



Town of Sudbury

Planning Board

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MINUTES

OCTOBER 7, 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 7:31 PM.

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

Nate Kelly and Krista Moravec from the Horsley Witten Group were present to discuss the matter with the Planning Board.

Mr. Kelly acknowledged the goal of the discussion that evening was to further clarify action items presented and implement a survey mechanism which included related public comment. The topics covered during the discussion of the draft Master Plan materials were as follows.

Historic Resources

Ms. Moravec noted every proposed Master Plan action item did not necessarily include comments/recommendations, and several comments indicated the Historical Commission should not necessarily serve as lead on all items within the section.

Mr. Shah mentioned various Town bylaw issues which should extend beyond the Historical Commission. He addressed short-term and long-term aspects of these items.

Mr. Kelly confirmed several parties had expressed interest in being involved with any changes to the Demolition Delay Bylaw.

Fred Taylor of 38 Cedar Mill Road, member of the Master Plan Steering Committee (MPSC), and member of the Historic Districts Commission indicated his uncertainty about the rationale for change, noting the Historic Districts Commission and the Historical Commission performed different tasks. He stressed he was not opposed to a town-wide Historic Preservation Plan and cautioned against implementing a such a plan before the Historic Districts Commission could advance historic districts determinations.

Mr. Taylor stressed the importance of preserving various historic farming parcels in town, and recommended the Town act before such properties were sold. Mr. Garvin concurred with the importance of further defining the local historic districts.

Ms. Moravec referenced the Action Item comments related to the development of a town-wide Historic Preservation Plan. The Planning Board members addressed various sections of this particular Action Item.

In reference to Action Item C, “to foster a vibrant local arts and culture network,” Mr. Karustis commented about adding specific Action Item language. Related discussion took place.

Natural Environment

Mr. Shah stated the Town parks needed improved planning when compared to planning efforts for the Town playing fields. Ms. Moravec confirmed Town parks would be assigned a particular Action Item.

Mr. Garvin noted the Town’s relationship with the Sudbury Water District and water protection measures. Mr. Kelly offered to research the local protection bylaws regarding drinking water. Related discussion took place.

Conservation and Recreation Land

Ms. Moravec noted a section would be included to address planning for newly acquired conservation and recreation lands in Sudbury.

Mr. Hincks stated the Master Plan Steering Committee could help the Planning Board determine what conservation and recreation lands the residents would like to focus on, such as Camp Sewataro and Broadacres Farm. Mr. Hincks recognized better management of existing Town properties was a priority.

Ms. Suedmeyer noted the Conservation and Recreation Land Survey contained a scoring matrix which evaluated available properties.

Planning Board members then discussed various edits regarding the CSX section of the Bruce Freeman Rail Trail and pending approval, which qualified as a separate Action Item.

Town Facilities, Services, and Infrastructure

Mr. Finnicum spoke of sustainability aspects when building new Town structures or renovating existing structures. He suggested the Planning Board consider related goals. The Planning Board members compared the goals of various Towns in the area.

Housing

Mr. Garvin mentioned the “two-family as-of-right” item and expressed concern regarding unsuspecting consequences of such a as-of-right bylaw. Mr. Hincks shared ideas regarding modification of such housing and noted a significant number of seniors are endorsing related options.

The Planning Board reviewed the distinction between accessory dwelling units and two-family developments. Potential Zoning Bylaw amendments were discussed and considered.

Resilience

Mr. Karustis recommended more detailed Action Items related to the Hazard Mitigation Plan.

Mr. Garvin recommended the inclusion of public health/public safety and social well-being regional planning with neighboring Towns.

Mr. Finnium addressed the topic of the streetscape along the Boston Post Road/Route 20 corridor and protection of the various Scenic Roads in Sudbury. He spoke about the number of crowded overhead power lines and crumbling sidewalk conditions, which detracted from the beauty of the town. The Planning Board members agreed with modifying the power line situation and improving the streetscapes.

Mr. Kelly confirmed the Planning Board comments made that night would be incorporated into the draft Master Plan documents in preparation for the upcoming virtual Open House.

Administrative Report

Ms. Suedmeyer acknowledged five engineering firms had submitted proposals to work on the next phase of design for the Bruce Freeman Rail Trail project. She added a short list of three firms were participating in the Town interview and negotiation process.

Town Meeting Zoning Bylaw Discussion, including but not limited to:

- Storage Trailers by Special Permit
- Expansion of Wireless Services Overlay District
- Modifications to Section 3200. Signs and Advertising Devices
- Fence Height Limitation
- Section 2110 – Reference to George Pitts Tavern Historic District regarding Overlay Districts

Mr. Garvin informed the Planning Board of the conversation he had with John Riordan, Chair of the Zoning Board of Appeals, regarding the proposed storage trailer Zoning Bylaw amendment.

Mr. Hincks noted the Design Review Board had spent a significant period of time considering modifications to Section 3200 regarding signage and advertising devices.

Mr. Duchesneau indicated Town staff would be working to advance the five listed proposed Zoning Bylaw amendments for consideration by Town Meeting in 2021.

Future Meeting Schedule: October 14, 2020; October 28, 2020; and possible shift of December 16, 2020 meeting to December 9, 2020

Mr. Duchesneau discussed the proposed agenda for the October 14, 2020 Planning Board meeting.

Mr. Garvin motioned to change the Planning Board meeting date of December 16, 2020 to December 9, 2020. Mr. Hincks seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnium – Aye, and Mr. Sugrue – Aye.

There being no further business, the meeting adjourned at approximately 9:51 PM.