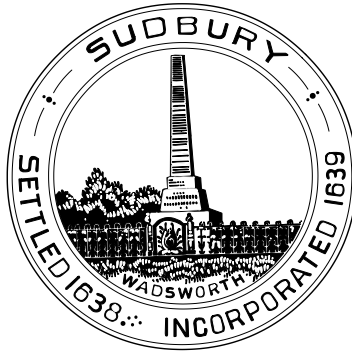


Town of Sudbury
Massachusetts



OFFICIAL WARRANT

SPECIAL TOWN MEETING

THURSDAY, JANUARY 2, 2020
7:00 P.M.

Lincoln-Sudbury Regional High School Auditorium
390 Lincoln Road, Sudbury MA

**TOWN OF SUDBURY
SPECIAL TOWN MEETING WARRANT**

Commonwealth of Massachusetts
Middlesex, ss.

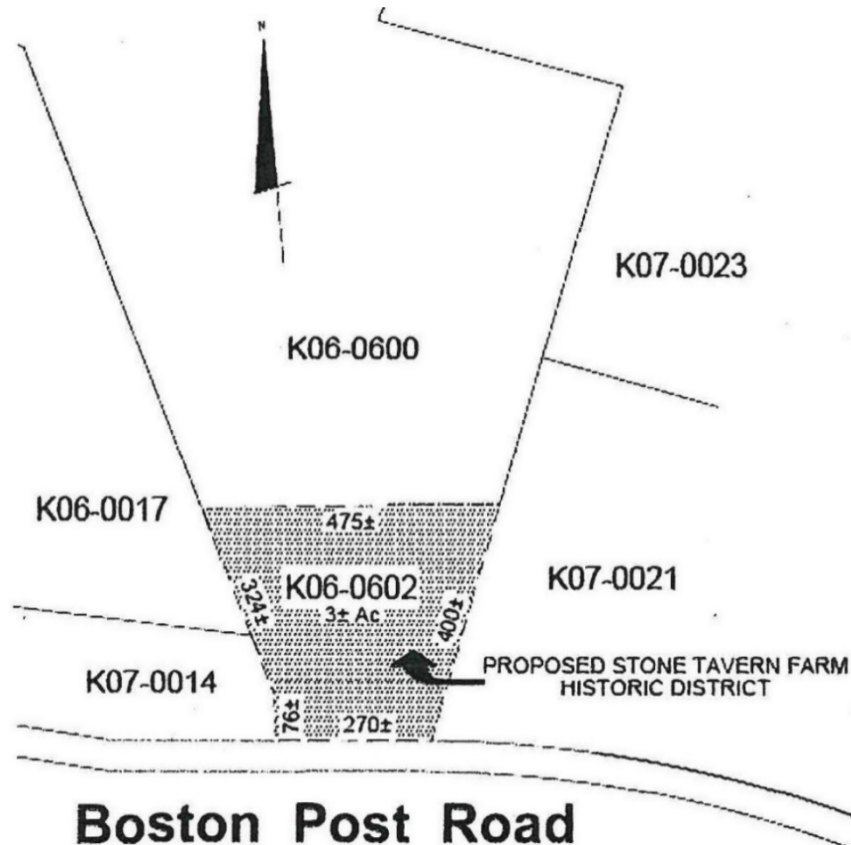
To the Constable of the Town of Sudbury:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Sudbury qualified to vote in Town affairs to meet at the Lincoln-Sudbury Regional High School Auditorium in said Town on Thursday, January 2, 2020, at 7:00 o'clock in the evening, then and there to act on the following articles:

**ARTICLE 1 CREATE NEW STONE TAVERN FARM HISTORIC DISTRICT –
554 BOSTON POST ROAD**

To see if the Town will vote, pursuant to Section 12 of Chapter 40 of the Acts and Resolves of 1963, to create a new local historic district to be known as the Stone Tavern Farm Historic District to include a 3+/- Ac. portion of land shown as Assessor's Parcel K06-0602 with the address of 554 Boston Post Road on a map entitled "Proposed Stone Tavern Farm Historic District", dimensions derived from Compiled Plan of the Stone Tavern Farm prepared by the Town of Sudbury Engineering Department, endorsed July 8, 1986, Plan #1089 of 1986, Southern District Middlesex Registry of Deeds, Book 17297 Page 517; or act on anything relative thereto.



