



# Town of Sudbury

## Planning Board

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### MINUTES

**JUNE 16, 2021 AT 7:30 PM**

### VIRTUAL MEETING

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

**Others Present:** Director of Planning and Community Development Adam Duchesneau and Environmental Planner Beth Suedmeyer

Mr. Garvin called the meeting to order 7:38 PM.

**Immediately Continued 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)**

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit application 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 July 14, 2021. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

**Immediately Continued Public Hearing – Stormwater Management Permit – Lot 38 Fox Hill Drive (Assessor’s Map B07-0210)**

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit application for Lot 38 Fox Hill Drive (Assessor’s Map B07-0210) to the Planning Board meeting on June 23, 2021. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

**Immediately Continued Public Hearing – Stormwater Management Permit – 150 Wayside Inn Road (Assessor’s Map K02-0002)**

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

**Continued Public Hearing – Preliminary Subdivision Plan – 999 Concord Road (Assessor’s Maps D12-0100 and D12-0201)**

John Toomey was in attendance to discuss the matter with the Planning Board. He stated he had no further questions about the draft Preliminary Subdivision Plan decision.

Mr. Duchesneau referenced several minor adjustments to the Preliminary Subdivision Plan decision including the inclusion of Planning Board Member John Sugrue's name and a date change from June 9, 2021 to June 16, 2021.

Mr. Finnicum reiterated his view that an excessive number of dwelling units were being proposed.

Mr. Hincks inquired about the Preliminary Subdivision Plan application process. Mr. Duchesneau provided rationale for the process and the associated benefits.

Mr. Garvin requested the Applicant provide additional details regarding:

- The amount of fill being brought to the site.
- The wetland considerations required for Lots 7 and 11.
- A description of the Flood Insurance Study (FIS) - Flood Elevations (aside from FEMA maps).
- Hydraulic soil types.
- Sudbury Water District's ability to provide sufficient water to the site versus implementing wells.

Mr. Hincks motioned to approve the Preliminary Subdivision Plan for 999 Concord Road (Assessor's Maps D12-0100 and D12-0201) as amended. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

**Continued Public Hearing – Stormwater Management Permit – Lot 42 Fox Hill Drive (Assessor's Map B07-0214)**

Engineer Brian Waterman was in attendance to discuss the matter with the Planning Board. He confirmed a clean letter had been provided by the Town's consulting engineer, the Horsley Witten Group. Mr. Waterman acknowledged the requested inclusion of fill sieve testing, a signed Operations and Management Plan, and a delineation of the limit of work prior to occupancy permitting. He also reviewed specific responses to inquiries and suggestions including detailing the limit of work parameters, erosion control barriers, and the preservation of specific trees on the site.

Ms. Suedmeyer stated the Town Engineer was satisfied with the proposed stone wall/retainer in proximity of the proposed rain garden. She confirmed a draft decision had been completed, including several conditions/additions, as recommended by the Town's consulting engineer.

Mr. Garvin stated the plans required the stamp and signature of a certified engineer, which would be added as a condition in the decision.

Mr. Hincks motioned to approve the Stormwater Management Permit for Lot 42 Fox Hill Drive (Assessor's Map B07-0214) with the new conditions as discussed at the meeting. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

**8 Stone Road (Assessor's Map K06-0303) – Site Plan Review Modification**

Mr. Duchesneau indicated the representatives for the Site Plan Review Modification application were not able to attend the meeting.

Mr. Hincks motioned to continue the Site Plan Review Modification application for 8 Stone Road (Assessor's Map K06-0303) to the Planning Board meeting on July 14, 2021. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

### **Cold Brook Crossing Traffic Mitigation Recommendation to Select Board**

Mr. Duchesneau stated the Select Board was asking the Planning Board to weigh in on how the Cold Brook Crossing traffic mitigation funds should be expended. He referred to the proposed upgrades to the intersection of North Road, Pantry Road, and Dakin Road. Mr. Duchesneau added the Department of Public Works Director had suggested the Cold Brook Crossing traffic mitigation funds be applied to this intersection.

Ms. Suedmeyer stated Complete Streets aspects could be considered as well for this project and she noted the various pedestrian and biking crossings near the future Bruce Freeman Rail Trail.

Mr. Garvin asked if the intersection at Concord Road was being considered and Mr. Duchesneau replied it was not.

Mr. Finnicum recommended improvements be made to the North Road, Pantry Road, and Dakin Road intersection, including Complete Streets considerations.

Mr. Hincks supported the allocation and usage of the Cold Brook Crossing traffic mitigation funds at the North Road, Pantry Road, and Dakin Road intersection.

Mr. Sugrue indicated his support, along with the shortening of crosswalks, as suggested by Ms. Suedmeyer.

Mr. Garvin noted the traffic issues had been vetted by the Master Planning Steering Committee and the public during the Master Plan update process.

Mr. Duchesneau stated Town staff would draft a letter to the Select Board regarding the Planning Board's support for traffic mitigation funds being allocated toward this intersection, which was consistent with Planning Board's goals and the Master Plan. Mr. Sugrue volunteered to review the draft letter before it was finalized.

Select Board Member Janie Dretler asked if the sidewalk to Pantry Road could be extended in consideration of resident requests. Mr. Garvin responded this design could be included as part of a Complete Streets project. Mr. Hincks agreed with such an extension and opined about possible effects to a nearby graveyard. Ms. Suedmeyer mentioned the Dakin Road sidewalks. Mr. Hincks recognized a considerable stretch on Pantry Road was without sidewalks. Mr. Garvin mentioned the connectivity aspect of sidewalks in relation to the future Bruce Freeman Rail Trail. Mr. Hincks stated he did not bike on North Road due to its poor safety aspects.

Mr. Garvin commented about the status of the Scenic Road site and tree-removal considerations.

Mr. Hincks motioned to support a portion of the Cold Brook Crossing traffic mitigation funds being used for intersection upgrades at North Road, Pantry Road, and Dakin Road, and to appoint John Sugrue to work with staff on drafting a letter of support to the Select Board. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

**Board Appointment – Minuteman Advisory Group on Interlocal Coordination – Adam Duchesneau**

Mr. Hincks motioned to reappoint Director of Planning and Community Development Adam Duchesneau to the Minuteman Advisory Group on Interlocal Coordination. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

**Citizens’ Comments on Items Not on Agenda**

Mr. Duchesneau indicated no citizens’ comments had been received.

**Minutes for Approval: December 9, 2020 and January 11, 2021**

Mr. Hincks motioned to approve the minutes for December 9, 2020 and January 11, 2021. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

**Administrative Report**

Mr. Duchesneau provided details regarding Governor Charlie Baker’s vote to continue the virtual meeting format until at least April of 2022.

Mr. Finnicum and Mr. Hincks indicated the remote meeting format allowed for increased member participation, especially when traveling. Mr. Duchesneau confirmed Town boards, committees, and commissions had demonstrated improved attendance recently using the virtual meeting format and he indicated he was in full support of the virtual meeting format.

**Future Meeting Schedule: June 23, 2021 and July 14, 2021**

Mr. Garvin noted the next two future meeting dates.

Mr. Garvin stressed the importance of Stormwater Management Permit applications having a clean letter from the Town’s consulting engineer before final decisions were made by the Planning Board.

Mr. Finnicum asked about photometric studies and suggested the inclusion of a simple peer review of photometric plans for larger projects. Mr. Hincks agreed and asked if a consultant from the Horsley Witten Group could conduct photometric plan peer reviews.

Mr. Garvin adjourned the meeting at 9:12 PM.