectmen to let the SPS and L-S School Committees know they need to be part of this Town-wide analysis and that this is a top priority for the Town.

**Interview candidate for Conservation Commission**

At 7:45 p.m., Town Manager Rodrigues shared with the Board that the Town received various applications for this position, and Mr. Morse stood out because he is new to Town. Town Counsel is checking to see if he is an abutter to the Eversource Project.

Candidate Richard Morse, 47 Maple Avenue, introduced himself to the Board, and summarized his experience. He is retired and has always had an interest in conservation and wildlife. He recently moved to Sudbury from Wellesley where he lived for 30 years. He was a volunteer for the Town of Wellesley, and is familiar with Town Government. He attended Sudbury's Conservation Commission meetings as a resident and participated in walking recreational programs sponsored by the Conservation Commission.

Selectman Brown asked Mr. Morse if he had an opportunity to attend a Conservation Commission meeting. Mr. Morse replied he was there the night before as an observer and met the attendees.

Vice-Chairman Simon asked Mr. Morse a number of questions regarding knowledge of conservation technical terms and conservation commission procedures, specifically regarding fines and whether he is familiar with the Town's Bylaws, and if he had the chance to speak with any residents that may have had issues with the Conservation Commission.

Mr. Morse shared that he lives at the Maple Meadows Community, and is aware the Condominium Association has responsibilities to the Town, and it's the responsibility of the Conservation Commission to make sure they meet those obligations. Regarding issuance of fines, he finds the procedure is fair and, in his view, isn't done without apparent cause or by a lack of response from the developer. He approves of issuing fines but not without a hearing or a meeting. He has a copy of the Wetlands Bylaw, but hasn't reviewed the full document. Regarding technical terms, he understands he will need to learn new ones although he is familiar with some.

Mr. Morse added that he moved to Sudbury for the natural resources and he looks forward to help the Town preserve them. Selectman Iuliano thanked the applicant for his interest in serving.

Selectman Carty thanked the applicant and asked his opinion on future challenges the Town faces from a conservation perspective. Mr. Morse replied that the two major challenges will be the Eversource Project, the Bruce Freeman Rail Trail (BFRT) Project and also making sure builders doing work around wetlands are respectful of the Town Bylaws.

Vice-Chairman Simon asked Mr. Morse why he said Eversource and Bruce Freeman Rail Trail will be major challenges. Mr. Morse replied that his understanding is these two projects have funding issues and they will be in proximity to wetlands.

Vice-Chairman Simon asked if the wetlands issue would be an obstacle to the BFRT. Mr. Morse answered he does not know; he only knows there are some areas along the trail where the Town needs to be sensitive to wetland issues. Vice-Chairman Simon also asked, in the case of the BFRT, if Mr. Morse is familiar with any issues or conflicts that may arise between local Bylaws and the state Wetlands Protection Act regarding a state project through Sudbury. Mr. Morse is not familiar with those conflicts, and his interest is in wetlands. The Town of Wellesley requires new construction to bury their lines, therefore, his opinion is to do that.

Vice-Chairman Simon asked if there were a competing interest between a wetland issue and a public project that could be accommodated or remediated by some measures, how would Mr. Morse feel about that. Would he feel it would be more strictly to be with the Wetlands Protection Bylaw or an accommodation through

mitigation? Mr. Morse replied that his inclination would be to follow the Bylaw, which in his understanding is stricter than the state Wetlands Act. Ultimately if it only comes through the Commission his inclination would be to abide by the Town's Bylaw, and his assumption is the Board of Selectmen can choose not to follow the Commission's recommendations.

Town Manager Rodrigues thanked the applicant for his time and informed him the Board will vote on this appointment at their next meeting.

### **Discussion regarding consultant's report on Fairbank Community Center**

At 8:03 p.m. on behalf of the Fairbank Task Force, Selectman Brown introduced Jack Ryan, John Beeler, Jose Garcia-Meitin, and Leon Younger, President of Pros Consulting. Selectman Brown expressed gratitude for all the hard work done by Jim Kelly in helping the Task Force.

