

Present: Chairman Peter Abair, Christopher Morely, Dan Carty, John Hincks, Meagen Donoghue (Director of Planning and Community Development), and Beth Suedmeyer (Environmental Planner)

Absent: Stephen Garvin and Charles Karustis (Associate Member)

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: The Applicant’s 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 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.

Chairman Abair stated the applicant has requested this agenda be continued, and possible dates were discussed with the Applicant’s engineer, Vito Colonna, who was in attendance. Many Board members stated they will be absent for the currently scheduled May 24, 2017 Meeting. Mr. Hincks suggested, and the Board concurred, for the Board to reschedule its May 24, 2017 Meeting to May 31, 2017.

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 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 to

May 31, 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.

Public Hearing – Stormwater Management Permit - Lots E & F – Maynard Road (Assessor's Map E06-0352, E06-0353 and E07-0150 – and Upcoming Meadow Walk Public Hearing -Reschedule Dates

Due to the Board's scheduling conflicts for May 24, 2017, it was determined that May 31, 2017 would be the next meeting.

On motion duly and unanimously made and seconded,

VOTED: To reschedule the continuation of the Public Hearing regarding a Stormwater Management Permit application submitted by Maynard Road-HP, LLC (Owner and Applicant), to construct one (1) new single family dwelling on Lots E&F, Maynard Road, which will involve the disturbance of approximately 52,000 sq.ft. of land area, which contains areas with slopes greater than 20%, resulting in a net increase in impervious surface of approximately 4,000 sq. ft. on a 2.41 acre parcel located at Lots E&F, Maynard Road zoned Residential-A (Assessor's Map E-06, Parcels 0304 & 0305) from May 24, 2017 to May 31, 2017.

Ms. Suedmeyer stated she would notify the Town Clerk of the change for the Meadow Walk agenda item from May 24, 2017 to May 31, 2017.

Miscellaneous

On behalf of the Board, Chairman Abair congratulated Mr. Carty on being elected on May 9, 2017 to the Board of Selectmen.

Mr. Carty stated he would be submitting a letter to the Town Clerk tomorrow resigning from his position on the Planning Board. He further stated it had been a pleasure serving on the Board.

Public Hearing – Stormwater Management Permit – Lot 11 Carriage Way – (Assessor's Map K04-0511 and Discussion of Site Plan Review Process

Present: The Applicant engineer Vito Colonna

At 7:45 p.m., Chairman Abair opened a Public Hearing regarding a Stormwater Management Permit application submitted by Chad Blair, Owner and Applicant, to construct a new single family home and associated improvements which will disturb approximately 31,000 sq. ft. of land, including approximately 21,200 sq. ft. of land area on slopes ranging from 10% to 20%, with a total impervious area of 7,400 sq. ft. on a

87,515 sq. ft. parcel located at Lot 11 Carriage Way (Assessor's Map K04-0511), which was continued from April 26, 2017. The Board was previously in receipt of copies of a memorandum from Ms. Suedmeyer dated May 3, 2017 and accompanying Special Permit C-2 Cluster Subdivision for Carding Mill, a letter from the applicant's engineer Vito Colonna dated May 4, 2017 and accompanying revised plans and stormwater management documentation. In addition, copies of a letter from Sudbury's Stormwater Management Peer Reviewer Janet Bernardo dated May 8, 2017 and a confidential memo from Town Counsel Barbara Saint Andre dated May 8, 2017 were distributed to the Board tonight,

Regarding Site Plan review, Ms. Suedmeyer referenced the Town's Special Permit C-1 Cluster Subdivision dated February 21, 1989, noting this was one of the first cluster subdivisions in Town. She explained this Permit calls for a special Site Plan review for all lots, (Lot 11 is the last lot), and that there be a 21-day review period for a response from the Board. It was noted it would be efficient for the Site Plan review to be held concurrently with the Stormwater Management Permit review. Ms. Suedmeyer stated Town Counsel opined confidentially on the Site Plan review process. However, Ms. Suedmeyer stated #6 of the Special Permit refers to details to be reviewed and there is relevant information in Appendix B of the Declarations of Covenants, Restrictions & Easements of Carding Mill.

