

Present: Christopher Morely, Peter Abair, Charlie Karustis, Associate Member Nancy Kilcoyne, Meagen Donoghue (Director of Planning and Community Development), and Beth Suedmeyer (Environmental Planner)

Absent: Chairman Steve Garvin and John Hincks

At 8:00 p.m., Mr. Abair called the meeting to order.

Livermore Subdivision Plans – Endorse Plans and Sign Covenant

At 8:00 p.m., Mr. Abair opened a discussion regarding endorsing the Livermore Subdivision plans and signing a covenant between Maynard Road – HP, LLC and the Town. The Board was previously in receipt of electronic copies of the draft Covenant dated September 12, 2017 and relevant emails from the developer, and hard copies of the Covenant dated September 13, 2017 were distributed tonight.

Ms. Donoghue stated developer Vin Gately asked for the Covenant to be signed tonight along with the mylars, which were reviewed by the Building Inspector and Town staff. She also mentioned Mr. Karustis had noted a few typographical errors in the Covenant, which were not substantive, and would not be addressed as the Owner had already signed the document.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the Livermore Definitive Flexible Subdivision plans dated May 31, 2017.

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

VOTED: To approve the bond covenant for Livermore Estates dated September 13, 2017.

Maynard Road – Lots E & F – Sign Stormwater Bond Agreement

Present: Applicant Vin Gately

At 8:07 p.m., Mr. Abair opened a discussion regarding signing the stormwater bond agreement for Maynard Road Lots E & F. The Board was previously in receipt of copies of the draft “Town of Sudbury Planning Board Stormwater Management Permit Agreement for Deposit of Money.” In addition, copies of a revised draft “Town of Sudbury Planning Board Stormwater Management Permit Agreement for Deposit of Money,” an email from developer Vin Gately dated September 12, 2017, an email from

Ms. Suedmeyer to Mr. Gately dated September 12, 2017 and an email from Mr. Gately dated September 13, 2017 were distributed tonight.

Ms. Suedmeyer explained the applicant's lawyer has a different interpretation than Town Counsel regarding a condition for the bond "Agreement for the Deposit of Money." Thus, the applicant has asked to postpone signing the Agreement to a future meeting to allow the lawyers time for further discussion. The applicant believes the bond was intended to relate only to slope stabilization and Town Counsel believes it applies to that and the stormwater management system.

Applicant Vin Gately stated the bond is referenced in the Stormwater Management Permit Decision, and he noted the Department of Public Works (DPW) has the discretion to change the amount of the bond. Mr. Gately stated he believes the bond applies to the stabilization work and cleaning the drains. As he completes this work, and it is inspected and approved by Town staff, his assumption was that he would be able to draw down on the bond.

Ms. Suedmeyer stated Town Counsel has written the condition based upon Section 10.A of the Planning Board's regulations. Thus, this agenda item will be postponed awaiting legal agreement from all parties.

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

At 8:15 p.m., Mr. 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 August 9, 2017. The Board was previously in receipt of copies of emails from and to Ms. Suedmeyer and the applicant's engineer Molly Obendorf dated August 15, 2017, noting the applicant has requested a continuance of tonight's Public Hearing

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).

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)

At 8:16 p.m., Mr. 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 August 9, 2017. The Board was previously in receipt of copies of an email from the applicant’s engineer Kevin O’Leary dated September 6, 2017, noting materials would not be submitted in time for tonight’s Public Hearing, an email from the applicant’s attorney Matthew Watsky agreeing to another extension to October 11, 2017 for the Board to act on the application, and another email from Mr. Watsky dated August 16, 2017, requesting for the previous Public Hearing to be continued.

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.

Joint Meeting with Design Review Board – Proposed Fire Station – 550 Boston Post Road – Presentation and Discussion

Present: Combined Facilities Director Jim Kelly, Fire Chief Bill Miles, Design Review Board (DRB) Members Susan Vollaro, Jennifer Koffel and Deborah Kruskal, Kaestle Boos Associates, Inc. representatives Kevin Witzell, Todd Costa and Paul Dominov.

