

Minutes of Meeting

Route 20 Sewer Citizens' Advisory Committee

Wednesday, October 16, 2013

CAC Attendees: Craig Blake (Chairman), John Baranowsky (Clerk), Jonathan Lapat, Jon Danielson, Peter Cramer, Daniel Kenn and Stephen Eppich

Steering Committee Attendees: Bob Haarde (Co-Chairman), Lisa Eggleston, Ted Pasquarello and Andrew Sullivan

Staff: Jody Kablack

At 7:40 P.M. the meeting was called to order. As the Steering Committee lacked quorum, members participated as guests (to Route 20 CAC Meeting).

Old Business:

- Review of Minutes – September 18, 2013

Draft Minutes were circulated beforehand. Prior written comments were received from Craig Blake and Stephan Grande. Discussion ensued and comments and edits offered. Upon completion, a MOTION was MADE, SECONDED and VOTED 5-0 to accept September 18, 2013 minutes as revised.

New Business:

- Reports from Subcommittees

- Sewer Alternatives (Marlborough)

- *October 10, 2013 Meeting with Marlborough* (Andrew Sullivan reporting).

Andrew Sullivan reported on proceedings of the October 10, 2013 meeting with the Mayor of Marlborough. Present at the meeting were:

Arthur Vigeant, Marlborough Mayor
Ron LaFreniere, Marlborough DPW Commissioner
Michele Mochnoc Higgins, Asst. DPW Commissioner
Maureen Valente, Sudbury Town Manager
John Drobinski, Chairman Sudbury Board of Selectmen
Jody Kablack, Sudbury Planning Director
Andrew Sullivan, Rt. 20 Sewer Steering Committee
Craig Blake, Rt. 20 Sewer Citizen's Advisory Committee

The Sudbury contingent presented the concept of the Rt. 20 sewer service area tying into the Marlboro Easterly Wastewater Treatment Plant for treatment of the

collected wastewater. Sudbury was proposing to purchase a portion of the unused capacity of the newly upgraded Easterly plant and pay the City of Marlborough a fee per gallon of treated wastewater. The Mayor agreed that an inter-municipal agreement (IMA) for wastewater treatment service sharing was worthy of further consideration. Flow numbers seemed reasonable. A two to three month turnaround time for Marlborough to fully evaluate the proposal before getting back to Sudbury has been indicated.

The Mayor stated that any decisions made by Marlborough must first have the blessing of the Marlborough City Council.

John Baranowsky asked who from within the City of Marlborough would be assigned the task of completing the analysis and whether adequate capacity and resource allocations are in place to provide the proposal within the 2 to 3 month timeframe. Jody Kablack responded that the resources would be from the DPW who had indicated a longer or more conservative 4 to 6 month timeline for completion of the task at hand.

Ted Pasquarello questioned whether we have a cost breakdown of the prior annual operations and maintenance (O&M) cost figure (\$800k) provided by Weston and Sampson, Engineers. He also asked about fixed costs to businesses on an annual basis stating that this figure is an important number to him that must be locked in.

Craig Blake stated that core O&M costs consist of three components: electric, personnel costs and chemicals.

Lisa Eggleston stated that sewer O&M costs are generally less than comparable on-site septic system costs.

Ted Pasquarello suggested that we send an email questionnaire now to members of the Sudbury business community asking them to provide their O&M cost records. He elaborated on discussions that he had recently with Dave Duane of Methods Machine and Tucker Properties, LLC who shared thoughts. Tucker Properties, LLC has an immediate need for the proposed sewer as his systems are in need of attention.

Peter Cramer recalled earlier numbers from the various spreadsheet scenarios (taxpayer/business cost apportionments).

Jody Kablack commented that overall district needs range from critical to moderate.

Craig Blake asked how as a committee we feel the problem of those who have already paid for upgrades and are not presently in need of or willing to spend for the de-centralized sewer should be addressed.

