

Present: Chairman Peter Abair, Christopher Morely, Stephen Garvin, Dan Carty, John Hincks, Meagen Donoghue (Director of Planning and Community Development), and Beth Suedmeyer (Environmental Planner 7:30 p.m. – 8:26 p.m.)

At 7:35 p.m., Chairman Abair called the meeting to order.

Public Hearing: Definitive Flexible Subdivision Special Permit and Stormwater Management Permit – Livermore Estates, Maynard Road (Assessor's Map E06-0352, E06-0353 & E07-0150)

Present: Applicant and developer Vin Gately and his engineer Vito Colonna

At 7:35 p.m., Chairman Abair opened the Public Hearing regarding an application submitted by Maynard Road – HP, LLC, for approval of a Definitive Flexible Subdivision Development Special Permit and Stormwater Management Permit as shown on a plan entitled “Definitive Flexible Subdivision, “Livermore Estates” Locus Plan in Sudbury, MA” prepared by Connorstone Engineering Inc., dated January 9, 2017, proposing a subdivision of approximately 10.0 acres into two lots and construction of improvements thereon, which was continued from March 22, 2017. Said property is located on Maynard Road (Assessor's Map E06-0352, E06-0353 & E07-0150) and will involve the disturbance of approximately 59,000 sq. ft. of land area and contains slopes greater than 20% and results in a net increase in impervious surface of approximately 9,640 sq. ft. The Board was previously in receipt of copies of a draft “Definitive Subdivision Decision Flexible Development Special Permit Livermore Estates Maynard Road dated April 12, 2017,” a letter from Sudbury's Stormwater Management Peer Reviewer Janet Carter Bernardo dated April 6, 2017, and a letter from Connorstone Engineering Inc.'s engineer Vito Colonna dated April 4, 2017 and accompanying revised plans. In addition, copies of a revised draft “Definitive Subdivision Decision Flexible Development Special Permit Livermore Estates Maynard Road dated April 12, 2017” were distributed tonight. Copies of the draft “Decision Stormwater Management Permit Livermore Estates, Maynard Road, Sudbury, MA SWMP #17-02 dated April 12, 2017” and plans from Connorstone addressing a few of Sudbury's Peer Reviewer's comments and a memorandum from Conservation Coordinator Debbie Dineen dated April 12, 2017 were also distributed tonight.

Ms. Suedmeyer referenced Ms. Bernardo's April 6, 2017 communication which noted the applicant had adequately responded to her comments, with the exception of more details needed regarding the trench drain. She also noted the applicant has submitted revised

plans. Ms. Suedmeyer stated the Town Engineer has informed her that the drainage from the slope appears to be captured on the plans and the infiltration by the roadside is adequate. She also referenced Ms. Dineen's memo regarding standing water observed on the property. Ms. Suedmeyer stated Ms. Dineen plans to further research whether there is sufficient drainage for the site and whether the area might be a protected wetland resource area.

The applicant's engineer Vito Colonna stated he will visit the site to evaluate Ms. Dineen's comments and observations. Mr. Colonna stated he was confident there is no wetlands' hydrology and that the drywells will function as proposed. He stated he would also coordinate a visit to the property by a wetlands' scientist.

The applicant Vin Gately stated he lives down the street from the property and he visited it today, and he found it to be fairly dry. He highlighted the drainage plans he has proposed will improve current conditions. Mr. Colonna stated he has never observed standing water in his past visits to the property.

In response to a question from Chairman Abair regarding Ms. Bernardo's #2d comment in her April 6, 2017 letter, Mr. Colonna explained what additions have been made to revise the plans so water flow is slowed down traveling to the bottom swales and across the swales.

Ms. Suedmeyer stated a draft Decision has been prepared. She highlighted item D 3) on page 4 of the draft Decision, and she stated a Department of Public Works (DPW) survey crew visited the site today. Ms. Suedmeyer stated DPW believes upgrades to the two existing catch basins at the front of the property would be a good idea.

Mr. Carty stated he believes it is important for Ms. Dineen's comments to be resolved. He also asked for clarification regarding the location of 312 Maynard Road, which Mr. Colonna indicated on the site exhibit.

