

Meeting convened at 7:40 pm

Introduction by Larry O'Brien. Meeting moderated by Bill Keller, Planning Board Chairman; Mark Ensign, Conservation Commission Chairman; and Larry O'Brien, Selectmen.

Meeting announcement from F. Lyons re: Town Meeting Articles 15/16 (Hop Brook). An informational meeting will be held on April 1, 2004, 7:30 pm, Town Hall to discuss these articles. All major boards and committees are encouraged to attend.

### EPA Stormwater Phase II

July 31, 2003

Local municipalities to create a local permit to monitor/guide street stormwater discharges.

Info developed with SuAsCo Watershed Coalition. Encouraged attendees to review public education materials presented. Sudbury is almost finished with year 1 activities. Town DPW inventoried drainage system throughout town. All catch basins, manholes, cross culverts, etc. located by GPS and mapped. Maintenance and inspection of existing systems by DPW will follow. First report due in May. Sudbury is ahead of schedule in their permit. Next report due 2 years after. New subdivisions already comply with new regulations. Work will be done by town in upgrading of older systems. Some level of treatment is desired for every source. Pre-cast structures can be retro fitted in existing catch basins. Cost is approximately \$300 per structure. Non-point discharges will be examined in future work. Runoff into Hop Brook ponds focused on several years ago. Little state or federal funding available. Labor intensive, to be done by DPW under current \$20,000/year maintenance budget.

#### 6 Permit Criteria:

Inventory

Public education

Public involvement

Elicit discharge detection and elimination

Construction site runoff controls

Post construction stormwater controls

As-built plans from new subdivisions should require GPS data for all drainage structures. New EPA construction site lowers threshold for regulation compliance to 1 acre of disturbance (from 5 acres). Many more sites will now be required to install more advanced drainage systems.

To do: Fill out surveys distributed tonight.

### Water Resource Protection District

2003 Planning Board article revising bylaw requirement for impervious surface limitation held for further discussion. Goal of bylaw revision was to modify requirements to provide more flexibility in development in business districts and the ability to upgrade drainage systems in the process. After discussing with ConCom, decided bylaw needed more work than just impervious surface. Zone II and III inconsistencies, new state model bylaw in 2002. Planning Board sent RFP to consultants to look at entire bylaw and regulations. Need expertise to revise.

ConCom thought there wasn't enough data to proceed last year. Concerns over existing septic systems impact, shallow groundwater, how many properties affected. Did not think questions were answered. ConCom liked proposal from 80 Union Ave for variance to impervious surface limitation. Demonstrated overall improvement to property. Want to make sure revisions will benefit water supply. Glad that article was delayed. Need to take more time to investigate.

Shallow groundwater and problems with existing septic systems are known problems. Must trade-off between water quality vs. quantity. On site infiltration preserves recharge, but limits the types of treatment, disposal and management that can occur on some Sudbury properties. Shallow groundwater means discharge of potentially polluted stormwater into aquifer. Prevention of pollution is #1 treatment. Water District thinks when treatment exists, people may be less careful of what they discharge. Should focus be on natural recharge, or on better quality of recharge through treatment? Hydrologic balance must also be looked at. Total impact should be known before bylaw is relaxed.

There is an economic incentive to allow more treatment. Look at shared parking or other alternatives. Bad example – Mill Village (too much pavement and disrupted natural drainage to Hop Brook). Infiltration may not be the best option. Discharge to wetlands (even if outside Zone II) may be better. Water District wants the most, cleanest water as possible to be infiltrated in order to keep the water quantity available. None of the commercial properties would need to make improvements voluntarily since they are all existing. Can only be required if expansion/new construction.

To do: Form small committee to chose consultant and work on bylaw and regulations.  
Volunteers: Tim Coyne, Water District, ConCom, Planning

### CPC Projects

Discussed 4 eligible areas for funding. CPC prefers projects to be proposed through town committees (as related). 3 projects proposed for 2004 TM – revolutionary war cemetery, walkways, Cutting proposal (purchase development rights and recreation).

CPA provides excellent opportunities for multiple use. Strong recognition that affordable housing is needed. Not appropriate for all parcels. CPA statistics statewide show that first \$ were generally used for open space, but that housing is increasing. Members urged Senator Pam Resor to not allow funding raid on state CPA fund.

