



Town of Sudbury

Planning Board

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MINUTES

APRIL 24, 2019 AT 7:30 PM

LOWER TOWN HALL, 322 CONCORD ROAD, SUDBURY, MA

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

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

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

Public Hearing – Proposed 2019 Annual Town Meeting Warrant Article – Amend the Zoning Bylaw by inserting Zoning Bylaw 4700B. the Melone Smart Growth Overlay District, to allow for mixed commercial and residential uses on a portion of the so-called Melone Property, and to amend the Zoning Map as shown on a plan entitled “Melone Smart Growth Overlay District” dated November 13, 2018

Mr. Hincks read the public hearing notice.

Mr. Garvin gave a brief history of the Melone Smart Growth Overlay District change and stated the overlay was addressed at the last Town Meeting in December 2018. At that time, the Department of Housing Community Development (DHCD) was still reviewing the Chapter 40R Smart Growth Zoning District, which has since been approved. He added this Warrant Article would now be included on the May 2019 Town Meeting Warrant and would be brought forth by the Planning Board.

Mr. Hincks commented the approval of this proposed bylaw amendment did not in any way change the project vision as presented at the Town Meeting in December. Mr. Garvin confirmed that statement.

Mr. Garvin asked if there were any updates to the Quarry North project at the Melone site. Mr. Duchesneau responded he had not heard any further updates and had no contact with the developers. He added the development agreement for the project had been finalized and signed by the Board of Selectmen within the last month. Mr. Duchesneau also stated that once the zoning was officially in place, he would be anticipating some kind of application filing by the developer a month or so later.

Mr. Hincks reiterated this zoning overlay allowed for the development of multi-family units. Mr. Garvin added the zoning approval promoted regional contacts – transportation and retail. Mr. Duchesneau indicated that by developing the 40R zoning overlay district, it would allow the community to receive a state incentive payment in the amount of approximately \$500,000. Ms. Kilcoyne stated this was going to be an exciting component of the project.

Mr. Garvin asked if anyone in the public wished to speak to this matter. No one came forth.

Mr. Hincks motioned to recommend approval to the May 2019 Annual Town Meeting of the proposed Zoning Bylaw amendment to add Section 4700B – Melone Smart Growth Overlay District. Mr. Karustis seconded the motion. The vote was unanimous, 5-0.

Mr. Duchesneau stated the Town Manager would probably be presenting this Warrant Article at Town Meeting.

Continued Public Hearing – Site Plan, Stormwater Management, & Water Resource Protection District Special Permit – 275 Old Lancaster Road (Assessor’s Map H08-0049)

Present: James Fair, Project Manager and Zachary Wallin, E.I.T. of Weston & Sampson, and Department of Public Works Director Dan Nason.

Mr. Fair presented a brief overview of changes to the plan, referring to the plan entitled “Planning Board Permitting – Revised” dated April 17, 2019, which included:

- Increase in the catch basin from a single basin to a double basin.
- Increase in emergency overflow level.
- Edits to the erosion and sediment control plan during construction with added plan notes.
- Modifications to the narrative in the Operations & Maintenance Plan.

Mr. Duchesneau asked about additional landscaping along the driveway. Mr. Garvin indicated a number of neighbors had concerns about lighting and landscaping.

Mr. Nason stated he had met with two concerned neighbors to address some of the lighting issues, particularly on some of the existing Department of Public Works (DPW) structures. He indicated the DPW is changing all of the lights situated on the exterior sides of the building with new LED lights that have more downward-facing lighting. Mr. Nason added one light which shines toward the salt shed was angled appropriately and no longer created glare into the neighbor’s window.

Mr. Nason indicated he had a meeting with three residents who were very satisfied with the adjusted lighting, but still would want additional plantings at the site along the driveway towards Old Lancaster Road. He confirmed that whatever the Town can do to provide additional trees at the site, will be done.

Mr. Duchesneau reviewed the Site Plan Review Decision, the Water Resource Protection Overlay District Special Permit Decision, and concluded all associated requirements had been met.