At 8:17 p.m., Mr. Abair opened a Joint Meeting of the Planning Board and Design Review Board (DRB) to hear a presentation regarding the proposed new Fire Station, and

they welcomed Combined Facilities Director Jim Kelly, Fire Chief Bill Miles and members of the architectural design team to the Meeting. Copies of slides to be presented this evening were distributed tonight.

Fire Chief Bill Miles stated the proposed plan is to demolish Fire Station 2 on Route 20, built in 1961, and build a new station with larger capacity for apparatus and personnel. He stated he and Jim Kelly have been working with an architectural firm, Kaestle Boos Associates, Inc., and introduced representatives of the firm to provide a brief presentation.

Kaestle Boos Associates, Inc.'s representative Todd Costa displayed a slide of the proposed site plan, and he described the design, including three bays for apparatus which open to Route 20, and a public entrance on the western site drive with four parking spaces. He indicated the location for the transformer in the front and where a small dumpster would be placed. Mr. Costa next displayed a slide of the floorplan, and he described areas which would be devoted to either personnel dormitory space ("clean" areas) and areas devoted to department operations ("dirty" areas).

Kaestle Boos Associates, Inc.'s representative Paul Dominov displayed a slide of an exterior corner view of the proposed building. Mr. Dominov described the building design as simple, efficient, and elegant, noting it is primarily a masonry building, which reflects durability for a municipal building. He briefly highlighted the roof lines, the three bays and the main public entrance, and he presented a 3-D model of all sides of the building.

Mr. Costa stated feedback received from Town staff and the Design Review Board was incorporated into the plans presented tonight.

Mr. Morely stated he previously provided feedback on the project, and noted the Site Plan for this project would come before the Board at a later date. He suggested the public parking spaces on the western side should be shifted to the north and pushed away from Route 20 as much as possible, for safety purposes.

Mr. Abair stated he will be interested in seeing more information at a later time regarding curb cuts, impervious surface, a landscape plan and stormwater treatment. He asked what the proposed materials would be for the building. Mr. Costa stated the roof will either be asphalt shingles or some type of metal depending on costs. He stated the building is concrete and porous pavers are planned. Mr. Costa also stated a two-foot wide stone bed is typically placed around the perimeter of the building. He also stated brick would be used primarily for the exterior of the building and the windows would be aluminum. Mr. Costa also stated studs would either be wood or metal depending on the budget, and that he was not sure of other materials at this time.

Mr. Morely asked why the transformer has been positioned in the front, noting aesthetically it would be better if it were elsewhere. Mr. Costa explained the transformer is not large, and the position is according to the specifications provided by the utility companies because it will be fed from Route 20.

Mr. Karustis asked if there is enough parking for the public. Chief Miles stated this Station will not be an administrative building such as the Headquarters Station, and thus the public would have little need to visit it, except for an emergency situation.

Mr. Karustis asked if the proposed turning radius is sufficient for the fire trucks, and Chief Miles responded it is.

Mr. Karustis referenced the open area to the east and asked if it is the same parcel, and it was noted that the majority of it is part of the National Development property. Mr. Karustis suggested possibly consolidating the public parking spaces in the back or elsewhere on the parcel. Mr. Costa stated for this type of design, visitor areas are typically separated from operation areas so as not to impede the Department's ability to respond to a call.

Chief Miles noted the area on the western side was given to the Town as part of the mitigation agreement with National Development.

Ms. Kilcoyne stated she has some initial concerns regarding traffic flow and curb cuts, and she suggested flipping the handicap parking space to the other side. She asked what the sizes are of the new and current buildings. Chief Miles stated the new building is proposed for 9,000 square feet and the size for the current building was not available at this time, but he emphasized the current space is very small.

Chief Miles stated they have worked with National Development's traffic consultant, VHB, regarding signalization to enable the Department to control the traffic lights on Route 20 when needed. He also stated another National Development mitigation was the use of its treatment plant to handle sewage, and thus, there is no need for a septic system.

