

Present: Chairman Peter Abair, Martin Long, Christopher Morely, Stephen Garvin, and Jody Kablack (Director of Planning and Development)

Absent: Dylan Remley (Associate Member) and Craig Lizotte

At 7:35 p.m., Chairman Abair called the meeting to order, and he announced Mr. Lizotte would be absent tonight, due to previously recusing himself from tonight's entire agenda.

**Village at Sudbury Station LLC Comprehensive Permit – Comments to Zoning Board of Appeals-
Next Steps**

At 7:36 p.m., Chairman Abair opened a discussion regarding whether the Board wishes to submit a letter of comments to the Zoning Board of Appeals (ZBA) regarding the Sudbury Station LLC Comprehensive Permit application. The Board was previously in receipt of copies of a memorandum from Ms. Kablack to the ZBA dated February 17, 2016, the Zoning Board of Appeals Notice of Public Hearing for February 22, 2016 at 7:30 p.m., a letter from the Town Engineer/Department of Public Works (DPW) Director I. William Place dated February 9, 2016, an email from Sudbury resident David Hornstein dated February 17, 2016, the Planning Board comments to the Board of Selectmen on this application dated October 30, 2015, preliminary site plans prepared by Sullivan, Connors, and Associates, a landscape plan prepared by The Cecil Group, and elevation renderings prepared by Cube3 Studio. Chairman Abair noted the developer was invited to attend tonight's meeting, but the invitation was declined.

Ms. Kablack stated the Comprehensive Permit application was filed with the Town Clerk on January 29, 2016. She noted the ZBA opened its hearing on February 22, 2016 and the hearing process is expected to continue for the next six months. Ms. Kablack stated the ZBA has requested comments from Town entities. She recommended the Board might want to submit its own letter of comments to the ZBA focusing on any pertinent information regarding permits the Planning Board would have had jurisdiction over if the development were not a Chapter 40B project, such as scenic road issues, access from Concord Road, stormwater permit issues, and the construction of Peter's Way, which was created by a subdivision plan which was envisioned as one lot.

The consensus of the Board was for Ms. Kablack to prepare a draft letter, on behalf of the Board for its review at its next meeting, using as a basis the Board's prior comments and content from Ms. Kablack's February 17, 2016 memo.

Ms. Kablack stated no stormwater management report has been submitted by the applicant, so there is nothing yet for the Board to review. She also noted DPW Director Bill Place has suggested the proposed 16-foot wide roadway lanes are too wide. Ms. Kablack also stated the initial traffic report will be evaluated by the Town's traffic peer reviewer. She further stated the traffic peer reviewer would report to the ZBA on March 21, 2016.

Mr. Morely asked if the Board could review the traffic related materials submitted. Ms. Kablack responded affirmatively, noting she and Mr. Place have requested additional traffic-related information.

Ms. Kablack noted that as of today's date, there has been no indication that the site location presents any wetlands impact issues.

Chairman Abair asked if the ZBA approved the hearing schedule. Ms. Kablack stated they have swapped hearing 5 with hearing 3 in order to address massing and density issues sooner.

Mr. Morely asked if there are stamped plans. Ms. Kablack stated stamped plans were received on Monday, February 22, 2016.

Ms. Kablack noted a grading plan will need to be submitted. She suggested the Town should consider developing a scope of services for a visual impact analysis peer review. Ms. Kablack encouraged anyone interested in more information regarding this development and Comprehensive Permit process to access the information posted on the Town website.

At 7:50 p.m., Chairman Abair concluded the discussion.

Public Hearing: Joint Meeting with the Design Review Board and Public Hearing: Site Plan Application – National Development – 526 & 528 Boston Post Road (Assessor's Map K07-0011 & K07-0013) and Stormwater Management Permit Application

Present: Design Review Board (DRB) Members Jennifer Koffel, Susan Vollaro and Deborah Kruskal and National Development Project Manager Steve Senna, and National Development's architect David Jelinski

At 7:50 p.m., Chairman Abair opened a Public Hearing regarding the application of BPR Development LLC c/o National Development, Owner Raytheon Company, for Site Plan approval pursuant to Section 6300 of the Zoning Bylaw, and a Stormwater Management permit pursuant to Article V (F), Section 5.C of the Town Bylaws, to construct a new 40,000 square-foot grocery store, parking and associated improvements on property located at 526 and 528 Boston Post Road, zoned Limited Industrial, Town Assessor's Map K07-0011 and K07-0013, which was continued from February 10, 2016. He also announced this portion of tonight's meeting has been scheduled as a Joint Meeting with the Design Review Board (DRB) and he welcomed DRB members to the Meeting. The Board was previously in receipt of copies of a letter from National Development Project Manager Stephen Senna dated February 8, 2016, a Summary of Dimensional Changes for Special Permits for Signs dated February 19, 2016 and submitted to the Zoning Board of Appeals (ZBA) and copies of updated plans for the proposed grocery store, including signage plans.