Submitted by Petition.

(Two-thirds vote required)

PETITIONERS REPORT: The proposed single-property local historic district, the Stone Tavern Farm Historic District, offers the Town the opportunity, at a time when other historic properties are continually being destroyed, to protect a highly significant historical property rare to exist in Sudbury today that dates to the 18th century. The Stone Tavern Farm – its c.1730 Farmhouse with original interior features and c.1850 Barn – represents the full spectrum of Sudbury’s history embodying the town’s farming rural town character and history from its beginnings as Sudbury Plantation through the decades and centuries of change and development to the present day. Located in South Sudbury an area central to commerce and agricultural development from the town’s earliest periods, the history of this property is rich with layers of historical significance. It has been owned and operated as a tannery and bakery by Wayside Inn owner Ezekial Howe during the American Revolution, a tavern and mail stop on the transportation route of the Boston Post Road to New York before and after the Revolution, and eventually transitioned to farming when owned by William Stone before the Civil War, and to dairying. A descendant of Sudbury Plantation 1638 grantee John Stone, William Stone of East Sudbury, purchased the property in 1819 to operate a tavern. The Stone family is directly descended from and intertwined with other prominent early families of Sudbury – Peter Noyes, Edmund Rice, and Walter Haynes, including descended from Josiah Haynes who died in the Battle of Lexington in 1775, and many others who fought in the Revolutionary War. The property is situated in a historic neighborhood which was the epicenter of Sudbury’s agricultural greenhouse operations and farming since the 1880’s. The residents of Sudbury are petitioning our Town Meeting to recognize and protect the Stone Tavern Farm to enact a historic district appropriately named to ensure that all generations of Sudbury residents understand and remember the importance of how Sudbury began, developed and was shaped.

BOARD AND COMMITTEE REPORTS: The Board of Selectmen, Finance Committee, Planning Board, and Historic Districts Commission will report at Town Meeting.

ARTICLE 2 AUTHORIZE SELECTMEN TO PETITION FOR SPECIAL LEGISLATION – CHANGE NAME OF BOARD OF SELECTMEN TO SELECT BOARD

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to adopt legislation amending Chapter 131 of the Acts of 1994, “An Act Establishing a Board of Selectmen-Town Manager Form of Legislation in the Town of Sudbury”, to reflect gender neutral terminology, with references to the Board of Selectmen to be replaced with references to the “Select Board”, and other appropriate gender neutral revisions; and further, that the General Court may make clerical or editorial changes of form only to the bill, unless the Board of Selectmen approves amendments to the bill before enactment by the General Court; and, provided further that the Board of Selectmen is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition, or take any other action related thereto.

Submitted by Interim Town Manager.

(Majority vote required)

REPORT: On November 22, 2019, the Sudbury Board of Selectmen voted unanimously, 5-0, to support changing the name of the Board of Selectmen to Select Board.

According to Sumner Chilton Powell’s book Puritan Village, in 1644, 375 years ago, Sudbury men were selected “to dispose of town affairs for one year.” These residents included Peter Noyes, Walter Haines (Haynes), Edmund Rice, Brian Pendleton, William Ward and John and Edmund Goodnow. These names

still resonate in Sudbury today. Alfred S. Hudson writes in his book, *New England Heritage - Sudbury MA, 1638-1889*, that there were seventeen selectmen in the year 1646.

Flashforward 335 years, and the times changed. In 1980, Sudbury elected Anne W. Donald, its first woman to the Board of Selectmen. Since 1980, there have been eight women elected to the Board of Selectmen: Anne Donald (1980-1988); Judith Cope (1988-1994); Maryann Clark (1994-2000); Kirsten Roopenian (1998-2004); Susan Iuliano (2015-2018); Pat Brown (2014-present); Janie Dretler (2018-present); and Jennifer Roberts (2019-present). Today, our Board is led by a female majority. This is the second time that this has occurred. From 1998-2000, the Board was also led by a female majority of Maryann Clark and Kirsten Roopenian.

