

Present: Chairman Peter Abair, Christopher Morely, Stephen Garvin, Dan Carty, John Hincks (Associate Member) and Jody Kablack (Director of Planning and Development)

Absent: Marty Long

At 7:30 p.m., Chairman Abair called the meeting to order. He introduced the Interim Planning Director Glenn Garber, who was in attendance.

Wright Farm Childcare – Minor Site Plan Approval Request – 155 Woodside Road Assessor Map M09-0500

Present: Applicant Jennifer Eckler, the applicant's attorney Joshua Fox and the applicant's engineer John Field

At 7:30 p.m., Chairman Abair opened a discussion on the application of Jennifer R. Eckler, Applicant, and Dorothy Wright, Owner, for Minor Site Plan approval in accordance with the Town of Sudbury Zoning Bylaw Section 6300 to construct a new 1,670 square-foot building and associated improvements to be used as a Child Care Center at 155 Woodside Road, zoned Residential A (Assessor Map M09-0500), which was continued from June 8, 2016. The Board was previously in receipt of copies of a memorandum from the applicant Jennifer Eckler dated June 16, 2016 and accompanying Car Count charts and revised set of plans prepared by Nashoba Engineering Associates. In addition, Ms. Kablack distributed copies of a draft "Site Plan Decision Sudbury Planning Board Wright Farm Sudbury Childcare 155 Woodside Road dated June 22, 2016" and a letter from Wetlands Resource Specialist David Burke to Conservation Coordinator Debbie Dineen dated June 16, 2016.

The applicant's engineer John Field summarized the revisions made to the plans, based on previous feedback received. Mr. Field stated he spoke to the Deputy Fire Chief who informed him the minimum width for the driveway needed to be 20 feet, and the surface needed to be hardtop. He also stated the radius was revised slightly on the plans and he has included stop and sight distances.

Ms. Kablack asked what the posted speed limit is. The applicant, Jennifer Eckler, stated it is 20 miles per hour.

Mr. Field stated the distance from Hopestill Brown Road to the proposed entrance is 88 feet, corner to corner. He displayed a larger plan to describe the proposed stormwater treatment. Mr. Field stated deep sump catch basins would catch sediment, and he stated the catch basins would have a 30 inch interior and a two-foot deep sump.

Mr. Garvin stated a four-foot deep sump is required for issuance of a Stormwater Management Permit, and he suggested this be revised for compliance now versus later.

Ms. Kablack stated Ms. Dineen plans to speak to David Burke again regarding his letter, but no problems are anticipated.

Mr. Morely asked if the applicant asked the Fire Chief for relief regarding the width and surface for the driveway. Mr. Field stated he did not, noting the Deputy Chief seemed adamant that gravel would be an unacceptable surface.

Ms. Kablack referenced condition #5 of the Draft Decision distributed tonight, and she read aloud a slight revision she made for a cross section. She stated the intent is to decrease the amount of impervious surface. Ms. Kablack also stated she removed Mr. Long's name as having voted.

Ms. Kablack stated she noticed on the plans that the proposed area to be disturbed is 23,581 square feet, and she informed the applicant this will necessitate a full Stormwater Management Permit process, including a Public Hearing and peer reviews. She also stated the cost for this process is typically approximately \$2,000. The applicant's attorney Joshua Fox stated the applicant is aware of this requirement.

Mr. Morely asked if delegation of the Stormwater Management Permit review was referenced in the Draft Decision, and, if so, this should be revised. Ms. Kablack stated condition #1 would be revised to delete the words "or its delegated Reviewing Authority, if applicable." She also stated there may be a Notice of Intent needed later in the process, but this does not need to be in the Decision.

Mr. Carty noted that the driveway as noted on the second plan (sewerage) does not match the driveway as presented in the other plans. Mr. Field stated they were aware of this needing to be corrected.

Mr. Garvin asked if the proposed queuing is reflected on the plan. Ms. Eckler stated there are no more than four cars in her driveway at any one time, and there will be plenty of room for vehicles. Ms. Kablack concurred, stating a 20-foot driveway provides adequate space for drop-off and pick-ups. In response to a question from Mr. Hincks, Ms. Kablack also stated ten parking spaces are being provided and are shown on the plan.

Chairman Abair asked for a review of the new plantings which will be installed. Ms. Eckler stated the intent is to augment with similar plantings what already exists (lilacs and hemlocks), and she envisions some flowers being added along the driveway.

The applicant mentioned she had a concern with condition #7 in the draft Decision.

Ms. Eckler stated she is concerned that, if a crosswalk is installed, it may give the impression that the public is welcomed on weekends or at any time. She stated she would prefer to discuss this with her clients.

