

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

At 7:30 p.m., Chairman Abair called the meeting to order, and he welcomed Mr. Karustis as a full member of the Board, as appointed last night in a joint meeting with the Board of Selectmen.

Joint Meeting with the Design Review Board - Meadow Walk- Discussion on Highcrest Signage

Present: National Development Project Manager Steve Senna, Design Review Board (DRB) Chairman Dan Martin and DRB Members Susan Vollaro, Jennifer Koffel and Deborah Kruskal

At 7:30 p.m., Chairman Abair and Design Review Board (DRB) Chairman Dan Martin both opened a Joint Meeting for a discussion regarding Highcrest signage for Meadow Walk. Copies of the “Meadow Walk Temporary Fencing Plan” and the draft temporary sign for Pulte Homes Highcrest at Meadow Walk were distributed to the Board tonight.

National Development Project Manager Steve Senna explained there was a wooden sign for Pulte Homes mistakenly not voted on at the last meeting. Mr. Senna stated he has received many inquiries from residents regarding what the sale prices will be for the condominium units and whether there will be preference for Sudbury residents. He described the proposed general location for the sign, which they would like to install as soon as possible. Mr. Senna referenced the proposed size of the sign, stating he believes the proposed scale is allowed by right.

Mr. Morely asked what the pricing will be for the units. Pulte Homes Vice President Reid Blute stated pricing for the 57 condos would likely be available in the fall.

Mr. Senna described the proposed sign as being double-sided with dimensions of 48” x72”. He stated he believes 20 square feet is allowed by right.

Mr. Garvin stated the plans suggest the scrim will be placed in front of this sign, which seems to be an error. Mr. Senna concurred, stating the intent is for this sign to be in front of the scrim.

Mr. Morely asked if the design is a standard Pulte sign. Mr. Blute stated it is, but the color and lettering are sometimes different. Mr. Blute indicated he was not married to the coloring for Highcrest and would take any suggestions.

DRB Chairman Martin asked if the sign would be parallel to Route 20. Mr. Reid explained it would be perpendicular to Route 20 so both sides can be seen.

Mr. Senna stated he hopes the Board will allow the applicant to select the exact location for the sign in the field, in the general vicinity in front of Building 3, as he described tonight.

Mr. Garvin advised the applicant to be sure the sign is installed on their property and not in the right-of-way, noting that, with the fencing, it could be a tight fit.

Mr. Karustis asked for how long the sign would be up. Mr. Blute stated it would be needed until the units are sold, which could be six, ten or 12 months or longer. In response to a question from Chairman Martin, Mr. Blute stated the sign might change over time.

DRB Member Jennifer Koffel stated there may be a difference of opinion as to whether the proposed sign is a construction or real estate sign and the requirements for each vary. Ms. Koffel further stated she recognizes this development has a larger than usual sign need. Regarding a timeline, she expressed her preference for setting a cap on the time the sign could be up on Route 20, and that it be for no more than two years.

Mr. Blute highlighted the need for front signage given the location of the units on the property. He emphasized the goal is to fill the units as quickly as possible.

Mr. Garvin suggested allowing the sign to be up for two years, but requiring the applicant to come back to the Board after one year to review the size, content and location of the sign. Mr. Karustis and Mr. Morely concurred.

Mr. Blute stated he would be more comfortable with having a two-year timeframe approved, noting there will be almost a year of construction time before the units will be at a point for showing.

Chairman Martin stated the sign seems to have a lot of information, and questioned if the appearance could be simpler and easier to read. DRB member Deborah Kruskal concurred, and she suggested altering the fonts and lettering and background colors to help prioritize the information.

Mr. Blute stated he would be willing to submit some supplemental designs for text and print for review. Mr. Morely suggested perhaps the Board could delegate the DRB to work with the applicant on the supplemental designs.

Mr. Hincks stated he agreed with Ms. Kruskal, and he would suggest emphasizing the "55+ Active Adult Community" in the design rather than the "57 Luxury Homes."

Chairman Martin also suggested the applicant might want to consider changing the proposed dimensions of the sign for better effect.

Ms. Kruskal emphasized the DRB suggestions are offered with the intent of helping the project succeed.

