



Town of Sudbury

Planning Board

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MINUTES

MARCH 13, 2019 AT 7:30 PM

LOWER TOWN HALL, 322 CONCORD ROAD, SUDBURY, MA

Members Present: Chair Stephen Garvin, Vice-Chair Peter Abair, Nancy Kilcoyne, and Associate Member Justin Finnicum.

Members Absent: Clerk John Hincks and Charles Karustis.

Others Present: Director of Planning and Community Development Adam Duchesneau.

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

Continued Public Hearing – Site Plan & Stormwater Management – 83 Boston Post Road (Assessor’s Map K11-0015 & K11-0099)

Mr. Garvin opened the continued public hearing at approximately 7:30 PM.

Present to discuss the application with the Planning Board were Attorney Joshua Fox of Rollins, Rollins and Fox; and Gabe Crocker, P.E. of Crocker Design Group.

Mr. Fox stated there were two recent submissions to the Planning Board; one being a new rendering of the front elevation to scale and the second reflecting a reduction in lighting.

Mr. Fox provided details regarding the Planning Board and Design Review Board recommendations. He noted the architectural team was able to move the front entrance doorway back approximately 5 inches. Mr. Fox suggested submitting a revised plan as a condition. Mr. Garvin responded the Planning Board would want a plan for the record.

Mr. Crocker provided an update on the lighting aspect and stated the light level had been reduced by more than 50% in many areas and the number of fixtures had been reduced as well. Additional fixture adjustments were described by Mr. Crocker.

Mr. Duchesneau indicated an updated Stormwater Management Permit decision had been drafted and it reflected two changes within the Conditions and Requirements section. He noted the first change was in section H4 stating: “During construction site work, each time the construction entrance is shifted or relocated on the subject property, the Applicant/Owner shall contact the Town Engineer to inspect the erosion control barriers on the site.”

Mr. Duchesneau noted the second updated condition appeared in section K: “Washing of vehicles must occur inside the service area and any wastewater runoff from washing must be captured by the floor drain

which is connected to the wastewater system. The Applicant has ensured the Board they understand this requirement and will comply.”

Mr. Duchesneau stated Planning staff had asked the Applicant to present a revised Plan C-601 with a detail of the stabilization entrance. Mr. Crocker presented the mentioned updated plan. Mr. Duchesneau recognized the plan and suggested it be included in the both the Stormwater Management Permit and Site Plan Review decisions. He added he would amend item #2 of the Conditions of Approval to reflect the date when Planning staff received the updated plan.

Mr. Abair noted the Applicant had responded to the Planning Board’s requested revisions in a timely manner.

Ms. Kilcoyne referred to the rendering displaying the pedestrian crossing and asked if the material used for the crossing would be different from the other surface material. Mr. Crocker responded that pavers would be used at the crossing for clear marking. Ms. Kilcoyne noted the Design Review Board had recommended plantings near the entrance of the building. Mr. Fox stated several red cedar trees would be planted near the main entrance area.

Mr. Finnicum thanked the Applicant for the quick responses regarding the lighting and the façade adjustments. Mr. Garvin agreed with the comments of the other members and felt the changes made with the lighting and window placement created significant improvements for the project.

Mr. Abair motioned to approve the Site Plan Review decision for 83 Boston Post Road (Assessor’s Map K11-0015 & K11-0099) with conditions as noted. Ms. Kilcoyne seconded the motion. The vote was unanimous, 3-0.

Mr. Abair motioned to approve the Stormwater Management Permit decision for 83 Boston Post Road (Assessor’s Map K11-0015 & K11-0099). Ms. Kilcoyne seconded the motion. The vote was unanimous, 3-0.

Master Plan Update

Mr. Duchesneau stated the Master Plan Steering Committee’s (MPSC) tour of the town would take place on Friday, March 15, 2019. He added there will be five stopping points including the Town Center, Fairbanks Community Center, Meadow Walk, Featherland Park, and Davis Field, as well as some other areas in north and south Sudbury.

