



# Town of Sudbury

## Planning Board

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### MINUTES

**JUNE 24, 2020 AT 7:00 PM**

### VIRTUAL MEETING

**Members Present:** Chair Stephen Garvin, Vice Chair Charles Karustis, Clerk John Hincks, Justin Finnicum, John Sugrue, and 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. Hincks 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 G06-0022) to the Planning Board meeting on July 15, 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.

**554 Boston Post Road (Assessor’s Map K06-0602) - Site Plan Modification**

Owner Quentin Nowland and consultant Joseph Polizzotti were present to discuss the matter with the Planning Board. Mr. Nowland outlined the two modifications to the approved Site Plan which were being requested. The first was to move the driveway ten feet to the east to satisfy concerns from the Massachusetts Department of Transportation (MassDOT) regarding its location with regard to an easement access roadway just to the west. Mr. Nowland noted the modification would have no impact on the access to the property and it actually would reduce the impervious surface on site by 232 square feet. Mr. Nowland then explained the second modification request involved an adjustment to the location and loop connection for the water line in accordance with a Sudbury Water District request.

Mr. Duchesneau confirmed moving the driveway ten feet to the east did not change anything and staff recommended approval of the minor modifications without a public hearing.

Mr. Finnicum inquired about the cupola from the barn, which he did not see on the plan. Mr. Nowland responded the particular plan did not show the cupola, but the pad had already been constructed.

Mr. Finnicum suggested the ten foot driveway shift modification be reflected in the landscape plan.

Mr. Karustis commented about the water line being adjacent to the easement and not on the easement. Mr. Nowland responded there was the ability to have the utilities under the easement. Mr. Polizzotti affirmed the water line and electrical line would be within a small section of the easement, which was allowed.

Mr. Hincks motioned to approve the Site Plan Modifications for 554 Boston Post Road (Assessor's Map K06-0602). 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 Volume 2 of the Master Plan update would be ready for review by the Master Plan Steering Committee (MPSC) by July 10, 2020. He added the next MPSC meeting was scheduled for July 31, 2020.

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

Mr. Duchesneau announced a second public hearing on the proposed Zoning Bylaw amendments for the 2020 Annual Town Meeting would take place on August 12, 2020.

Mr. Shah inquired if the Annual Town Meeting would be held outdoors. Mr. Duchesneau indicated Town Manager Henry Hayes was considering all suggestions and possibilities, and was examining what other communities were doing to hold their Town Meetings.

### **Administrative Report**

Mr. Duchesneau stated he had received an email from Jennifer Fox, a senior at the Massachusetts Institute of Technology, regarding an urban building energy model (UBEM).

Mr. Finnicum expressed interest in examining how a sustainable design lab might assist in collecting data.

Mr. Sugrue also expressed interest in the inquiry and suggested such data collection be presented to Horsley Witten in relation to the Master Plan.

Mr. Sugrue offered to have a conversation with Ms. Fox and Mr. Finnicum offered to participate in the outreach effort as well.

### **Minutes for Approval: March 25, 2020**

Mr. Hincks motioned to approve the March 25, 2020 minutes. Mr. Karustis seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

### **Future Meeting Schedule: July 15, 2020 and August 12, 2020**

Mr. Duchesneau presented the upcoming meeting schedule and noted there would be flexibility if another meeting was necessary.

**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, Robert Michaud of MDM Transportation Consultants, Inc., and attorney William Henchy were present to discuss the matter with the Planning Board. Attorney Jonathan Silverstein from Town Counsel (KP Law) and Jeff Bandini from McMahon Associates, Inc., were also present on behalf of the Town.

attorney William Henchy, and Donald Provencher of Provencher Engineering, LLC were in attendance to discuss the application with the Planning Board.

Mr. Claussen went over several Cold Brook Crossing agenda items via a PowerPoint presentation including:

- Sidewalk on North Road
- Emergency Access to the Property
- Water District Stormwater Comments
- Traffic Peer Review

*Sidewalk on North Road*

Mr. Leidner suggested a retaining wall be located at the back of a proposed sidewalk along North Road/Route 117 and he presented several design options.