Lisa Eggleston questioned whether the district will insist upon mandatory tie-ins. This issue must be addressed.

For businesses that are presently functioning well, annual O&M costs could be made optional by placing a waiver on the mandatory tie-in requirement.

Jonathan Lapat suggested cost amortization and rebate incentives as way to mitigate these costs.

Lisa Eggleston suggested we look at what other Towns did under similar circumstances. One approach would be to have property owners pay the betterment fee on the capital cost, but allow deferment of the O&M costs where the need to tie in is not yet imminent. Methods Machine was cited as a case in part (recent costly upgrade made).

Lisa Eggleston was asked to assess how DEP would view the Marlborough proposal. She replied that DEP wants groundwater recharge not brook discharge; however the fact that this proposal does not require an inter-basin transfer works in our favor.

Andrew Sullivan suggested that we need to formally tell DEP what we are up to.

Jody Kablack will approach the DEP and begin dialogue on the East Marlborough alternative.

- Outreach/Public Education

- Presentation of Outreach Program

Craig Blake called for a report as the next scheduled Agenda Item.

As two key Outreach Sub-committee members were absent, the update was tabled after a very brief discussion.

- Zoning Sub-committee Update

- 40B Development – Town Strategy

Craig Blake called on Andrew Sullivan for the Zoning Sub-committee update.

A strategy is required to ensure proposed Zoning initiative does not introduce ramifications.

To defend against 40B development, the Planning Board discussed priorities and set goals as enumerated in their August 12, 2013 to the BOS (Attachment I).

The two main strategies are 1) to make progress toward the goal of 10% affordable housing, and 2) to prepare an overlay Zoning Bylaw for the proposed Route 20 Sewer District.

Proponents hope that with such goals in place, any proposed Route 20 Sewer district would not be impacted as a result of unfriendly 40B initiatives.

Discussion turned to type of units needed (age-restricted) and number (250 to 300 needed) to reach 10%.

Jon Danielson stated that with a sewer in place, Loring School which serves South Sudbury would absorb the brunt of new development burden as the decentralized wastewater disposal option facilitates high-density use not otherwise available.

Lisa Eggleston advised that as the Steering Committee has recommended that this matter be entrusted to the Planning Board and Sudbury Public Schools (Attachment II, Item 1 October 16, 2013) for further analysis, the CAC need not focus on it. School redistricting would most certainly be required to balance out student loads to building capacities.

The issue of who would absorb incremental educational costs needed for increased student population was raised. It was noted that SPS Chairman Rich Robison (Steering Committee Member) is closely following the matter.

Jody Kablack described the genesis of the 40B strategy to generally be one of trying to address the issue as they come up since the process precludes any advanced notice and is exempt from local zoning controls.

Craig Blake requested that Jon Danielson be assigned as the CAC liaison to the Planning Board's overlay zoning initiative allowing all to be kept current with progress as the initiative moves forward.

Craig Blake asked for response to the basic question as to what a sewer would do for the district not otherwise possible.

It was suggested that survey results could be used to indicate trends in anticipation of property owner visioning or infrastructure demand requirements needed moving forward.

Ted Pasquarello stated that the business community is at a standstill until such time as they get a firm grip on costs for the sewer.

Craig Blake asked if Ted would facilitate the data gathering effort.

Craig Blake suggested we invite members of the business community in here to talk about their future development plans with a sewer in place.

Jody Kablack stated that they don't have redevelopment plans. They are just trying to get by with the existing condition (no district sewer in place).

Jon Danielson commented that in his view the presence of a sewer would matter little to the big property owners.

Ted noted that Bartlett, Raytheon and Stone Farms have not expressed interest in participating in these CAC/Steering Committee meetings.

Lisa Eggleston reported that in a conversation she had, Lotus Blossom has given up on near-term sewer availability.

