



# Town of Sudbury

## Planning Board

PlanningBoard@sudbury.ma.us

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

www.sudbury.ma.us/planning

### MINUTES

MAY 27, 2020 AT 7:00 PM

### VIRTUAL MEETING

**Members Present:** Chair Stephen Garvin, Vice Chair Charles Karustis, Clerk John Hincks, Justin Finnicum, and John Sugrue

**Absent:** Associate Member Anuraj Shah

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

Mr. Garvin opened the meeting at 7:00 PM

**Immediately Continued Public Hearing\* – Modifications and Time Extension to Definitive Conventional Subdivision Decision, and Stormwater Management Permit – 210-212 Pratts Mill Road (Assessor's Map G05-0022)**

Mr. Garvin motioned to continue the public hearing for the Modifications and Time Extension to a Definitive Conventional Subdivision Decision, and Stormwater Management Permit application for 210-212 Pratts Mill Road (Assessor's Map G05-0022) to the Planning Board meeting on June 10, 2020. Mr. Karustis seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

**150 Wayside Inn Road and 80, 94, & 100 Prides Crossing Road (Assessor's Maps K02-0002, K02-0309, K02-0310, and K02-0311) – Approval Not Required (ANR) Plan**

Peter Bemis of Engineering Design Consultants was in attendance to discuss the ANR Plan with the Planning Board. He provided background regarding the property.

Mr. Duchesneau detailed other aspects of the ANR Plan.

Mr. Hincks commented the Planning Board had a statutory role, but did not have to support or approve the ANR Plan. Mr. Bemis agreed.

Mr. Hincks motioned for the Planning Board to endorse the 150 Wayside Inn Road and 80, 94, & 100 Prides Crossing Road (Assessor's Maps K02-0002, K02-0309, K02-0310, and K02-0311) – Approval Not Required Plan. Mr. Karustis seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

### **Master Plan Update**

Mr. Duchesneau indicated drafts of the next sections of the Master Plan were being compiled by the Horsley Witten Group, and would be submitted to the Master Plan Steering Committee and Planning Board in the near future.

### **Town Meeting Zoning Bylaw Discussion**

Mr. Duchesneau confirmed that, in accordance with Massachusetts General Laws, another public hearing would be required for the proposed Zoning Bylaw amendments because more than six months would pass since the original public hearing was held and before the 2020 Annual Town Meeting would occur.

Mr. Garvin suggested a study of Solar Energy System Zoning Bylaws in other communities take place before the next public hearing. Mr. Hincks recommended Planning Board members coordinate this task with Town staff. Mr. Garvin acknowledged compiling such research would take a considerable amount of time.

### **Board Reorganization**

Mr. Duchesneau stated this was an opportunity for the Planning Board to reorganize its officers if the members desired to do so. The Planning Board members agreed to maintain their current positions.

Mr. Hincks motioned for the Planning Board to continue with its current organization of Stephen Garvin as Chair, Charles Karustis as Vice Chair, and John Hincks as Clerk. Mr. Karustis seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

### **Board Appointments**

Mr. Duchesneau noted a few of the Planning Board's appointments were expiring in May, with the Minuteman Advisory Group on Interlocal Coordination position expiring at the end of the fiscal year on June 30, 2020. He noted the expiration of the appointments presented an opportunity for other interested Planning Board members to assume the roles. Mr. Duchesneau itemized the expiring appointments which needed to be addressed as follows:

- Planning Board's Community Preservation Committee Representative: John Hincks
- Planning Board's Bruce Freeman Rail Trail Design Task Force Representative: Charles Karustis
- Planning Board's Minuteman Advisory Group on Interlocal Coordination Representative: Adam Duchesneau

Mr. Hincks noted Mr. Shah, who was not present, was also on the Community Preservation Committee and would make an effective liaison. The Planning Board agreed the discussion regarding their Community Preservation Committee representative should continue at the next Planning Board meeting when Mr. Shah would be present.

Mr. Garvin motioned to approve Adam Duchesneau as the Planning Board's representative to the Minuteman Advisory Group on Interlocal Coordination. Mr. Karustis seconded the motion. Roll

Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

Mr. Garvin motioned to approve Charles Karustis as the Planning Board’s representative on the Bruce Freeman Rail Trail Design Task Force. Mr. Hincks seconded the motion Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

### **Administrative Report**

Mr. Duchesneau noted the Town Reopening Advisory Group was considering ways to open Town buildings. He indicated most Town staff members continued to work primarily from home and that health protection systems were being planned for each department’s office.

### **Minutes for Approval: March 11, 2020**

Mr. Duchesneau indicated the March 11, 2020 minutes were not ready for review and approval.