Mr. Morely stated he does not recall the Board discussing this. Ms. Kablack stated the Board did not discuss it, but it was included as an option in the draft for consideration. Mr. Fox asked if there would be another location where a crosswalk could go which would not involve curb cuts, and the extra work which will be more costly. Mr. Hincks asked if there is a standard for when crosswalks are needed. Ms. Kablack stated there is not. Mr. Garvin noted that, if a crosswalk is installed, an accessible ramp where the crosswalk ends would need to be installed.

The consensus of the Board was that, due to the low speed limit in the area, a crosswalk does not seem necessary, and the Board requested that condition #7 be deleted from the draft Decision.

Mr. Fox asked for clarification of condition #10 regarding all utilities being installed underground, and when it needed to occur by. Ms. Kablack stated this could be revised to reflect that this is a condition needed prior to issuance of a Certificate of Occupancy.

Sudbury resident Lindsay Nicholson, 49 Hopestill Brown Road, asked what the maximum occupancy will be for the building. Chairman Abair read aloud from the draft Decision, noting no more than 20 children shall occupy the new building.

Sudbury resident Patty Walsh, 59 Hopestill Brown Road, asked if she could see a plan after tonight's Meeting, and she was provided copies. Ms. Walsh stated she is pleased the Board decided against the crosswalk, because she believes one would not be appropriate for the area.

On motion duly made and seconded, it was unanimously

VOTED: To approve the "Site Plan Decision Sudbury Planning Board Wright Farm Sudbury Childcare 155 Woodside Road dated June 22, 2016," as reviewed and amended tonight, regarding the application of Jennifer R. Eckler, Applicant, and Dorothy Wright, Owner, for Minor Site Plan approval in accordance with the Town of Sudbury Zoning Bylaw Section 6300 to construct a new 1,670 square-foot building and associated improvements to be used as a Child Care Center at 155 Woodside Road, zoned Residential A (Assessor Map M09-0500).

Sudbury Station Chapter 40 B Comprehensive Permit Application– Comments and Discussion

At 7:53 p.m., Chairman Abair opened a discussion regarding the status of the Sudbury Station Chapter 40 B Comprehensive Permit Application. The Board was previously in

receipt of copies of memoranda from Ms. Kablack to the Zoning Board of Appeals (ZBA) dated February 17, 2016, March 21, 2016, and April 15, 2016. In addition, copies of a memorandum from Ms. Kablack to the ZBA dated June 20, 2016 were distributed tonight.

Ms. Kablack stated most of the information received for this application is posted on the Town website. She stated the ZBA Public Hearing process is nearing its 180-completion deadline at the end of July. Thus, she suggested that, if the Planning Board would like to submit comments to the ZBA, it would be best to do it soon.

Mr. Garvin asked if the applicant has provided an illustration of a true grading plan. Ms. Kablack stated this has not been received. She noted the applicant is looking at an alternative plan, and copies of a plan referred to as "Concept 4" were circulated. Ms. Kablack explained the newer concept has moved the housing units farther away from the Cemetery, but the visual impacts of the project have not changed. Mr. Garvin stated the alternative plan seems to direct all traffic to Hudson Road, which could be problematic. Ms. Kablack stated the Fire Chief has stated adamantly that Peter's Way should remain as a 20-foot paved road, providing in and out access for Public Safety. Ms. Kablack noted the architecture peer reviewer's report will be presented at the next ZBA meeting on July 25, 2016.

Ms. Kablack suggested that, if this were not a Comprehensive Permit application, the Planning Board would be focusing on areas for which it has authority. She suggested the Board's comments could be presented from this perspective. Ms. Kablack stated the areas of authority which are relevant could be a public way access permit, scenic roads and stormwater management permitting. Regarding public way access, the Board stated it would like to comment to the ZBA regarding the impact of the project on adjacent roads and what the mitigating measures would be for Hudson Road and the access to the Bruce Freeman Rail Trail, and for the proximity to Peakham Road.

Mr. Carty noted it has been stated that the State does not have authority for Hudson Road.

Mr. Morely stated that, if there is to be a traffic light considered on Hudson Road, the light should be at the intersection with Maynard Road rather than with Peakham Road. Mr. Garvin referenced item #9 of Ms. Kablack's June 20, 2016 memo, noting it would be better to ask for design funds for Hudson Road/Maynard Road versus Hudson Road/Peakham Road.

Regarding Scenic Roads, Ms. Kablack noted Concord Road is a Scenic Road. The Board stated it has concerns regarding what the scenic impacts will be and regarding sight distances from the driveway on Concord Road when traffic is queued up.