Jonathan Lapat was asked what he would specifically be looking for in making build-assessments. He replied that his expertise was in retail development, not commercial or residential. Factors would include easy commuting patterns, demographics and density allotments. He believes it likely that you would get more interest in restaurants such as Outback Steak House. He closed by saying that he cannot say that there is pent-up demand for commercial real estate in Sudbury.

Jon Danielson talked about the inability for the Wayland Town Center project to attract tenants.

John Baranowsky wondered how the Route 20 district could compete with the Sudbury Center redevelopment project which also remains largely vacant.

Steve Eppich felt that there is a real attraction for sit-down restaurants.

Lisa Eggleston stated that prepared food services such as those provided by Sudbury Farms are possible.

Jody Kablack commented that developers come and go through the permit process and not contingent upon future plans or incentives that may not come to fruition.

Craig Blake suggested that Hal Garnick and Richard Cohen (large property owners) be brought in and asked to give their opinion for the vision of a redeveloped corridor.

Lisa Eggleston disagreed. Instead, Mr. Garnick and Mr. Cohen should present their vision to the Zoning Sub-committee who in turn could report back to the larger group (Route 20 Sewer CAC).

Jody Kablack reminded those present that such an outreach effort was completed in March 2013.

Craig Blake remarked that we need to take on the task of evaluating impacts of the zoning overlay district so as to understand them as these questions will be asked.

John Baranowsky recalled that much of the vision was presented last time by Peter Abair at the Zoning Sub-committee/Planning Board meeting, however at that time the document Mr. Abair distributed was in draft form and subject to change. Jody Kablack replied that these Minutes have since been finalized (See Attachment III).

- *Utilities* – Bob Haarde provided (Appendix II) Steering Committee recommendations to the CAC as guidance to pursue utility burial (Item 3) and streetscape beautification (Item 4) consistent with their charter and mission. These directives were developed and voted for at a meeting held on October 2, 2013 by a majority of the Steering Committee. Copied were BOS, SPS, Planning Board, CAC and Steering Committee.
- *Cost allocation/Financing* – No report.
- *Facility Operations/Management* – No report.
- Other New Business – None.
- Next Meeting Date – November 20, 2013

At 9:08 P.M. MOTION to ADJOURN was made, SECONDED and VOTED unanimously.

ATTACHMENT I



Town of Sudbury Planning Board

planningboard@sudbury.ma.us

<http://www.sudbury.ma.us/services/planning>

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3387
Fax: 978-443-0756

August 12, 2013

Mr. John Drobinski, Chairman
Board of Selectmen
Sudbury, MA 01776

RE: Planning Board FY14 Goals

Dear Board members,

The Planning Board has recently discussed their projects and priorities for fiscal year 2014, and is optimistic that by working together with the Board of Selectmen we can make major advances in these goals in the next year. Board members unanimously voted the following priorities:

1. Make progress on attaining the goal of 10% affordable housing in Sudbury: and
2. Prepare an Overlay Zoning Bylaw for the Route 20 sewer district.

The Planning Board is committed to working on these issues along with the various standing boards and committees, including the Board of Selectmen, Sudbury Housing Trust, Route 20 Sewer Steering Committee and Citizen's Advisory Committee. Additional detail on our goals is articulated below.

Achieving 10% Affordable Housing Goal: The Planning Board's objective in attaining this target is simple; eliminate the Town's susceptibility to unwanted and unfriendly Chapter 40B developments. The Planning Board believes that the only way the 10% target will be reached in the foreseeable future is if the Town takes action and actively pursues projects, both public and private.

The Town's current affordable housing inventory, for the purposes of Chapter 40B compliance, lacks approximately 314 housing units to get to 10%. Rental projects containing mostly 2-bedroom units, along with some age-restricted units, will likely provide the quickest and least impactful route to success. Chapter 40B regulations allow the Town to take credit towards our 10% goal for every rental unit constructed within a rental based project, whereas homeownership developments only credit the Town for the quantity of units actually designated as affordable.

