



Town of Sudbury

Planning Board

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MINUTES

JANUARY 11, 2021 AT 12:00 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, Nate Kelly from the Horsley Witten Group, Krista Moravec from the Horsley Witten Group, and Environmental Planner Beth Suedmeyer

Members Present: Chair Stephen Garvin, Clerk John Hincks, Justin Finnicum, and John Sugrue

Mr. Garvin opened the meeting at 12:00 PM.

Master Plan Update including Virtual Open House Comments

Mr. Garvin stated the review of the Master Plan items was very time consuming and the Planning Board members were still reviewing the documentation.

Mr. Duchesneau provided a Master Plan summary update and reviewed the Horsley Witten Group's proposed graphics layout. He referred to the Virtual Open House public comments as well.

The Planning Board members favored the graphic layout and expressed ideas regarding color.

Mr. Kelly recognized the submission of citizen comments addressing the Master Plan topic sections including Route 20, Housing, and Historic and Cultural Identity.

Mr. Garvin emphasized a number of recommendations included in the Master Plan required approval by Town Meeting.

Mr. Finnicum stated the Virtual Open House comments were not necessarily reflective of the Town-wide sentiment on each topic and several comments were submitted by the same individual/s. The other Planning Board members agreed with Mr. Finnicum.

Mr. Hincks recommended further streamlining the Master Plan goals.

Route 20 Section

Mr. Hincks and Mr. Karustis recommended a written summary of the presented comments. There was then discussion regarding several previous Route 20 studies which had taken place. Mr. Karustis suggested including previous study results in the Master Plan could be beneficial. Mr. Garvin opined

about including what fell under the Town's jurisdiction and what did not, in consideration of Route 20 items.

The Planning Board discussed Route 20 funding considerations. Mr. Garvin highlighted the Master Plan section which states that funding was based on indications/options, but not necessarily confirmed action items.

Mr. Karustis noted addressing economic development within Route 20 did not necessarily mean changing the character of Sudbury. Mr. Hincks suggested including case studies depicting various communities who attained positive results with thoughtful development. The Planning Board further discussed the funding topic as it related to economic development.

Historic and Cultural Identity

Mr. Duchesneau affirmed the Planning Board did not have the availability to take the lead on Master Plan historical items and indicated the Historical Commission should take the lead on the Historic Preservation Plan and other historical considerations, with appropriate input from other Town boards, committees, and commissions. Mr. Shah referenced a letter submitted by a historic homeowner and indicated that extended representation was needed.

Mr. Garvin noted the overlap between the Historical Commission, Historic Districts Commission, and Historical Society. He suggested a review of such interactions could be tabled and further considered. Mr. Karustis recommended the Historical Commission initialize the Historic Preservation Plan/mission and include Master Plan provisions for direction from the community as well.

Mr. Garvin stressed the state's historic regulations in combination with the historic landscape were key components.

Mr. Shah noted the town-wide historic properties survey project was underway.

Housing

Mr. Hincks addressed comments related to Route 20 housing and affordable development.

Mr. Garvin stated the Town's Chapter 40B safe harbor housing status should be included in the Master Plan in consideration of housing strategies. Mr. Sugrue commented affordable housing and further development will be constructed on Route 20. Mr. Garvin concurred, adding the Planning Board was not advocating for additional housing necessarily, but wanted to ensure development would be framed in accordance with town's recommendation/vote.

Mr. Garvin spoke of the Board of Health and Department of Public Works regarding acceptable development on Route 20, which goes beyond the Planning Board's jurisdiction.

Mr. Garvin suggested the Planning Board review the missing Section A topics on page 5 of the draft Master Plan.

Mr. Kelly stated he would provide a related table with bullets regarding the remaining steps.

Mr. Kelly suggested the Planning Board continue the discussion at the next Planning Board meeting on January 13, 2021.

Administrative Report

Town staff had no administrative report comments.

Future Meeting Schedule: January 13, 2021 and January 27, 2021

The Planning Board members confirmed their availability for the upcoming meetings.

There being no further business, the meeting adjourned at approximately 1:30 PM.