

Present: Chairman Peter Abair, Christopher Morely, Stephen Garvin, John Hincks, Charles Karustis (Associate Member), and Beth Suedmeyer (Environmental Planner)

Absent: Meagen Donoghue (Director of Planning and Community Development)

At 7:25 p.m., Chairman Abair called the meeting to order and he welcomed Mr. Karustis to his first Meeting as the Board's new Associate Member.

Ms. Suedmeyer announced Ms. Donoghue would be absent tonight due to illness.

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 7:25 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 May 10, 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 emails from and to the applicant and Ms. Donoghue dated May 22, 2017, a draft "Definitive Subdivision Decision Flexible Development Special Permit Livermore Estates Maynard Road" dated May 25, 2017, a draft "Decision Stormwater Management Permit Livermore Estates, Maynard Road, Sudbury, MA SWMP #17-02" dated May 31, 2017, a letter from Town Engineer/DPW Deputy Director William O'Rourke dated May 24, 2017, and a letter from Connorstone Engineering, Inc. engineer Vito Colonna dated May 24, 2017 and accompanying revised plans. In addition, copies of a letter from Mr. Colonna dated May 30, 2017 and accompanying revised plans dated May 23, 2017, two emails from Mr. O'Rourke to Ms. Suedmeyer, both dated May 31, 2017, and an email from Mr. Colonna to Mr. O'Rourke dated May 31, 2017 and accompanying updated plan were distributed tonight.

Regarding the Stormwater Management Permit application, Ms. Suedmeyer stated Mr. Colonna and DPW Town Engineer William O'Rourke have worked together to revise the plans a few times to address concerns noted by Town staff and Conservation Coordinator

Debbie Dineen. She noted Mr. O'Rourke has stated he is satisfied that his issues have been addressed by the applicant, and Sudbury's Stormwater Management Peer Reviewer Janet Bernardo has also stated the same.

Mr. Colonna stated he submitted full plans last week, which were primarily revised to address concerns expressed by Ms. Dineen. He briefly described the proposed rain garden and the two other connections provided to the system at the end of the swales. He also displayed an exhibit to help clarify the rain garden details. Mr. Colonna noted the stone trenches have been retained to promote infiltration. He stated the revisions have all been reviewed with Mr. O'Rourke, and revisions were made to reduce the size of the pipes from eight inches to six inches.

Mr. Hincks asked if a direct connection to the Town system is allowed. Mr. Colonna summarized the history of this issue regarding the property. At one point in the process, it was determined the capacity to handle flow down stream might be insufficient, and the connections to the Town system were eliminated. However, he further stated that, during a site visit, Ms. Dineen recommended adding the connections back into the plans.

Mr. Garvin asked how the 100-year storm flow is contained. Mr. Colonna stated it is accounted for in the basin.

Mr. Garvin referenced the two drains added to the end of the swales. He suggested using a dome and raising it to four inches to help "take the bite off" the smaller storms. Mr. Colonna stated domes are incorporated into the plan, and it could be raised by the suggested two inches.

Chairman Abair reviewed the materials received to the file since the Board's last Meeting.

Mr. Colonna provided Ms. Suedmeyer with hard copies of the most recently revised plans.

Mr. Garvin signed a certification that he had reviewed the videotapes and read the Meeting Minutes of the related Board Meetings from which he was absent.

Mr. Hincks submitted to Ms. Suedmeyer suggested revisions of typographical errors in the draft "Definitive Subdivision Decision Flexible Development Special Permit Livermore Estates Maynard Road" dated May 25, 2017, to be incorporated into the final Decision. Chairman Abair suggested, and the Board concurred that a condition be added to this final Decision as well regarding the requirement of a performance bond for connection to the Town water.

Ms. Suedmeyer highlighted the draft Stormwater Management Decision includes language reviewed by Town Counsel on page 5 Section II E. regarding proposed

covenants and easements for Lots 1 and 2 prior to issuance of a Building Permit. She also recommended adding a ninth condition regarding an elicit discharge statement.

Mr. Hincks stated he is pleased to see the inclusion of the O &M plan language which clearly dictates for the public what the requirements are. Ms. Suedmeyer highlighted the O&M plans are retained by the Town and available to be accessed by future homeowners.

