



Town of Sudbury

Planning Board

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MINUTES

FEBRUARY 27, 2019 AT 7:30 PM

SILVA ROOM, FLYNN BUILDING, 278 OLD SUDBURY ROAD, SUDBURY, MA

JOINT MEETING WITH THE DESIGN REVIEW BOARD

Members Present: Vice-Chair Peter Abair, Clerk John Hincks, Charles Karustis, Nancy Kilcoyne, and Associate Member Justin Finnicum.

Members Absent: Chair Stephen Garvin

Others Present: Director of Planning and Community Development Adam Duchesneau and Environmental Planner Beth Suedmeyer.

Mr. Abair called the meeting to order at 7:30 PM.

Continued Public Hearing – Site Plan & Stormwater Management – 8 Stone Road (Assessor’s Map K06-0303)

At 7:30 PM, Mr. Abair opened the continued public hearing for the Site Plan and Stormwater Management Permit application for 8 Stone Road.

In attendance to discuss the application with the Planning Board were Applicant Aruna Pundit, owner of Aruna’s Place, and contractor Jack Kelleher.

Mr. Abair asked if any changes had been made to the plan. Mr. Kelleher responded the updated plan was submitted to the Planning Board on February 20, 2019 and included recommendations made at the last Planning Board meeting, including roofing over the entrance and the change in windows.

Mr. Abair expressed concern regarding accessibility related issues. Mr. Kelleher stated most of the open space was play area and he was expecting the project engineer to be present at the meeting to provide a further explanation.

Ms. Pundit indicated the parents of a recently deceased student wished to install a memorial in the school’s yard for their son. Ms. Pundit asserted she takes much pride in the interior of her school and the quality of child care. she assured the Planning Board the landscaping would be done very nicely.

Ms. Suedmeyer noted there was a disconnect between what was being proposed and what was shown on the Site Plans. She stated the Planning Board was prepared to receive clarification from the project engineer at the meeting that evening. Ms. Suedmeyer indicated plan details were lacking and the important topic of accessibility had not be addressed. Discussion followed regarding wheel chair

accessibility and related provisions. Ms. Suedmeyer stressed that if a ramp was required, it would have to be included on the Site Plan and reviewed.

Mr. Finnicum noted the Planning Board had previously recommended a safe/hard surface in the immediate proximity to the accessibility ramping.

Ms. Kilcoyne stated she recalled the Applicant discussing the implementation of a hard surface on the other side of the building. Mr. Kelleher asked if utilization of compacted stone dust would be acceptable. Mr. Finnicum indicated the regulations would have to be reviewed.

Ms. Kilcoyne stated she would like to see a more definitive Site Plan.

Mr. Kelleher indicated a discussion with the Building Inspector would be the next step.

Mr. Hincks affirmed the suggestions mentioned at the meeting and noted these were the exact same suggestions made by the Planning Board at the last meeting.

Mr. Duchesneau stated he could arrange a meeting between the Building Inspector and the Applicant. He added the project engineer should be present at that meeting.

Mr. Karustis noted there were many moving pieces and decisions about various aspects of the project which needed to be made and displayed on the plan.

Mr. Hincks explained to the Applicant there were aesthetic considerations which the Design Review Board would address and then there were standardized areas which were regulated, and these items were the focus of the Planning Board. Mr. Abair added those were the areas the Planning Board must review in a detailed plan in order for the application to receive approval.

Mr. Kelleher stated he would schedule a meeting with Building Inspector Mark Herweck before coming back to the Planning Board. Mr. Karustis reminded the Applicant all materials needed to be submitted a week before the actual meeting. Mr. Kelleher stated two weeks might not be enough time for resubmittal to the Planning Board. Mr. Duchesneau stated he felt the Applicant would probably not be ready to present before March 27, 2019.

Mr. Hincks motioned to continue the public hearing for the Site Plan and Stormwater Management Permit application for 8 Stone Road (Assessor's Map K06-0303) to March 27, 2019. Mr. Abair seconded the motion. The vote was unanimous, 4-0.

Continued Public Hearing – Definitive Subdivision, Stormwater Management, & Scenic Road – Powers Road (Assessor's Map B09-0001)

At 8:00 PM, Mr. Abair opened a Public Hearing regarding a Definitive Subdivision, Stormwater Management & Scenic Road – Powers Road. He explained there was no new material to review.