One course of action would have the Town to identify parcels of land that may be suitable for higher density housing projects and, after a careful consideration of the consequences in a public forum, develop incentives to drive development to these sites. To achieve success, the Town will need to identify several parcels of land which could sustain medium to large scale development, as was done in our Housing Production Plan (HPP). In reviewing the HPP, the Board is particularly interested in the Melone property on Route 117. That property has undergone significant study, including a suitability analysis for development and a marketability study, both indicating excellent prospects for residential development that could potentially coexist with other Town uses such as athletic fields. The Planning Board feels strongly that the prior studies of the Melone property should be reviewed by the Selectmen and other interested parties, in a public forum, and a consensus reached as to the best use of this parcel. In addition, parcels along Route 20, particularly within the proposed future sewer district, should also be evaluated for their potential to support higher density residential projects. Additional consideration can also be given to the siting of group homes for individuals with intellectual disabilities, in which each bed counts as an affordable unit.

*Received via
email
Sept 24, 2013*



Town of Planning Board

planningboard@sudbury.ma.us

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3387
Fax: 978-443-0756

Route 20 Sewer Project: Regarding the Route 20 sewer project, the Planning Board has been working on potential zoning changes in concert with the Route 20 Sewer Citizen's Advisory Committee, with the goal of producing an Overlay District Bylaw for the district for adoption at the 2014 Annual Town Meeting (or at a future Town Meeting where the sewer project is advanced). We will continue those efforts this year.

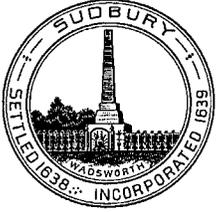
Both of these projects are substantial and include many different parts. It will be critical in the next few months to bring the issues into a broader, more public venue to obtain resident input prior to going to Town Meeting with any initiatives. The Selectmen's Town Forum planned for the fall may be the perfect opportunity to discuss these projects. We look forward to participating in this forum as the Selectmen see fit.

On behalf of the Planning Board:

Michael Hunter, Chairman

cc: Sudbury Housing Trust
Route 20 Sewer Citizen's Advisory Committee
Route 20 Sewer Steering Committee
Sudbury Housing Authority

ATTACHMENT II



Town of Sudbury

<http://sudbury.ma.us/committees>

October 16, 2013

**To: Sudbury Planning Board
Sudbury Route 20 Sewer Citizens Advisory Committee ("CAC")
Sudbury Board of Selectmen**

CC: Sudbury Public Schools School Committee

Consistent with our charter and mission, the below listed quorum of Route 20 Sewer Steering Committee members met on October 2nd, 2013 and agreed on the following recommendations regarding the Route 20 Sewer Project:

1. The Steering Committee recommends that the Planning Board consult with the SPS School Committee to advance a Housing Production Plan to reach our 10% Subsidized Housing Index minimizing the town's vulnerability to unplanned 40B developments resulting from sewerage Route 20. The housing plan should also aid in the assessment of impacts to school population as well as contribute valuable input to the planning for capital/building requirements of the SPS.
2. The Steering Committee highly recommends that the CAC, the Board of Selectmen and the Steering Committee continue exploring the possibility of connecting to the upgraded Marlborough Easterly wastewater treatment plant. If this option is deemed feasible, discussion with DEP should be simultaneously initiated to investigate permitting requirements.
3. The Steering Committee recommends that the Joint Utility Subcommittee continue to investigate and gather information regarding utility burial. The Steering Committee recommends deferring any decision-making as to whether utility burial is conducted at the same as the sewer project until more conclusive information is gathered. In any event, the utility burial project should not delay or impact the sewer project and may need to progress on a different timeline if deemed appropriate.
4. The Steering Committee recommends that the Citizens Advisory Committee and appropriate subcommittees continue to consider water quality preservation and the potential redevelopment and beautification of the business district that could be accomplished in association with sewerage Route 20 as main components of the sewer project.