Given feedback received from abutters, Mr. Garvin strongly advocated for an annual report to be submitted to a Town entity (Planning Office or DPW were briefly suggested) regarding O&M plan compliance. Mr. Karustis concurred, and he suggested there be a Town template for the report format. He also stated the report could serve to protect the applicant as well as the Town, and it does not need to be onerous. Chairman Abair stated he would like more feedback from Town staff as to whether this extra work would be burdensome. Mr. Morely stated he supports the request for an annual report for this application, but he would like more time to contemplate whether a report should always be included in future Decisions. Mr. Hincks stated he too would like more time to consider the report for future applications. Mr. Garvin stated a report is fairly common practice, and he emphasized that, for this application, the public right-of-way is in close proximity. Ms. Suedmeyer indicated she and the Conservation Director had been discussing coming up with a mechanism for recording at the Registry of Deeds the O&M Plan for single family home lots when LID measures are included. Mr. Colonna suggested including a condition whereby the O&M Plan is attached to the Decision and included in the documents recorded at the Registry of Deeds where it will be noticeable to future homeowners.

On motion duly made and seconded, it was unanimously:

VOTED: To close the Public Hearing regarding an application submitted by Maynard Road – HP, LLC, for approval of a Stormwater Management Permit as shown on a plan prepared by Connorstone Engineering Inc. 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.

On motion duly made and seconded, it was also unanimously:

VOTED: To approve the draft “Decision Stormwater Management Permit Livermore Estates, Maynard Road, Sudbury, MA SWMP #17-02” dated May 31, 2017 as reviewed tonight and subject to incorporating the amendments discussed tonight, including the requirement of submission of an annual O&M compliance report.

On motion duly made and seconded, it was unanimously:

VOTED: To close 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. 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.

On motion duly made and seconded, it was further unanimously:

VOTED: To approve the draft “Definitive Subdivision Decision Flexible Development Special Permit Livermore Estates Maynard Road” dated May 25, 2017, as reviewed tonight, subject to the inclusion of a condition for a performance bond regarding the connection to the Town system, and incorporating Mr. Hincks’ suggested edits.

Public Hearing – Stormwater Management Permit - Lots E & F – Maynard Road (Assessor’s Map E06-0352, E06-0353 and E07-0150)

At 7:58 p.m., Chairman Abair opened a 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), which was continued from March 22, 2017. The Board was previously in receipt of copies of a letter from the applicant’s engineer Desheng Wang dated May 15, 2017, a letter from McPhail Associates, LLC dated May 15, 2017, a letter from Mr. Wang dated May 24, 2017 and accompanying revised site drainage and grading plan with an updated detail sheet for slope stabilization, a letter from Connorstone Engineering, Inc. engineer Vito Colonna dated in error as March 24, 2017 instead of May 24, 2017 and accompanying revised plans dated May 24, 2017, and an email from Town Engineer/DPW Deputy Director William O’Rourke dated May 25, 2017. In addition, copies of an email from Mr. Colonna to Ms. Suedmeyer dated May 31, 2017 and accompanying revised plans were distributed to the Board tonight.

Chairman Abair stated the applicant has requested for the Hearing to be continued.

On motion duly made and seconded, it was unanimously:

VOTED: To continue 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) to June 14, 2017 at 7:30 p.m.

Public Hearing – Stormwater Management Permit – Lot 11 Carriage Way – (Assessor's Map K04-0511)

At 8:00 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 May 10, 2017. The Board was previously in receipt of copies of a memorandum from Ms. Donoghue dated May 23, 2017 and accompanying Carding Mill-related letters dated March 24, 1992, May 12, 1992, and July 29, 1992, a letter from the applicant's engineer Vito Colonna dated May 17, 2017, and an email from Sudbury's Stormwater Management Peer Reviewer Janet Bernardo dated May 24, 2017. In addition, copies of an email from Mr. Blair to Ms. Suedmeyer and the Board dated May 31, 2017 were distributed to the Board tonight.

Chairman Abair stated the applicant has requested for the Hearing to be continued.

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 June 14, 2017 at 8:00 p.m.