Mr. Duchesneau referred to the tour maps and the five prime locations for the MPSC to consider. He also noted the American Planning Association Principals for Comprehensive Master Plans. He indicated public outreach would be introduced with op-eds in the Town Crier in the next month or two. Mr. Garvin stated he would try to participate in the tour. Mr. Abair stated he looked forward to participating in the process in some way.

The Planning Board reviewed the tour materials and discussed various locations.

Mr. Garvin suggested Camp Sewataro be included on the tour and Mr. Duchesneau indicated the owner of Camp Sewataro actually gave permission for it to be included.

Mr. Garvin stated the Planning Board would continue with its leadership role regarding the Master Plan and would seek to incorporate increased public involvement.

Annual Town Meeting Zoning Bylaw Discussion

Mr. Duchesneau indicated the inclusionary zoning and dog kennel bylaws could be prepared for a fall Town Meeting. He suggested researching similar bylaws in other communities.

With regard to inclusionary zoning, Mr. Duchesneau suggested the Planning Board consider the percentage of units which would be required to be affordable and the costs/benefits of accepting payments in lieu of creating affordable units for projects. He suggested the Planning Board include this topic at a future meeting.

Mr. Garvin stated the inclusionary topic would be a challenge for the fall Town Meeting, but the conversation and research would begin. He suggested reaching out to the Sudbury Housing Trust and the Housing Authority for their input, and added the Trust and the Authority might have to implement certain mechanisms in preparation for an inclusionary Zoning Bylaw.

Mr. Garvin commented that staff had previously agreed to obtain more background information regarding the dog kennel bylaw.

Mr. Abair noted ongoing zoning bylaw discussions might fit into future meeting agendas with fewer time restrictions.

Mr. Garvin asserted inclusionary zoning would help keep the Town above the mandatory 10% affordable housing requirement for many years to come.

Administrative Report

Attorney Joshua Fox of Rollins, Rollins and Fox, Counsel for Applicant, was in attendance to discuss the 212 Pratt's Mill Road item with the Planning Board.

Mr. Duchesneau explained the 212 Pratt's Mill Road subdivision, which was endorsed by the Planning Board on August 8, 2018, had expired. He stated Attorney Fox was seeking a Certificate of No Change for the Definitive Subdivision Plan in order for it to be placed on record with the Land Court.

Mr. Abair motioned to approve the Certificate of No Change for the Definitive Subdivision Plan for 212 Pratt's Mill Road, Sudbury, MA. Ms. Kilcoyne seconded the motion. The vote was unanimous, 3-0.

Mr. Garvin announced the Department of Housing and Community Development (DHCD) had approved the 40R Zoning District for the Melone property, which has the potential to grant \$500,000 to the Town. Mr. Garvin asked if the Planning Board was required to take any specific action before the 40R Zoning District was approved. Mr. Duchesneau stated the 40R Zoning District would have to be approved at the upcoming May Annual Town Meeting because it was an amendment to the Zoning Bylaw and, prior to the Town Meeting, the Planning Board must hold a public hearing on the proposed amendment.

Minutes for Approval – November 28, 2018

Mr. Abair motioned to approve the minutes of November 28, 2018. Ms. Kilcoyne seconded the motion. The vote was unanimous, 3-0.

Meeting Schedule – March 27, 2019 & April 10, 2019

Mr. Abair commented the agenda for March 27, 2019 was extensive.

Ms. Kilcoyne asked about the Honey Dew sign at 29 Hudson Road and Mr. Duchesneau indicated he would look into the matter further. Mr. Garvin noted the sign was allegedly in violation and the Building Inspector was scheduled to follow-up.

Mr. Garvin motioned to adjourn the meeting at 8:15 PM. Mr. Abair seconded the motion. The vote was unanimous, 3-0.