On motion duly made and seconded, it was unanimously:

VOTED: To approve a 24 square-foot sign for Pulte Homes Highcrest at Meadow Walk to be possibly modified working with the Design Review Board to be installed as proposed for a two-year period from the time of installation, and requiring that after one year the applicant returns to meet with the Planning Board and Design Review Board to review the content of the sign and the remaining timeframe for which it will be installed, Planning Board member Charles Karustis, aye, Planning Board Member John Hincks, aye, Planning Board Chairman Peter Abair, aye, Planning Board Vice-Chairman Steve Garvin, aye, Planning Board Member Chris Morely, aye, DRB member Susan Vollaro, aye, DRB member Jennifer Koffel, aye, DRB Chairman Dan Martin, aye, and DRB member Debbie Kruskal, aye.

At 8:00 p.m., Both Chairman Abair and Chairman Martin adjourned the Joint Meeting of the Planning Board and the Design Review Board, and the Design Review Board members exited the Hall.

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

Present: Applicant and developer Vin Gately, the applicant’s engineer Desheng Wang, and the Town Engineer Bill O’Rourke

At 8:05 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 June 14, 2017. The Board was previously in receipt of copies of an email from Town Engineer/DPW Deputy Director William O’Rourke dated June 20, 2017, and from McPhail Associates LLC dated June 20, 2017, both stating all comments have been addressed, a letter from the applicant’s engineer Desheng Wang dated June 17, 2017 and accompanying “Steep Reinforced Slope Design Charts,” retaining wall design calculations, and revised plans received June 21, 2017. In addition, Ms. Suedmeyer distributed copies of a draft “Considerations of Special Conditions” dated June 28, 2017, and emails from Sudbury resident Rebecca Cutting dated June 27, 2017 with accompanying photographs.

Chairman Abair reviewed the materials received to the file since the last Board Meeting. He noted a Peer Review was completed by McPhail Associates LLC, and correspondence from the Peer Reviewer and the Town Engineer reflect their concerns have been addressed.

Ms. Suedmeyer explained the applicant chose to revise the plan with a 2:1 slope across the board, and to provide the requested details and a revised plan. She noted there may be the need for a condition to have the Department of Public Works inspect the connection with Town drainage to ensure systems are functioning in an optimum manner. Ms. Suedmeyer provided the applicant with a copy of the proposed draft special conditions handout. She read aloud the seven new potential conditions, noting she needs to further discuss the first one with Town Counsel.

Regarding the third proposed condition, Mr. Garvin suggested replacement of the catch basins and pipe under Maynard Road between catch basis 2 and 4 should be determined at the Town Engineer's discretion at the conclusion of the project.

Regarding the fifth proposed condition related to a permanent deed restriction on disturbance to vegetation on the slope, Mr. Garvin stated the definition of disturbance could be challenging. The applicant's engineer Desheng Wang shared his interpretation. Suggestions were made to Ms. Suedmeyer regarding revising the condition language to reflect there can be no disturbance of soil, but maintenance and reseeded, if necessary, is allowed, and that some shrubs, but not trees, could be planted.

Regarding the sixth proposed condition, it was suggested to add the words "during construction" at the end of the condition.

Regarding the seventh proposed condition, Mr. Garvin suggested the inspection should occur under the guidance of the Town Engineer to determine a baseline.

Mr. Garvin also suggested there be an annual inspection and report completed to be kept on file. Town Engineer Bill O'Rourke stated this concept is good, but he believes an annual inspection would be excessive. Mr. O'Rourke suggested perhaps just inspecting the BMPs on site to ensure there is no sediment and they are not destabilized.

Mr. Morely suggested Ms. Suedmeyer and Mr. O'Rourke could prepare a draft inspection report template to be used.

Mr. Wang stated he would want to perform inspections in the spring to be sure systems are working effectively.

Mr. Hincks expressed his concern that undue burdens not be put on homeowners in perpetuity. Mr. Morely stated these types of structures need maintenance. Mr. Garvin

concurred with Mr. Morely and he explained the type of maintenance typically required for the BMPs on site, noting they do fail after a period of time. Mr. Garvin also emphasized this site is particularly challenging, and thus he believes annual inspections and reports would be prudent. Mr. Morely concurred, stating this is part of the ongoing expense to maintain the structures on this type of property. Mr. Karustis highlighted these circumstances impact a small percentage of properties in Town.