Ms. Kablack reviewed new materials received to the file since the Board's last meeting. She stated tonight's discussion will focus on updates regarding signs and architectural plans. Ms. Kablack stated the Board is close to its 120-day deadline (March 12, 2016) to issue its decision, and the applicant is willing to extend the deadline. She noted the Board seems close to making its decision regarding the Site Plan, with the only major outstanding issue being stormwater, which is scheduled to be reviewed by the Board at its March 23, 2016 Meeting. Ms. Kablack stated the revised traffic plan will be presented at the March 9, 2016 Board Meeting and the Town's traffic peer reviewer will also attend. She further stated the Board could consider whether it wishes to issue a conditional site plan approval conditional on receipt of a Stormwater Management Permit.

National Development Project Manager Steve Senna displayed a map of the existing conditions for the proposed grocery store site. He summarized recent changes made to the plans regarding the main

driveway location and coordination of the site with the other village retail buildings and central village green based on feedback received from the Boards. Mr. Senna stated there are a few open issues, including revisiting the delivery truck departure route and finalizing details on the updated stormwater management design. He displayed slides of the original Master Plan and the current one, which introduced a roundabout and pulled the parking away from the residential areas, which resulted in more public space. Mr. Senna also displayed slides of the original Grocery Store Plan and the current one, which includes textured pavement elements. He summarized the new Site Plan as addressing street edges, public realm, pedestrian connectivity and open space concerns.

Chairman Abair stated he believes the updated plans reflect good improvements.

Mr. Morely asked for clarification regarding the truck exit route, and Mr. Senna further described the proposed route.

Mr. Senna stated it is in the developer's best interest to try to prepare final drawings which capture all the information possible. Ms. Kablack explained the Board's procedure of decisions being conditional, and then inviting applicants back to have a final plan endorsed.

At 8:10 p.m., Mr. Senna provided an architectural plan update. He stated the goal is to coordinate plans with the Whole Foods design and with construction details and signage. He summarized recent architectural revisions, including aligning the mezzanine windows, eliminating the skylight in the mezzanine roof, adjusting roof slopes for code, reducing the number of external louvers on the south elevation and eliminating all windows on the ground level rear west elevation to create a "back of house privacy."

Mr. Senna next summarized the signage drawings, noting they reflect the elevations shown at the last meeting.

Mr. Morely recommended using something, or possibly wood material, to break up the solid plain exterior wall. Mr. Senna stated the suggestion has been considered, but they are inclined to prefer the design as presented.

Mr. Senna summarized the proposed signage for Whole Foods, including a newly proposed vinyl film window sign. He displayed slides showing the prior and current plans for the grocery store signage, explaining the proposed heights, lengths and distances from the street, providing comparisons with the current Shaw's Plaza.

DRB member Debbie Kruskal asked if it could be considered to eliminate the word "Market" on Sign B, as it does not seem in balance with the rest of the sign. Mr. Senna stated he would ask Whole Foods.

Mr. Morely stated he likes the proposed look of Sign B.

It was noted the proposed Sign C is similar in size to the current Shaw's sign.

National Development architect David Jelinski briefly discussed the changes made regarding the roof slope. Ms. Kablack noted that changing the pitch of the roof added approximately two feet to the height of the building, bringing it to 37 feet.

Mr. Senna explained an application has not been filed for Sign D, noting he needs to further research whether the vinyl sign would comply with the regulation that a sign can cover up to 25% in aggregate of a window area. Ms. Kablack stated it is possible the sign may not need a permit and may comply with the Town's bylaw.

DRB member Jennifer Koffel noted all of the proposed signs appear to be internally illuminated. She expressed concern about the level of brightness and whether the color may appear neon green in certain circumstances. Ms. Koffel asked if it could be considered to have front lighting for some signs. Mr. Senna stated it is possible, and that the proposed color is a Whole Foods corporate standard, but he will try to obtain new photographs. Ms. Koffel stated she believes the applicant did a good job regarding scale.

DRB member Susan Vollaro asked if Sign C would be hung from the roof. Mr. Senna stated that is the intention, and is shown on the plans submitted.

Mr. Senna summarized next steps as including finalizing the architecture plans, referring the proposed signs to the ZBA, submitting a final revised Site Plan by March 3, 2016, reviewing changes to the landscape design by March 9, 2016 and closing the Site Plan Public Hearing and having a vote taken on the application, reviewing changes to the stormwater management design and have it peer reviewed, and have a vote taken on the Stormwater Management Permit application.

