



Town of Sudbury

Earth Removal Board

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MINUTES JANUARY 27, 2026 AT 7:00 PM VIRTUAL MEETING

Members Present: Chair Jonathan Patch, Alexander Dorjets, William Ray and Kirsten Roopenian

Members Absent: Bryan Gammons

Others Present: Adam Burney-Director of Planning and Community Development, Beth Perry-Planning and Zoning Coordinator, Molly M. Cullen-Eversource Community Relations Specialist, Jeffrey Ciceron - Eversource, Project Manager, Macie Jones-Eversource, Project Engagement, Aaron Ting -TRC, Environmental Consultant, David Feinson-Eversource, Environmental

Mr. Patch opened the meeting at 7:00 PM by noting the presence of a quorum.

Case 25-01 – Public Hearing Case 25-01 – NSTAR Electric Company, Applicant and Owner, seeks an Earth Removal Permit under the provisions of Article V(A) of the Town of Sudbury General Bylaws to remove approximately 420 cubic yard stockpile of excess soil at 0 Powder Mill Road, Assessor's Map A07-0200.

Molly M. Cullen-Eversource Community Relations Specialist, Jeffrey Ciceron -Eversource, Project Manager, Macie Jones-Eversource, Project Engagement, Aaron Ting -TRC, Environmental Consultant, David Feinson-Eversource, Environmental were present to discuss the application with the board.

Project overview presented by Eversource

- Project: Maynard Substation transformer replacements and related substation upgrades (replace two ~50-year-old transformers, upgrade control house, install mobile transformer for replacement operations, new circuit switchgear, battery bank).
- Site: Main substation at 10 Sudbury Road spans ~2.9 acres across Sudbury and Maynard; the earth removal element is limited to a stockpile located on the Sudbury portion.
- Earth removal scope: Remove an existing soil stockpile of approximately 420 cubic yards and remove/replace a small stone retaining wall to restore grade. No additional clearing beyond the stockpile.
- Purpose of removal: Provide space to install upgraded equipment and to improve grading/stormwater flow across the site (lowering a topographic high to promote drainage toward the Maynard side).

Environmental and construction controls

- Pre-construction: Composite soil sampling (one composite sample of up to 8 locations) to characterize stockpile soils; chemical testing and facility approval prior to hauling.

- Management plans: Soil and Groundwater Management Plan will be prepared and submitted to the town two weeks prior to soil removal (for record). Licensed haulers will transport soil to licensed receiving facilities.
- Transport & logistics: Anticipated ~30 truckloads. Trucks to be covered; use of main thoroughfares (Route 2, Route 117, I-495) prioritized; goal to avoid local roads where possible. Live-loading preferred (no secondary stockpiling) and separation/appropriate disposition of any large boulders.
- Construction hours: Anticipated work hours 7:00 a.m.–6:00 p.m., Monday–Friday; no weekend work unless town approval obtained.
- Dust and trackout controls: Soil wetted as necessary, sediment controls in place, measures to prevent tracking to public way, street sweeping if needed.

Schedule

- Design: Preliminary design finalizing; detailed design targeted to be completed by end of 2026 (applicant stated "design complete by December of this year").
- Permitting: Target to obtain permits early 2027.
- Construction: Planned start spring 2027; completion target December 2028. Earth removal (stockpile) expected to be one of the early activities and likely conducted prior to other major construction.
- Removal timeline: Applicant anticipates hauling the ~30 truckloads over approximately 2–3 weeks (not all in a single day).

Conditions and expectations discussed / to be included in permit (board guidance)

- Permit term: 2 years (to align with applicant schedule and anticipated start in spring 2027).
- Working hours: 7:00 a.m.–6:00 p.m., Monday–Friday; no weekend work without town approval.
- Submission of Soil and Groundwater Management Plan: Provide to town two weeks prior to any soil removal (for records; not subject to board approval unless issues arise).
- Trucking controls: Trucks must be covered, use licensed haulers, and use major routes where practical; applicant to coordinate traffic management plan with Sudbury/Maynard and police. Measures to prevent trackout and dust, and street sweeping as needed.
- Sediment/dust controls: Sediment controls around work area during operations; wetted soils as needed; separation and proper disposal of any large debris or boulders.
- Reporting: Notify town in the event of any reportable release or contamination discovered during soil characterization or removal.

Ms. Roopenian made a motion to approve the application for 0 Powder Mill Road. Mr. Patch seconded the motion. Roll Call Vote: Mr. Patch – Aye, Mr. Dorjets – Aye, Mr. Ray – Aye and Ms. Roopenian

Approval of minutes from August 27, 2024 and February 3, 2025

Mr. Patch made a motion to approve all minutes as submitted. Mr. Ray seconded the motion. Roll Call Vote: Mr. Patch – Aye, Mr. Dorjets – Aye, Mr. Ray – Aye and Ms. Roopenian

Ms. Roopenian made a motion to adjourn the meeting at 7:34. Mr. Patch seconded the motion. Roll Call Vote: Mr. Patch – Aye, Mr. Dorjets – Aye, Mr. Ray – Aye and Ms. Roopenian