

Present: Michael Fee (Chairman), Lisa Eggleston, Christopher Morely,  
Michael Hunter, Eric Poch, Joe Sziabowski (Associate), and  
Jody Kablack (Director of Planning and Development)

**Walkways Priorities Forum -Raymond and Peakham Roads**

Present: William Place, DPW Director, Susan Stocker, Disability Commission, Walkway  
Petitioners

At 7:35 p.m., Chairman Fee called the meeting to order.

Ms. Kablack welcomed several neighborhood walkway petitioners and Ms. Stocker from the Disability Commission, who attended tonight's meeting. She introduced the discussion, noting that funding for walkways has historically been sought by the Board, based upon recommendations from the various Walkway Committees. Ms. Kablack explained that walkways were first initiated in Sudbury in the 1960s, with work completed on Hudson and Concord Roads. Referring to a map exhibit of Town streets, Ms. Kablack further explained that through the years, 45 miles of walkway have been constructed, which only represents about 25% of all of the Town's roadways.

The Town Walkway Committee and citizens completed a substantive report in 2000, which highlighted 16 miles of designated walkways needing attention. This report, and those specified walkways, were the basis for the process and priorities established this year.

Ms. Kablack reviewed the recent funding history for walkways. She noted that four requests totaling \$500,000 have been approved since 2000. These funds were used to construct 4.25 miles of walkway, at an average cost of about \$25 per linear foot. The Planning Board has also continued its efforts to negotiate the funding for building of walkways as conditions of development approval processes. Through these efforts with developers, approximately \$5,000-\$10,000 a year is collected for the Walkway Fund. Funding of \$100,000 for walkways was approved through the Community Preservation Act at the 2006 Town Meeting.

This year, the Department of Planning and Community Development initiated a process to increase resident feedback and participation. The new process was advertised on the Town's website, and a target mailing was completed. Residents were asked to gain support for the walkways by submitting petitions of at least 75% support from affected property owners, for review prior to a January 31, 2007 deadline. Residents were also asked to appoint a neighborhood coordinator to consolidate and coordinate communication.

Five petitions were received and reviewed by the DPW Director, the Town's Safety Officer and Ms. Kablack. The evaluation process considered many factors such as ability to construct the walkway within the Town right-of-way, or within previously granted easements, costs, promotion of safety, expansion and connection to existing walkways, proximity to public facilities and/or Route 20, and whether the area was environmentally conducive. The evaluation has determined Raymond Road as the top priority and Peakham Road as the second Town priority.

Walkway funding requests are usually brought every other year to Town Meeting. Next year, funding for \$200,000 may be requested. Ms. Kablack explained that outside contractors and the Department of Public Works are both used for walkway construction projects. These projects usually take four to six months to complete. Once constructed, the Town assumes the maintenance and liability for the walkways. Ms. Kablack concluded that this year's petition process worked well, and will be continued in 2008.

The DPW can begin work on the walkways this spring. DPW Director Bill Place will meet with neighbors to explain the construction process and any necessary tree cutting.

Ms. Kablack briefly explained the challenges and status for future walkway consideration for the other three petitions received for Willis Road, Old Lancaster Road and Pantry Road.

In response to a question from Chairman Fee, Ms. Kablack stated that since walkway work for Raymond Road and Peakham Road is already fully funded, no formal approval is needed from the Planning Board or a Town Meeting. Walkways are within the jurisdiction of the Department of Public Works.

Susan Stocker from the Disability Commission noted that the Commission has had issues with the quality of recently constructed roads and sidewalks. Chairman Fee encouraged Ms. Stocker to provide specific locations and concerns to Ms. Kablack for further investigation and adjustments, if necessary. DPW Director echoed this request and said that some issues have been brought to his attention. Mr. Place stated that the DPW budgets \$20,000 a year for walkway/roadway maintenance. He said emphasis has been placed on repairing older sidewalks and roads, which may not have received maintenance for several decades. However, in general, Mr. Place does believe the roads and walkways are ADA compliant. At the urging of the Board and Ms. Stocker, Mr. Place agreed to reevaluate cutouts in islands for wheelchair access.