The applicant's engineer Vito Colonna stated the Site Plan process as described tonight makes sense. He asked if it would be an actual Public Hearing. Ms. Suedmeyer stated it would not require a Public Hearing notification, and only a Planning Board Meeting is needed. She also explained the Board would likely issue a letter stating the plan is in conformance with the Special Permit, and it could include conditions, if appropriate.

Mr. Hincks referred to some of the considerations to be reviewed, noting they seem to be more in line with the work of the Design Review Board (DRB). Mr. Morely stated he believes the Planning Board is capable of deliberating these items.

Mr. Colonna stated the applicant has already met with the Historic Commission.

Mr. Morely asked if this is considered to be a difficult lot. Mr. Colonna explained it was a bit due to a restriction in the back of the lot and a lot of ledge. He noted finding a location for the septic system was challenging.

Mr. Morely suggested, and the Board concurred, that Board members should drive by the site.

Mr. Colonna asked how detailed the landscaping plan should be. Mr. Morely stated a detailed plan will be needed for the rain garden and he would think for the front of the property facing the street.

Mr. Hincks asked when the last property in the subdivision was developed. Ms. Suedmeyer stated she is researching this. Mr. Morely stated he assumes they were all built in the early 1990s.

At 8:00 p.m., Chairman Abair summarized how the Site Plan review would proceed, noting it would be scheduled for May 31, 2017, and he turned the discussion to the Stormwater Management Permit application, and reviewed the new materials received to the file.

Ms. Suedmeyer referenced the May 8, 2017 letter from Sudbury's Peer Reviewer, noting Ms. Bernardo states the Applicant has satisfied all of the outstanding items with the exception of a few minor items.

Chairman Abair stated the Board would finalize its position on the Stormwater Management Permit application after it conducts the Site Plan review.

Mr. Colonna summarized how he has responded to the comments of the Peer Reviewer and the Department of Public Works and how he has revised the plans. He noted revisions included new calculations as requested, corrected labeling of the raingarden, clarification of where the discharge is directed, the underdrain was deleted, revised calculations for the weir, the addition of a few more test pits, the inclusion of the sizing of the forebay in the report and providing dissipation calculations, adding the stone entrance location to the plans, updated the O&M plan as requested, a trench drain related to the driveway has been added to the plans, and plantings within the bottom of the rain garden have been modified to add a third plant and spacing.

Ms. Suedmeyer stated the DPW will review the Peer Reviewer's May 8, 2017 letter, and provide comments, if needed.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding a Stormwater Management Permit application submitted by Chad Blair, Owner and Applicant, to construct a new single family home and associated improvements which will disturb approximately 31,000 sq. ft. of land, including approximately 21,200 sq. ft. of land area on slopes ranging from 10% to 20%, with a total impervious area of 7,400 sq. ft. on a 87,515 sq. ft. parcel located at Lot 11 Carriage Way (Assessor's Map K04-0511) to May 31, 2017.

Public Hearing – Site Plan, Stormwater Management Permit and Water Resource Protection District Special Permit – 632 & 642 Boston Post Road (Assessor's Map K06-0004 & K06-0005)

Present: The Applicant's attorney Matthew Watsky and the Applicant's engineer Kevin O'Leary

