

**Sudbury Finance Committee  
Meeting Minutes  
December 3, 2018**

**ATTENDANCE**

Finance Committee Members Present: Bryan Semple, Chairman, Jeff Barker, Vice-Chairman, Jeff Atwater (arrived at 7:15 pm), Susan Berry, Adrian Davies, Lisa Gutch, Jean Nam, Glenn Migliozi, Eric Poch

**Also Present:** Dennis Keohane, Finance Director/Treasurer-Collector, Melissa Murphy-Rodrigues, Town Manager, Pat Brown, Sudbury Board of Selectmen

**CONVENE:**

Chairman Bryan Semple called the meeting to order at 7:00 p.m. The meeting convened at Flynn Building, in the Silva Meeting Room, 2<sup>nd</sup> Floor, 278 Old Sudbury Road, Sudbury, MA 01776.

**ITEM 1: Public Comment**

Chairman Semple opened this portion of the meeting for Public Comment. There were no public comments.

**ITEM 2: General Business**

- **Approve Meeting Minutes**

**Motion and Vote**

Susan Berry moved, and Jeff Barker seconded the motion to approve the minutes of October 11, 2018, meeting as submitted.

**The motion carried. The vote was unanimous.**

- **Transfers**

There were no Budget Transfers to approve.

- **Liaison Report**

Susan Berry stated that the Budget Strategies Task Force has met since the Finance Committee's last meeting and there are some pressures on the SPS and LS budget.

Lisa Gutch stated that the CIAC has met and discussed \$2M in projects that have been presented to them to date via Form "A"s.

- **Review Calendar**

Chairman Semple summarized upcoming Finance Committee meeting dates. The Finance Committee discussed the upcoming Exhibit II/Cost Driver Presentations by the Cost Centers.

**ITEM 3: Discuss and Vote Town Meeting Articles**

Chairman Semple opened this item for discussion. He stated that there are six warrant articles for the December 11, 2018, Special Town Meeting. Three of the articles impact the town financially and he would like the Finance Committee to discuss and review those articles to better understand the financial impact. Those articles are Article 3: Master Plan Quarry North, Article 5: Repurpose Melone Stabilization Fund, and Article 6: Acquisition of Town Center Land. Chairman Semple spoke briefly about the Town's ability to meet its 40B requirements through 2030 and how these articles play into that.

The Town Manager, Melissa Murphy-Rodrigues presented the financial aspects on the disposition of Melone Property and Quarry North relative to the six Special Town Meeting Warrant Articles. Ms. Murphy-Rodrigues referred to the land in the Town of Concord that is owned by Sudbury. She stated that per the Development Agreement this land could have up to six single-family houses, pending Concord approval.

Ms. Murphy-Rodrigues provided an update on the Sudbury Station Litigation. She stated that \$329,146 has been spent to date and projected spending through appeals will be \$160,000. Ms. Murphy-Rodrigues added that the trial is slated to begin on February 5, 2019.

Ms. Murphy-Rodrigues summarized the Quarry North proposal. She stated this project, as proposed in the RFP, is for a total of 333 units, which has been negotiated down to 274. The financial component includes a payment to the Town of \$1 Million, transfer of the Sudbury Station land valued at \$2,910,000, and \$100,000 for Water District to fund testing of wells. Ms. Murphy-Rodrigues summarized the negotiated agreement for the Quarry North Development. She also summarized the Master Plan submitted by Quarry North.

Ms. Murphy-Rodrigues spoke about the Town's current Subsidized Housing Inventory (SHI) and summarized the Town's percentage of affordable housing units through 2020. Ms. Murphy-Rodrigues also spoke about Sudbury's SHI based on the future development of Quarry North and Sudbury Station and its impact on the Town's ability to maintain its Chapter 40B compliance through to 2030.

Ms. Murphy-Rodrigues described the terms of the Development Agreement. A general discussion followed including questions

about the traffic study, per student cost, as well as fiscal analysis relative to revenue. Ms. Murphy-Rodrigues spoke about the per capita payment the Town would receive if the development exceeds the population estimate (by ten percent) and if expenditures increase after the 5<sup>th</sup> year.

