



Town of Sudbury

Planning Board

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MINUTES

SEPTEMBER 16, 2020 AT 7:30 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 7:30 PM.

Review of Draft Master Plan Materials, Virtual Open House, and Next Steps

Consultants Nate Kelly and Krista Moravec from the Horsley Witten Group were in attendance to discuss this item with the Planning Board.

Mr. Kelly opened the discussion regarding Volume 2 (Master Plan), Volume 3 (Action Plan), and also mentioned the Baseline Report, which the Master Plan Steering Committee (MPSC) had worked on over the past 18 months to define the existing conditions in Sudbury. Mr. Kelly stated the MPSC also helped with the formation of Volume 2, which detailed the planning document for the Town moving forward, and Volume 3, the Action Plan providing direction on how the Town might prioritize some of the visions outlined in Volume 2.

Mr. Kelly confirmed the comments made at tonight's meeting would be reflected in the finalized reports to be completed in the next week or two.

Topics in the draft Master Plan included:

- Route 20 Corridor
- Transportation and Connectivity
- Natural Environment
- Town Facilities, Services, and Infrastructure
- Economic Development
- Historic and Cultural Identity
- Conservation and Recreation
- Housing
- Public Health and Social Wellbeing

Mr. Hincks noted the influence of the COVID-19 pandemic with respect to traffic over the past few months and stated the future direction of this aspect was unknown at this time, which would make prioritization and an Action Plan difficult to predict for the future.

Mr. Garvin stressed the shift to remote work with increased technology. Ms. Moravec suggested driving practices might change, and biking and walking modes of transportation may likely become more popular. Mr. Sugrue noted the importance of planning for bikeways and pedestrian ways going forward.

The Planning Board agreed the historic mapping, continued education for residents, and the Demolition Delay Bylaw were huge influences regarding the topic of Historic and Cultural Identity.

Mr. Shah suggested the Town's local historic districts maps be corrected, rather than creating expansion of such districts.

Mr. Garvin noted much of the historic definition comes from the state.

Mr. Garvin inquired about the progress of the Town's wastewater management study. Mr. Kelly responded little progress had been made in this area to date. Mr. Duchesneau stated he had spoken to the Director of the Department of Public Works who confirmed the related data was not completed. He suggested providing mention of the study at the end of the Town Facilities, Services, and Infrastructure section.

Mr. Kelly presented the draft Action Plan Implementation Schedule, the Excel spreadsheet which detailed individual Action Items, responsible parties, and timeframes. The Planning Board members discussed various proposed Action Items, provided edits, and indicated interconnectivity of various items.

Mr. Finnicum suggested continued revisions to the Master Plan to keep the plan alive as the Town's priorities changed.

Mr. Karustis opined about measuring the success of the Master Plan and suggested adding an extra column to the spreadsheet to address how success could be advanced by the Town's administration.

Mr. Hincks suggested that, in the interest of time and importance of the Master Plan, the Planning Board review the volumes and continue the discussion at their next meeting. He stressed the goal of the Planning Board was to get the document as accurate as possible.

Director of Parks, Recreation, & Aquatics Dennis Mannone spoke of inclusion of the new Fairbank Community Center within the Master Plan document.

Pat Brown of 34 Whispering Pine Road thanked the Planning Board for recognizing the significant influence of the COVID-19 pandemic on the Master Plan.

Select Board member William Schineller of 37 Jarman Road suggested including a plan/study regarding the possibility of undergrounding the power lines in various areas of town, especially in consideration of their significant usage with many people working from home due to the COVID-19 pandemic.

Scott Smigler of 125 Plympton Road emphasized traffic congestion, accident rates, and lack of pedestrian access in the Town Center, and felt the Bruce Freeman Rail Trail might create additional congestion in this area. He requested the Planning Board review the recent traffic analysis study and not allow for additional traffic concerns at this location.

John Riordan of 12 Pendleton Road stated he believed the proposed position for an Economic Development staff member did not belong in the Planning and Community Development Department, but could work in coordination with that department.

Select Board member Charles Russo of 30 Juniper Road stated linkages, sequencing, and Zagat Restaurant Reviews would advance the improvement in the areas of economic development and wastewater solutions along the Route 20 Corridor. He indicated adaptive zoning in that area would help as well, with a wastewater management plan. Mr. Russo reiterated the importance of sequencing within the Master Plan.

Diana Warren of 32 Old Framingham Road spoke regarding the Route 20 Corridor. She maintained such a revitalization plan eliminated consideration of the historical elements in areas along this corridor. Ms. Warren emphasized the existence of three local historic districts along the corridor, as well as the Mill Village area. She cited the Meadow Walk development project as an example which did not consider the impact in respect to the historic resources to the west of that development, and the further development of the Stone Tavern Farm as a self-storage facility. Ms. Warren requested the historical piece be considered in the Master Plan.

Ms. Warren also stressed the Massachusetts Central Rail Trail would be a recreational resource, as proposed, within a historic resource whose elements met the criteria for a district listing. She indicated the railway corridor contained three historical structures which were National Register eligible. Ms. Warren stated the definition of a historical building had been definitely defined within the National Register criteria and the United States Secretary of the Interior standards, which the Historical Commission uses as its standard.

Ms. Brown spoke of the Route 20 Redevelopment Plan, its expectations, and possible future revenue. She indicated unrealistic expectations for this corridor had been developed over the years. Ms. Brown noted Wayland, Weston, Framingham, and Marlborough were members of the MetroWest Regional Collaborative subregion of the Metropolitan Area Planning Council (MAPC). She indicated Sudbury was a member of the Minuteman Advisory Group on Interlocal Coordination (MAGIC) subregion.

Mr. Riordan stated his economic development views closely aligned to those of Mr. Karustis, and he also thanked the Planning Board for their time and effort devoted to updating the Master Plan.

Administrative Report

There were no items discussed under this topic.

Future Meeting Schedule

The Planning Board agreed to continue the Master Plan Review meeting on October 7, 2020. The Planning Board members also noted their next regularly scheduled meetings would take place on September 23, 2020, and October 14, 2020.

The Planning Board members agreed to submit their Master Plan comments by September 30, 2020 to the Planning and Community Development Department to forward to Mr. Kelly and Ms. Moravec.

There being no further business, the meeting was adjourned at approximately 10:34 PM.