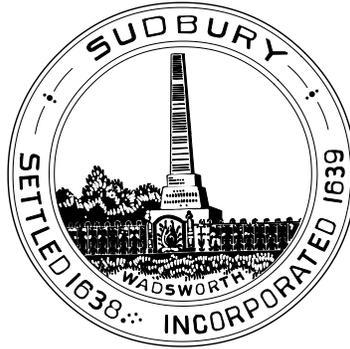


**Town of Sudbury
Massachusetts**



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 multi-family 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.

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 <https://sudburyrec.com>



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 www.sudbury.ma.us/TownForum

Sudbury TREE LIGHTING

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

GRANGE HALL

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

HOSMER HOUSE

Refreshments
Festive Holiday Displays
Gift Shop

TOWN CENTER

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



Thank you to our sponsors





**Board of Selectmen
Sudbury, MA 01776**

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

**POSTAL PATRON
SUDBURY
MASSACHUSETTS 01776**

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