



Town of Sudbury

Planning Board

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MINUTES

OCTOBER 14, 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.

554 & 560 Boston Post Road (Assessor's Map K06-0602) – Site Plan Modification

Applicant and owner Quentin Nowland and engineer Vito Colonna of Sullivan, Connors & Associates were present to discuss the matter with the Planning Board.

Mr. Colonna presented the proposed revisions of the Site Plan Modification including the granting of access to the back property. He also provided details of the proposed modified landscaping plan.

Mr. Nowland itemized the changes to the easement, including the relocation of trees and removal of a maple tree. Per the Fire Department's recommendation, there was repurposing/relocation of several trees. Mr. Duchesneau noted the trees had to be relocated due to the positioning of the septic leaching field. Ms. Suedmeyer stated the Stormwater Management Plan would not be affected.

Mr. Shah questioned the installation of gravel and Mr. Nowland provided details regarding the installation.

Mr. Garvin asked if the easement could originate at the main entrance. Mr. Nowland responded such installation would not be easy due to the land grading and the timing factor.

Mr. Hincks stated installation of vegetation at the gravel path entrance, at the corner of Boston Post Road/Route 20, would be preferable.

Mr. Karustis asked if additional vegetation could be planted closer to Boston Post Road/Route 20 where the maple tree was being removed. Mr. Nowland answered he was open to the suggestion, providing the septic leaching field would not be affected.

Mr. Finnicum emphasized the importance of vegetation in front of the building to serve as a buffer from the street. He suggested the planting of several tree species including a maple with additional tree clustering.

Mr. Finnicum also asked if the generator was part of the originally approved project. Mr. Nowland responded it was not and stated the Fire Department mandated the inclusion of the generator. Mr. Finnicum noted the noise factor associated with such large generator. Mr. Garvin indicated gas generators were more reliable and produced less noise.

Mr. Finnicum requested specifications for the proposed generator. Mr. Garvin recommended a generator elevation drawing also be submitted.

Mr. Sugrue inquired about screening around the generator.

Mr. Garvin indicated his concern about generator noise and a large gravel way, which would be very visible from the roadway. He recommended screening with bushes and fencing. Mr. Garvin then summarized the three biggest issues: the large generator and associated noise, tree removal, and the extensive gravel way.

Mr. Karustis read aloud specifications regarding generator noise level and suggested the Applicant provide a noise map. Mr. Finnicum noted a silencer was available according to the specifications. Mr. Colonna mentioned the grade change where the generator would be placed which would help to dampen some of the noise.

Mr. Garvin suggested Town Counsel weigh in regarding the easement matter. He asked how much traffic would be expected on the gravel road and questioned if it would be plowed. Mr. Nowland responded he did not know and stated Bartlett Nurseries used the gravel road. Mr. Nowland noted mud and dirt gets tracked into the gravel road.

Mr. Hincks motioned to continue 554 & 560 Boston Post Road (Assessor's Map K06-0602) – Site Plan Modification item to the Planning Board meeting on October 28, 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.

Town Meeting 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. Duchesneau provided updates regarding the proposed Zoning Bylaw amendments noting the Zoning Board of Appeals was drafting language for the proposed amendment related to storage trailers.

Mr. Duchesneau noted the possible expansion of the Wireless Services Overlay District was still being examined.

Mr. Duchesneau indicated modifications to Section 3200. Signs and Advertising Devices were being considered by the Design Review Board at this time. He suggested the Planning Board discuss this matter at the next Planning Board meeting on October 28, 2020 once proposed recommended amendments had been provided by the Design Review Board.

Mr. Duchesneau referred to the existing Section 2110 of the Zoning Bylaw and suggested limiting the fence height to six feet. He noted anything greater than a six foot height would have to be considered by the Zoning Board of Appeals. Mr. Duchesneau stated he would speak with the Building Inspector regarding sight lines and fencing.

Mr. Garvin stated sight distance was important when considering fence heights. He spoke of fence height limitations near intersections.

Mr. Sugrue questioned the need for fencing any greater than six feet in height. Mr. Garvin mentioned fencing within industrial areas, such as fencing at the former Raytheon site. Mr. Garvin acknowledged the different fence heights in various zoning districts and suggested the Planning Board examine other communities for examples. Mr. Duchesneau stated Town staff would present amended bylaws to the Planning Board and would review similar bylaws in other communities.

Mr. Karustis asked if the Planning Board should consider reviewing any other Zoning Bylaws such as noise made by generators, for example, and relation to property lines. Mr. Duchesneau referenced Zoning Bylaw Section 3423 which regulated noise. He noted the noise topic might create a significant amount of comments and concerns on both sides of the issue from the community. Mr. Garvin indicated preparation of a proposed noise bylaw might not be ready for a May 2021 Town Meeting.

Mr. Shah stated the universal six foot fencing height proposal might not work in all areas of town and he felt signage in different areas of the town should be regarded differently.

Mr. Gavin recommended inclusion of the good side of fencing to face the neighbor. He asked Mr. Duchesneau about fence materials. Mr. Duchesneau responded the fencing in the local historic districts was under the purview of the Historic Districts Commission.

Mr. Hincks asked about the difference between a wall and a fence. Mr. Duchesneau responded fencing was not specifically identified within the existing Zoning Bylaw. He noted that walls would have footings, most likely, and would be more stringent in their review.

Mr. Garvin mentioned tree ordinances and Mr. Duchesneau said he would add that topic to the list of proposed amendments being considered.

Ms. Suedmeyer mentioned street trees were also reviewed in the Municipal Vulnerability Preparedness process. She indicated Environmental Protection Act requirements and how they related to the Town's bylaws.

Master Plan Update

Mr. Duchesneau indicated the Horsley Witten Group was continuing to edit the Master Plan based upon the comments from the Planning Board at their last meeting. He also noted the Master Plan Virtual Open House would begin the last week in October and end around the first week in November. Mr. Duchesneau explained the Horsley Witten Group would review any comments made during the Virtual Open House with the Planning Board and would then proceed with developing the final version of the updated plan.

Administrative Report

Mr. Duchesneau informed the Planning Board the next meeting on October 28, 2020 would include applications regarding 210-212 Pratts Road and 554 Boston Post Road. Ms. Suedmeyer also indicated the Mass Trails Permit would be evaluated over the next couple of weeks.

Minutes for Approval: June 24, 2020

Mr. Hincks motioned to approve the minutes for June 24, 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.

Future Meeting Schedule: October 28, 2020; November 18, 2020; and December 9, 2020

The Planning Board members confirmed their availability to attend all of the upcoming meetings.

There being no further business, the meeting was adjourned at approximately 9:05 PM.