

IN BOARD OF SUDBURY SELECTMEN  
MONDAY, NOVEMBER 19, 2018

Present: Chairman Robert C. Haarde, Vice-Chairman Daniel E. Carty, Selectman Leonard A. Simon, Selectman Patricia A. Brown, Selectman Janie Dretler, and Assistant Town Manager Maryanne Bilodeau.

The statutory requirements as to notice having been complied with, the meeting was convened at 9:00 a.m. in the Flynn Building Silva Conference Room.

**Opening Remarks**

No opening remarks by Chairman; no reports from the Town Manager or Selectmen.

**Citizen's comments on items not on agenda**

No citizen's comments.

**Deed acceptance – Purchase of Parcel 1, 82 Morse Road (Broadacres Farm)**

Chairman Haarde said that Lee Smith, the KP Law attorney who handled the Broadacres transaction, informed him that the Board must appoint a member to be at the closing this week to sign documents.

Assistant Town Manager Bilodeau stated that there would be standard closing documents at this closing. Vice-Chairman Carty asked if there would be anything new to be included at the closing. Chairman Haarde replied that nothing new would be presented at this closing. Selectman Simon stated that presence at the closing was more of an administrative action.

It was on motion unanimously

VOTED: To authorize the Chairman, or any other member of the Board of Selectmen, to execute an acceptance of deed and any, and all, other documents or instruments in a form acceptable to the Town Manager and Town Counsel for the purchase of Parcel 1 of the real property located at 82 Morse Road, pursuant to the terms of the Purchase and Sale Agreement therefor dated October 15, 2018, and as authorized by vote on Article 2 of the October 15, 2018 Special Town Meeting.

**Endorsement of letter in support of Melone**

Selectman Simon stated that at the last Selectmen meeting, it was decided that he and Selectman Dretler would compose two separate letters of endorsement for Melone, and the land transfer for publication in the *Sudbury Town Crier*. He determined it was best to stay with one letter only, and the letter written by Selectman Dretler covered all the necessary points.

Selectman Dretler stated that Town Manager Rodrigues reviewed the letter and had no further recommendations. She felt that the sentence reading "Selectmen will have negotiated an agreement," needed some editing. Chairman Haarde mentioned that the negotiating group includes a member of the Planning Board, ZBA, KP Law, and the Town Manager. He also asserted that the Zoning Board of Appeals, the Planning Board, and other officials would have input on the permitting process.

Chairman Haarde mentioned that almost all significant aspects have been negotiated, but that a few more terms need to be negotiated. Board members agreed to include the "are finalizing" language.

Selectman Brown's understanding was that there is a Master Plan for the Melone site besides the Planning Board Master Plan. She added that the Melone Master Plan includes two zoning changes, and there is no mention of this in the composed letter. Chairman Haarde stated that the related Melone Master Plan depicted the detail aspect and that this should be mentioned in the letter of recommendation instead of the broad term of "details." In place of "details," Chairman Haarde suggested the language of "Vet the Master Plan and overlay district."

Selectman Simon questioned if the more detailed language would be too technical as the purpose of the letter was mainly for publication and broad readership. Chairman Haarde responded that this type of endorsement language was used with the Meadow Walk development, and there was reference to the MUOD (mixed use overlay district) in that letter and appeared to be understood by all.

Vice-Chairman Carty asked that the amended paragraph be read aloud.

Assistant Town Manager Bilodeau read “We recognize that questions about proposed developments, Town Staff, Boards, and other Committees have considered this plan and unanimously support the land exchange. The Zoning Board of Appeals, the Planning Board, and other officials will continue to vet the details through an extensive permitting process. In the end, we seek a result that benefits our Town. Members of the Board of Selectmen, Planning Board, and others are finalizing a development agreement that will provide a solid framework.”

Assistant Town Manager Bilodeau also recommended that the date and time of the Melone Forum be added to the letter.

Vice-Chairman Carty recommended that any updates would be added on the Town website. The Board agreed.

It was on motion unanimously

VOTED: To endorse the letter in support of Melone as amended.

**Letter of support for MWRTA's request to MassDOT Discretionary Funding Program for Regional Transit Authorities under Section 74 of Fiscal Year 2019 Massachusetts Budget**

Vice-Chairman Carty stated that MassDOT had released \$4 million earmarked for regional transit authorities, and MWRTA is contributing several projects that could benefit Sudbury. One project is a proposed bus route operating on Route 20 from the Wayside area in Marlboro making stops and ending at the Riverside MBTA station multiple times a day. There could also be a transfer station at Riverside for people in wheelchairs in response to ADA demand.

