

IN BOARD OF SELECTMEN
MONDAY, SEPTEMBER 21, 1987

Present: Chairman Anne W. Donald, David A. Wallace and John C. Drobinski.

Utility Petition 87-25 - Morse Road Conduit

Present: Steven Kane, Boston Edison Company.

The Board reviewed Utility Petition 87-25 by Boston Edison Company and New England Telephone and Telegraph Company for approximately five feet of conduit in Morse Road, south of Marlboro Road, required because the owner of the property at 263 Morse Road has changed the existing overhead electric service to underground electric service in order to increase the electric service.

Executive Secretary Thompson noted that all appropriate abutters had been notified and approval had been recommended by the Inspector of Buildings and Wiring Inspector under date of September 17, 1987.

On motion of Selectman Wallace, it was unanimously

VOTED: To approve Utility Petition 87-25 for permission to lay and maintain, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, under Morse Road - westerly approximately 564 feet south of Marlborough Road, a distance of about five feet of conduit; as shown on plan of Boston Edison Company entitled "Plan of Morse Rd. Sudbury", dated July 23, 1987; and New England Telephone and Telegraph Company's "Plan for Proposed Conduit Location", N.E.T.&T. Co. No. 87-11, dated September 3, 1987.

Meeting With Goodnow Library Trustees and Council on Aging

Present: Senior Citizen Center Director Marge Van Houten; Edward A. Sicard, Karl E. Clough, Bertha Lessard, Donald R. Oasis, Council on Aging; Barbara McBride, Jessie Cunningham, Senior Citizen Planning Committee; John B. Hepting, Finance Committee; Robert G. "Kip" Johnson, Chairman Joseph W. Mooney, Long Range Planning Committee; Library Acting Director Brian Boutilier; Carol Hull, Aleta F. Cane, Ivan H. Lubash, Ken Ritchie, Goodnow Library Trustees; Clifford Hughes; Town Engineer I. William Place.

Chairman Donald convened a joint meeting with Goodnow Library Trustees and the Council on Aging and asked Council on Aging member Donald Oasis to make a brief statement.

Dr. Oasis informed those present that the Council on Aging is proceeding toward obtaining firm plans for the new Senior Citizen Drop-In Center, and has held approximately five meetings since the last joint meeting with the Board of Selectmen and the Goodnow Library Trustees. In addition to members of the Council being present, they had been joined by Edna Smith, Barbara McBride, Jessie Cunningham, Sally Williams, Bertha Lessard, "Kip" Johnson of the Long Range Planning Committee, Jack Hepting of the Finance Committee and Ken Ritchie of the Library Trustees. The Council's main focus has been to compile a simple matrix and, using the Senior Center planning books, to develop a Request For Proposal. This Request For Proposal is the tool with which the Council will hire an architect. Dr. Oasis further stated that a portion of the meetings was

devoted to seeking out other parcels of town land where the Center may be situated. The criteria applied to each potential site was: (1) whether the site is centrally located; (2) ease of access to the Center; (3) ease of access by walking to shopping areas; and (4) siting of the building, drainage and the size of the site. Taking into account this criteria, Dr. Oasis stated the Council on Aging still favors the land behind the Goodnow Library.

With regard to siting the Center on the land behind the Goodnow Library, Dr. Oasis stated the Council would attempt to place the building as far west as the architect will say it can go and would endeavor to protect all the trees on the north side of the property. Dr. Oasis continued by saying parking would be an extension of the Library's, and the Center's planned "multi-purpose room" could free up space in the basement of the Library. Dr. Oasis concluded by stating that Jack Hepting advised that six months are needed from this point to finalize a Request For Proposal; however, such a Request For Proposal may not be completed until a particular site is chosen. Dr. Oasis stated that he has been informed that an architect will not be able to do his task unless he has a particular site to work with.