Selectman Brown reminded the Board that an RFP was sent out and presented a Feasibility Report of the Findings for the Fairbank Study of demographics and survey results. The consultants did two surveys, one at large and one for seniors and follow-up phone interviews with residents. The hope is that a pro-forma would be done next year to generate a report. The responders to the survey voiced that having a senior center is positive for high property values.

Selectman Brown presented three different scenarios for the Fairbank Community Center:

- Scenario 1 – Remodel Existing Senior Center, Atkinson Pool and Boiler Room with an approximate cost of \$24,453,881 - \$26,651,135.
- Scenario 2 – Remodel Atkinson Pool & Boiler Room with an approximate cost of \$27,857,753 - \$30,055,007.
- Scenario 3 – New Facility with an approximate cost of \$33,631,788 - \$35,829,042.

The final report will be available on February 1, 2018. The consultants are working with Town staff to come up with an operating budget. Selectman Brown added that this presentation was shared with the Council on Aging, Park and Recreation Commission, and will be presented to the Finance Committee.

Leon Younger, Consultant, shared that the pool needs to be updated and not necessarily replaced. If maintained properly, pools typically last approximately 50-60 years. There are some cosmetic areas that need to be fixed and this that can be done without a total replacement, keeping in mind that the pool is the most expensive piece of the building.

Jack Ryan, former Chair of the Fairbank Task Force, stated the figure for option #3 scenario in the original study is comparable to the present scenario #2. The project cost stated by Mr. Younger of \$27 to 30 Million is comparable to \$23 Million for what was option #3 in the original study but with a slightly smaller building. The Council on Aging voted on this proposal and the idea was to present it at Town Meeting in May 2018. More work needs to be done to come out with a final cost for design and development funds, but the Council on Aging voted on favor of the concept idea of scenario #2.

Leon Younger added that, in the future, there is room to expand the design upward with a second level addition or sideways towards the basketball courts.

Jim Moratta of the Park and Recreation Commission shared that they are not yet ready for a vote on this.

Selectman Brown recommended this to be an article from the Board of Selectmen, and asked the Board to consider very carefully if they will support it or not.

Chairman Haarde and Selectman Iuliano agreed if and when an article needs to be presented at Town Meeting, it should come from the Board of Selectmen.

**Announce 2018 Annual Town Meeting**

At 9:32 p.m., Chairman Haarde announced the Annual Town Meeting will commence on Monday, May 7, 2018 at 7:30 pm. The warrant period is now open.

A motion was made, seconded and voted to notice the Annual Town Meeting for 2018 will commence on May 7, 2018 at 7:30 pm and move to open the Warrant period for articles for inclusion in the Annual Town Meeting Warrant are due to the Selectmen's office 278 Old Sudbury Road and are to be stamped no later than 5:00 pm on Wednesday, January 31, 2018.

**Review Fall Town Meeting 2017 and discuss possible vote to change Bylaw Article 1 Section 3 regarding date**

At 9:35 p.m. Town Manager Rodrigues informed the Board she consulted with the Town Clerk about the change in wording and will consult with Town Counsel about an amendment to the Bylaw to add language stating that the Board of Selectmen at a public hearing will discuss whether or not there is a need to hold an October Town Meeting. This decision will need to be made annually by July 31.

Selectman Iuliano opined that sometimes it's necessary to have an October Town Meeting, if there are articles and for planning purposes as well, to perhaps avoid having all the work be done for the May Town Meeting. Selectman Carty opined having an October Town Meeting gives the Town flexibility.

Vice-Chairman Simon shared his observation of the past elections and the low number of voters for the fire station, he suggested perhaps is a better idea to have more than one item to vote for on the ballots.

Town Manager Rodrigues will review the changes suggested with Town Counsel and the Board will vote at a future meeting.

**Discussion and possible vote on Selectmen's Goals from 12/4 meeting**

At 9:46 p.m., Chairman Haarde shared a list of goals of the BOS.