DRB member Susan Vollaro stated tonight's design has addressed many items noted in previous discussions with the DRB. She asked if there would be a sidewalk to tie into the National Development property on the eastern side. Ms. Vollaro expressed concern about the large blank wall proposed on the east and she thinks the public entrance does not stand out enough. Mr. Costa stated it is possible to add some windows high up in the storage rooms on the eastern façade. Mr. Morely stated he assumes this eastern façade will be well-planted, and he does not think adding windows to storage areas is cost-efficient. He further noted he believes National Development has assumed the responsibility for the landscape maintenance for this parcel too.

Combined Facilities Director Jim Kelly stated they would receive and review copies of the Meadow Walk Retail landscape plan.

DRB member Jennifer Koffel stated she hopes they will explore roof options other than asphalt shingles, noting she would prefer a metal-type roof. Ms. Koffel suggested the trim area around the windows should be “beefed up.” She also suggested the public entrance should be enhanced to be more easily identifiable.

DRB member Debbie Kruskal stated she also thinks the public entrance is too tucked away, noting she assumes there will be appropriate signage. Ms. Kruskal also stated she thinks some pedestrian connectivity to the National Development property would be beneficial. She further stated she thinks the design presented tonight is clean and elegant, and that it will blend nicely with the new Whole Foods building.

Mr. Karustis noted having the public walking around the Fire Station might not be a good idea from a safety standpoint. Chief Miles noted there is a sidewalk already on Route 20, noting connectivity is a good idea to the abutting property, but safety must also be taken into account.

Sudbury resident Susannah Chinoy, 482 Concord Road, noted a Fire Department in Cambridge, which operates very well in a busy pedestrian area on a busy street.

Sudbury resident and architect Frank Riepe, 54 New Bridge Road, stated he believes the architecture for this new Fire Station should tie in more with the modern architecture being implemented on the National Development property. He expressed concern regarding the complex roof design, noting it will be more costly to build and to maintain. Mr. Riepe stated he believes there are many other design possibilities which should be considered which would be better suited for this location.

Mr. Abair noted the Station is a public municipal building, and its design should perhaps be distinct as such.

Chief Miles stated tonight’s plans have received positive feedback, noting there is no requirement that this design needs to match the design of other buildings.

Mr. Kelly thanked Mr. Riepe for his feedback, noting he has been helpful to the team and Mr. Kelly.

Ms. Vollaro stated she believes the design for the new Station needs to take into consideration other new surrounding buildings. She suggested superimposing some of the other building images with tonight’s plans to review scale and other items. Mr. Morely concurred, noting this design should be in harmony with its surroundings.

Ms. Koffel stated she initially had preferred a more modern design, but now she is satisfied overall with tonight's design.

At 9:05 p.m., Mr. Abair closed the discussion.

Planning Board Appointment – Design Review Board

At 9:05 p.m., Mr. Abair opened a discussion regarding a Board appointment to the Design Review Board.

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Deborah Kruskal to the Design Review Board.

At 9:06 p.m., Mr. Abair adjourned the Joint Meeting of the Planning Board and the Design Review Board (DRB), and members of the DRB exited the Hall.

Public Hearing – Stormwater Management Permit – 1 Morse Road - (Assessor's Map G10-0002)

Present: Sullivan, Connors & Associates' engineer Vito Colonna and St. Elizabeth's Church's representative Jeffrey Pare