The term Board of Selectmen goes back hundreds of years and was coined in an age when women were not allowed to vote, let alone run for public office. In fact, 2020 marks the 100th anniversary of women's suffrage in America. The time has come to update this language. More than 90 Massachusetts towns that have this governing body have already updated the name to Select Board, and we, the Sudbury Board of Selectmen, seek your vote in favor of Article 2 to acknowledge our modern governing tradition of diversity and inclusion.

ARTICLE 3 NEW SUDBURY COMMUNITY CENTER - \$27.7 MILLION FOR DESIGN, CONSTRUCTION AND FURNISHING

To see if the town will vote to raise and appropriate the sum of \$27.7 Million for a new Sudbury Community Center contain a new Senior Center, Park & Recreation Center, new SPS School Administration Offices and, a renovated Aquatics Center. Said sum to be expended under the initial policy direction of a 5 member task force composed of Selectmen Dretler & Roberts and a member of the Council on Aging, SPS School Board, & Park & Rec. Commission, with implementation under the direction of the Permanent Building Committee, and Town Manager, to design, construct, and furnish a new Sudbury Community Center including all necessary appurtenances to be constructed on town-owned land at 40 Fairbank Road, and to authorize the Treasurer with the approval of the Board of Selectmen to borrow said sum for a 20 or 25 year level payment term pursuant to M.G.L. c. 44 s.7 or 8 or any other enabling authority; provided, however, that this vote shall not take effect until the town votes to approve a Proposition 2½ Debt Exclusion in accordance with G.L. c.59, s. 21C., or act on anything thereto.

Submitted by Petition.

(two-thirds vote required)

PETITIONERS REPORT: Design and construction of public buildings in Massachusetts is expensive! That said for 7 years the need for either renovated or new facilities at Fairbanks has been well known, extensively studied and all studies have reached the same essential conclusion: namely renovation is almost as expensive as new construction as it requires extensive upgrading to meet new much more stringent building codes as well as the cost to temporarily relocate users to alternative appropriate space. For these reasons, LSRHS was constructed as a new building next to the old facility after extensive study of the renovation alternative.

At the October 2018 STM \$1.9 million for design funds for a 62,800 sf \$32.8 million new Sudbury Community Center (SCC) was considered. The proposal was based on work by the 2017-2018 SCC task force assisted by Pros Consulting. As the Selectmen reported in the warrant the existing “building has a number of issues including lack of useable space, leaking roof portions failing climate control and other issues”. While it failed to receive the required 2/3 Special Town Meeting votes, however it still received 4268 “yes” votes at the subsequent Nov 6, 2018 election reflecting wide community support.

Thereafter another task force began extensive work assisted by ICON Architecture to further reduce space needs and find other ways to reduce cost. The result is the proposed new Sudbury Community Center with a 42,575 sf new building attached to a 14,361 sf renovated aquatics center. A \$ 27.7 million investment is required. In comparison the 2018 plan cost 25.2% more. As construction costs rise 5% per year, delay in approval will raise costs for this building approximately \$1.4 million each year.

With historically low interest rates, borrowing for a \$27.7 million investment at current interest rates for 20 years will cost Sudbury \$1.7 million annually in principal and interest payments. This translates into \$0.3625 annually per \$1000 of assessed valuation for residential property. \$181 yearly for a \$500,000 home. Less if borrowed for 25 years. Sudbury's use of this facility will continue long after the bond has been fully repaid.

REPORT: The Board of Selectmen voted 5-0 not in favor of this article. The Board of Selectmen would like to make clear that this vote does not reflect their opinion on the project; rather it was felt that it was premature to bring the project forward without proper vetting and public education prior to the Board's own article at May 2020 Annual Town Meeting.

And you are required to serve this Warrant by posting an attested copy thereof at the Town Hall at least fourteen days before the time appointed for said meeting.

Hereof fail not and make due return by your doing thereon to the Town Clerk at or before the time of meeting aforesaid.

Given under our hands this _____ day of _____, two thousand and nineteen.

SELECTMEN OF SUDBURY:

Daniel E. Carty

Patricia A. Brown

Janie W. Dretler

Jennifer S. Roberts

William J. Schineller



**Board of Selectmen
Sudbury, MA 01776**

**U.S. POSTAGE
PAID
Permit No. 4
Sudbury, MA 01776
ECRWSS**

**POSTAL PATRON
SUDBURY
MASSACHUSETTS 01776**