



Town of Sudbury

Planning Board

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MINUTES

JANUARY 25, 2021 AT 7:30 PM

VIRTUAL MEETING

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

Members Absent: 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 7:38 PM.

16 & 36 North Road (Assessor's Maps C12-0003, C12-0004, and C12-0100) in the Town of Sudbury and 48Y Fitchburg Turnpike (Assessor's Map 15E, Parcel 3419) in the Town of Concord – Approval Not Required (ANR) Plans

Applicant Chris Claussen and attorney Bill Henchy were in attendance to discuss the application with the Planning Board.

Mr. Claussen explained the ANR Plans noting Parcel A was an unbuildable lot at this time. Mr. Henchy added that Parcel A would become part of the residential development at Quarry North. He also referenced the Conservation Commission parcel of land which would not be a part of the development.

Mr. Hincks motioned for the Planning Board to endorse the Approval Not Required (ANR) Plans for 16 & 36 North Road (Assessor's Maps C12-0003, C12-0004, and C12-0100) in the Town of Sudbury and 48Y Fitchburg Turnpike (Assessor's Map 15E, Parcel 3419) in the Town of Concord. Mr. Karustis seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

Anne Marie McCarthy of 20 Northwood Drive asked how the endorsed ANR Plan related to the subdivision plan. Mr. Henchy replied that the Quarry North subdivision plan had been in litigation and the ANR Plan was not to be confused with the Definitive Subdivision Plan.

Mr. Garvin mentioned the Planning Board's endorsement of the ANR Plan did not require approval and it was a "by right" division of the land. He stressed the ANR Plan was not a part of the Definitive Subdivision permitting process.

Cathy Rowan of 10 Northwood Drive asked if the Town always knew about this sectioning off of the parcels. Mr. Duchesneau confirmed the ANR Plan was part of the development plan, and the Sudbury Water District and the Conservation Commission parcels were included in the development of the project. Mr. Garvin added this aspect of the project had been voted upon at a previous Town Meeting.

Ms. Rowan asked if the Select Board would be discussing this matter at their meeting the next night and Mr. Duchesneau confirmed they would be discussing the matter.

Mr. Garvin mentioned the Planning Board would be meeting the following morning to only address the Master Plan. He added that any further Melone property development questions could be forwarded to the Planning Board.

Administrative Report

No reports were presented at this time.

Future Meeting Schedule: January 27, 2021, January 29, 2021, February 10, 2021, and February 24, 2021

Mr. Garvin adjourned the meeting at 7:54 PM.