Potential Future CPA projects:

- Hop Brook dredging. HBPA working with ConCom to submit proposal in next several years.
- Lettery property (61A) – recently offered to Town as right-of-first refusal under Chapter 61A.
- Bike/rail trails – needs to be studied (can use Admin. Funds). Bike Trial Committee disbanded recently in order to rework purpose.
- Town Historic Center – intersection, walking trail
- Mixed use projects (town building renovation) that may need multiple funding
- CSX rail trail – stalled because of ownership issues. CSX not allowed to sell. Liability issues (both contamination and injury). Some momentum at state level to regulate liability.
- Other 61A properties.
- Melone gravel pit – master plan needed. Multiple use may include housing, recreation, other municipal uses. 3 years of gravel removal still required.

No action needed.

#### Pond Studies

Resources and assets that the town owns or acquires and potential usage of these areas. Many lands not utilized, but should look at to supplement other town use areas. Should a committee be formed, or should Park & Rec. and Conservation look at through their membership? Conservation Commission will be updating Open Space and Recreation Plan this year and will work with P&R on this topic. P&R proposed a study of Willis Lake last year to assess health of pond – fish, nutrients, invasive species. Funding not available, but want to seek grant from Sudbury Foundation. Hope to increase public access and use of Carding Mill pond. P&R working on article to limit jet skies on Willis Lake. May already be too small to allow them, but needs to be enforced by the Environmental Police.

How about commercial ventures on town recreation land? Row boats, guided walks on conservation land. LWV study recommended making more active use of town land. P&R and ConCom have been working together

To do: Update Open Space and Recreation Plan. Need members.

#### Tax Implications of Conservation Restrictions

Is there lost revenue? Do CRs affect buildability of land? What are trade-offs? ConCom identifies CR areas early in the process. Works with developers during development review. CRs are a legal agreement that property owners enter into voluntarily. Limits activities and uses. Public benefit must be apparent. Selectmen and state must approve. Wetlands placed in CRs in order to protect features from future changes in laws and zoning. CRs provide privacy. Land prohibited from future development. No need for municipal services. Can increase value of abutting properties. Viable mitigation tool in wetlands mitigation process. Work within 100' of wetland can

be permitted if mitigation in the form of granting a CR is an option. Prevent violations to Wetlands Protection Act.

Minimal discount on property under CRs. Generally undevelopable land – wetland, etc. Wetlands assessed as \$500/acre (as excess land). If lot is buildable, full assessment given. Nominal discount given if wetlands or CR exists. Many times, lots with CRs are adjacent to larger conservation parcels, which will increase assessment due to demand to buy these parcels. Reality is that tax breaks are not given, so there is no loss of revenue to town. USFWS Migratory Bird Fund has \$ to purchase conservation land. Town looking at tax title properties to sell to USFWS at \$4000/acre. Selectmen will look more at purpose/connectivity of individual CRs as they are presented.

#### Irrigation Bylaw

Variance procedure may be warranted for setbacks to septic systems and/or wetlands. Irrigation used primarily to water non-native species of plants. Do we want to encourage irrigation? Prior to bylaw, irrigation was done with potable water supply. Bylaw eliminated that. Use of well water for irrigation not as much of a concern. Bylaw restricted future in-ground irrigation systems – reduced SWD demand. Works well. Additional restrictions in Acton require min. top soil and max. lawn area. Town should promote less water usage. Drought resistant vegetation would also help. Overall demand on water supply has dropped since bylaw enacted. Is variance needed for existing homes, where flexibility is lower? Should encourage this for existing homes. Education of residents still needed to maximize the benefits and reduce water demand. It was thought that a variance procedure was worth revisiting, particularly if it will induce more existing homes to dig wells for irrigation. Investigate what other towns are doing.

#### Earth Decade Committee

Recent accomplishments:

- Worked with Board of Health on producing “Healthy Lawn and Landscape” brochure.
- All school and town properties in compliance with IPM and the Children and Family Protection Plan
- Still experiencing problems with compliance at day care centers.
- 2 new videos will be released to local cable channel about the effect of toxic chemicals on children.
- Next plastic recycling is April 3.
- Want to set up a demonstration organic garden. Will work with Conservation Commission to see if they have any land available. There is also a potential to use biomass harvested from Carding Mill pond as fertilizer.

Meeting adjourned at 10:10 pm.