At 9:06 p.m., Mr. Abair opened a Public Hearing regarding the Stormwater Management Permit application submitted by St. Elizabeth's Church of Sudbury, Owner and Applicant, to resurface three gravel parking lots with pavement and associated improvements which will disturb approximately 28,000 sq. ft. of land, including approximately 250 sq. ft. of land area on slopes greater than 10%, on a 5.58 acre parcel located at 1 Morse Road, (Assessor's Map G10-0002). Mr. Morely read aloud the Public Hearing Notice. The Board was previously in receipt of copies of the Public Hearing Notice, the "Town of Sudbury Application for Stormwater Management Permit," a letter to Ms. Suedmeyer from Sullivan, Connors & Associates' engineer Vito Colonna and accompanying plans, a memorandum from Ms. Suedmeyer dated September 7, 2017 and accompanying draft "Decision Stormwater Management Permit 1 Morse Road, Sudbury, MA SWMP Permit #17-15," dated September 13, 2017, an email from Conservation Coordinator Debbie Dineen dated August 21, 2017, noting a wetland delineation plan is needed, an email from Sudbury's Stormwater Management Peer Reviewer Janet Bernardo dated August 24, 2017, and an email from Deputy Director of Public Works Bill O'Rourke to Ms. Suedmeyer dated August 23, 2017. In addition, copies of an email from Sudbury resident Lisa Cavanaugh Mudrick dated September 12, 2017 were distributed electronically today and copies of a revised, red-lined draft "Decision Stormwater Management Permit 1 Morse Road, Sudbury, MA SWMP Permit #17-15," dated September 13, 2017, and an email from Ms. Suedmeyer to Mr. Colonna dated September 13, 2017 were distributed tonight.

Ms. Suedmeyer stated Sudbury's Stormwater Management Peer Reviewer provided brief comments and the applicant provided responses which satisfied the Peer Reviewer. She further stated Conservation Coordinator Debbie Dineen requested an update of the wetlands delineation, which has been done, but Ms. Dineen has not had time yet to check it. Ms. Suedmeyer stated she and Mr. O'Rourke met on the site with an abutter who had contacted the Town. Ms. Suedmeyer sent an email to the applicant's engineer regarding the observations and comments from the site visit. She also stated the engineer has confirmed the existing berm on the west will be retained.

The applicant's engineer Vito Colonna indicated on a site plan exhibit where the berm is located on the western side.

St. Elizabeth's Church's representative Gifford Perry explained the Church built an addition about ten years ago, but, at that time, there were not funds available for an asphalt parking lot. Mr. Perry stated the Church would like to now pave its gravel parking lot. He emphasized the proposed work will make the parking lot better.

In response to a question from Mr. Morely, Mr. Colonna stated the only stormwater structure is an existing stone trench and there are currently two detention basins, which work well, but they need to be cleaned.

Mr. Morely asked if the berm needs to be increased. Mr. Colonna stated it is functioning well as it is. Mr. Perry explained it is more than a berm and it is actually more of a stone wall.

Mr. Karustis referenced a comment from Mr. O'Rourke regarding the strip of pea stone between the parking lot and the infiltration trench. Mr. Colonna stated plan revisions have been made to now use larger stones in this area.

Mr. Morely highlighted the main objective is to not have any water travel onto Concord Road or into the neighbors' yards.

Ms. Suedmeyer referenced a question from the abutter, Lisa Cavanaugh Mudrick, 9 Codman Drive, regarding what design storm was used to size the stone trench, and Mr. Colonna stated it was based on a common 0.6 inch rain event.

Ms. Kilcoyne asked if vegetation would be added, and Mr. Perry stated would not be anything added.

Ms. Suedmeyer also referenced the invasive weeds mentioned by the abutter as jeopardizing the trees which provide privacy screening. She noted the abutter would like the invasive vegetation removed.

Sudbury resident Maxine Yarbrough, 468 Concord Road, stated she lives directly across from the Church, and she is concerned the Church's dumpster will be able to be seen from her living room window. Ms. Yarbrough stated several times that she does not want her view impaired by the dumpster. Mr. Perry stated the Church has a 55-gallon residential dumpster, and he is unaware that there are any plans to move it on the property. Mr. Morely shared a project plan with Ms. Yarbrough and he showed her where the dumpster is located. Ms. Yarbrough stated she is grateful to have the Church as a neighbor, but she just does not want to have to look at its dumpster.

Mr. Abair asked the applicant to work to mitigate the dumpster concern broached tonight.

The Board reviewed the draft Decision.