In attendance to discuss the application with the Planning Board was Applicant/developer Jeff Cronin.

Mr. Cronin stated he had paid the outstanding fees which were owed and he was present to request a continuance of the public hearing until the March 27, 2019 meeting. He additionally requested the review period be extended to the end of April, 2019. Mr. Cronin indicated there were no additional materials to

present and soil testing was scheduled for March 8, 2019. Mr. Cronin stated additional materials would be prepared for the March 27, 2019 meeting.

Ms. Suedmeyer explained project activity could resume and staff would review all of the related documentation. She noted the issue of creating an improved buffer along Powers Road. Ms. Suedmeyer indicated a soil study was being conducted to determine if the septic system could be moved to the other side of the property to help to create a better buffer.

Mr. Hincks inquired about the extension of time and questioned if there were any related time restrictions. Ms. Suedmeyer responded the deadline had been extended and the review period for subdivision and stormwater management review had also been extended. She stated staff kept track of two timelines; the continuation of the public hearing and the extension of the review period.

Mary Sterling of 59 Hunter's Ridge Road in Concord indicated a group of abutters had submitted a memorandum to the Planning Board on December 5, 2019 and hoped that same memo would be considered whenever a new project request was made by the Applicant. She emphasized the neighbors wanted to ensure the items within that memorandum were always considered.

Fred Burnham of 59 Hunter's Ridge Road in Concord stated he wanted to include the fact the memorandum had been signed by 23 abutters.

Mr. Hincks motioned to continue the public hearing for the Definitive Subdivision, Stormwater Management Permit, and Scenic Road application for Powers Road (Assessor's Map B09-0001) to March 27, 2019 and to extend the review period for the application to April 30, 2019. Mr. Abair seconded the motion. The vote was unanimous, 4-0.

Minutes for Approval – November 13, 2018, December 11, 2018, and December 12, 2018

Mr. Hincks motioned to approve the minutes of November 13, 2018 as amended. Mr. Karustis seconded the motion. The vote was unanimous, 4-0.

Mr. Hincks motioned to approve the minutes of December 11, 2018. Mr. Karustis seconded the motion. The vote was unanimous, 4-0.

Mr. Hincks motioned to approve the minutes of December 12, 2018. Mr. Karustis seconded the motion. The vote was unanimous, 4-0.

Continued Public Hearing – Site Plan & Stormwater Management – Joint Meeting with the Design Review Board – 83 Boston Post Road (Assessor's Map K11-0015 & K11-0099)

Mr. Abair opened the continued public hearing at 7:45 PM.

Present to discuss the application with the Planning Board were Attorney Joshua Fox of Rollins, Rollins and Fox; Gabe Crocker, P.E. of Crocker Design Group; Mark Regent of Regent Associates, Inc.; Timothy Onderdonk, AIA of Regent Associates, Inc.; Scott Arnold, P.E., CHA Consulting, Inc.; and Attorney Paul Losordo, Corporate Attorney for Herb Chambers.

Ms. Suedmeyer stated the Design Review Board would be joining the discussion later in the meeting.

Ms. Suedmeyer indicated the peer review from the Horsley Witten Group had arrived this week and most of the issues had been resolved. Mr. Crocker reviewed the project team's responses to the Horsley Witten Group's comments including drainage-related adjustments, new subsurface and collection systems, new catch basins, piping, and underground drainage systems. Mr. Crocker explained the repair and cleaning of all vehicles would only take place inside the building

Mr. Abair asked about construction phasing and the continuous operation of vehicle servicing as it related to the construction entrance. Mr. Crocker indicated that during construction there would likely be some entrance changes and shifting of vehicles as needed.

Mr. Karustis questioned the removal of pavement and if there would be a time when vehicles were traveling over gravel or mud. Mr. Crocker explained the dealership would not want vehicles driving over gravel, mud, or any other rough surface.

Mr. Abair queried about erosion control measures to be utilized, especially in consideration of rain storms. Attorney Losordo stated he was in charge of the construction contracts and CHA Consulting would be implementing erosion controls as specified in the contract. Mr. Crocker added the contractor was required to endorse all required environmental aspects of the project which the Chambers team oversaw.

Ms. Suedmeyer suggested inclusion of a condition where the Planning Board would review a draft of the proposed construction phasing including specific erosion controls as well as details regarding the construction entrance. Mr. Karustis agreed and suggested reviews be conducted at these critical phases.