Mr. Garvin suggested, and the Board concurred, that the typical Stormwater Management Permit conditions/requirements should be noted in the Board's comments.

Mr. Carty stated he has heard people say the traffic scenario related to this site will improve once the Town Center traffic improvements are completed, and he asked how much is left to complete for the Town Center Project. Ms. Kablack stated her understanding is that the traffic improvements are essentially completed for Town Center and may only be slightly adjusted as settings are modified. Mr. Carty stated that, if there is a new traffic light on Hudson Road, it should be required to be synchronized with the Town Center traffic signals.

The Board asked that it be mentioned in the comment letter that the Board has not seen a grading plan by which to assess visual impacts or stormwater management information.

Mr. Carty asked if there is a concern about water for this project from the Sudbury Water District's (SWD) perspective. Ms. Kablack stated the SWD has requested a water impact study.

Regarding water, Mr. Garvin noted this site is not in Zone 2. He asked if a flow test has been done which indicated there is adequate flow at the top of the hill. Mr. Garvin stated this is a fire safety issue which should be illustrated. Ms. Kablack stated it has been mentioned previously that possibly this requirement should be added to the Town's subdivision regulations. The Board requested that the comment letter should include that the Board supports a request for a hydrogeological study of the subsurface because the typical mounding study is not considered to be sufficient.

At 8:20 p.m., the Board requested that Ms. Kablack should draft a letter of comments reflecting tonight's discussion, on behalf of the Planning Board and to be signed by Chairman Abair and sent to the ZBA, regarding the Village at Sudbury Station Comprehensive Permit Application.

Avalon Sudbury Chapter 40 B Comprehensive Permit Application– Comments and Discussion

At 8:21 p.m., Chairman Abair opened a discussion regarding the status of the Avalon Sudbury Chapter 40 B Comprehensive Permit Application. The Board was previously in receipt of copies of memoranda from Ms. Kablack to the Zoning Board of Appeals (ZBA) dated February 26, 2016 and April 1, 2016. In addition, copies of a letter from Town Engineer/Department of Public Works Director I. William Place dated June 20, 2016 and VHB representative Karen Staffier dated June 2, 2016 were distributed tonight.

Ms. Kablack stated the applicant has submitted a full subdivision plan, and they are asking for waivers.

A brief discussion ensued, and the consensus of the Board was that a letter of comments should be sent to the ZBA. It was noted that all recommendations made by Mr. Place

should be required to be part of the plan, and any changes made by the Stormwater Management Peer Reviewer/Consultant should be added to the plan. The Board also would like to reflect in the letter that the Mixed-Use Overlay District review indicated that this project includes significant environmental benefits, and the Board is comfortable with the plan submitted. It also would like to note that the Board has gone through a substantive review of this project, and it should explain why the Board has no need to discuss traffic for this project.

Ms. Kablack stated the Design Review Board has also vetted this project, but it will likely submit their comments separately.

At 8:23 p.m., the Board requested that Ms. Kablack should draft a letter of comments reflecting tonight's discussion, on behalf of the Planning Board and to be signed by Chairman Abair and sent to the ZBA, regarding the 526-528 Boston Post Road Sudbury/Avalon, Inc. Comprehensive Permit Application.

Minutes

On motions duly made and seconded, it was

VOTED: To approve the meeting minutes of June 1, 2016, June 8, 2016 and June 13, 2016.

Upcoming Meeting Schedule

Ms. Kablack asked Board members to notify the Planning Office of upcoming vacation schedules so a summer meeting schedule can be finalized. Chairman Abair stated he will be away the third week of August. Mr. Garvin stated he will be unavailable from July 16-July 23, 2016. Since there are no major projects in the wings, the sense of the Board is that there might only need to be one meeting in July, and possibly none in August.

Application Not Required Application – 150 Dakin Road and 38 Field Road

Copies of the Town of Sudbury Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted by Scott and Kyle McIver, Trustees of the Jill S. McIver Revocable Trust u/d/t, regarding 150 Dakin Road and 38 Field Road and accompanying letter from Meisner Brem Corporation engineer Jeffrey Brem dated June 21, 2016, were distributed tonight.

Ms. Kablack summarized the proposal, which relocates lot lines on existing lots. She noted no changes to the frontage and no new lots are being created, and she recommended endorsement.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse and sign the Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted by Scott and Kyle McIver, Trustees of the Jill S. McIver Revocable Trust u/d/t, regarding 150 Dakin Road and 38 Field Road, Sudbury, MA.

The meeting was adjourned by Chairman Abair at 8:32 p.m.