Mr. Wang stated the O& M plan will go to the homeowner and it would include this information. Mr. Garvin strongly disagreed with the idea that homeowners would read and understand the O&M plan, and he stated it is not the intention for the Town to have to check on this. Thus, Mr. Garvin believes it is in the best interest of all parties for the homeowner to have a professional inspect the structures.

Ms. Suedmeyer stated she would adjust any necessary dates and amounts in the draft Decision she will prepare.

In response to a question regarding when construction would commence, the owner/applicant Vin Gately stated he could begin work within 30 days of receiving an approval, and it would likely be within a few weeks of the approval. Mr. Gately also stated he had not anticipated the proposed conditions discussed tonight which he just received, and he would like the opportunity to share the information with his lead engineer.

Chairman Abair referenced the email from Sudbury resident Rebecca Cutting distributed tonight.

Sudbury resident Rebecca Cutting, 381 Maynard Road, addressed the Board to describe the conditions she observed following the severe rain storm on the previous day. Ms. Cutting referred to photographs she had previously taken and submitted to the Board, and circulated additional photographs to the Board.

Mr. O'Rourke stated it is possible there is insufficient drainage on Maynard Road. He noted yesterday's rain came quickly and heavily. Mr. O'Rourke stated he would continue to monitor the situation, noting it may be necessary at some point for the Town to upgrade the drainage in this area.

In response to a comment from Mr. Morely, Ms. Cutting summarized the previous history with flooding at this location. She stated she hopes the proposed stabilization plan is successful, but she fears there is insufficient capacity in the area. Ms. Cutting asked a few questions related to the proposed plans, and Mr. O'Rourke and Mr. Wang clarified information for her.

Chairman Abair thanked Ms. Cutting for her input, and he informed her the plans have been reviewed by Town staff and a Peer Reviewer, who are satisfied that the plan with

accompanying conditions can work. He noted the property is a difficult site and all parties have worked towards presenting the best solutions possible.

Ms. Cutting stated she and other neighbors would like to be able to notify the Town if they believe there is an issue with the O&M plan. Mr. Karustis stated neighbors should bring any concerns of non-compliance to the Town's attention. Mr. O'Rourke encouraged Ms. Cutting to contact him with any concerns, which he assured her would be investigated.

Ms. Cutting asked if she could receive a copy of the draft conditions.

At 9:00 p.m., Chairman Abair stated a draft decision, which incorporates the conditions discussed tonight, would be prepared by Town staff.

On motion duly made and seconded, it was unanimously:

VOTED: To close 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 provide comments on the conditions and to vote on the application at the Planning Board's July 12, 2017 Meeting.

Chairman Abair and Mr. Karustis stated they will be absent from the July 12, 2017 Board Meeting. Mr. Morely stated he would be absent from the July 26, 2017 Board Meeting.

Public Hearing – Site Plan, Stormwater Management Permit and Water Resource Protection District Special Permit – Sudbury Pines - 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 9:05 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,

which was continued from June 14, 2017. The Board was previously in receipt of copies of an email from the applicant's attorney Matthew Watsky dated June 8, 2017. In addition, copies of the "Town of Sudbury Earth Removal Board Notice of Decision dated June 20, 2017 regarding the Sudbury Extended Care Facility, Inc. and an email from Sudbury's Peer Reviewer Janet Bernardo to Ms. Suedmeyer dated June 28, 2017 and accompanying email from the applicant's engineer Kevin O'Leary to Ms. Bernardo dated June 28, 2017 were distributed to the Board tonight.

Chairman Abair stated comments from the Peer Reviewer had not yet been received, but the applicant asked to provide the Board with an update.

Ms. Suedmeyer stated some additional information regarding calculations were requested by the Peer Reviewer, which have been submitted, and she expects to receive the Peer Reviewer's comments next week.

