

IN BOARD OF SUDBURY SELECTMEN
EXECUTIVE SESSION
TUESDAY, OCTOBER 2, 2018

Present: Chairman Robert C. Haarde, Vice-Chairman Daniel E. Carty, Selectman Leonard A. Simon, Selectman Patricia A. Brown, Selectman Janie W. Dretler and Town Manager Melissa Murphy-Rodrigues.

The statutory requirement as to notice having been complied with, the meeting was convened at 10:30 a.m. in the Silva Room of the Flynn Building.

Vote to immediately enter Executive Session to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (Sudbury Station), pursuant to General Laws chapter 30A, §21(a)(3). Continue in executive session to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body (Melone).

Town Manager Rodrigues outlined the agreed upon number of housing units proposed by Quarry North. She detailed that there would be a total of 274 units, reduced from 333 units, and that there would be 100 40B units; and 174 units at market rate. She detailed that 60 of the 274 units were to be age-restricted (one occupant over 55 years old), and that the 40B units were all rental units.

Selectman Simon asked how these numbers affected student enrollment, and Town Manager Rodrigues responded that aspect was still being worked on.

Selectman Brown asked about what these numbers did for the 40B standing. Chairman Haarde responded that it would be fine until 2030. Selectman Dretler asked if the Coolidge project might decrease due to Quarry North. Vice-Chairman Carty commented that safe harbor up to year 2020 is good, but the Town needs the additional numbers in 2030.

A discussion took place in regard to the 40B topic.

Town Manager Rodrigues stated that the unit numbers prompt a necessary zoning change so another Special Town Meeting will be scheduled, and the developer has agreed to pay for that Town Meeting. She added that a related Public Forum will take place on November 27.

Vice-Chairman Carty inquired about inclusionary zoning, and the 40B ratio significance. His hope was to move the Planning Board forward. Selectman Brown mentioned that inclusionary zoning is not easy to do. Chairman Haarde said that the concept allows for buy down. Town Manager Rodrigues stated that the Board should present ideas to Steve Garvin.

Selectman Simon said that he was pleased with the 274 number, and felt that the residents' concerns had been taken into consideration especially in regard to traffic, student enrollment, and other financial aspects.

Town Manager Rodrigues stated that she would get the word out immediately regarding the November public forum.

Chairman Haarde commented that he really wanted no more than 250 units, but found out that Quarry North needed 274 units to make money.

Selectman Dretler asked about the number of students at Meadow Walk. Town Manager Rodrigues stated that there were 63 students there, and the residential piece at Meadow Walk was doing very well.

Town Manager Rodrigues said that it was important that the Zoning discussion take place before the November Town Forum, and she will be meeting with the developer tomorrow – so there is nothing yet in writing about the Town Meeting. Selectman Simon suggested a memo of understanding.

It was on motion unanimously

VOTED: To support the negotiated number of 274 units at Quarry North composed of 100 affordable rental units, 174 market value units with 60 units being age-related units, and vote to issue a press release tomorrow to highlight points, and move the Melone Article from October Special Town Meeting to a Special Town Meeting in November.

Town Manager Rodrigues stated that there were five intersections being examined with the Melone traffic study. She will be getting more information from Beth Suedmeyer in Planning who will be contacting the state to obtain further assistance in this area. Town Manager Rodrigues explained that traffic points could be expanded.

Selectman Brown asked if some of the traffic study points might be in Concord. Chairman Haarde commented that the Board could ask Concord about that. Town Manager Rodrigues stated that the Town could also negotiate for additional mitigation. Selectman Brown mentioned that prioritizing mitigation funding is important. It was the expressed opinion of Town Manager Rodrigues that mitigation funds would not be as substantial as the mitigation funding at Meadow Walk. Vice-Chairman Carty suggested that there may be no mitigation funding with the Melone property. Chairman Haarde said that people will vote if mitigation can go towards traffic and safety. Town Manager Rodrigues shared that she is working on this aspect.

Vice-Chairman Carty maintained that any mitigation that the Town is paying for has to go through ZBA.

Selectman Brown asked if the Water District had met, and Town Manager Rodrigues replied not. Chairman Haarde suggested having a joint meeting with the Water District which would be the first ever such meeting.

Selectman Brown suggested that the Board consider the million-dollar stabilization fund for Melone before the Town Forum in November.

Vice-Chairman Carty asked about the Broadacres status. Town Manager Rodrigues responded that Broadacres could not be discussed at this meeting because it was not on the agenda. Town Manager Rodrigues stated that she would update ZBA on Thursday

It was on motion unanimously

VOTED: To close Executive Session.

There being no further business, the meeting adjourned at 11:30 a.m.