Ms. Murphy-Rodrigues spoke about land appraisal of the land owned by the Town on North Road in Sudbury and Concord. She stated that the land was appraised at \$2.8 million.

After some discussion Chairman Semple stated that he agrees with the financial analysis, done independently by Jean Nam and that of the Town. He also agrees with the cost per students and the revenue projections. He added that he doesn't see why the Town would want to do Sudbury Station over Quarry North. Chairman Semple stated that the only issue that he would flag to Town Meeting would be the fact that Coolidge must be built and the buffer against affordable housing in 2030 is a lot lower with Quarry North. He stated that as a Town there will need to be a continued investment in affordable housing to ensure that the Town's SHI remains in compliance with State law.

Ms. Murphy-Rodrigues summarized the following Warrant Articles:

- Article 1: Amend Zoning-North Road Residential Overlay District. This article enables envisioned re-use of this area currently zoned as Research District on North Road whereby the Melone property can be redeveloped accordingly.
- Article 2: Amend Zoning-Melone Smart Growth Overlay District. Zoning Overlay District under Massachusetts General Law Chapter 40R.
- Article 3: Master Plan Quarry North. Town Meeting will need to approve the Master Plan under the Development of the North Road Residential Zoning Overlay District.
- Article 4: Disposition of the Melone Property. This article will allow the Board of Selectmen to dispose of the Melone property by selling it to Quarry North, LLC.
- Article 5: Repurpose of Melone Stabilization Fund. The Town is asking Town Meeting to repurpose this account to allow it to be used for either Broadacre or Town Center and is asking to appropriate \$350,000 to be used at the parcel just acquired at Broadacre, which will be used for recreation.
- Article 6: Acquisition of Town Center Land. This article will allow the Town to accept the Town Center (Sudbury Station) land from the Quarry North Road LLC in exchange for the Melone property as proposed in its response to the Town's Request for Proposals for the disposition of the Melone property. As proposed, the Town would receive the 39 acres in Town Center, with all easements necessary to

access it, plus an additional \$1,000,000 in exchange for the property at Melone on North Road.

A general discussion followed. Susan Berry pointed out that articles 1,2,3,4 and 6 must pass for the land swap to happen.

**Motion and Vote:**

Susan Berry moved and Jeff Atwater seconded the motion that the Finance Committee recommends approval of Articles 1, 2, 3, 4, and 6 as a package.

**The motion carried. The vote was 8 yes, 1 no.**

Chairman Semple recapped the Finance Committee's consideration of the Special Town Meeting Warrant Articles. He stated that the articles were reviewed from two perspectives: financial and impact on long-term SHI.

**Motion and Vote:**

Lisa Gutch moved, and Susan Berry seconded the motion that the Finance Committee recommends approval of Article 5.

**The motion failed. The vote was 0 yes, 9 no.**

**ITEM 4: Discuss Town Meeting Discussion Guidelines**

Chairman Semple opened this item for discussion. The Finance Committee discussed the guidelines they would take on Town Meeting floor when asked to speak as proponent or opponent on questions, issues, and concerns relative to the Special Town Meeting Warrant Articles.

**ITEM 5: Public Comment**

Chairman Semple recognized Pat Brown, member of the Board of Selectmen and Community Preservation Committee member.

Pat Brown stated that there will be a Public Hearing for the Coolidge on Wednesday, December 5, 2018. She stated that the Board of Selectmen will not deliberate during this time and that a decision on this will not be made until January. Chairman Semple stated that it would be great if the Town Manager could present as much information as possible on the Coolidge at the Special Town Meeting.

**ITEM 6: Possible Future Agenda Topics**

**ITEM 7: Adjournment**

**Motion and Vote:**

Jeff Barker moved, and Glenn Miglioizzi seconded the motion that the December 3, 2018, Finance Committee meeting adjourn at approximately 9:12 p.m.

**The motion carried. The vote was unanimous.**

*Next scheduled meeting of the Finance Committee is Monday,  
December 17, 2018, at 7:00 p.m.*

*Respectfully Submitted: Cheryl Gosmon, Recording Secretary*