With the use of plan exhibits, the applicant's engineer Kevin O'Leary showed the location of the property, which he described as approximately seven acres. Mr. O'Leary indicated where the current day care and nursing facility is, which was built in the 1960s. He noted there are three septic on the property which are in general compliance with regulations. Mr. O'Leary stated the goal of the project is to replace the septic system with a wastewater treatment plant. He noted the Department of Environmental Protection (DEP) approved the plan in March 2017. Mr. O'Leary summarized what is needed to stage the construction and to stockpile materials. He explained the current and proposed capacity of the systems. Mr. O'Leary further stated there are no proposed plans to increase the building or parking.

Mr. O'Leary stated he believes three permits will be needed from the Board (Special Permit, Site Plan approval and a Stormwater Management Permit), and he noted the applicant's team has met with the Design Review Board, Town Department Heads, the Zoning Board of Appeals (ZBA) and there has been communication with the Peer Reviewer.

Ms. Donoghue stated she would resend her memorandum to the Board from several weeks ago, which summarized the applications submitted.

Mr. Morely asked in what order the Board will deliberate the applications. Mr. Garvin suggested the Water Resources should be first, then the Site Plan review, and then the Stormwater Management review.

The applicant's attorney Matthew Watsky asked if all three application public hearings could be opened at once and then each could be discussed separately. Chairman Abair stated this was broached previously with the Board, and Chairman Abair's preference is for three distinct Public Hearing segments to be opened and deliberated. He stated the Board would consider further what the process should be.

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 July 26, 2017.

Public Hearing – Stormwater Management Permit – 69 & 71 Brewster Road – (Assessor’s Map H10-0100 & H10- 0900)

At 9:20 p.m., Chairman Abair opened a Public Hearing regarding a Stormwater Management Permit application submitted by Agustina Sumito, Trustee, Owner and Applicant, to construct a common driveway to serve two single family dwellings and associated improvements which will disturb approximately 133,800 sq. ft. of land, including approximately 123,079 sq. ft. of land area on slopes ranging from 10% to 20% with a total impervious area of 32,763 sq. ft. on a 926,844 sq. ft. parcel located at 69 & 71 Brewster Road (Assessor’s Map H10-0100 & H10-0900), which was continued from June 14, 2017. The Board was previously in receipt of copies of an email from Stamski and McNary, Inc. Vice President George Dimakarakos dated June 21, 2017, requesting that the Hearing 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 Agustina Sumito, Trustee, Owner and Applicant, to construct a common driveway to serve two single family dwellings and associated improvements which will disturb approximately 133,800 sq. ft. of land, including approximately 123,079 sq. ft. of land area on slopes ranging from 10% to 20% with a total impervious area of 32,763 sq. ft. on a 926,844 sq. ft. parcel located at 69 & 71 Brewster Road (Assessor’s Map H10-0100 & H10-0900) to July 26, 2017.

**Public Hearing – Stormwater Management Permit and Discussion of Site Plan –
Lot 11 Carriage Way – (Assessor’s Map K04-0511)**

At 9:22 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 June 14, 2017. The Board was previously in receipt of copies of an email from the applicant Chad Blair dated June 21, 2017 requesting that the Hearing be continued to July 12, 2017.

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 July 12, 2017.

Miscellaneous

Meadow Walk – Irrigation Shed – Discussion

Present: National Development Project Manager Steve Senna

At 9:24 p.m., Chairman Abair opened a discussion with National Development Project Manager Steve Senna regarding the irrigation shed for Meadow Walk Sudbury. Copies of emails from and to Ms. Suedmeyer and National Development Project Manager Steve Senna dated June 27, 2018, an email from Mr. Senna to Building Inspector Mark Herweck and Ms. Donoghue dated June 24, 2017 and accompanying site plan, and an email from Mr. Senna to Board of Health Director Bill Murphy dated June 23, 2017 were distributed to the Board tonight.

National Development Project Manager Steve Senna stated the applicant will need to treat the water due to the high iron content found in both irrigation wells. Mr. Senna noted the applicant has committed to a significant investment in landscaping, which will need irrigation to thrive. He described the need for an irrigation shed approximately 17’ x 20’ to house a treatment system, noting there would be a vegetative buffer on the western side. Mr. Senna stated he has discussed the proposal with Building Inspector Herweck. He further stated an electrical and plumbing permit will be needed, but not a building permit.