Public Hearing – Stormwater Management Permit – Highcrest at Meadow Walk – 2-23 Farmstead Lane (Assessor's Map K07-0011 & K07-0013)

Present: National Development Project Manager Steve Senna, the applicant's engineer from VHB Karen Staffier, and Pulte Homes Land Project Manager Mark Mastroianni

At 8:00 p.m., Chairman Abair opened a Public Hearing regarding the Stormwater Management Permit application submitted by Pulte Home of New England LLC, Applicant, and BPR Sudbury Development LLC, Owner, to construct an age-qualified housing development. The project involves the construction of seven buildings, including one 36-unit dwelling and six townhouse buildings comprising of 21 dwelling

units with associated parking, access roadway, landscape, and utilities which will disturb approximately 251,000 sq. ft. of land, including approximately 33,000 sq. ft. of land area on slopes ranging from 10% to 20% on a 1,430,219 sq. ft. parcel located at 2-23 Farmstead Lane (formerly 526 & 528 Boston Post Road), Sudbury, MA (Assessor's Map K07-0011 & K07-0013). Mr. Morely read aloud the Public Hearing Notice. The Board was previously in receipt of copies of the Public Hearing Notice, the "Stormwater Management Report Highcrest at Meadow Walk, Sudbury, Massachusetts" and accompanying plans and documentation prepared by VHB and issued April 2017, the "Town of Sudbury Application for Stormwater Management Permit," a memorandum from Ms. Suedmeyer dated May 25, 2017, a letter from Sudbury's Stormwater Management Peer Reviewer Janet Bernardo dated May 15, 2017, a letter from VHB engineers Karen Staffier and Rene Gagnon dated May 24, 2017 and accompanying revised Site Plans, revised sections to the Drainage Report and additional calculations related to rip rap apron sizing. In addition, copies of a letter from Ms. Bernardo dated May 30, 2017 were distributed tonight.

Ms. Suedmeyer stated there has been a lot of coordination between the applicant's engineer and Town staff and the peer reviewer.

Through use of a presentation, VHB engineer Karen Staffier summarized the proposed project for the 57 active-adult housing units at the northeast corner of the former Raytheon property as including seven buildings, as well as associated drive aisles, parking, landscaping, utilities and stormwater management. She displayed a slide of the existing conditions for the 50-acre property, and she showed a slide of the Master Plan as she described the project. Ms. Staffier emphasized the proposed plan will reduce the amount of impervious pavement near the wetlands. She briefly reviewed some of the parking and driveway plans, noting the width of one driveway area was reduced, but it still accommodates the Fire Department's requirements. Ms. Staffier also displayed slides of the watershed areas and the drainage plan. She highlighted the soils appear to be good for infiltration, and she indicated the BMP locations and bioretention areas on the exhibit. Ms. Staffier also emphasized the grading has been carefully studied, and that the stormwater will be directed either to the pond or wetlands 1 area. She briefly summarized the water quality treatment plan, noting the plan provides for more recharge to the aquifer. Ms. Staffier stated VHB responded to Sudbury's Stormwater Management Peer Reviewer Janet Bernardo's May 15, 2017 letter, and Ms. Bernardo communicated on May 30, 2017 that all concerns have been addressed. In closing, she stated the proposed plan is consistent with the Master Plan, reduces the current impervious cover, increases recharging and water quality and it provides benefits for the environment.

National Development Project Manager Steve Senna stated the applicant will be going before the Conservation Commission for a Notice of Intent (NOI). Ms. Staffier stated there have been no questions or concerns received to date from the Conservation Commission's Peer Reviewer, and VHB has shared Ms. Bernardo's comments with the Commission's Reviewer. It was noted the applicant will meet with the Conservation

Commission on Monday, June 5, 2017. Ms. Suedmeyer indicated the Conservation Commissions's Peer Reviewer would provide comments on that date.

Mr. Morely asked if three units have been removed from the development, and Mr. Senna confirmed this to be the case.

Mr. Garvin asked if the sewer flow is being looked at to be shifted. Mr. Senna stated this is yet to be determined because it will depend on the retail and restaurant components.

Mr. Karustis asked how much impervious surface has been reduced. Ms. Staffier stated it has been reduced by approximately 2.5 acres overall for the 50-acre property. Mr. Morely highlighted the 57-unit development is on an area which used to be all pavement.

Chairman Abair stated the next steps would include receiving feedback from other Town Departments and preparing a draft Decision, and he recommended for the Hearing to be continued.

Mr. Garvin stated it would be helpful for the Board to receive the Conservation Commission's comments prior to the Board's June 14, 2017 Meeting so the Board's comments can be consistent with the Commission's.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding a Stormwater Management Permit application submitted by Pulte Home of New England LLC, Applicant, and BPR Sudbury Development LLC, Owner, to construct an age-qualified housing development to June 14, 2017. The project involves the construction of seven buildings, including one 36-unit dwelling and six townhouse buildings comprising of 21 dwelling units with associated parking, access roadway, landscape, and utilities which will disturb approximately 251,000 sq. ft. of land, including approximately 33,000 sq. ft. of land area on slopes ranging from 10% to 20% on a 1,430,219 sq. ft. parcel located at 2-23 Farmstead Lane (formerly 526 & 528 Boston Post Road), Sudbury, MA (Assessor's Map K07-0011 & K07-0013) to June 14, 2017 at 8:30 p.m.