Respectfully,

The Route 20 Sewer Steering Committee:

Peter J. Abair
Elizabeth D. Eggleston
Stephen E. Grande, Esq.
Robert C. Haarde
Ted Pasquarello
Eric D. Poch
Richard J. Robison
Andrew R. Sullivan

ATTACHMENT III

Minutes
Planning Board
Wednesday, August 21, 2013
Flynn Building- Silva Conference Room
Page 1 of 7

Present: Chairman Michael Hunter, Christopher Morely, Pat Brown, Craig Lizotte (arrived 8:20 p.m.), Peter Abair, Martin Long (Associate Member) and Jody Kablack (Director of Planning and Development)

At 7:39 p.m., Chairman Hunter called the meeting to order.

Joint Meeting with Route 20 Sewer Citizens' Advisory Committee (CAC) Zoning Subcommittee – Discussion

Present: Route 20 Sewer Citizens' Advisory Committee (CAC) Zoning Sub-Committee Chair Peter Abair and members Jon Danielson and Steve Eppich

Chairman Hunter welcomed members of the Route 20 Sewer Citizens' Advisory Committee (CAC) Zoning Subcommittee to the meeting. The Board was previously in receipt of copies of the Zoning Subcommittee Report and minutes of July 15, 2013. In addition, the Board was in receipt of copies of a Planning Board Draft Overlay District bylaw dated 10/10/12, a letter dated February 14, 2013 and accompanying survey sent to Sudbury Business Owners, the Route 20 Zoning Survey Results dated March 27, 2013, the minutes of the 11/22/11 meeting with MAPC representative Cynthia Wall and members of the Planning Board, and a handout dated August 21, 2013, which was prepared by Jon Danielson entitled, "Arguments against the Sewer and Sewer-related Zoning Changes" were distributed tonight.

Route 20 Sewer CAC Zoning Sub-Committee Chair Peter Abair briefly explained that the Route 20 Sewer CAC and the Route 20 Sewer Steering Committee have been working jointly over several months to make recommendations regarding a sewer project in anticipation of an article being presented to a future Town Meeting. Mr. Abair noted the groups have discussed several aspects of this project. He stated the Zoning Sub-committee has been created to focus attention on how a sewer project's value could be maximized under current and/or new zoning to achieve full value from the sewer system implementation. Mr. Abair stated tonight's joint meeting is meant to help determine if current zoning provides what would be needed by the Town and how the project should move forward.

Mr. Abair briefly summarized the Zoning Sub-committee Report and minutes of July 15, 2013, which reflects a position that zoning changes need to be made to maximize improvements to be made to Route 20, which will ultimately help to create a more pedestrian and business-friendly corridor.

Ms. Kablack stated another goal of tonight's joint meeting should be to discuss the goals and perspectives of both groups so that as recommendations evolve they will complement each other for a more cohesive project proposal.

Ms. Kablack noted the results of the Planning Board survey on Route 20 zoning, which was sent earlier in the year to over 200 businesses and commercial property owners within the proposed Route 20 sewer district. She stated it is clear wastewater is a big issue for business people, but height did not seem to be a concern.

Mr. Danielson questioned if there are enough restrictions within the current zoning to protect the community.

Mr. Morely stated this project would likely be based on a best-use proposal, which would be better than what currently exists, rather than a highest and best use proposal.

Chairman Hunter stated Planning Board members are in agreement that current zoning is not tight enough, and that a zoning overlay should be proposed, which would consist of several components, including, but not limited to, allowing housing, increasing building height, possibly decreasing parking requirements, and streetscape components. Chairman Hunter stated it is time to start addressing the “nuts and bolts” of a potential proposal.