Ms. Eggleston commented that this year, walkways seemed to be cleared sooner, and better, compared to past winters. Mr. Place reported that the Town now has three walkway plows to better service the community. He also noted that sweeping of sidewalks will begin on April 2, 2007.

Regarding ADA compliance, Mr. Poch asked Mr. Place if any improvements are planned for increasing walkway clearances along Route 20, where pole positions make some areas nearly impassable with a baby carriage. Mr. Place acknowledged the problem, and said that efforts are ongoing to work with utility companies to rectify the situation. Unfortunately, however, providing a timely solution does not seem to be as much of a priority for the utility companies as it is for the Town.

Bernard Cabrerra, 149 Pantry Road, asked whether it is likely that Pantry Road will ever have walkways, given the challenges the neighborhood has, as mentioned by Ms. Kablack. Ms. Kablack reiterated that because of the cemetery location, environmental issues and the narrowness of the road, easements will probably be needed from every abutter. She also highlighted that presently there is no other walkway with which one on Pantry Road could be linked. Thus, petitioners would probably have to expand their network to include other areas such as Haynes Road.

Harold Gold, 18 Moran Circle, commended Ms. Kablack, Mr. Place, the Walkway Committee and the Town for establishing such a productive process, which truly encouraged neighbors to talk and work together towards consensus regarding which projects are best for the Town, given the resources available.

Chairman Fee returned the compliment to Mr. Gold and all of the neighborhood coordinators and petitioners, who invested the time and energy to make the process a success.

Ms. Eggleston noted that the new walkway on Willis Road is used very frequently. She hopes future funds can be earmarked for the continuation of the walkway on the same side, to then possibly be carried over to the Meachen conservation area.

Ms. Kablack said the process will continue to be advertised and posted on the website to encourage the submission of future petitions. Ms. Eggleston suggested that a press release article for the *Sudbury Town Crier* might also help to inform the community.

In response to a question from Mr. Poch, Ms. Kablack stated that the Walkway Committee will review and reprioritize the list of petitions each year in relation to each other. However, she noted that some petitions may carry over from year to year if the case for submission has remained the same.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the identification process and the prioritization plan for construction of walkways by the Director of Planning and Community Development as presented tonight.

### **2007 Annual Town Meeting**

Ms. Kablack briefly reviewed all Annual Town Meeting Warrant articles and reports pertinent to the Board.

Chairman Fee requested a brief report from Ms. Kablack to assist him with the presentation for Article 15 for the Mullin Rule. He also will need her assistance for Article 21 regarding Temporary Signs.

It was confirmed that Christopher Morely will represent the Board for Articles #22, #23, #24, #25, which relate to the Rail Trail and the Johnson land. However, it was noted that Article 25 may be indefinitely postponed.

Chairman Fee will speak to support Article #26 regarding the CPC Housing Trust Allocation. Housing Specialist Beth Rust will provide pertinent information to assist Chairman Fee prepare his remarks.

It was confirmed that Ms. Kablack will cover Article #27 regarding the CPC, Amend Buy-Down Article at the Annual Town Meeting.

Chairman Fee reported that petitioners Peter Glass and Robert McDonald misrepresented the Board's position on the petition article for "Use of Outdoor Wood-fired Boilers," at last night's Board of Selectmen's meeting. At that meeting, an email message from Chairman Fee was quoted out of context by Mr. Glass.

Chairman Fee also questioned Mr. McDonald's statement that Town Counsel had said that a ban could be grandfathered regarding zoning, so as to cause all devices to cease to operate. Chairman Fee requested that Ms. Kablack confirm the opinion of Town Counsel to be shared with the Board prior to Town Meeting.

On motion duly made and seconded, it was unanimously:

VOTED: To authorize Ms. Kablack, on behalf of the Planning Board, to send petitioners Peter Glass and Robert McDonald a letter reiterating the Board's position not to support the petition article for "Use of Outdoor Wood-fired Boilers, as previously voted by this Board and evidenced in previous meeting minutes.