Attorney Fox agreed with the recommendation and advised, that in the interest of time, the inspections not be performed by the peer reviewer. The Planning Board agreed the inspections could be performed by Town staff as opposed to the peer reviewer.

Ms. Suedmeyer mentioned she did not see any provisions for a construction entrance in the plans. In consideration of the various users involved in the project, Ms. Suedmeyer suggested a detailed plan be provided to the Planning Board. Mr. Arnold responded by pointing out a detail of this item was included and referred to the specific plan where it could be found. Ms. Suedmeyer acknowledged the detail and stated she would confer with the Town Engineer regarding those specifics.

Ms. Kilcoyne asked if the water used to clean vehicles was from the Sudbury Water District. Mr. Crocker confirmed that Sudbury Water District water would be used.

Mr. Finnicum inquired about the lighting for the project noting various "hot" spots on the property, including areas very close to the wetlands and the nature preserve. He felt light fixtures which exceeded 30 feet in height were excessive and requested the Applicant provide more information about the lighting mentioned on plan LT-101. Mr. Regent stated approximately 30 minutes after showroom closing, the lighting would decrease to roughly 50%. Mr. Finnicum maintained this was very bright for an outdoor space and recommended further reduction in lighting.

Mr. Finnicum asked about the ceremonial entrance displayed on the plans. Mr. Regent replied the entrance was created to bring cars into the showroom. Discussion about the entry into the showroom ensued

Mr. Finnicum queried about the landscaping along the roadway. Mr. Regent responded the vegetation was defined on the updated landscape plan. Mr. Finnicum noted there was a large tree on the site that did not appear to be healthy. Attorney Fox replied the tree may be within the Route 20/Boston Post Road right-of-way. Mr. Finnicum asked if there was anything which could be done about the tree at this time. Attorney Fox suggested a condition could be included specifying that if the tree came down, the Applicant would plant a new tree in its place.

At approximately 8:55 PM, the Design Review Board joined the Planning Board meeting.

Mr. Hincks suggested the following proposed conditions be reviewed at the next meeting:

- Vehicle washing (inside only versus being prohibited).
- Construction sequencing and monitoring of the construction entrance.
- Updated lighting plan to include adjustments and added information.

Mr. Regent presented updated renderings and referred to an exterior stair which went from the parking lot to the main entrance as recommended.

Ms. Koffel of the Design Review Board indicated the addition of the windows on Plan A5.1 was an improvement. She acknowledged the alternate banding material, which the Design Review Board had requested, would not be possible due to the corporate branding standard.

Attorney Fox noted Jaguar/Land Rover did allow for two panel bands, rather than one panel band, with each panel measuring 2.5 feet. He stated the new banding and the new window help to break up the massive look of the building.

Mr. Abair asked where the plantings would be located. Attorney Fox referred to the island in front of the building, which would include native species per the Conservation Commission's recommended plant list.

Attorney Fox noted the standard design approval process from Jaguar/Land Rover was very extensive. Mr. Losordo stated his office worked on the revised banding and went back to Jaguar/Land Rover, who ultimately approved the change, and felt the London corporate office would approve the design as well. He stressed the group takes these matters seriously and felt the current proposal reflected a better design.

Mr. Karustis and Mr. Hincks agreed the changes improved the overall design.

Mr. Abair questioned the signage aspect. Attorney Fox indicated final signage had not yet been decided, and he expected to be coming back to the Design Review Board and the Zoning Board of Appeals for a Special Permit.

Ms. Koffel stated the Design Review Board had not received a signage package.

Ms. Suedmeyer suggested a distinction in paving would aid the safety of the pedestrian crossing. Attorney Fox replied the renderings did not specifically address that element because approximately 80% of the traffic comes in from Route 20/Boston Post Road and goes straight into the service garage. A related discussion took place. Mr. Regent suggested additional pavement scoring could be included to depict a different texture. Mr. Duchesneau suggested stamped concrete, or something of that nature, could be

used. Mr. Karustis recommended a visual distinction for the crosswalk to create a safer situation by causing drivers to take notice.

Mr. Finnicum asked if the storefront with the glazed doors could be pushed back about 6 inches without impacting the interior. Mr. Regent stated it would require a structural review.