Miscellaneous

Meadow Walk Sudbury Temporary Fence Signage – Discussion

Present: National Development Project Manager Steve Senna, the applicant's engineer from VHB Karen Staffier, and Pulte Homes Land Project Manager Mark Mastroianni

At 8:20 p.m., Chairman Abair opened a discussion with National Development representatives regarding temporary fencing signage for Meadow Walk Sudbury. Copies of a handout entitled, "Meadow Walk Sudbury Scrim" were distributed to the Board tonight.

National Development Project Manager Steve Senna stated the applicant has been discussing proposed signage for the temporary fencing on Route 20 for Meadow Walk with Ms. Donoghue and Building Inspector Herweck to determine what the proper permitting approval process should be. Mr. Senna stated the signage could be in place for approximately nine months to one year and it would cover approximately 1,000 linear feet of temporary fencing. He asked if the Board could provide any guidance regarding design and/or the permitting process.

Mr. Garvin asked for clarification regarding how long the signs would be up. He stated he would be interested in seeing a phasing plan regarding timing.

In response to a few questions from the Board, Mr. Senna stated it is the applicant's hope to have the signs up by July 2017. He also stated he believes the precedent in Town has been to allow this type of signage for a short time (about a month), but for longer periods of time, there may have been approvals from the Zoning Board of Appeals (ZBA).

Mr. Morely noted subdivision signs remain posted for long periods of time. He further stated he is inclined to see this as a future non-Public Hearing Planning Board discussion.

Chairman Abair stated he observes similar signage in many locations throughout his travels. He noted the signs can serve a good purpose in conveying to the public what is going on. Chairman Abair personally noted his concern regarding signage related to retail leasing.

Mr. Hincks stated he believes the signs can serve a public purpose, and in general he thinks they are a good idea.

Mr. Karustis stated he likes the feel of the advertising from the signs. However, he did express concerns as to whether so much information might cause traffic problems on Route 20 as people slow down to read the signs. Mr. Garvin stated he thinks the signs are a good idea, but he noted the font and scale of the signs will be important so as not to distract drivers.

Mr. Morely noted that, if the Board agrees with the signs in concept, it could delegate review of further details to the Design Review Board.

The consensus of the Board was that applicant should meet with the Board again on June 14, 2017 and present a site and phasing plan, renderings within the streetscape, and font size details for review and discussion. Mr. Garvin urged the applicant to provide the Board with the requested information in advance of the June 14th Meeting.

Appointment of Associate Member to be a Planning Board Member – Discussion

At 8:40 p.m., Chairman Abair opened a discussion regarding appointing an Associate Member to the Planning Board.

Ms. Suedmeyer stated one candidate has submitted an application for the Associate Member position. She also stated applications for the position are being accepted through June 6, 2017.

Mr. Morely noted the candidate was in the audience for the majority of tonight's meeting.

Chairman Abair requested a future agenda item be scheduled to interview the candidate.

Mr. Garvin stated an agenda time is needed for a Joint Meeting of the Board with the Board of Selectmen to appoint Mr. Karustis as a full member of the Board.

Board Reorganization

At 8:47 p.m., Chairman Abair opened a discussion regarding the Board's Organization. He stated he has enjoyed being Chairman, but he would be pleased to yield the gavel to anyone else who is interested in serving as Chairman. He also asked if the reorganization discussion should be delayed until the Board is fully appointed and the Associate Member is selected.

Mr. Garvin stated he would be pleased to serve as Chairman if Chairman Abair would like to step down from the role.

The consensus of the Board was that the Board's Organization should be discussed as a future agenda item, when the Board is fully appointed.

Minutes

Mr. Morely requested that the word "Force" in the sixth line of the second paragraph on Page 8 of the draft May 10, 2017 Meeting Minutes be replaced with the word "Committee."

On motion duly made and seconded, it was

VOTED: To approve the meeting minutes of May 10, 2017, as amended tonight by Mr. Morely.

Upcoming Meeting Schedule

The next meetings are scheduled for June 14 and June 28, 2017 at 7:30 p.m.

The meeting was adjourned by Chairman Abair at 8:55 p.m.