Vice-Chairman Carty stated that the second proposed plan is an app-on demand transit service, Transloc, which could be offered to Sudbury residents through a Town contract method encouraging micro transit aspects. He stated that the Transloc option was not available today, but he anticipated that the Board could give that proposed program further consideration at the December Board meeting.

Informational material describing the “MassDOT Discretionary Funding Program for Regional Transit Authorities under Section 74 of the Fiscal Year 2019 Massachusetts Budget,” was included in the Board’s meeting packet.

Vice-Chairman Carty mentioned that Representative Gentile is also writing a letter of support and is very involved with the proposed transportation program, and hopes to get National Development people at Avalon to endorse the pilot program. Vice-Chairman Carty stated that this pilot would be a good start to close some of the transportation gaps in Sudbury.

Selectman Dretler reiterated that at the last Board meeting it was agreed that all Selectmen would sign the letter, which would make for a stronger letter of support. She questioned how aware MassDOT is concerning the affordable housing aspect in Sudbury and suggested that it might be beneficial to include the significant affordable housing growth rate in Sudbury. Vice-Chairman Carty replied that in his original draft, he had included that information but discovered that Sudbury was in fourth place concerning the affordable housing growth rate over the last three years. Chairman Haarde suggested including a more general statement which could highlight the fact that Sudbury is now over the 10% mark for affordable housing. Selectman Dretler agreed that maintaining a 10%+ rate is substantial and she asked if Sudbury’s distance from available transportation could be included as well as distance from the highway.

Selectman Dretler asked about others applying for the transportation program. Vice-Chairman Carty responded that the program is open to all the Massachusetts Regional Transit Authorities, such as Cape Cod, Pioneer Valley, Berkshire, Greater Attleboro/Raynham, and Taunton with about seven to nine RTAs in the state.

Selectman Dretler stated that if only one award is allowed to a given transit authority, joint applications might be considered in order to submit multiple applications. Chairman Haarde thought that the partnership aspect comes into play if the transportation authority spans across two regions. Selectman Brown mentioned that the main consideration is that the Route 20 area in Sudbury would not offer a partnering possibility, because of the Town's affiliation with MAGIC (Minuteman Advisory Group on Interlocal Coordination). Since Sudbury is no longer a member of the MetroWest Growth Management Association, it no longer maintains its Route 20 corridor relationship with Weston, Wayland and Marlborough. However, those communities are supporting the MWRTA and this letter would just be Sudbury's support.

Selectman Brown stated that Ed Carr, MWRTA Administrator, is submitting the application, and the Board is supporting that application with this letter of recommendation. Vice-Chairman Carty confirmed that the application is being generated by Ed Carr.

Selectman Simon suggested that it might help if other adjoining towns such as Weston, Wayland, and Marlborough also submit similar recommendation letters. Vice-Chairman Carty stated that he would present that recommendation to Representative Gentile as soon as possible. Selectman Brown stated that Ed Carr has probably contacted those mentioned towns as well.

Selectman Simon asked if the proposed buses would be MWRTA buses or MBTA buses. Vice-Chairman Carty responded they were MWRTA buses. Selectman Simon asked if this MBTA affiliation could affect Sudbury's real estate assessments. Vice-Chairman Carty believed that this pilot was not an MBTA service.

Vice-Chairman Carty reiterated that this pilot is a possible first step and might go into Framingham in the future.

Selectman Simon stated that the letter was good, and the discussed recommendations would strengthen the message. Vice-Chairman Carty said that he would be including Selectman Dretler's additions including the 10% affordable housing threshold, as well as the distance from other transportation centers such as the Lincoln, Framingham, Weston, and Concord train stations. He stressed that because this program is a pilot, its future is dependent on ridership.

Selectman Dretler suggested that after the changes are made, the Board could endorse the letter at the next meeting November 27<sup>th</sup>.

It was on motion unanimously

VOTED: To approve the letter to be sent to Secretary Pollack, in support of the MetroWest Regional Transit Authority's (MWRTA's) request to the MassDOT Discretionary Funding Program for Regional Transit Authorities under Section 74 of the Fiscal Year 2019 Massachusetts Budget. MWRTA requests to include a "First Mile/Last Mile" commuter-based grant as well as funding for a "Wayside (Marlborough) to Riverside Station" fixed bus route along Route 20.

There being no further business, the meeting adjourned at 9:41 a.m.

Attest: \_\_\_\_\_

Maryanne Bilodeau  
Assistant Town Manager-Clerk