Mr. Morely stated the Board has also discussed including incentives for the business community in the plan. Although Route 20 is nearly fully developed, he noted it is poorly developed with properties which do not relate well to each other. Mr. Morely stated property owners will need to be encouraged to combine properties for a better outcome.

Mr. Abair asked what conditions currently restrict the potential combination of properties. Ms. Kablack indicated there are no zoning provisions which restrict this, but most property along Route 20 is already developed.

Mr. Lizotte suggested an overlay district could have a form-based component. He emphasized this would give developers the flexibility they need for density which will be profitable for them, but it will also allow the Town flexibility for control within the Special Permit process.

Mr. Abair referred to the MAPC report done in December 2012, which recommended businesses be brought closer to Route 20 and that parking be in the rear. However, he stated there does not seem to be consensus for this concept.

Ms. Brown stated putting buildings closer to the street is in the reports, but the public always chooses the less-dense and lower-profile scenarios. She believes intense use is an issue which must be further discussed before a zoning scheme is proposed.

Mr. Lizotte stated the difference is probably only a matter of 30-40 feet between stories. Ms. Kablack stated the current bylaw is for two stories up to 35 feet.

Mr. Lizotte reiterated the vision for the corridor is to move buildings closer to the road to provide a more pedestrian-friendly environment.

Mr. Morely noted parking space guidelines have not been revised in decades, and many of the large Route 20 parking lots are never full. He believes a review of these guidelines would need to be considered. The consensus of the Board is that thought would need to be given to how adjacent parking lots could be better coordinated.

Mr. Morely also noted that studies have shown people do not necessarily walk between locations, even when opportunities exist. Mr. Abair stated there is more that would need to be done to change this mentality by encouraging the activity aesthetically.

Mr. Eppich asked if there are examples of other towns moving shops closer to roadways. Linden Square in Wellesley and downtown Natick were noted.

Mr. Abair asked how do we get to this vision - is a 10-year plan needed? He stated the sewer system and zoning are means to this end, but a plan is still needed.

Mr. Lizotte opined that, the vision will come to be, but not immediately. He stated it could take 20 years, but he believes it will happen if the sewer and zoning changes are implemented.

Ms. Brown noted that in towns like Lexington people are able to walk because there are municipal parking areas. The consensus of the group was that municipal parking options should be a consideration of zoning reform.

Ms. Kablack stated the Town owns very little land in the commercial area and thus municipal parking may be difficult to create. However, shared private parking can be explored.

Mr. Lizotte asked what uses are allowed by current zoning. Ms. Kablack stated there are seven districts, and that the zoning is protective in some aspects, but many times variances need to be granted to accommodate new development.

Mr. Lizotte stated that, if the zoning requires requests for variances, many developers will choose to go elsewhere where they can build by right.

Ms. Kablack stated she and the Board had done some preliminary work on a zoning overlay concept, which she referenced. A brief discussion ensued regarding the potential use of the 26 acres owned by Raytheon and its existing infrastructure, if the company were to move/close.

Mr. Danielson reviewed the arguments presented in his minority report against the sewer project. Although he believes Route 20 could have a better look, over time, he has become opposed to the sewer project because he does not believe there is evidence of a demonstrated and/or documented quantifiable need for it. Mr. Danielson noted the Sudbury Water District stated the Town's wells are not endangered, thus he does not believe there is a public safety need. He is not convinced the sewer will bring businesses to Town because Wayland is struggling to fill their new development, which he believes is in a better location. Mr. Danielson also stated statistics indicate that there are not widespread septic system failures in the commercial district. He emphasized that he believes the sewer system will be a calling card for Chapter 40B developers.

Mr. Danielson also believes a disproportionate number of Sudbury's 40B developments are in South Sudbury, which he does not believe is fair. He believes these developments should be equitably spread throughout the Town. Mr. Danielson disclosed he lives in South Sudbury.