Mr. Garvin stated that, if Ms. Dineen determines there is a resource area, nothing within the Flexible Development Special Permit application would be effected, except for potential changes to the driveway.

Regarding the Flexible Development Special Permit Draft Decision, Ms. Donoghue asked Mr. Gately if item #3 on page 4 of the draft has been finalized. Mr. Gately stated it is not final and the Sudbury Water District (SWD) needs to firm up its numbers regarding connection to municipal water. He also stated his attorney is working to propose new language to the SWD to provide Mr. Gately with some future protections.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding an application submitted by Maynard Road – HP, LLC, for approval of a Definitive Flexible Subdivision Development Special Permit as shown on a plan entitled “Definitive Flexible Subdivision, “Livermore Estates” Locus Plan in Sudbury, MA” prepared by Connorstone Engineering Inc., dated January 9, 2017, proposing a subdivision of approximately 10.0 acres into two lots and construction of improvements thereon, to April 26, 2017. Said property is located on Maynard Road (Assessor’s Map E06-0352, E06-0353 & E07-0150) and will involve the disturbance of approximately 59,000 sq. ft. of land area and contains slopes greater than 20% and results in a net increase in impervious surface of approximately 9,640 sq. ft.

Regarding the applicant’s Stormwater Management Permit application, Mr. Garvin stated Ms. Dineen expressed concerns regarding the proposed locations for the drywells, and he inquired about testing. Mr. Colonna described where test holes were with the use of the site exhibit.

Mr. Morely asked if the area noted by Ms. Dineen will be lawn post construction, and Mr. Colonna responded affirmatively.

Ms. Suedmeyer reiterated that DPW would like to coordinate with the applicant regarding upgrades to the two existing catch basins at the front of the property. Mr. Gately and Mr. Colonna stated they would work with DPW.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding an application submitted by Maynard Road – HP, LLC, for approval of a Stormwater Management Permit as shown on a plan entitled “Definitive Flexible Subdivision, “Livermore Estates” Locus Plan in Sudbury, MA” prepared by Connorstone Engineering Inc., dated January 9, 2017, proposing a subdivision of approximately 10.0 acres into two lots and construction of improvements thereon, to April 26, 2017. Said property is located on Maynard Road (Assessor’s Map E06-0352, E06-0353 & E07-0150) and will involve the disturbance of approximately 59,000 sq. ft. of land area and contains slopes greater than 20% and results in a net increase in impervious surface of approximately 9,640 sq. ft.

Ms. Suedmeyer advised the applicant to request an extension for the review period of the application.

Stormwater Management Permit Review – Meadow Walk Off-Site – Boston Post Road/Route 20 Roadway Modification – Delegate to Conservation Commission

Present: National Development Project Manager Steve Senna and the applicant’s engineer Karen Staffier

At 8:00 p.m., Chairman Abair opened a discussion regarding delegating the Stormwater Management Permit review for the Meadow Walk Boston Post Road/Route 20 Roadway

Modification to the Conservation Commission. Copies of the “Town of Sudbury Application for Stormwater Management Permit” and accompanying plans and documentation submitted by BPR Sudbury Development LLC for the Transportation Improvement Project – Boston Post Road (Route 20) were distributed to the Board tonight.

Ms. Suedmeyer stated the applicant has met with Conservation Coordinator Debbie Dineen and they have been working with the State’s Department of Transportation (DOT) office, and it was suggested the Stormwater Management Permit review could be delegated to the Conservation Commission. It was noted the Commission will next meet on April 24, 2017 regarding the Order of Conditions.

The applicant’s engineer Karen Staffier briefly presented an overview of the plan which it is now submitting to the DOT, which is in line with the previously proposed Stormwater Master Plan. Ms. Staffier stated one acre of impervious area had originally been estimated, but it now appears to only be a half-acre. She explained that, from a water-quality stand point, there is an increase of 19,000 square feet of impervious area, but they have added other features which will more than offset this. From an erosion and sediment stand point, Ms. Staffier explained there are wetlands on both sides of the roadway, which makes it a complex situation.

National Development Project Manager Steve Senna stated there has been significant work done in the past year with the DOT regarding the roadway design and they have discussed many issues, including signalization, pitch of ramps and the radius needed for curves.

