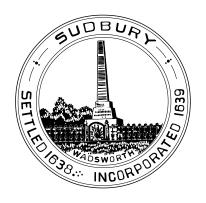
# Town of Sudbury Massachusetts



### **OFFICIAL WARRANT**

### **SPECIAL TOWN MEETING**

TUESDAY, DECEMBER 11, 2018 7:30 P.M.

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

BABYSITTING AVAILABLE
Please see Page 5 for details

## 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 Tuesday, December 11, 2018, at 7:30 o'clock in the evening, then and there to act on the following articles:

## ARTICLE 1. AMEND ZONING: NORTH ROAD RESIDENTIAL OVERLAY DISTRICT

To see if the Town will vote to amend the Zoning Bylaw, Article IX, by inserting a new Section 4700A, The North Road Residential Overlay District, and to amend the Zoning Map to add the North Road Residential Overlay District, which shall be coextensive with the existing Research District; or act on anything relative thereto.

Submitted by the Planning Board.

(Two-thirds vote required)

PLANNING BOARD REPORT: This article creates a new Residential Overlay District Zoning Bylaw, the North Road Residential Overlay District (NRROD), aimed at permitting innovative redevelopment on the Route 117/North Road corridor and establishing the Melone property as an eligible property in this new Overlay District. This article enables envisioned re-use of this area currently zoned as Research District on North Road whereby the Melone property can be redeveloped accordingly.

The proposed bylaw supports redevelopment of the corridor as envisioned in prior planning studies. The bylaw creates a new zoning Overlay District which allows for additional uses and flexibility to develop a project under it, but which does not change the underlying zoning of any property. The article designates the boundary of the Overlay District to be the existing Research District on North Road. Development of any property under the NRROD bylaw requires approval of a Master Development Plan by Town Meeting. Only by additional Town Meeting vote can other properties be added to the Overlay District.

The purpose of the NRROD is to (a) encourage redevelopment along the Route 117 corridor that exhibits a blend of complementary land uses, including multi-family residential development, thereby promoting an active streetscape, enhancing the vitality of businesses, and spurring the revitalization of underutilized properties which build the Town's commercial tax base; (b) establish a set of development controls that allows for greater flexibility and development alternatives and promotes creative, efficient, and appropriate solutions for the redevelopment of complex sites; (c) improve the aesthetic character of the Route 117 corridor and its surroundings and encourage efficient and organized layout of buildings, circulation and open spaces; and (d) diversify and expand the Town's economy and local job opportunities through economic activity and private investment in commercial and residential uses.

A Master Development Plan for a NRROD Project shall require approval from the Planning Board subsequent to Town Meeting approval. The permitting process is comprehensive and requires a public

hearing, in-depth traffic studies, stormwater management plans, and fiscal impact reports, and does not negate the need to apply for local permits from the Planning Board, Conservation Commission, and Board of Health.

The proposed Zoning Bylaw and Map are on file with the Town Clerk and on the web at https://sudbury.ma.us/planning. The Planning Board will report further at Town Meeting.

### ARTICLE 2. AMEND ZONING: MELONE SMART GROWTH OVERLAY DISTRICT

To see if the Town will vote to amend the Zoning Bylaw, Article IX, by inserting a new Section 4700B, The Melone Smart Growth Overlay District, and to amend the Zoning Map as shown on a plan entitled "Melone Smart Growth Overlay District", dated November 13, 2018; or act on anything relative thereto.

Submitted by the Board of Selectmen.

(Two-thirds vote required)