At 8:14 p.m., Chairman Abair opened a Public Hearing regarding the application of Roberta Henderson, Applicant & Owner, for Site Plan approval in accordance with the Town of Sudbury Zoning Bylaw Section 6300; the provisions of Article V (f), Section 5.C (Stormwater Management); and Sudbury Zoning Bylaw Section 4270 (Water Resource Protection District Special Permit), to construct a centralized Wastewater Works treatment plant and associated improvements which will disturb approximately 153,650 sq. ft. of land, including approximately 17865 sq. ft. of land on slopes ranging from 10% to 20%, with a total impervious area of 65,015 sq. ft., on a 7.3 acre parcel, located at 632 and 642 Boston Post Road (Assessor Map K06-0004 and 0005), zoned Limited Business (LBD1) and within Zones I and II of the Water Resource Protection Overlay District, and Mr. Morely read loud the Public Hearing Notice. The Board was previously in receipt of copies of the Public Hearing Notice, a memorandum from Ms. Donoghue to Town Department Heads dated April 4, 2017, a memorandum from Ms. Donoghue to the Board dated May 2, 2017, a relevant section of the Design Review Board's (DRB) April 12, 2017 Meeting Minutes, an email from Sudbury residents Kathy and Bob Lyons dated May 2, 2017, the applicant's Petition for Special Permit dated March 28, 2017, the applicant's Stormwater Management Permit application dated March 28, 2017, the applicant's Site Plan Approval application and accompanying plans, the "Operation & Maintenance Plan Project Site Sudbury Pines Extended Care Facility, Inc. 632 & 642 Boston Post Road, Sudbury" received March 30, 2017, and the "Stormwater & Erosion Control Report Project Site: Sudbury Pines Extended Care Facility, Inc. 632 & 642 Boston Post Road" dated March 20, 2017.

Chairman Abair stated comments from Sudbury's Peer Reviewer have not yet been received, so tonight's discussion would not be substantive, but it could address process and timing questions.

Mr. Morely noted there had been a preliminary discussion with the Board a few months ago.

The Applicant's attorney Matthew Watsky stated the Applicant has been working on plans for a few years. Mr. Watsky stated the Applicant has already received a variance from the Zoning Board of Appeals (ZBA) to replace all existing subsurface sewage disposal systems with a Wastewater Works treatment plant. He also stated the Applicant will be meeting with the Earth Removal Board regarding a permit and they will pursue a Wetlands Protection Act permit. Mr. Watsky stated the Applicant already is in receipt of several Department of Environmental Protection (DEP) permits.

Mr. Watsky highlighted it would be their preference to present the information for the Hearing to a full Planning Board to ensure there is compliance with the Mullin rule. A brief discussion ensued regarding the current and future Board members, given Mr. Carty's pending resignation. It was noted that, with the designation of the Board's Associate Member as a voting member, there would be a five-member Board to hear and act on the Special Permit Hearings. Chairman Abair stated that, if a member misses one

meeting, it is possible for them to view the videotape of the Meeting and sign a certification of having done so.

For organizational purposes, Chairman Abair suggested, and the Board concurred, that, for future meetings, each Hearing should be listed separately on the agenda to facilitate the discussion and actions needed.

Mr. Watsky asked when the comments from the Peer Reviewer might be available. Ms. Suedmeyer stated it is possible the Board will receive them by May 24, 2017 from Horsley Witten Group. However, she noted comments on the wastewater plant design might take a bit longer to receive than the comments regarding stormwater management.

The consensus of the Board was that a continuation to the Board's June 14, 2017 Meeting might be more productive and it would allow for the Applicant to be able to respond to the comments of the Peer Reviewer.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding the application of Roberta Henderson, Applicant & Owner, for Site Plan approval in accordance with the Town of Sudbury Zoning Bylaw Section 6300; the provisions of Article V (f), Section 5.C (Stormwater Management); and Sudbury Zoning Bylaw Section 4270 (Water Resource Protection District Special Permit), to construct a centralized Wastewater Works treatment plant and associated improvements which will disturb approximately 153,650 sq. ft. of land, including approximately 17865 sq. ft. of land on slopes ranging from 10% to 20%, with a total impervious area of 65,015 sq. ft., on a 7.3 acre parcel, located at 632 and 642 Boston Post Road (Assessor Map K06-0004 and 0005), zoned Limited Business (LBD1) and within Zones I and II of the Water Resource Protection Overlay District to June 14, 2017.

Pine Grove Subdivision – Huckleberry Lane – Request for Partial Bond Release

At 8:40 p.m., Chairman Abair opened a discussion regarding the request submitted by Peter Karassik for a partial bond release for Pine Grove Subdivision – Huckleberry Lane. The Board was previously in receipt of a letter from Mr. Karassik dated April 24, 2017 and a letter from DPW Town Engineer/Deputy Director William O'Rourke dated January 20, 2017.