Mr. Finnicum referred to the front retaining area with a guardrail and asked if there could be any change there. Mr. Crocker noted there are septic system considerations in that area and potential changes would be unlikely.

Mr. Abair stated the Planning Board would meet again on the application and would provide draft decisions at that time. Mr. Losordo confirmed there would be related communication to the London office by tomorrow morning and he would reiterate the wishes of the Town.

Attorney Fox itemized the areas to bring back to the Planning Board at the next meeting, which included an updated lighting plan, conferring with the Building Inspector to determine if the building could shift 6 inches, and other considerations to be included as conditions.

Mr. Hincks motioned to continue the public hearing for the Site Plan and Stormwater Management Permit application including a potential Joint Meeting with the Design Review Board for 83 Boston Post Road to March 13, 2019. Mr. Karustis seconded the motion. The vote was unanimous, 4-0.

At this time the Design Review Board left the Silva Room and reconvened their meeting in the Thompson Room in the Flynn Building, 278 Old Sudbury Road, as they had other topics for discussion.

Metropolitan Area Planning Council (MAPC) Minuteman Advisory Group on Interlocal Coordination (MAGIC) Planning Board Representative

Mr. Duchesneau indicated MAGIC appointments were made yearly and each community is allowed to appoint one representative from the Planning Board and one from the Board of Selectmen. He affirmed the last Planning Board appointment was made on September 27, 2017 and Mr. Garvin was appointed.

Mr. Duchesneau noted he was currently the Chair of MAGIC and asked the Planning Board to appoint him as their MAGIC representative.

Mr. Hincks motioned to appoint Adam Duchesneau as the Planning Board's representative to MAGIC. Mr. Karustis seconded the motion. The vote was unanimous, 4-0.

Master Plan Update

Mr. Duchesneau informed the Planning Board he and Ms. Suedmeyer had been planning a tour of the town for the Master Plan Steering Committee (MPSC) meeting on March 15, 2019. He indicated they were asking MPSC members to hold a 2.5 hour meeting to better accommodate the entire tour. Ms. Suedmeyer added the tour would begin in the parking lot behind Town Hall at 9:00 AM and end at approximately 11:30 AM.

Ms. Suedmeyer inquired if any Planning Board members were considering attending the tour and noted a draft tour plan would be distributed to the Board in advance of the meeting.

Mr. Abair asked if the Landham Road/Route 20/Boston Post Road intersection project would begin in the near future and Ms. Suedmeyer indicated the project might begin in the spring of 2019.

Annual Town Meeting Zoning Bylaw Discussion

Mr. Duchesneau mentioned the inclusionary housing topic and the dog kennel bylaw. Ms. Suedmeyer asked if the Planning Board would like to revisit these topics.

Mr. Abair stated he would like to examine an inclusionary housing bylaw and have it brought up at Town Meeting. He suggested further discussion on the topic at an upcoming meeting.

Ms. Suedmeyer informed the Planning Board MPSC member and Housing Authority member, Amy Lepak, also has great interest in the inclusionary housing topic.

Mr. Hincks asked if a Joint Meeting with the Housing Authority and the Housing Trust would make sense. Ms. Suedmeyer agreed with the idea for a future Planning Board meeting. Mr. Hincks stated it would be best to address this topic before the new Master Plan was implemented.

Administrative Report

Mr. Duchesneau and Ms. Suedmeyer indicated they had no additional comments.

Meeting Schedule

Ms. Suedmeyer stated the next Planning Board meetings were scheduled for March 13, 2019 and March 27, 2019.

Ms. Suedmeyer informed the Planning Board a new application from the Department of Public Works for a new fuel island would be presented at the March 13, 2019 meeting.

She added Department of Public Works Director Dan Nason would be on the March 27, 2019 agenda to present the Route 20 Wastewater Treatment Study proposal, as was recently presented to the Board of Selectmen.

Mr. Hincks stated he would not be attending the March 13, 2019 meeting.

Mr. Duchesneau reminded members that if they had missed any previous meetings for the 83 Boston Post Road public hearing, they must review the meeting video and materials, and sign an affidavit indicating they had done so. He noted if members had missed more than one meeting of the public hearing, the member would not be able to vote.

Mr. Abair motioned to adjourn the meeting at approximately 9:30 PM. Mr. Hincks seconded the motion. The vote was unanimous, 4-0.