BOARD OF SELECTMEN REPORT: The Board of Selectmen is requesting that Town Meeting amend the Zoning Bylaws by creating a new bylaw "The Melone Smart Growth Overlay District. This overlay district would apply only to a portion of the Melone property located on North Road, and would be created under Massachusetts General Law Chapter 40R, which encourages communities to create multifamily residential or mixed-use smart growth districts, including at least 20% housing units in suitable locations. The zoning provides for development of 101 multi-family housing units at the Melone property. The 101 units built through a plan review process would include 26 affordable units, and all of the 101 units would be included on the Town's subsidized housing inventory. The inclusion of these units on the subsidized housing inventory will help the Town maintain its 10 percent affordable housing "safe harbor" through 2030, and will allow the Town to increase its affordable housing stock outside of the comprehensive permitting process under Massachusetts General Law Chapter 40B. If approved, this zoning change would qualify Sudbury for a \$200,000 payment from the state plus, as each new unit is constructed, the Town would receive an additional \$3,000 per unit. Thus, in addition to tax revenue from the development, Town would receive payments from the state totaling \$503,000. The full language of this Zoning Bylaw and the map are on file at the Town Clerk's office and on the town website at https://sudbury.ma.us/planning.

#### ARTICLE 3. MASTER PLAN QUARRY NORTH

To see if the Town will vote to approve the Master Development Plan submitted by Quarry North Road LLC, for a redevelopment plan proposing up to 2500 square feet of commercial space and 173 units of market rate housing including 80 units of age-restricted, active adult housing; and related infrastructure and amenities to service the development, within The North Road Residential Overlay District, at the Melone property on Route 117, North Road; or act on anything relative thereto.

Submitted by the Planning Board.

(Two-thirds vote required)

PLANNING BOARD REPORT: The Master Plan Development Plan is on file with the Town Clerk and at https://sudbury.ma.us/planning. The Planning Board will report at Town Meeting.

#### ARTICLE 4. DISPOSITION OF THE MELONE PROPERTY

To see if the Town will vote to transfer from the board or officer with custody of the land to the Board of Selectmen for the purpose of conveyance, and authorize the Board of Selectmen to convey some or all of the town-owned land commonly known as the Melone property, located off North Road and currently the site of the Town's gravel pit, and shown as Assessors' Map C12, Parcel 0100 and Concord Parcel 3419, on such terms and conditions as may be established by the Board Selectmen to Quarry North Road LLC, said real estate disposition to be made in compliance with General Law Chapter 30B to the extent applicable, and further to authorize the Board of Selectmen and other Town Officials to execute instruments and take all other actions as may be necessary to effectuate the vote to be taken hereunder; or act on anything relative thereto.

Submitted by the Board of Selectmen.

(Two-thirds vote required)

BOARD OF SELECTMEN REPORT: This article is asking Town Meeting to allow the Board of Selectmen to dispose of the Melone Property located on North Road to Quarry North Road LLC. The Board of Selectmen will report at Town Meeting.

#### ARTICLE 5. REPURPOSE OF MELONE STABILIZATION FUND

To see if the Town will vote to amend the purpose of the special Stabilization Fund established under Article 13 of the 2015 Annual Town Meeting to read as follows "for the purpose of preparation and construction of the properties at Broadacres Farms located on Morse Road and the Town Center property for future municipal, recreational, open space and conservation uses"; and to appropriate \$350,000 from said Stabilization Fund to be expended under the direction of the Town Manager for the purpose of preparing the first parcel acquired at Broadacres Farm for recreational and open space purposes; or act on anything relative thereto.

Submitted by the Board of Selectmen.

(Two-thirds vote required)

BOARD OF SELECTMEN REPORT: This article is asking Town Meeting to repurpose the Melone Stabilization Account, which was created in 2015. The new purpose is for the preparation and construction of the properties at Broadacres Farms and the properties at Town Center for future municipal, recreational, open space and conservation uses. These funds will be used to prepare and develop the newly acquired properties for the uses dictated by Town Meeting. This initial appropriation is slated to be used to prepare the first parcel acquired at Broadacres for recreational and open space purposes.