*High Priority Goals for the BOS from their goal setting session:*

- Capital Planning
- School Districts and Administrative Structure Exploration
- Fairbank Task Force
- Administrative Space Assessment for SPS
- Sewer for Route 20
- The Melone Property

*Long Term Goals for the Board of Selectmen from their goal setting session:*

- Bruce Freeman Rail Trail and CSX Rail Trail
- Town Communication

- Eversource
- Fire Station
- OPEB Liability
- Special Municipal Employees
- Town Hall Reconstruction
- Walkways
- Senior Tax Exemption
- Landham Road Intersection
- Open Space Goal Policy and Land Purchases
- Playgrounds
- Marijuana Zoning Policy
- Implementation of MS4 – Stormwater
- Update Selectmen’s Policies
- Inclusionary Zoning
- Recreation Master Plan
- Sudbury Station
- Vocational Education
- Sudbury Senior Needs Assessment
- Town Master Plan
- ADA Transition Plan and Evaluation
- Committee Evaluation and Recruitment
- Fall Town Meeting

Chairman Haarde clarified a number of the above goals will be handled by the Planning Department and Town Manager. The Board will focus on the priority goals.

A motion was made, seconded and voted to adopt Selectmen’s Goals, dated December 4, 2017 as modified at this meeting.

**Update on Strategic Financial Planning Committee for Capital Funding (SFPCCF)**

At 8:03 p.m., Selectman Carty thanked everyone on the committee. They met on December 13, 2017 and have meetings scheduled for January 10 and January 17, 2018. The committee is aware of funds available and understands the amount available might not be enough to fund all projects. After the holidays the committee will work on long-term goals.

Selectman Iuliano asked if the SFPCCF would also include items over \$1 million in their budget and planning for FY19. Selectman Carty answered that at the moment he isn’t sure. Perhaps the committee would look at past years as a template, but not necessarily repeat the same steps.

Mark Howrey, Chair of the Capital Improvement Advisory Committee (CIAC), updated the Board about a letter that will be sent to all department heads detailing funds available, asking for guidance and reminding them to put forward any articles they wish regardless of the recommendations from other committees.

Vice-Chairman Simon asked for clarification about the \$16 million needed for Capital.

Selectman Carty replied that he is answering as a member of the committee, and not as a Selectman. The \$16 million sum is the total cost of items that were requested from various sources.

Selectman Iuliano opined that a large project such as a Fire Station would not be part of this budget, but smaller items would. For the past three years, various committees have been discussing the idea of growing the Operating Budget to have more of a capital component, and she believes the committees are not at this point yet.

**Citizen's Comments (continued)**

At 9:55 p.m. Jean Nam, 81 New Bridge Road, expressed gratitude to the Board, and shared her excitement about the ADA Assessment being part of the Board of Selectmen's goals.

**Discuss Upcoming Agenda Items**

- Update on the dangerous dog hearing
- Post February 6<sup>st</sup>, 2018 meeting to share the report from the Fairbank Task Force
- Transportation Committee
- Sudbury Housing Trust to present on 278 Maynard Road
- Capital Planning Discussion

**Vote to reappoint Frederick Taylor to the Historic Districts Commission**, 38 Cider Mill Rd, to the Historic Districts Commission for a term ending January 1, 2023, as requested by Fred Taylor, Chairman, in an email dated December 1, 2017.

**Vote to approve the regular session minutes of 11/28/17 and 12/5/17**

**Vote to approve award of contract by the Town Manager for cleaning services** for the DPW/Highway buildings to Complete Industrial Cleaning, Inc. for the period January 1, 2018 through June 30, 2019.

A motion was made, seconded and voted to approve consent calendar as read by Chairman Haarde with corrections made to the Minutes as suggested by Selectman Iuliano and Selectman Brown.

Chairman Haarde announced tonight was the last Board of Selectmen meeting of 2017 and he wished everyone Merry Christmas, Happy Hanukkah, Happy Holidays and Happy and Healthy New Year and a great 2018.

There being no further business, the meeting adjourned at 10:21 p.m.

Attest: \_\_\_\_\_  
Melissa Murphy-Rodrigues  
Town Manager-Clerk