Mr. Morely asked if an O& M plan would be required for this level of work, and Ms. Suedmeyer stated it would be required.

Ms. Suedmeyer asked if the Board wished to add as a condition that the storm basins should be cleaned, and the Board stated it did want to add this condition to the Decision.

Mr. Morely reminded Mr. Perry that the Church will need to remove the invasive weeds jeopardizing the trees, and it will need to submit its plan for doing so to the Board for approval. Mr. Perry stated the Church would likely submit a plan for cutting the invasive weeds back.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft "Decision Stormwater Management Permit 1 Morse Road, Sudbury, MA SWMP Permit #17-15," dated September 13, 2017, as amended tonight, to add a condition to clean the stormwater basins, regarding the Stormwater Management Permit application submitted by St. Elizabeth's Church of Sudbury, Owner and Applicant, to resurface three gravel parking lots with pavement and associated improvements which will disturb approximately 28,000 sq. ft. of land, including approximately 250 sq. ft. of land area on slopes greater than 10%, on a 5.58 acre parcel located at 1 Morse Road, (Assessor's Map G10-0002).

North Ridge Drive Farm – Anthony Drive - Request for Extension to Stormwater Management Permit

At 9:30 p.m., Mr. Abair announced the Meeting would continue past 9:30 p.m. to complete tonight's agenda items. He opened a discussion regarding the request for an extension for the Stormwater Management Permit for Northridge Drive Farm on Anthony Drive. The Board was previously in receipt of copies of a letter from FORESITE Engineering Associates, Inc. dated August 30, 2017, and a letter to Ms. Donoghue from Department of Public Works Deputy Director Bill O'Rourke dated August 8, 2017. In

addition, copies of emails from and to Ms. Suedmeyer and Authentic Homes, Inc. dated September 13, 2017 were distributed tonight.

It was noted the applicant has requested for this agenda item to be postponed to the Board's September 27, 2017 Meeting.

Planning Board Appointment –MAGIC representative

At 9:35 p.m., Mr. Abair opened a discussion regarding a Board appointment for a MAGIC representative.

Ms. Donoghue recommended postponing this agenda item to a future meeting date.

Miscellaneous

Horse Pond Road

Mr. Karustis mentioned there is an area of construction on Horse Pond Road near Route 20, which currently has a dangerous trench in the pavement which cars have to avoid by driving into the opposite lane. He asked when the trench will be filled.

The Board asked Ms. Donoghue to follow-up with DPW. Mr. Morely suggested Mr. Karustis might also want to contact DPW.

Maynard Road - Lots E& F – Status Update

Ms. Suedmeyer stated she provided the Board with materials tonight, including a summary table of compliance and schedule of work and an inspection report from the consultant. The documents were a Field Report from McPhail Associates, LLC dated September 12, 2017 and spreadsheets entitled, "E&F Maynard Rd. SWMP Conditions Prior to Initiation of Slope Stabilization Construction" and "Preliminary Schedule – Slope Work Lot E/F Maynard Rd., Sudbury Rev. 8/30/17." She stated the Town's inspector is pleased at this time and the project work is progressing nicely.

Mr. Morely noted this is the third time the stabilization work is coming up against winter conditions. The consensus was that everyone wishes the work had commenced earlier. Ms. Suedmeyer stated the Decision calls for an Oct. 1, 2017 deadline and the Board can request additional stabilization work, if needed.

Meadow Walk – Site Walk

Ms. Kilcoyne requested for a site walk of Meadow Walk to be scheduled. Ms. Donoghue stated she would coordinate a time and communicate it to the Board.

Design Review Board – Member Needed

Ms. Donoghue announced a member is needed for the Design Review Board, and she noted more information is available about the position on the Town website.

Minutes

On motion duly made and seconded, it was unanimously

VOTED: To approve the meeting minutes of August 9, 2017.

Upcoming Meeting Schedule

The next meetings are scheduled for September 27, 2017 and October 11, 2017 at Town Hall.

The meeting was adjourned by Mr. Abair at 9:45 p.m.