It was noted the DRB will discuss its final recommendations at its next meeting on March 9, 2016.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding the application of BPR Development LLC c/o National Development, Owner Raytheon Company, for Site Plan approval pursuant to Section 6300 of the Zoning Bylaw, and a Stormwater Management permit pursuant to Article V (F), Section 5.C of the Town Bylaws, to construct a new 40,000 square-foot grocery store, parking and associated improvements on property located at 526 and 528 Boston Post Road, zoned Limited Industrial, Town Assessor's Map K07-0011 and K07-0013 to March 9, 2016 at 7:45 p.m.

At 8:40 p.m., the Joint Meeting portion of tonight's Meeting with the DRB was concluded.

National Development – 526 & 528 Boston Post Road – Master Development Plan & Conformance Determination Process – Discussion

Present: National Development Project Manager Steve Senna and National Development Architect David Jelinski

At 8:41 p.m., Chairman Abair opened a discussion with National Development regarding the Master Development Plan Conformance Determination process. Copies of the Master Development Plan Conformance Determination binders were distributed to the Board tonight.

Mr. Senna displayed the draft Master Development Plan Zoning Exhibit and the current Master Plan.

David Jelinski showed slides of some other mixed-use developments built by the applicant, noting they create a strong sense of place and community, which offer people choices for housing, offices, shopping

and dining. He displayed slides of night photographs at these other developments to give a sense of how important scale and canopies are to creating a village character and atmosphere. Mr. Jelinski showed conceptual elevation renderings from various directions.

Mr. Garvin stated he likes that the renderings help to get an understanding of the diversity of facades and materials which could eventually be on the retail buildings. Mr. Garvin referenced an area on one of Mr. Jelinski's slides which he believes will be a prime area for families to gravitate to, and he suggested narrowing the area, or adding speed bumps, to control vehicular speed. Mr. Jelinski stated the narrowing of roads can give a message of safety. He also mentioned it is possible the position and orientation of Building 5 could be tweaked.

Chairman Abair stated the renderings provided tonight are helpful to him as well.

Mr. Jelinski shared slides of proposed elevations for Retail Buildings 2, 3, 4, and 5. He noted they try to incorporate trees on both sides of an entranceway to provide a natural and "meadow-like" atmosphere.

Mr. Morely and Mr. Senna briefly discussed the possible location for an outdoor café for Building 3 along Route 20.

Mr. Senna stated he will continue to work with Ms. Kablack and Town Counsel to make the proposal as flexible as possible.

Ms. Kablack stated the plans are evolving and changes are anticipated for architecture, location and sizes, and the bylaw will be written in a way to accommodate flexibility.

At 9:15 p.m., Ms. Kablack referred to the Master Development Plan Conformance Determination binders distributed tonight and she reviewed its Table of Contents. She stated it is hoped this binder and the bylaw will serve as a model for future mixed-use overlay district development projects in Sudbury's commercial districts. It was noted the applicant is in the process of completing its Fiscal Impact Report. Ms. Kablack encouraged the Board to review the Technical Reports submitted. She noted in the current proposed zoning bylaw there is no provision for housing except for senior housing and specialty care.

Ms. Kablack stated a lot of information regarding the proposed development and application has been posted on the Town website. She also stated zoning will be discussed again at the Board's next meeting.

In response to a question from Mr. Long, Ms. Kablack stated Town Counsel has been reviewing the zoning information regarding this development.

Minutes

On motion duly made and seconded, it was

VOTED: To approve the meeting minutes of February 10, 2016.

Maple Meadows SRC (Assessor's Map K08-0020) - Request for Bond Release

Ms. Kablack announced the agenda item regarding the request for a bond release for Maple Meadows SRC (Assessor's Map K08-0020) would be postponed to a future Board meeting agenda.

Miscellaneous

Ms. Kablack provided the Board with copies of a handout regarding the Sudbury Housing Trust's Workshop on February 29, 2026 at 6:30 p.m. at the Goodnow Library regarding Sudbury's Housing Production Plan Update. Chairman Abair encouraged the Board to attend and participate.

Ms. Kablack had also provided the Board with copies of a letter from DPW Director Bill Place to Town Manager Rodrigues dated February 22, 2016, regarding Street Acceptances. She noted this will be on the March 23 Planning Board agenda for a report to the Selectmen.

Ms. Kablack announced Planning Board Associate Member Dylan Remley called her today to say that he would be resigning his position on the Board. She noted the Associate Member position is an appointment by the Planning Board only.

Upcoming Meeting Schedule

Ms. Kablack reviewed the upcoming meeting schedule as follows: March 9, 2016, March 23, 2026, April 13, 2016, and April 27, 2016, with the Annual Town Meeting on May 2, 2016. She noted the March 30 meeting will be necessary.

The meeting was adjourned by Chairman Abair at 9:35 p.m.