Mr. Finnicum commented on the possibility of staggering the new trees to help block light and help with the growth of the newly planted trees. Mr. Fair indicated older trees would need to be cut down to allow for the staggering. Mr. Finnicum referred to plan C401 and explained the new trees could be somewhat staggered. Mr. Garvin agreed with staggering the planting of every other new tree. Mr. Fair agreed to change the plans to display the staggering of the new juniper plantings. Mr. Duchesneau suggested the staggering of the new juniper plantings be added as a condition.

Mr. Abair questioned if there were proposed future expansion plans for the site. Mr. Nason replied he did not know and currently had no plans to build out the existing facility. He added that if the garage building

had to be expanded upon in the future, such plans would be provided by Weston & Sampson. Mr. Abair affirmed these plans were not proposed for implementation in the near future and Mr. Nason agreed.

Mr. Abair commented that although he was not present at the March 27, 2019 meeting, he did view the recording on SudburyTV, as well as the materials for that meeting in order to be able to vote that night.

Ms. Suedmeyer mentioned that because the Town is the Applicant, the covenant and easement requirement had been lifted from the Stormwater Management Permit Decision. She mentioned the standard annual reporting clause could be adjusted. Mr. Garvin stated any changes must be signed by a Professional Engineer (P.E.). Mr. Fair agreed to having a Professional Engineer sign the changes.

Mr. Karustis inquired about the test pits at the property. Mr. Fair explained the Massachusetts soil evaluator at Weston & Sampson performed test pits for stormwater infiltration and observed for the seasonal high groundwater table using the Massachusetts Department of Environmental Protection (DEP) approved method. Mr. Fair added the Sudbury Board of Health agent was on site and was in agreement with the test pit findings.

Mr. Hincks motioned to approve the Site Plan Review Decision for 275 Old Lancaster Road with amendments as discussed and summarized. Mr. Karustis seconded the motion. The vote was unanimous, 5-0.

Mr. Hincks motioned to approve the Water Resource Protection Overlay District Special Permit Decision for 275 Old Lancaster Road with amendments as discussed. Mr. Karustis seconded the motion. The vote was unanimous, 5-0.

Mr. Hincks motioned to approve the Stormwater Management Permit Decision for 275 Old Lancaster Road, Sudbury – SWMP – 19-05 as amended as discussed. Mr. Karustis seconded the motion. The vote was unanimous, 5-0.

Master Plan Update

Mr. Duchesneau stated there was an Economic Development Chapter working group, which would be presenting to the Master Plan Steering Committee (MPSC) at their May 17, 2019 meeting. He added there was also a Housing Chapter document being worked on by staff, which will be distributed to the MPSC. Mr. Duchesneau announced a Master Plan Public Forum would take place on May 22, 2019 at the Lincoln-Sudbury Regional High School (LSRHS) cafeteria, with registration beginning at 6:30 p.m. and the Forum beginning at 7:00 p.m. He encouraged all to attend the Public Forum.

Zoning Board of Appeals Applications – 554 Boston Post Road – Two Variances

The Planning Board reviewed a draft letter to be submitted to the Zoning Board of Appeals (ZBA) regarding the proposed variances. Ms. Kilcoyne distributed editing suggestions which changed the order of the paragraphs within the letter and questioned if the site was appropriate for the suggested use. Board discussion took place.

Mr. Finnicum stated there should be a moratorium regarding major Variances until the Master Plan update process had been completed. He also stated that if there was a Variance, he would want to see the FAR (Floor Area Ratio) for the subject property. Mr. Garvin agreed the Planning Board must be presented with the FAR as discussed at the last meeting. Mr. Garvin recommended the FAR detail be

added to the letter. The Planning Board discussed possible controls on the use of storage units and traffic. Mr. Duchesneau stated the ZBA could also impose any conditions they deemed appropriate, if the Variance were approved.

Mr. Hincks recommended the letter to the ZBA include a statement indicating a potential Site Plan Review process by the Planning Board would be very stringent. Mr. Garvin reiterated the particular focus would be placed on traffic, FAR, parking, and landscaping within the historical character of the area.

Mr. Karustis stated he would not endorse the Variances presented. Mr. Finnicum agreed with Mr. Karustis.

Mr. Garvin asserted Variance approval by the ZBA did not guarantee approval from the Planning Board for Site Plan Review or stormwater permitting.