### **Future Meeting Schedule: June 10, 2020 and June 24, 2020**

Mr. Garvin noted a special meeting for only the 16 & 36 North Road (Cold Brook Crossing) application had been scheduled for June 2, 2020.

### **Continued Public Hearing – Final Plan Approval, Plan Approval, and Stormwater Management Permits – 16 & 36 North Road (Cold Brook Crossing) (Assessor’s Maps C12-0003, C12-0004, and C12-0100)**

Applicants Chris Claussen and Chris Kennedy, Matt Leidner of Civil Design Group, LLC, attorney William Henchy, and Donald Provencher of Provencher Engineering, LLC were in attendance to discuss the application with the Planning Board. Also present on behalf of the Town were Tom Lee of the Horsley Witten Group and Jonathan Silverstein from Town Counsel (KP Law).

Mr. Claussen provided an overview presentation of the topics to be discussed highlighting the areas of stormwater management, wastewater management, and the comment letter from the Zoning Board of Appeals.

Mr. Leidner recapped the proposed stormwater management plans for the project. He mentioned the stormwater peer review responses had been accepted by the Horsley Witten Group. Mr. Leidner addressed a query regarding the permissibility of using porous pavement in a Zone 2 and received Massachusetts Department of Environmental Protection (MassDEP) endorsement that usage of such pavement was acceptable in a Zone 2.

Mr. Hincks recommended additional precautions be included within the Stormwater Operations and Maintenance Plan for the porous pavement issues. Mr. Garvin agreed. Related discussion took place.

Mr. Claussen provided an update, including the Horsley Witten Group’s suggestions, regarding the Wastewater Management Plan. He indicated the Conservation Commission had issued a negative determination on May 18, 2020.

Mr. Lee discussed the PVC piping and its related longevity. He mentioned granular activated carbon (GAC) filter considerations.

Mr. Provencher provided details regarding the soil absorption system.

Mr. Leidner provided a summary of the wastewater collection system.

Mr. Duchesneau asked if all the sidewalks on the site would consist of porous pavement. Mr. Claussen responded all sidewalks in the project would be porous and the driveways would be impervious.

Mr. Karustis stated he preferred the metal piping as opposed to the PVC piping. Mr. Garvin also concurred the iron piping was preferable.

Mr. Hincks asked if the Conservation Commission's issuance of a negative determination reflected grading only and was not about issues with stormwater management system's design. Mr. Claussen confirmed that was correct.

Mr. Karustis suggested Ralph Tyler's comments be passed along to the Applicants and be addressed at the next Planning Board meeting.

Mr. Claussen highlighted the following items from the Zoning Board of Appeals comment letter: 1. Electric Vehicle (EV) Charging Stations; 2. Number of bedrooms – deed restrictions, condominium master deed restrictions, MassDEP Permit, and Land Disposition and Development Agreement, and; 3. the 10% dedicated open space requirement of the Chapter 40R regulations.

Mr. Karustis recommended the installation of conduits to be able to increase the number of EV charging stations in the future, as needed.

Mr. Garvin inquired about the 10% Chapter 40R open space requirement. Mr. Leidner stated the proposed development provided well over 10% of open space.

Mr. Hincks thanked the Zoning Board of Appeals for a very thoughtful review. He referred to the Zoning Board of Appeals comments regarding lack of parking. Discussion regarding parking and retail space took place.

Mr. Finnicum spoke about favorable design changes. He discussed signage and lighting, and stressed dark-sky compliant lighting was necessary.

Mr. Sugrue stated he favored the design amendments. He questioned the significance of knowing where possible retail space might be located on the site. Mr. Claussen spoke of possible pop-up retail spaces.

The Planning Board members agreed that limiting the amount of parking spaces would be preferable.

Mr. Sugrue commented about the signage and related lighting.

Chair of the Zoning Board of Appeals, John Riordan of 12 Pendleton Road, recommended the signage and lighting at the Paper Store in Sudbury, which he viewed as a model.

Mr. Riordan agreed with Mr. Silverstein that the project successfully met the preferred guidelines for Chapter 40R cluster zoning in consideration of Smart Growth principles. He recommended the Planning Board consider placing a permanent conservation restriction on the 10% open space area.

Mr. Garvin indicated the project topics which would be covered at the Planning Board meeting on June 2, 2020 would include:

- Layout and Landscaping
- Signage and Lighting
- Peer Review Response
- Possible Response to Comments from resident Ralph Tyler

Mr. Hincks motioned to continue the public hearing for the Final Plan Approval, Plan Approval, and Stormwater Management Permits application for 16 & 36 North Road (Cold Brook Crossing) (Assessor's Maps C12-0003, C12-0004, and C12-0100) to the Planning Board meeting on June 2, 2020. Mr. Karustis seconded the motion Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

There being no further business, the meeting was adjourned at approximately 9:15 PM.