



# Town of Sudbury

## Planning Board

PlanningBoard@sudbury.ma.us

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

www.sudbury.ma.us/planning

### MINUTES

**MARCH 10, 2021 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 called the meeting to order at 7:30 PM.

#### **Public Hearing – Stormwater Management Permit - 150 Wayside Inn Road (Assessor's Map K02-0002)**

Engineer Peter Bemis was in attendance to discuss the matter with the Planning Board. He provided background information on the project and noted the peer review comments regarding the single-family dwelling project. Mr. Bemis acknowledged Deputy Director of the Department of Public Works/Town Engineer Bill O'Rourke had issued a Cease and Desist order associated with the clearing at the property. Mr. Duchesneau confirmed the order was issued in September of 2020.

Ms. Suedmeyer stated the peer review comments included sloping, site stabilization, and inclusion of a comprehensive stormwater management plan.

Mr. Karustis inquired about possible wetlands at the site and Mr. Duchesneau confirmed wetlands existed on the property. Mr. Karustis stated a detailed buffer plan to address stormwater runoff was essential. Mr. Garvin agreed that such a plan must be put in place as soon as possible.

Mr. Shah inquired about the current clearing at the site. Mr. Garvin indicated an existing conditions Site Plan should be presented to the Planning Board.

Mr. Finnicum mentioned the algae bloom at the Wayside Grist Mill and emphasized the presence of horse manure must be contained to the subject property.

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit for 150 Wayside Inn Road (Assessor's Map K02-0002) to the Planning Board meeting on April 14, 2021. Mr. Karustis seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

#### **Public Hearing – Stormwater Management Permit – 25, 35, 45, & 55 Widow Rites Lane (Assessor's Maps E07-0146, E07-0147, E07-0148, E07-0154, E07-0155, and E07-0459)**

Engineer Peter Bemis was in attendance to discuss the matter with the Planning Board. He presented the plans for the Widow Rites Lane residential development and referenced the stormwater management plan.

Mr. Duchesneau acknowledged the drainage-related comments were submitted by the Engineering Department, the Conservation Commission, and residents.

Ms. Suedmeyer noted the peer review consultant had provided comments related to aspects of stormwater runoff. She suggested the Applicant review the existing drainage bylaws. Ms. Suedmeyer stressed issues associated with the steep slopes and recommended a comprehensive stabilization plan be implemented.

Mr. Shah echoed the concerns of Town staff and the peer review consultant.

Mr. Hincks inquired about the proximity of the project to conservation lands and Mr. Duchesneau referenced their location using the Town's online mapping system.

Mr. Karustis highlighted comments presented by the Engineering Department, and stressed the importance of addressing drainage and related slopes.

Mr. Sugrue concurred all drainage considerations must be managed on the property.

Mr. Finnicum inquired about the need for possible zoning Variance requests. He indicated his preference for the construction of three structures, instead of four, given the various site constraints.

Mr. Garvin reiterated the plans submitted in 1986 were not valid at this time, and plans regarding flow and sloping would have to be implemented according to current standards.

Laura Rippey of 61 Cudworth Lane stated the previous developer had clear-cut vegetation at the site which resulted in considerable stormwater runoff into neighboring properties. She strongly recommended the Planning Board consider the existing steep slopes and stop any further cutting until a full site review was conducted. Ms. Rippey recommended the Applicant provide a substantial bond to ensure there were funds in place in case the site needed to be stabilized at some point in the future.

Lynn Migliozi of 32 Widow Rites Lane opined about possible blasting at the site in consideration of the severe sloping issues. She asked if the proposed driveways had been approved by the Fire Department.

John Pentz of 19 Widow Rites Lane recommended Phase 1 of the plan be completed before any further development take place.

JP Napier of 40 Widow Rites Lane agreed with all comments presented, and indicated the importance of the watershed and conservation land aspects. He recommended the construction be very closely monitored.

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit for 25, 35, 45, & 55 Widow Rites Lane (Assessor's Maps E07-0146, E07-0147, E07-0148, E07-0154, E07-0155, and E07-0459) to the Planning Board meeting on April 14, 2021. Mr. Karustis seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

### **Anthony Drive (North Ridge Farm Subdivision) Recommendation regarding Street Acceptance**

Mr. Duchesneau led a discussion related to the drainage easement issue at Anthony Drive. He detailed a similar easement was granted by the Town in 2016 and confirmed a related draft document would be presented to the Select Board.

Mr. Hincks volunteered to assist Town staff with drafting such documentation.

Mr. Garvin motioned to appoint John Hincks to work with Town staff on a Street Acceptance document/letter for Anthony Drive and for the Planning Board to follow-up with letter of conditional endorsement. Mr. Karustis seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

### **Master Plan Update including Comments to Date**

Mr. Duchesneau presented comments on the Master Plan which had been submitted to date. He noted the Master Plan consultants, the Horsley Witten Group, would be meeting with the Planning Board at their next meeting on March 24, 2021.

The Planning Board members agreed all factual comments would be considered.

### **Bruce Freeman Rail Trail Update and Concepts Discussion**

Ms. Suedmeyer provided an update on the Bruce Freeman Rail Trail. She noted the Bruce Freeman Rail Trail Advisory Task Force had been meeting and working on recommendations regarding the 75% design plan, including the ½ mile section in Concord.

Ms. Suedmeyer confirmed that by the end of 2022, the design phase would be completed and construction would likely commence. She noted the Bruce Freeman Rail Trail Advisory Task Force had discussed rail trail aspects including:

- Parking lot amenities at the Broadacre Farm property including composting toilets/restrooms at various Bruce Freeman Rail Trail locations
- Bike racks/repair station at the Broadacre Farm property
- Benches at various Bruce Freeman Rail Trail stops
- Picnic areas at various Bruce Freeman Rail Trail locations
- Hydration stations at various Bruce Freeman Rail Trail locations
- A pavilion at the Broadacre Farm property
- Play area/structures at various Bruce Freeman Rail Trail locations
- Interpretive signage with historical narratives at various Bruce Freeman Rail Trail locations
- Recycling/trash receptacles at various Bruce Freeman Rail Trail locations

The Planning Board members discussed the amenities and provided comments.

Mr. Karustis indicated he had attended the joint meeting between the Bruce Freeman Rail Trail Advisory Task Force and the Historical Commission where special features including cattle crossings, whistle posts, rail rests, signal poles, and additional signage were discussed. The Planning Board members indicated endorsement regarding inclusion of the special features.

### **Town Meeting Zoning Bylaw Amendments**

Mr. Duchesneau confirmed the Town Meeting Zoning Bylaw Amendments could possibly be included on the Select Board Consent Calendar.

Mr. Hincks motioned for the Planning Board to request the Select Board to include all of the Town Meeting Zoning Bylaws on the Consent Calendar. Mr. Karustis seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

### **Minutes for Approval: September 16, 2020**

Mr. Hincks motioned to approve the minutes from September 16, 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.

### **Administrative Report**

Mr. Duchesneau indicated Town staff had nothing to report for this matter.

### **Future Meeting Schedule: March 24, 2021 and April 14, 2021**

The Planning Board members indicated their availability to attend the March 24, 2021 and April 14, 2021 meetings.

Mr. Garvin adjourned the meeting at 10:25 PM.