Mr. Morely stated that he believes Route 20 is Sudbury's main street for all residents, and that it does not belong to South Sudbury. He also stated Route 20 is precisely the type of location Chapter 40B developers favor. Mr. Morely stated the Town has not put the 40B developments on Route 20, but rather this is where the market decides to put them.

Ms. Brown stated the Town needs to be mindful not to proceed in a manner which will turn Chapter 40B developers loose on Route 20.

Mr. Lizotte stated the situation is already loose because Sudbury has not attained its 10% affordable housing quota. He highlighted that, if Raytheon were to move/close, this location would be a prime

Chapter 40B target. Mr. Lizotte stated this is exactly why the Town needs to decide where some affordable rental properties could go, and to actively pursue such developments to attain the 10% goal as soon as possible.

Chairman Hunter returned the discussion to focus on Route 20 zoning, which he believes will need to have mixed uses to achieve a village-type atmosphere.

Ms. Brown questioned whether Route 20 will ever be able to have the type of village atmosphere which is possible in more urban settings.

Mr. Abair stated Mr. Danielson is correct in assuming that higher density will be a result of a sewer system. However, Mr. Abair believes the Town has only two choices: 1) to do nothing and thereby allow Chapter 40B developers to go wherever they want, or 2) to be proactive and designate certain areas for targeted density.

Chairman Hunter stated that, if the Town designates an area, the 40B developers will have to justify to the State why they need to pick locations outside of these areas. A brief discussion ensued as to how to enlist the support of State legislators. The consensus of the group was that the Town cannot rely solely on support from the relevant State agencies to deter 40B developments because they have failed Sudbury in the past, i.e. Johnson Farm.

Mr. Lizotte reiterated the Town needs to create 310 more units of affordable housing to be free from 40B development pressure. He believes the sewer project can help to achieve this goal.

Mr. Morely stated the Town may create 310 units long before a sewer system is implemented, since it is expected to take many years to come to fruition.

Mr. Abair stated that, much as tonight's discussion reveals, it will be difficult to pass a sewer-related article at Town Meeting without a substantive plan. Mr. Lizotte concurred, stating this Board and Town officials will need to be honest with the citizens about the potential downsides and upsides of the project and why it is important for the long-term to pursue it.

Chairman Hunter stated the Town's Master Plan identified uses it favors such as sit-down restaurants. However, he noted it is nearly impossible to attract these types of restaurants without a sewer.

Ms. Kablack stated the Planning Board prioritized attaining the 10% affordable housing goal and Route 20 zoning reform as its two most important goals for the coming year. However, she noted housing is not on the Selectmen's preliminary goal list for the year, and, at this time, the sewer project ranks low on their list.

The consensus of the Board was that development of affordable rental units is the preferred approach to reaching the 10% goal.

Mr. Eppich asked what the timing is for the sewer project. Ms. Kablack and Mr. Abair stated the intent was for an article to be presented at the Annual 2014 Town Meeting, but at this point, this seems unlikely, until the Chapter 40B issues can be better clarified and resolved. Ms. Kablack noted Mr. Danielson is not alone in his beliefs, and these concerns will need to be addressed.

Mr. Abair opined that, since the business community is going to benefit most from the sewer system, this group should then support the project in a unified manner.

Mr. Danielson stated businesses do not seem to be clamoring to push the project forward, which is why he believes there is not the kind of support for the project which is needed. He also does not believe that a sewer in the commercial district will alleviate the residential tax burden in any noticeable way.

Mr. Lizotte stated it will take decades for this project to pay for itself, but residents will need to understand that it is a long-term infrastructure investment. Mr. Morely concurred, stating that, if the project is done well, businesses will want to buy these properties. Mr. Lizotte stated the implementation of the sewer in the commercial district will immediately increase those property values. Mr. Abair reiterated there is a need for a Sudbury business group to advocate for the sewer project.

At 8:51 p.m., Chairman Hunter thanked everyone for their input, and he closed the discussion.