Mr. Senna referenced the proposed “Irrigation Closet Location Plan” provided, which indicates six possible location options. He stated the applicant prefers option #2.

Mr. Garvin noted Option #1 is not workable, and Option #2 makes a lot of sense. He further noted Option #3 might be a possibility.

Chairman Abair asked how high the shed would be. Mr. Senna stated it would be tall enough so one could stand in it.

Mr. Senna stated the challenge for Options #4, #5, and #6 is the slope.

Mr. Karustis stated that, if the shed is constructed as proposed, the public will accept it over time as part of the development. Mr. Hincks concurred, stating he believes most people will not notice it.

Mr. Garvin asked when construction would commence. Mr. Senna stated as soon as possible.

Mr. Karustis questioned whether a few schematics should be provided. Mr. Garvin and Mr. Hincks concurred, stating the Board finds the proposed location acceptable, but it would like to see what it will look like.

Mr. Morely noted the Board is not considering the proposed shed to be a structure, and thus the applicant does not need to comply with setback requirements.

Ms. Donoghue noted the Building Inspector does not consider the shed to be structure as defined in the Bylaws, and he is fine with the propos.

At 9:37 p.m., Chairman Abair concluded the discussion, and he announced tonight’s Meeting would be extended past the 9:30 p.m. deadline to conclude the remainder of the agenda items.

Appointment of Associate Member to be a Planning Board Member – Interview Candidate

Present: Candidate Nancy Kilcoyne

At 9:39 p.m., Chairman Abair opened a discussion regarding appointing an Associate member to the Board, and he welcomed candidate Nancy Kilcoyne to the Meeting. The Board was previously in receipt of copies of the “Town of Sudbury Applications for Appointment” submitted by Sudbury resident Nancy Kilcoyne and Sudbury resident Benjamin May. However, Chairman Abair stated Mr. May decided to withdraw his application from consideration.

Ms. Kilcoyne stated she has had a longstanding passion for archeology and land use, and she has a Master's Degree in Urban Planning. She summarized her professional experience, and she stated she has lived in Sudbury for 13 years.

Chairman Abair asked if Ms. Kilcoyne had volunteered on any other Town boards/committees. She stated she had not because she had been caring for elderly parents for years, but, now, she has time to get involved.

Mr. Hincks noted Ms. Kilcoyne has attended several Planning Board Meetings recently, and he asked what she has found to be of interest. Ms. Kilcoyne stated she has enjoyed all the Meetings she has attended, and she finds the process and the Board members to be very interesting.

Ms. Kilcoyne asked to what degree the Board has interaction with other Town staff. The Board responded it depends on the project. It was also noted the Board members have liaison responsibilities with other Town entities.

Chairman Abair asked if the application submission period had closed. Ms. Donoghue stated it had and that Ms. Kilcoyne's was the only active application received.

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Nancy Kilcoyne, 35 Hickory Road, as the Planning Board's Associate Member.

Upcoming Meeting Schedule

The next meetings are scheduled for July 12, 2017 and July 26, 2017 at 7:30 p.m.

Board Reorganization

Chairman Abair made a motion to nominate Vice-Chairman Garvin to be Chairman of the Planning Board, and the motion was seconded.

On motion duly made and seconded, it was:

VOTED: To appoint Steve Garvin to be Sudbury Planning Board's Chairman.

Mr. Garvin abstained from the vote.

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Peter Abair to be Sudbury Planning Board's Vice-Chairman.

The Board thanked Mr. Abair for his work in the past few years as Chairman. Mr. Abair stated he enjoyed his tenure, and he is pleased the Board currently has full membership.

Minutes

On motion duly made and seconded, it was unanimously

VOTED: To approve the meeting minutes of May 31, 2017.

Ms. Suedmeyer noted a typographical error on the heading on page 1 of the June 14, 2017 Meeting Minutes, wherein "61" Brewster Road should be revised to read as "69."

On motion duly made and seconded, it was also unanimously

VOTED: To approve the meeting minutes of June 14, 2017, as amended.

The meeting was adjourned by Chairman Abair at 9:55 p.m.