Ms. Suedmeyer mentioned that as a result of negotiations, the Town voted to preserve the Stone Tavern building on the site, which will be used as office space.

Ms. Kilcoyne queried if the Planning Board would be able to suggest alternative uses for the site. Mr. Garvin acknowledged alternative use possibilities.

Mr. Hincks recommended one Planning Board member work with Mr. Duchesneau to finalize the language of the letter. Mr. Duchesneau indicated he appreciated the Board member contribution with the letter to be readied for Monday's ZBA meeting. Mr. Abair agreed to work on the letter with Mr. Duchesneau and Mr. Garvin stated he would review that letter before he signed it.

Annual Town Meeting Zoning Bylaw Discussion

Mr. Duchesneau stated an inclusionary housing Zoning Bylaw amendment was still being reviewed. He also explained he had met with the Sudbury Housing Authority earlier that day, along with the two newly elected members of the Board of Selectmen.

Administrative Report

Mr. Duchesneau explained that when the Historical Commission considered the demolition of a structure, such notice would come to the Planning Board. The following two recent notices had come to the Board:

- 787 Concord Road with a hearing on April 25, 2019 at 7:00 p.m.
- 484 North Road with a hearing on May 22, 2019 at 7:45 p.m.

Mr. Duchesneau added that both hearings would be held in the Flynn Building, 278 Old Sudbury Road.

Ms. Suedmeyer inquired if a Planning Board member would be available to participate in the May 14, 2019 Workshop for Municipal Vulnerability Preparedness Planning. Presentations, break-out groups, and prescribed action plans would be included at the all day workshop. The Horsley Witten Group would be the consultant for this project, as well as the consultant for the Hazard Mitigation Plan update.

Mr. Garvin asked if this opportunity could be offered to an MPSC member. Ms. Suedmeyer agreed to offer the opportunity to a MPSC At-Large member.

Mr. Abair asked about the Landham Road/Boston Post Road intersection traffic light. Ms. Suedmeyer responded the project would be going into construction this season.

Mr. Hincks asked if the Camp Sewataro article needed input from the Planning Board, as well as from the Land Acquisition Review Committee (LARC). Ms. Suedmeyer answered that a meeting of the LARC had been scheduled for May 1, 2019 at 10:00 a.m. and the Town Manager would present the description of the Camp Sewataro Article for the LARC. Mr. Hincks stated he would be in attendance and felt the Planning Board should be included. Mr. Abair agreed that the Planning Board and the MPSC should have a contributing role as well.

Ms. Suedmeyer provided a narrative of the Camp Sewataro purchase.

Mr. Garvin stated the Planning Board could provide a statement for Town Meeting in regard to the Camp Sewataro property and should indicate the site should go through master plan processing.

Mr. Abair asked if the Planning Board felt the current camp use was a good use for the Sewataro property. Members agreed it was a good use of the property and agreed it would be a good purchase for the Town, but felt they did not have enough information to endorse or oppose the article at this time.

Ms. Suedmeyer stated the owner of Camp Sewataro would be providing tours of the property on April 27, 2019 at 2:00 pm and April 28, 2019 at 10:00 am and 2:00 pm. She then read the Camp Sewataro press release to the Planning Board.

Minutes for Approval: February 13, 2019 and February 27, 2019

Mr. Garvin stated he had not been present at the February 27, 2019 meeting and could not vote to approve those minutes.

Mr. Abair motioned to approve the minutes of February 13, 2019. Mr. Hincks seconded the motion. The vote was unanimous, 5-0.

Mr. Abair motioned to approve the minutes of February 27, 2019. Mr. Hincks seconded the motion. The vote was 4 in favor and 0 opposed, with Mr. Garvin abstaining from the vote.

Future Meeting Schedule: May 15, 2019 and May 29, 2019

Mr. Garvin announced this was Mr. Abair's last Planning Board meeting. Mr. Garvin noted Mr. Abair had been the longest standing member of the Planning Board and had provided invaluable input/contribution over the years.

Mr. Abair thanked everyone for their support.

At 9:25 PM, Mr. Garvin made a motion to adjourn the meeting. Mr. Hincks seconded the motion. All members voted in favor of adjournment.