



**POSTPONED**

**OCTOBER 15, 2018 TOWN MEETING**

**to 12/11/18**

**Article 1:**

**Town Meeting**

**Melone Property  
Disposition**

## **An Opportunity to Preserve our Historic Town Center.**

Sudbury Station is a large scale, 250-unit apartment complex currently planned for the middle of our cherished town center. The developer has offered to **give to town the Sudbury Station parcel and 1 million dollars in exchange for the Melone property on North Road (Rt. 117)**. The new project would be called Quarry North.

**The Board of Selectmen voted in favor of Quarry North on September 11, 2018. Town committees and departments have overwhelmingly recommended Quarry North.**

At the **October 15 Special Town Meeting**, the Town will consider this project. Disposition of property is considered only at Town Meeting and not on the ballot.

### **PUBLIC SAFETY**

" In terms of overall safety, the relocation of the Sudbury Station Project to the Melone Property would be the most prudent decision. The safety of our citizens, especially the children, is our top priority." - **Chief Nix, Sudbury Police**

### **Facts about the Quarry North Proposal:**

- ▶ Eliminates the proposed 250-unit Sudbury Station apartment complex and ends **expensive litigation costs**.
- ▶ Sudbury acquires **40 acres of invaluable land** in our historic town center.
- ▶ The Quarry North location (Melone) has been deemed by public safety officials to be a **safer location for a housing development** than our Historic Town Center.

For more details, visit our website: <https://sudbury.ma.us/melone>

Email: [selectmenoffice@sudbury.ma.us](mailto:selectmenoffice@sudbury.ma.us)

## SUDBURY STATION LITIGATION AT HAC

It is very rare for a town to prevail in the Housing Appeals Committee (HAC). Furthermore, there is no opportunity to reduce the number of units at Sudbury Station or negotiate mitigation. If the HAC approves Sudbury Station, then all 250 units will be approved with no mitigation.

The Town is defending the Zoning Board of Appeals from an appeal by the developer at the Housing Appeals Committee.

## WILL THERE BE A TRAFFIC STUDY BEFORE WE VOTE?

**Yes.** The Town is in the process of conducting its own traffic study, and we are working to have the traffic study results and the preliminary mitigation recommendations incorporated into the development agreement and available BEFORE town meeting.

## DO WE NEED A NEW FIRE STATION #3?

Fire Station #3 was built in 1954 and has never been updated. It will need to be updated primarily to allow for female firefighters and general renovation independent of this project.

The vehicle bay capacity for Fire Station #3 **will not need to be increased** because of Sudbury Station or Quarry North.

## CAN WE REDUCE THE NUMBER OF UNITS?

The Quarry North negotiations are confidential but there is an opportunity to negotiate aspects of the development such as the number of units or the ratio of town homes to apartment units.

For Sudbury Station there is NO opportunity to reduce the number of units.

## MITIGATING IMPACT ON OUR TOWN

Whether the development goes in at Sudbury Station or Quarry North, there will be impact on our town. Only the Quarry North proposal gives the Town leverage to mitigate those impacts through a **Development Agreement**. There will be no mitigation and no development agreement for the Sudbury Station project because it is being built under an adversarial 40B Comprehensive Permit process.

Potential areas for discussion in the development agreement for Quarry North are traffic mitigation, pedestrian safety, public safety, unit count, types of units, mitigation for schools and other departments, utility and infrastructure improvements, community benefits, etc.

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