Mr. Garvin noted a sidewalk with some type of earthen berm would be possible.

Mr. Duchesneau inquired about the length and depth of the berm which was proposed to be retained.

Mr. Finnicum stated the sidewalk could be installed and would be important to the residents as a connector.

Mr. Shah stated he did not like the idea of a block retaining wall along North Road/Route 117 and inquired about other non-wall supporting options.

Mr. Karustis asked about the topography to the north of the proposed sidewalk and Mr. Leidner spoke of the limit of work with regard to the submitted Site Plan.

Mr. Hincks stressed the importance of residents using the sidewalk as a connector to other public fields. He advocated for a trail behind the property to connect to the Bruce Freeman Rail Trail to the west.

Mr. Garvin indicated a sidewalk along the front of the subject property was a must and there should be a way (or ways) to implement it.

Donna Kerry of 38 Northwood Drive asked about the proximity of the proposed sidewalk to her property. Mr. Claussen responded the distance was approximately 800 feet from the emergency access point on the subject property but indicated he would examine options regarding extending a possible walkway to the west along North Road/Route 117.

*Emergency Access to the Property*

Mr. Claussen spoke of the alternate emergency access design for the subject property. Mr. Finnicum stated the alternate emergency access design which was slightly further to the west was preferable to the original design and Mr. Shah agreed. Mr. Karustis also expressed his preference for the alternative emergency access design which would retain more of the berm along North Road/Route 117. The other Planning Board members agreed as well.

*Water District Stormwater Comments*

Mr. Claussen responded to the letter from Sudbury Water District Executive Director Vincent Roy and mentioned the agreement of the peer review. Ms. Suedmeyer stated she had not thoroughly reviewed the Sudbury Water District's peer review comments, however, she noted the Water District had indicated their satisfaction with the plans and provided minor comments.

*Traffic Peer Review*

Mr. Claussen noted he had received Mr. Bandini's peer review and several traffic-related aspects had been resolved.

Mr. Michaud spoke of intersections in close proximity to the subject property and the expanded traffic impact analysis findings. He provided detail regarding the additional traffic studies. Mr. Michaud also discussed how the mitigation funding might be well served if the Town used it to make further traffic timing and flow improvements at a later time.

Mr. Bandini indicated the original nine comments in his first peer review letter had been satisfied.

Mr. Michaud discussed the methods to ensure how the traffic lights in the area could work in the best fashion possible. Mr. Garvin asked the development team to provide a cost estimate to perform such signal light improvements. He also noted some project approvals have conditions which require the Applicant to return to the site a year or two later to review the success of the traffic system improvements. Mr. Claussen affirmed a cost proposal for the traffic improvement methods would be provided.

Mr. Hincks noted the need for changes to improve the traffic situation in the area, an item which he felt should be brought to the attention of the Board of Selectmen.

Mr. Garvin summarized follow-up items for the next meeting:

- Improved Sidewalk Plan
- Water District Concerns
- Follow up regarding the meeting schedule with the Town of Concord

Catherine Rowan of 10 Northwood Drive stated she was interested in the sidewalks and was told there would be a 70 foot tree-lined buffer between her property and the proposed development. Mr. Claussen stated the building setback from the property line, which included significant vegetation, was greater than 70 feet in width. Ms. Rowan asked about a pathway between the proposed residential development and the Northwood property. Mr. Claussen indicated this could be arranged.

Mr. Hincks motioned to continue the public hearing for the 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) to the Planning Board meeting on July 15, 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.

As an addition to the Administrative Report from earlier, Ms. Suedmeyer announced MassDOT was scheduling the virtual Bruce Freeman Rail Trail 25% Design Public Hearing for July 16, 2020.

There being no further business, the meeting was adjourned at approximately 9:06 PM.