#### ARTICLE 6. ACQUISITION OF TOWN CENTER LAND

To see if the Town will vote to authorize the Board of Selectmen to acquire, by gift, purchase, eminent domain, exchange of real property or otherwise the fee or lesser interest in all or a part of the land shown as Parcel 1B, Parcel 2A, Parcel 2B, Parcel 3B on a plan of land entitled "Definitive Plan of Peter's Way Extension – Plan of Land in Sudbury, Massachusetts, Sheet 1 of 1, dated January 24, 2011, revised June 15, 2012, prepared by Sullivan, Connors and associates of Sudbury, Massachusetts, said plan recorded with the Middlesex South Registry of Deeds as Plan 907 of 2012 and an easement for Peter's Way as shown on said plan for all purposes for which a public way may be used, and an easement between Hudson Road and said Parcel 2A; and the land shown as Parcel 3, consisting of 35,687 square

feet, on a Plan of Land in Sudbury, Massachusetts, dated March 21, 1972, said plan recorded with the Middlesex South Registry of Deeds in Book 12188, Page 426; and the land shown as Parcel A, consisting of 21,320.29 square feet on a plan entitled "Plan of Land in Sudbury, Mass. Dated June 21, 2000, said plan recorded with the Middlesex South Registry of Deeds in Book 31702, Page 521; and the land shown as Parcel C on a plan entitled "Definitive Plan of 'Howe Estates' subdivision of land in Sudbury, Mass." dated August 30, 1993, said plan recorded with the Middlesex South Registry of Deeds as Plan No. 321 of 1994 together with an easement providing access thereto, comprising a total of approximately 39.92 +/-acres, including all easements and rights appurtenant thereto and the buildings and improvements thereon, if any, for general municipal purposes; and further to authorize the Board of Selectmen to execute all instruments, including land development, land disposition or other agreements, deeds, easements, and such other documents or instruments, upon such terms and conditions as the Selectmen deem appropriate, and take all other action as may be necessary to effectuate the vote taken hereunder, or take any other action relative thereto.

Submitted by the Board of Selectmen.

(Majority vote required)

BOARD OF SELECTMEN REPORT: This article will allow the Town to accept the Town Center (Sudbury Station) land from the Quarry North Road LLC in exchange for the Melone property as proposed in its response to the Town's Request for Proposals for the disposition of the Melone property. As proposed, the Town would receive the 39 acres in Town Center, with appurtenant easements, plus an additional \$1,000,000 in exchange for the property at Melone on North Road.

The Board of Selectmen and the Finance Committee will report on all articles at the Special 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 thirteenth day of November, two thousand and eighteen.

SELECTMEN OF SUDBURY:

Robert C. Haarde

Daniel E. Carty

Patricia A. Brown

Janie Dretler

Leonard A. Simon

Sudbury Parks & Recreation will be offering:

## **Special Town Meeting**

# **BABYSITTING**

**TUESDAY, DECEMBER 11, 2018** 

7PM - 11PM Town Meeting begins at 7:30PM in L-SRHS Auditorium

Where: Cafeteria at L-SRHS

Who: Grades Pre-K- 8. Participants must be potty trained

Cost: \$10 per child

Register: By December 5, 2018 at <a href="https://sudburyrec.com">https://sudburyrec.com</a>



# MELONE DISPOSITION QUARRY NORTH

### SUDBURY TOWN FORUM

**TUESDAY, NOVEMBER 27, 2018** 

**L-SRHS Regional High School** 

7:30PM - 10:30PM

Learn about the proposed disposition of the Melone property. Presentation followed by Q&A.

Learn more at <a href="https://www.sudbury.ma.us/TownForum">www.sudbury.ma.us/TownForum</a>



### SATURDAY, DECEMBER 1

TOWN HALL - GRANGE HALL - TOWN CENTER - HOSMER HOUSE

4:30PM

5:30PM

6:00PM



FAMILY ACTIVITIES
CAROL SINGING
MENORAH & TREE LIGHTING

Lit promptly at 6:00pm

Join us for an evening of holiday festivities!

### TOWN HALL

Ornament Making Caroling on the Steps Pajama Story Time Cookies & Hot Cocoa

### **HOSMER HOUSE**

Refreshments Festive Holiday Displays Gift Shop

### **GRANGE HALL**

Visit with Santa & Mrs. Claus Twillingate Alpacas on the Lawn Cookies & Hot Cider

### TOWN CENTER

Menorah & Tree Lighting Fire Engine & DPW Truck in Lights Mister Vic & His Band Olaf the Snowman











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**Board of Selectmen Sudbury, MA 01776** 

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**SPECIAL TOWN MEETING Tuesday, December 11, 2018**