Ms. Donoghue stated the Town Engineer have visited the site. She stated the Town Engineer confirmed the accuracy of Mr. Karassik's statements regarding what work has been completed, and he recommends approval of the partial bond release, as requested.

On motion duly made and seconded, it was unanimously:

VOTED: To approve a partial bond release for Pine Grove Subdivision – Huckleberry Lane from \$50,000 to \$10,300, as requested by developer Peter Karassik.

Approval Not Required Application – Lots E & F Maynard 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 submitted by Vin Gately, Maynard Road – HP, LLC regarding Lots E & F Maynard Road and accompanying plan.

Ms. Donoghue stated the plan is to merge the lots and have the plan recorded as one lot.

Mr. Morely asked about Parcel A, stating he assumes it will go to the neighbors.

Mr. Carty stated he knows the owners, and he believes Parcel A was part of a previous swap for construction. He stated he assumes it would go to the neighbor at some point or it may be merged.

Mr. Morely opined that the plan should have had a new name for the new lot.

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 dated April 6, 2017, submitted by Vin Gately, Maynard Road – HP, LLC regarding Lots E & F Maynard Road.

Planning Board Projects and Priorities – Review, Discuss and Update

At 8:46 p.m., Chairman Abair opened a discussion regarding updating the projects and priorities of the Planning Board. The Board was previously in receipt of copies of the initial draft handout entitled “Duties and Roles of the Planning Board and Priorities for 2017 DRAFT, DRAFT,” prepared by Chairman Abair. He asked Ms. Donoghue if she had asked the Town Manager about the Board’s role in a new Town Master Plan.

Ms. Donoghue stated the Town Manager stated the Planning Board could be involved in the process of developing a new Master Plan if it wished to be.

Chairman Abair asked for comments on the draft, stating he would like to have the full Board review it again at a future meeting and to make topic assignments for Board members. He suggested Board members might be representatives on other Town Committees or working groups from those listed. Mr. Morely suggested Ms. Donoghue could review prior lists. Mr. Carty has served as the Board’s representative to the Bruce Freeman Rail Trail Design Task Force and there were questions regarding whether the

Task Force was continuing its work. Ms. Suedmeyer stated the Task Force may continue to meet on an as-needed basis.

Mr. Morely suggested adding some topics to the draft, including rooms in homes used for short-term rentals offered on the Internet, and deliveries by drones. He noted the Town does not have a public nuisance bylaw because such laws are typically extremely difficult to enforce. Mr. Morely further stated the Town is also already working on related issues and concerns to the marijuana laws. He also suggested the Town should convene a Special Task Committee next year to begin to work on ensuring Sudbury can maintain its affordable housing 10% threshold beyond 2020. The Board seemed to agree that these were all valid topics for consideration.

Mr. Hincks suggested, and the Board concurred, that it might be helpful for the Board to set some interim goals as targets to work towards for some of the larger and more complex issues.

Miscellaneous **Board Reorganization**

Chairman Abair suggested the Board's Organization should be discussed at the May 31, 2017 Meeting. He stated he has enjoyed being Chairman for the past 1 ½ years, but he would be happy to pass the gavel to anyone else interested in being Chairman. The consensus was that the organization and possible re-organization of the Board should be discussed on May 31, 2017.

Minutes

On motion duly made and seconded, it was unanimously

VOTED: To approve the meeting minutes of March 8, 2017, as amended by the Design Review Board.

On motion duly made and seconded, it was also unanimously

VOTED: To approve the meeting minutes of April 12, 2017, as amended by Mr. Morely.

The Recording Secretary noted the April 12, 2017 minutes, as amended, had also been previously approved at the April 26, 2017 Meeting.

On motion duly made and seconded, it was further unanimously

VOTED: To approve the meeting minutes of April 26, 2017.

Upcoming Meeting Schedule

The next meetings are scheduled for May 31, 2017 and June 14, 2017 at 7:30 p.m.

The meeting was adjourned by Chairman Abair at 9:05 p.m.