The next speaker was Carol Hull of the Goodnow Library Trustees, who advised that the Trustees have been studying the current literature on library planning and are in the process of engaging the services of a space planner to assess the library's needs. Ms. Hull stated that parking is an important consideration, since the present parking often overflows into an adjacent lot not owned by the library. If pressed to state today what the library will need in the next ten years, the Trustees would opine that an addition comparable to the one constructed in 1970 may be required. The Trustees foresee the need for additional space for children, young adults and study space. Ms. Hull stated she was hopeful that the space planner would be able to give the Trustees a more concrete idea of its future needs.

Library Trustee Kenneth Ritchie stated, although he did not agree with the Council on Aging as to their choice of site for the Senior Citizen Drop-In Center, he did compliment them for the thorough research and preparation, and emphasized his support to the Council in its search for additional space.

Mr. Ritchie explained that two architects have advised the Trustees that to place another building so the parking lot is between the library and the other building would allow no possibility for expansion to either structure. Mr. Ritchie expressed his opinion that it would be a shame for the Council on Aging to spend so much money on plans, only to find it could not expand on that site in the future.

Robert G. "Kip" Johnson of the Long Range Planning Committee stated the town demographic study has not been completed but the preliminary study reveals no major influx of residents in the next ten years. He could express no opinion as to the needs of the library, since such a study should be conducted by a specialist in that field. Mr. Johnson did opine that it would be a mistake not to choose a site that could allow further expansion. He pointed out that if the Council on Aging built a 10,000 square foot structure on the site of the Goodnow Library land, it could possibly expand by adding a story; however, this would allow no space for expansion of the Library. Mr. Johnson suggested a compromise might be to have a two-story 5,000 square foot building constructed for the Council on Aging. He further suggested exploring the possibility of the purchase

of a Girl Scout piece of property running along the banks of Hop Brook, which would allow additional space to that site.

Jack Hepting of the Finance Committee stated that last week he took a cursory look at the plot plan of the proposed site and agreed with Kip Johnson that it is a difficult site because of its unusual layout. Mr. Hepting expressed his opinion that the site is a limited one and feels there is in reality only one acre or less of buildable space. He concluded by stating that he would not believe the site would be expandable unless it is a vertical, not horizontal, expansion.

Jessie Cunningham, a resident of Sudbury for thirty-two years, Council on Aging Senior Center Planning Committee member and officer of the Friends of the Library, expressed her desire that this issue not become a "we versus they" one. It is her opinion that the proposal by the Council on Aging could be beneficial to all. She pointed out that shared parking and facilities could be useful to the Library as well as the Center.

Chairman Donald pointed out that, although the "old" MAPC projected increase of residents to 30,000 by the late 1980's has not yet materialized, it does seem likely that in twenty to thirty years, the town will grow somewhat. Thus, it is important for both organizations to look at the needs of the Town in the future. There is no question, she stated, that the Council on Aging requires additional space now; however, she urged all to keep in mind that "down the road" the library may also require additional space.

Executive Secretary Thompson stressed the facts show that, although there might be no significant expansion in the number of residents projected in the next ten years, the reports indicate a rapidly-growing number of older residents. He further suggested that Clifford Hughes owns approximately 4-1/2 acres of abutting land and purchase of that property is a potential that should be explored.

A discussion followed concerning the sharing of space in the Center with the Library. Carol Hull pointed out that this may create the need for a custodian. With regard to shared parking, Ms. Hull stated her personal observation is that although the evening usage would present no problem, use of the parking lot between Noon and 3:00 p.m., may result in an overflow. She stated that the Library currently has forty-five spaces; Dr. Oasis stated the Council on Aging would ideally want sixty spaces but could certainly get along with half that number. Town Engineer Place stated 105 parking spaces would not be workable.

Jack Hepting commented that his previous statements looked to the ideal situation each group wanted. He stated that, if a compromise such as a two-story Council on Aging building could be constructed with adjacent shared parking, then it may be a situation that could work out. Kip Johnson concurred with this opinion and suggested the Council on Aging re-evaluate the building size.