Ms. Staffier briefly presented a few slides of the watershed maps and the improvements’ area. She stated the plan provides for all untreated water to be treated.

Mr. Morely noted the wetlands are #15 displayed tonight will be cleaner as a result of the proposed plan, and Ms. Staffier confirmed this to be accurate.

Mr. Garvin asked what firm is the Peer Reviewer for the Conservation Commission. Mr. Senna stated it is Schofield, and that the firm has signed off on the Master Plan.

Mr. Senna stated the request is being made to delegate the review because a dual review process seems to be onerous for the applicant. Mr. Garvin concurred, noting that, in this instance, because Route 20 is a State road and the DOT will dictate what can be done in the right-of-way, delegation to the Conservation Commission is appropriate.

On motion duly made and seconded, it was unanimously:

VOTED: To delegate the Stormwater Management Permit review for the Meadow Walk Boston Post Road/Route 20 Transportation Improvement Project to the Conservation Commission.

Mr. Senna stated the applicant will come before the Planning Board in the future regarding signage and for the Stormwater Management Permit for the active adult component (now working with a new partner Pulte Homes) of the development. He also stated Whole Foods is set to open this summer and they are coordinating this with Town Departments.

Mr. Hincks asked when roadways will be installed. Mr. Senna stated demolition was completed last Friday and they are working with staff regarding timing for roadways.

Ms. Suedmeyer departed the Meeting at 8:26 p.m.

Approval Not Required Application – 183 Boston Post Road

Present: Buddy Dog Trustee Steve Burt and the applicant's engineer Vito Colonna

At 8:26 p.m., Chairman Abair opened a discussion regarding the ANR plan submitted by The Buddy Dog Humane Society Inc. regarding 183 Boston Post Road. The Board was previously in receipt of copies of the "Town of Sudbury Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan" dated March 28, 2017.

Ms. Donoghue stated the application complies with the ANR requirements for frontage.

Buddy Dog Trustee Steve Burt stated they are buying an abutting parcel from Eversource, where they hope to build a new shelter. Mr. Burt explained the current shelter would be renovated. Plans include a new clinic, out-of-state animal quarantine areas and a new adoption center.

Mr. Morely asked if there is a site plan yet. Mr. Burt stated they are working on it, but, since the land is constrained by wetlands, the new shelter would likely be on the west side of the property.

Mr. Morely emphasized Eversource did a very nice job renovating a stone wall in this area, and he hopes it will not be destroyed in this process. Mr. Burt stated the wall and the large, fully landscaped area will remain and that Buddy Dog was also pleased with the work Eversource did on the wall and landscaping. Mr. Burt also stated Buddy Dog will acquire more parking from Eversource and that Buddy Dog needs to raise funds for this project.

In response to a question from Mr. Carty, Ms. Donoghue and Mr. Garvin explained there is sufficient frontage for the proposed plan.

On motion duly made and seconded, it was unanimously

VOTED: To endorse the Town of Sudbury Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted by The Buddy Dog Humane Society Inc., filed March 28, 2017, regarding 183 Boston Post Road.

Approval Not Required Application – 70 Indian Ridge Road

At 8:30 p.m., Chairman Abair opened a discussion regarding the ANR plan submitted by Maria Dienhart regarding 70 Indian Ridge Road. The Board was previously in receipt of copies of the “Town of Sudbury Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval” plan, dated April 3, 2017.

The Board reviewed the plan.

Ms. Donoghue stated the application complies with the ANR requirements for frontage.

The consensus of the Board was that Mylar plans must always be signed by the Board.

On motion duly made and seconded, it was unanimously

VOTED: To endorse the Town of Sudbury Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted by submitted by Maria Dienhart dated April 3, 2017, regarding 70 Indian Ridge Road.

Planning Board Projects and Priorities – Review, Discuss and Update

At 8:38 p.m., Chairman Abair opened a discussion regarding updating the projects and priorities of the Planning Board. Copies of a draft handout entitled “Duties and Roles of the Planning Board and Priorities for 2017,” prepared by Chairman Abair were distributed tonight.

Mr. Morely stated he thought the draft was well done, and it listed a lot of information in one document for the first time.