Miscellaneous

Stormwater Management Permit – Brewster Road Lot B – Set and Accept Bond Amount and Release Occupancy Permit

At 8:52 p.m., Chairman Hunter announced he would need to recuse himself from this discussion.

Ms. Kablack distributed copies to the Board tonight of a letter from Stamski and McNairy, Inc. dated August 20, 2013 and a letter from Department of Public Works Director and Town Engineer Bill Place dated August 21, 2013, proposing a bond amount. She explained the conditions of the Permit Decision which are incomplete at this time, noting the developer has requested an Occupancy Permit. Ms. Kablack stated she informed the developer there could be no issuance of the Occupancy Permit without the conditions being satisfied or submission of a performance bond. She recommended to the Board that the request be approved to set and accept a performance bond in the amount determined by the DPW Director in lieu of completing all conditions of approval of the Stormwater Management Permit, in order to facilitate the issuance and release of the Occupancy Permit.

Ms. Brown asked how long the bond will be held. Ms. Kablack stated there is no time limit, and it will be held until the Board votes to release the funds upon being satisfied that all conditions have been met.

Ms. Brown asked if the site has been stabilized. Ms. Kablack stated it has been covered with jute netting. Hydroseeding has not occurred yet.

Mr. Abair asked if a landscape plan was submitted. Ms. Kablack stated a landscape plan was submitted, even though it was not required.

On motion duly made and seconded, it was unanimously:

VOTED: To set and accept a performance bond in the amount of \$55,710 as recommended by Department of Public Works Director and Town Engineer Bill Place in a letter dated August 21, 2013, and to release the lot for occupancy subject to the condition of receiving a cash bond in the amount of \$55,710.

FY14 Planning Board Projects and Priorities

The Board was in previous receipt of copies of a draft "FY14 Planning Board Projects and Priorities" listing.

The consensus of the Board was that the Community Housing section should be amended to reflect that the identification of parcels should be done using the Housing Production Plan as a guide. It was also agreed that the Economic Development section should be amended to reflect that the Zoning Overlay Bylaw would be presented in conjunction with a Route 20 Sewer Project article at a future Town Meeting.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the FY14 Planning Board Projects and Priorities as reviewed and amended tonight.

Minutes

Ms. Kablack noted one revision to be made on page two.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the meeting minutes of July 31, 2013, as amended.

Draft Planning Board Procedures – Discussion

The Board was previously in receipt of copies of draft Town of Sudbury Planning Board Procedures, and a revised version amended by Chairman Hunter, which was distributed tonight.

Chairman Hunter reviewed the areas covered by the draft document, noting it memorializes how the Board operates, and the many recommendations discussed by the Board through the years.

Ms. Kablack stated she will further review Chairman Hunter's version, eliminating any references which are subject to frequent change, such as fees, and revising page two regarding attendance for these elected positions. She stated the final document would be noticed as an appendix to the Board's various rules and regulations. Ms. Kablack will also ask Town Counsel to review how quorums are handled when a Board member must recuse himself.

Mr. Abair suggested expanding Section 5.11 on Page 6 to explain how members in the audience should participate in the meeting and through whom.

The consensus of the Board was that the draft procedures should be further reviewed, and discussed at its next meeting on September 4, 2013.

2014 Annual Town Meeting – Potential Articles

Ms. Kablack and Ms. Brown are working to developing parameters for a marijuana dispensary bylaw, which would address several issues, including, but not limited to, legal, planning and public safety issues and other impacts.

Miscellaneous

Ms. Kablack stated she is actively seeking candidates for the Housing and Stormwater Management consultant positions. Mr. Lizotte offered his assistance to interview candidates for the Stormwater Management consultant position.

Upcoming Meeting Schedule

The next meeting will be held September 4, 2013, at 7:30 p.m. at the Flynn Building in the Silva Conference Room.

The meeting was adjourned by Chairman Hunter at 9:33 p.m.