Pursuant to the suggestion of Executive Secretary Thompson, the Board requested that Town Engineer Bill Place lend some assistance by providing a couple of rough sketches laying out proposed Council on Aging building plans within the next couple of weeks and Mr. Place stated he would do so. In the meantime, the Library Trustees will have been able to obtain more detailed information as to its future needs. Mr. Thompson further expressed to the

Trustees the Board's sympathies and understanding of the Trustee's involvement with attempting to replace the recently-vacated position of Librarian, and hoped this added pressure will not cause too much of an inconvenience to them.

The joint meeting concluded at 8:20 p.m.

Tax Anticipation Notes

Present: Chester Hamilton, Town Treasurer.

The Board acknowledged receipt of letter dated September 18, 1987, from the Town Treasurer requesting approval to borrow an amount of no less than \$1,000,000.00 for a two-month period.

Town Treasurer Chester Hamilton informed the Board that because of the delay in issuance of real estate tax bills, the town will require additional monies in order to meet its obligations over the next two months. He further stated that if the real estate tax bills are mailed by October 9, 1987, the amount of \$1,000,000.00 will be sufficient and he would request a note dated October 13, 1987, with repayment date of December 12, 1987. If approved, Mr. Hamilton will appear before the Board on October 5, 1987 to sign the note.

Mr. Hamilton reminded the Board that it had approved a borrowing from the Highway Department. He will have those notes ready for signature also on October 5, 1987.

On motion of Chairman Donald, it was unanimously

VOTED: To approve borrowing in anticipation of tax receipts in the amount of \$1,000,000.00, for a two-month period, as requested by the Town Treasurer in a letter dated September 18, 1987; to direct the Town Treasurer prepare these notes with an issuance date of October 13, 1987, and a repayment date of December 12, 1987; and to request the Town Treasurer appear before the Board on October 5, 1987, to sign same.

Site Plan 87-305 - 9 Old County Road

Public hearing on Site Plan 87-305 of Douglas Lewis, Old County Road Trust, for property at 9 Old County Road, ID# 12, for addition of a 5,000 square foot building for existing welding and fabrication has been re-scheduled to October 19, 1987 at 9:00 p.m.

Site Plan Application 86-302-2 - James S. DiGiandomenico

Present: Sheldon Pitchel, Esquire.

The Board reviewed Notice of Decision prepared by Town Counsel and acknowledged receipt of the following:

1. Letter dated September 15, 1987, from Town Planner Lee Newman informing the Board of the Planning Board's recommendation for approval subject to inclusion of certain enumerated restrictions;

2. Notice of Decision of the Board of Appeals dated August 25, 1987 granting use variances to allow parking at the rear of the building, access thereto to be along an existing driveway, and to allow the parking to consist of six spaces.

Attorney Sheldon Pitchel, representing applicant James S. DiGiandomenico, displayed revised site plan of the premises located at 344 Boston Post Road, which plan incorporated the changes as requested by the various departments of the Town (buffer zones, placement of trash cans, etc.).

Upon inquiry by Selectman Wallace, Attorney Pitchel stated that pursuant to agreement made at a prior Board of Selectmen's meeting, on behalf of his clients he agrees not to exercise the use variance related to this property for parking at the front of the building, and gives his assurance that in any event the variance currently in effect will not be used with regard to parking in that front area. Attorney Pitchel further pointed out that the variance was not recorded at the Registry and by not using the variance for one year, it will automatically be lost.

After further discussion and upon recommendation of Executive Secretary Thompson, it was on motion of Chairman Donald unanimously

VOTED: To sign Notice of Decision dated September 21, 1987, pertaining to the application numbered 86-302-2 of James S. DiGiandomenico for conversion of a residence to office building with associated parking at 344 Boston Post Road, located in Business District # 3 and Residential District A-1, said Notice being the same Notice drafted and preliminarily approved on July 20, 1987, with the following revisions thereto:

Item No. 4: the following words were added to accommodate the recommendation of the Board of Health: "...; pumps and alarms to be installed in accordance with the proposed sewage disposal system plan;"

Item No. 11: the following words were added to accommodate Planning Board recommendation #1 contained in its letter dated September 15, 1987: "...; exterior security lighting to be set on a time to shut off at 11:00 p.m."