Chairman Abair stated the draft is intended for discussion and editing by the Board. He also stated many items listed might be grouped together if the Board were to work on endorsing a comprehensive Master Plan.

Mr. Hincks asked where community recreation fits in and what role the Board should play in projects such as the Fairbank Community Center, which he believes has not received enough guidance.

Chairman Abair stated open space and recreation would be part of a Master Plan.

Mr. Morely stated he has been a member of the Fairbank Community Center Task Force and he believes it has made a lot of progress in the last year now that more stakeholders have been involved. He does not believe it needs more “cooks in the kitchen.”

Mr. Morely stated the related issues to the Fairbank Center are now moving along.

Mr. Garvin stated a feasibility study was done regarding Fairbank, and he assumes the Task Force has worked its way through to its preferred options.

Chairman Abair stated there have been many independent recreational asset projects discussed in Town through the years, but he has not seen an overarching Master Plan for them. Mr. Garvin stated these projects, such as the plan for fields, should be plugged into the Master Plan. He believes residents perceive that there is no forward-thinking planning for many Town projects.

Ms. Donoghue stated she prepared a 15-page scope for a Master Plan to be done over an 18-month period for the Town Manager, and she is awaiting feedback. In response to a comment from Chairman Abair, she stated the estimated cost for a Master Plan ranges from \$30,000 to \$50,000, and she is researching funding resources.

Mr. Morely stated he disagrees with the perception that there is no long-range planning regarding Town projects. He further stated he has been involved on many committees which have worked and discussed projects for years, and he emphasized projects do not come to fruition “overnight.” Mr. Morely emphasized groups are consistently working on the Town’s major projects.

Mr. Carty asked for confirmation that a Master Plan would come before the Planning Board versus the Selectmen, and the Board concurred. Ms. Donoghue also agreed, noting the Town Manager requested it for the Town’s Community Compact with the State.

Mr. Hincks stated he hopes the Board can balance much of the priorities noted within Chairman Abair’s draft so work is done on items on a continuous basis.

Chairman Abair suggested the Board could discuss the draft again through the May 10, 2017 Board Meeting and possibly endorse a version with topic assignments for Board members.

Chairman Abair highlighted the Town has no connectivity with regional transportation. Board members agreed this is a challenge for a Town the size of Sudbury. Mr. Morely stated there was bus service for many years in Town when he was growing up.

Ms. Donoghue stated the Town Manager is working on ways to address connectivity issues.

Mr. Carty stated a Route 20 sewer system and open space should be part of the Board's priorities.

Mr. Garvin stated stormwater regional improvements and pedestrian sidewalk and trail connectivity issues should also be addressed.

Mr. Carty suggested the Board might want to also include a review of the Town's demographics and what the Town will look like in 2030, 2040 and beyond.

The consensus of the Board was that it will continue to work to refine Chairman Abair's draft.

Minutes

On motion duly made and seconded, it was

VOTED: To approve the meeting minutes of March 22, 2017.

Miscellaneous

The Board briefly reviewed its involvement with articles for the May 2017 Town Meeting. Chairman Abair stated he would present the Board's one zoning-related article, and if he is unable to do so, Ms. Donoghue will do the presentation.

The Board has received an application for the Associate Member position from Charles Karustis. Chairman Abair suggested that a date be set to end acceptance of applications for the position, and that an interview with Mr. Karustis be scheduled for the Board's next Meeting.

Mr. Garvin stated the Board had previously considered a Scenic Road application request for a home on Concord Road, and the Board had told the homeowner he could not remove the existing stone wall. He stated it appears as if a new stone wall has been approximately 90% constructed without approval. Mr. Morely stated he also recently observed this. It was noted the new wall may be all within the right-of-way. Mr. Garvin suggested Ms. Donoghue should ask what the proper process is to address this. Ms. Donoghue stated it appears to be a code enforcement issue, and that she would bring it to the attention of the Building Inspector tomorrow. Mr. Morely stated the new wall is not the type of wall the Board would have wanted built, and he suggested all Board members drive by the site.

Upcoming Meeting Schedule

The next meetings are scheduled for April 26, 2017, May 10, 2017 and May 24, 2017 at 7:30 p.m.

The meeting was adjourned by Chairman Abair at 9:08 p.m.