### **Grouse Hill - Endorse Plan**

The Board was in receipt of the materials from Capital Group Properties dated March 23, 2007, including stamped mylar plans, the Home Features and Specifications, Pre-Construction Upgrade Pricing and Discount Packages for All Models, Marketing Plan,

engineering calculations from Sullivan Connors for the rip-rap near the detention basin, and the revised Estimated Construction Schedule as of March 22, 2007.

Ms. Kablack distributed, for review, a letter from William Fleming Associates, Inc., dated March 26, 2007, regarding the landscape plan. She reported that all materials are acceptable pending her final review of the revised pricing and construction schedule information.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the final Grouse Hill Incentive Senior Development Definitive Subdivision Site and Landscape Plans, as presented, in accordance with the approval.

### **Minutes**

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of March 14, 2007.

### **Upcoming Planning Board 2007 Meeting Schedule**

Ms. Kablack reviewed the meeting schedule as it relates to the Annual Town Meeting. The Board will meet, if needed on April 4, April 9 and April 10. Future meeting dates were announced as follows: April 25 (subject to cancellation), May 9, May 23, June 13, June 27, July 11, July 25, August 8, September 12, September 26, 2007.

### **Miscellaneous**

#### **Construction of New Police Station -Ballot Question Defeat**

A brief discussion ensued regarding the results of the Town Election on March 26, 2007, especially the defeat of the ballot question regarding the construction of a new police station. Ms. Kablack announced that the Town will need two Special Elections later this year to address Marty Meehan's upcoming open seat. Thus, the Town may have an opportunity again to bring the question of the need for a new Police Station before the residents at a future Special Election.

#### **Foreign Motors West/BMW**

Ms. Kablack reported, for informational purposes only, that the Herb Chambers organization has purchased Foreign Motors West.

#### **Board of Appeals**

Ms. Kablack distributed to the Board, for informational purposes, the March 27, 2007 Board of Appeals Notice of Public Hearing.

Mr. Poch stated that he hopes the Zoning Board of Appeals will apply the criteria of the bylaw regarding an amendment for an addition to the Bott property. He questioned the validity of approving an amendment after issuance of the Special Permit. Chairman Fee reviewed options and procedures normally pursued and available in similar circumstances.

#### **Bruce Freeman Rail Trail - Advisory Opinion Update**

Ms. Kablack distributed to the Board, for informational purposes, a letter received from the Assistant Secretary of the Commonwealth of Massachusetts Executive Office of Environmental Affairs, dated March 12, 2007.

#### **Sudbury Village 40B Update**

Ms. Kablack reported that the final concept phase is being negotiated. Three working sessions were held prior to the latest Zoning Board of Appeals hearing. Plans are for 73 units. Walkways have been agreed to, but not yet designed. Lighting is still under discussion. There are 24 visitor parking spaces designated. Ms. Kablack also reported that the Fire Chief has expressed concern regarding the proposed building height of 37 feet. Discussions are underway to negotiate an agreement to provide all units with sprinklers. A recently distributed fiscal impact study for the development has been submitted by the developer, suggesting the anticipated number of children who will reside in the development will be 17 -- potentially, the size of an additional classroom for consideration.

#### **Frugal Flower - Site Plan Update**

Ms. Kablack distributed to the Board, for informational purposes, copies of a letter from the Conservation Commission, dated March 19, 2007, noting its comments and concerns to the Selectmen, and other Boards, regarding the partial use of the property for a fast food restaurant.

#### **The Residences at Sudbury Commons**

Ms. Kablack distributed to the Board, for informational purposes, copies of a memorandum from the Conservation Commission, dated March 19, 2007, noting its comments and concerns to the Zoning Board of Appeals regarding the plan for the affordable housing development at 29 Hudson Road.

Chairman Fee adjourned the meeting at 9:00 p.m.