Item No. 16: the following condition was added to accommodate Planning Board recommendation #3 contained in its letter of September 15, 1987: "utilization of 'future parking spaces' will require approval of the Board of Selectmen;"

The Board informed Attorney Pitchel that he may pick up an executed copy of the Notice at its offices once the revisions have been added.

Sudbury Landfill - Wood Materials

Present: Town Engineer I. William Place.

The Board reviewed letter dated September 16, 1987 from Town Engineer I. William Place concerning a proposal proffered by Robert Grierson of R. G. Trucking to remove wood material from the Landfill in exchange for the Landfill's acceptance of non-recyclable waste and the Town's waiver of dumping fees by him.

Mr. Place reiterated his recommendation that the Town not accept Mr. Grierson's proposal. As reasons therefor, Mr. Place stated that, although on its face the proposal would be a benefit to the Town, a cost analysis shows that in fact the Town would suffer a loss of approximately \$30,000.00 per year by waiving Mr. Grierson's dumping fee, with little relief in return. Of special concern to him as well, Mr. Place reported that he contacted officials from the Town of Acton, the town in which Mr. Grierson stated he was operating his recycling/composting business, and was informed that if in fact Mr. Grierson was conducting such an operation, it may be illegal for him to do so.

Executive Secretary Thompson stated that although he concurs with the recommendation of Mr. Place in not accepting Mr. Grierson's proposal, there is a very real problem concerning wood and waste materials at the landfill and the Town should continue to explore solutions. Mr. Place suggested one way of dealing with brush and other wood materials is to stockpile it at a location and burn it at the times allowed by the State. He stated he had hoped the Highway Garage might accommodate this, but after looking at that site, he felt there would not be sufficient room.

Mr. Place informed the Board that his department has developed two plans to be presented to DEQE. Plan 1 is based upon the 1974 plan that DEQE had given conditional approval to. Since DEQE has said the Town would be allowed to go higher, Mr. Place suggested the Town develop the Landfill to twenty feet high, placing buffers along Route 20 for aesthetics. This would, in his opinion, allow the Landfill to operate another nineteen or twenty years. Adding recycling and composting, this would bring the life of the Landfill to twenty-three years or so.

Executive Secretary Thompson informed the Board that he and Mr. Place have discussed the possibility of not allowing the dumping of leaves this year at the landfill and finding another site. This would, he acknowledged, create a problem for those citizens who need to dump their leaves and he hoped a solution could be worked out to accommodate them. One alternative proposed that perhaps the Park and Recreation Commission could allow an area at the end of the proposed driving range to place a compost operation which could take the leaves. This would not only be a solution to the problem of what to do with these materials, but could prove profitable to the Town by its being able to sell the compost to the public or using it to "cap" the landfill when necessary.

After further discussion, it was on motion of Selectman Wallace unanimously

VOTED: To work toward not allowing dumping of leaves at the Landfill; and further, to request Executive Secretary Thompson communicate to Robert Grierson of R. G. Trucking that the Board thanks Mr. Grierson for submitting his proposal for the removal of wood materials from the landfill, but that it is not in the best interests of the Town at this time to accept the same.

Route 20 Task Force

After discussion, upon motion of Selectman Wallace, it was unanimously

VOTED: To accept with regret the resignation of Frank Vana of 245 Raymond Road from his position on the Route 20 Task Force; to appoint Frank Vana as an Associate Member of the Route 20 Task Force; and to request Executive Secretary

Thompson communicate the Board's thanks to Mr. Vana for his dedication and service to the Town.

Sudbury 350th Anniversary Celebration Committee

Pursuant to recommendation of the Sudbury 350th Anniversary Celebration Committee, on motion, it was unanimously

VOTED: To appoint BayBank Vice-President Robert M. Hart, Curtis Square, 49F Curtis Avenue, Marlboro, to the Sudbury 350th Anniversary Celebration Committee; and to request Executive Secretary Thompson communicate such appointment with thanks to Mr. Hart, who has agreed to act as Treasurer of said Committee.

Appointments-Residential Wastewater Treatment Facilities Advisory Committee

The Board reviewed applications for appointment to the Residential Wastewater Treatment Facilities Advisory Committee. Executive Secretary Thompson informed the Board that applicant Robert S. Capaccio withdrew his application.

After discussion and upon recommendation of Executive Secretary Thompson, on motion of Selectman Wallace, it was unanimously

VOTED: To set the number of committee members for the Residential Wastewater Treatment Facilities Advisory Committee at seven; to appoint the following applicants to such Committee:

Walter Stadnisky of 100 Old Lancaster Road;
Charles B. Cooper of 226 Morse Road;
William W. Cooper of 11 Cedar Creek Road;
Robert H. Sheldon of 60 Saxony Drive;
John P. McMahon of 19 Pelham Island Road;
Frances Clark of 111 Old Lancaster Road;
Hugh Caspe of 33 Philemon Whale Lane;

and further, to appoint Dr. William W. Cooper as Chairman of said Committee.

Proposed Amendment to Rules and Regulations Governing Operation of Landfill

The Board acknowledged and reviewed letter dated September 14, 1987, from Highway Surveyor Robert A. Noyes pertaining to the Rules & Regulations Governing the Operation of the Sanitary Landfill, and in particular reviewed Section 3 thereof entitled "Permits and Fees"; Section 4B entitled "Residential Use"; and Section 5A-1 and 3 entitled "Materials".

Upon recommendation of Executive Secretary Thompson, on motion of Chairman Donald it was unanimously

VOTED: To request Town Counsel review the Rules and Regulations Governing the Operation of the Sanitary Landfill, Section 3 "Permits and Fees", Section 4 "Utilization", and Section 5 "Materials", as these sections relate to disposal of normal household rubbish and refuse; and further, to request Town Counsel draft proposed amendments to said sections in order to clarify those items and circumstances which would require the payment of additional fees.

Maynard Rod and Gun Club

The Board acknowledged receipt of copy of letter dated September 16, 1987, from residents abutting the Maynard Rod and Gun Club to the Board of Appeals, which letter requested said Board reconsider its Case 83-36 to include a two-year renewal clause; and undated memorandum to Executive Secretary Thompson from the neighbors and abutters of the Maynard Rod and Gun Club, written by Carol Haigh.

Mr. Thompson reported that he met with representatives of the Virginia Ridge area and has also met with the president and manager of the Maynard Rod and Gun. These communications were brought to the Board's attention for informational purposes at the present time; it was agreed that a special meeting with the gun club and the neighborhood residents should be called in the future to discuss the grievances and proposed solutions. Selectman Drobinski questioned whether there is a jurisdictional issue since the club is located in Sudbury and in Maynard.

The Board agreed that the Executive Secretary should send an official letter to the gun club, requesting that they take action upon as many possible of the neighborhood's concerns.

Longwood Retirement Associates

The Board acknowledged receipt of letter dated September 14, 1987 from Pamela McKoin, Project Manager, Longwood Retirement Associates, and noted a meeting scheduled with them for Monday, October 19, 1987.

Minutes

It was on motion of Chairman Donald, seconded by Selectman Wallace, with Selectman Drobinski abstaining

VOTED: To approve the regular minutes of the meeting held September 14, 1987, as amended; and to approve the executive session minutes held September 14, 1987, as presented.

Walkway Petition - Landham Road

The Board acknowledged receipt of a petition signed by interested residents requesting completion of the walkway on Landham Road from Coolidge Lane to Route 20.

On motion of Selectman Drobinski, it was unanimously

VOTED: To support the petition of area residents requesting completion of the walkway on Landham Road from Coolidge Lane to Route 20; and to request Executive Secretary Thompson refer said petition to the Planning Board for action.

Meeting With Resource Recovery Committee

Present: Chairman Neal Drawas, Theodore A. Barten, George E. Martin, Jeffrey Jacobson, Resource Recovery Committee; Town Engineer I. William Place.

It being 9:15 p.m., a meeting was convened with the Resource Recovery Committee concerning progress of Committee work and future Landfill operations as they relate to upcoming Annual Town Meeting, and the use of dumping fees.

Chairman of the Resource Recovery Committee Neal Drawas opened the meeting by giving the Board an overview of the Committee's activities during the past ten months. As set forth in the Status Report dated September 21, 1987, prepared by Mr. Drawas for the Board, the Committee has identified five major areas of concentration. These are:

1. to develop a Waste Management Master Plan;
2. to assess current management and environmental condition of the Landfill;
3. to assess current and projected capacity needs;
4. to assess and compare alternatives to the Landfill; and
5. to propose a plan of action.

To attain these goals, the Committee has met on an average of twice a month, as well as meeting with DEQE, Board of Health, Highway Department and Town Engineers. Mr. Drawas reports that the Committee's investigation reveals very low, if any, migration of contaminants from the Town's Landfill; although there are indications that the Town may be receiving some contaminants from the Town of Wayland dump.

Theodore Barten of the Resource Recovery Committee presented an outline of "Landfill Cost and Fee Issues" and explained that the comparison fees reported from other towns were obtained as a result of an informal telephone survey of surrounding communities. Based on the results of this survey, Mr. Barten felt the greatest danger to Sudbury is that the Town's low rates may attract and unwittingly encourage illegal dumping from other communities. The next most important factor to consider is that the present rate structure allows no mechanism to build capital for closure costs, which is an eventuality that cannot be ignored. Added to these concerns are his opinion that the current low fee structure is a disincentive to recycling and the revenues generated currently result in less than fifty percent of current operating costs.

Mr. Barten concluded his presentation by outlining his recommendations concerning fee structure. These include: raising fees to cover operating costs, plus an allowance for closure costs; establishing a mechanism for a closure cost "escrow" account; and considering an annual fee for individual residential stickers.

Executive Secretary Thompson informed the Committee that there is already a consensus that an article be prepared for Town Meeting that would mandate the fees collected from Landfill permits would go back directly into the Landfill operation. Chairman Donald informed the Committee this issue may be something that may require legislative changes. If so, she suggested they contact MetroWest, since that organization has requested proposals for legislative changes the towns may wish MetroWest to pursue.

George Martin handed the Board a written presentation entitled "Paper Recycling in Sudbury" and he discussed the need for expanded paper recycling, stating the initial investment of approximately \$3,000.00 would yield a good return to the Town.

When asked by the Board to state what programs should receive the highest priority, the Committee unhesitatingly endorsed immediate implementation of a new paper recycling program, with emphasis on public education. Equal in value to this program, the Committee strongly recommended the current fee structure be upgraded.

The meeting concluded with the Board thanking the Committee for their ambitious endeavors and continued work for the benefit of the Town. The Board assured the Committee it would review and give serious consideration to its recommendations, and would try to address those needs within the next two to three weeks.

Park and Recreation - Resignation of Peter Berkel

The Board acknowledged receipt of letter dated September 7, 1987, from Peter Berkel, resigning as Chairman of the Park and Recreation Commission.

Upon recommendation of Executive Secretary Thompson, it was on motion of Chairman Donald unanimously

VOTED: To acknowledge receipt of the resignation dated September 7, 1987, of Peter Berkel as Chairman and member of the Park and Recreation Commission; and further to request Executive Secretary Thompson send written communication to Mr. Berkel, thanking him for his service to the Town, and asking Mr. Berkel to remain involved with the Fairbank Pool project by acting as liaison for the Selectmen to the various departments and companies involved in the completion of the pool, parking area and landscaping.

Pool Dedication

Executive Secretary Thompson reported that the dedication of the Fairbank Pool has been scheduled for Sunday, November 22, 1987.

There being no further business to come before the Board, the meeting was adjourned at 10:30 p.m.

Attest:

Richard E. Thompson
Executive Secretary-Clerk