



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

JULY 14, 2021 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Vice Chair Justin Finnicum, Clerk John Hincks, Anuraj Shah, 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 at 7:33 PM.

Immediately Continued Public Hearing – Stormwater Management Permit – 423 & 437 Boston Post Road (Assessor’s Map K08-0004)

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit application for 423 & 437 Boston Post Road (Assessor’s Map K08-0004) to the Planning Board meeting on August 11, 2021. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

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 August 11, 2021. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Immediately Continued Public Hearing – Site Plan Review and Stormwater Management Permit – 631 Boston Post Road (Assessor’s Map K06-0502)

Mr. Hincks motioned to continue the public hearing for the Site Plan Review and Stormwater Management Permit applications for 631 Boston Post Road (Assessor’s Map K06-0502) to the Planning Board meeting on August 11, 2021. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Public Hearing (Re-Advertised Due to Application Modifications) – 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. Mr. Bemis explained the position of the barn, infiltration considerations, and other modifications to the plans. He noted the part of the plan which detailed the barn structure with livestock and poultry areas, in accordance with the UMass Best Management Practices.

Ms. Suedmeyer stated the proposed gravel driveway under the Stormwater Management Bylaw was considered impervious. She suggested soil testing for roof runoff should be included.

Mr. Finnicum inquired about the planting areas. Mr. Bemis responded that the gardening areas and grazing areas were incorporated in the plans.

Mr. Hincks affirmed the plan was most appropriate and would advance aspects of the Master Plan's open space directives, with consideration of nearby water resources.

Mr. Shah agreed with Mr. Hincks and asked if the east side tree line would remain. Mr. Bemis responded in the affirmative.

Mr. Garvin indicated the Operations and Maintenance Plan might need more substance. He inquired about the slope of the driveway and Mr. Bemis indicated he would confirm the calculations.

Michael Shapanka of 170 Wayside Inn Road confirmed his support for the project. He stated there had not been water runoff onto his property or the road after rainstorms during the past several months. Mr. Shapanka requested the Planning & Community Development Department and Planning Board work with the owner regarding manure storage at the property.

Ursula Lyons of 157 Wayside Inn Road asked about the types of animals the Applicant was planning to keep at the property. Mr. Bemis stated goats, possibly sheep, and horses would be kept on the property.

Mr. Hincks motioned to continue the public hearing for Stormwater Management Permit application for 150 Wayside Inn Road (Assessor's Map K02-0002) to the Planning Board meeting on September 8, 2021. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Continued Public Hearing – Site Plan Review and Stormwater Management Permit – 105 Boston Post Road (Assessor's Map K11-0017)

Attorney Joshua Fox; Gabriel Crocker and Dave Newhall of Crocker Design Group; Fred King of DGT Associates; and John Welch from Herb Chambers Jaguar-Land Rover were in attendance to discuss the matter with the Planning Board.

Mr. Fox provided an update on the project and noted some of the adjustments which had been made.

Mr. Crocker reviewed specific plan updates which incorporated the comments from the Town's Peer Review Consultant, the Horsley Witten Group, as well as comments from the Planning Board. The plan amendments included a reduction of parking spaces, preservation of existing trees, additional screening to help reduce headlight glare, and the relocation of fencing. Mr. Crocker also addressed the photometric plan which would reduce the hot spots and the intensity of the lighting.

Mr. Duchesneau indicated he appreciated the changes which had been made as they seemed to have addressed many of the items discussed at the last meeting. He then inquired about the fencing on the north side of the property and Mr. Crocker responded the fencing would tie into the existing fencing.

Ms. Suedmeyer asked about the existing driveway and potential drainage reaching Boston Post Road/Route 20. Mr. Crocker responded that a stone filter on the edge of the property could help to address this.

Mr. Hincks inquired about the storage of numerous automobiles in relation to the character and historic nature of Boston Post Road/Route 20. Mr. Fox indicated the purpose of the proposed use of the subject property would be to relieve congestion at the other dealerships, in particular Jaguar-Land Rover. He stated the subject property would not be a new dealership and would not be open to the public. Mr. Hincks expressed his fear regarding Boston Post Road/Route 20 turning into another “auto mile” given the amount of parking spaces and dealerships in the immediate area. Mr. Welch stated the subject property would help with the ebb and flow of automobiles at the adjacent dealership.

Mr. Hincks asked if the potential traffic volume increase would warrant a traffic study. Mr. Fox replied the Applicant had asked for a waiver from such a traffic impact study, but an estimate of the potential traffic volume would be submitted.

Mr. Crocker indicated vehicle traffic would not surpass 32 vehicles. Mr. Garvin suggested an official letter regarding vehicle traffic numbers be submitted to the Planning Board.

Mr. Finnicum stated the TFL light fixture was not Dark Sky compliant and was not appropriate for this particular site. Mr. Crocker indicated such suggestion would be reviewed.

Mr. Garvin suggested a one or two-year monitoring plan. He asked how the Herb Chambers Group was addressing snow removal and the types of products being used. Mr. Welch replied they would use the same crew on all the lots and the maintenance plan was consistent with the Town’s requirements. He agreed the pervious pavement portion of the property would require different snow/ice treatment. Mr. Garvin recommended the project team submit an Operations and Maintenance Plan regarding this aspect of the project.

Mr. Hincks motioned to continue the public hearing for the Site Plan Review and Stormwater Management Permit applications for 105 Boston Post Road (Assessor’s Map K11-0017) to the Planning Board meeting on August 11, 2021. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

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

Engineer Bruce Saluk and John Kelleher were in attendance to discuss the matter with the Planning Board.

Mr. Saluk requested several modifications to the originally approved Site Plan, including an increase of an additional 240 square feet of paved area.

Mr. Duchesneau inquired if there would be any impact caused by the increased flow to the stormwater management system and if the new light fixtures were Dark Sky compliant. Mr. Kelleher replied the new light fixtures were required to cover the increased size of the walkway.

Ms. Suedmeyer requested a written statement to confirm the additional impervious area would not influence peak flow rates or other related stormwater management aspects of the project.

Mr. Shah noted Dark Sky compliant lighting was a condition of the original Site Plan decision.

Mr. Finnicum asked how many light sconces would be installed and Mr. Kelleher indicated there would be three.

Mr. Garvin agreed with the proposed requirement to submit a letter to Town staff assuring the stormwater management aspects would be sufficient for the modifications to the project.

Mr. Hincks motioned to approve the Site Plan Review Modification for 8 Stone Road (Assessor's Map K06-0303). Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

821 Boston Post Road (Assessor's Maps K04-0010, K04-0102, and K04-0103) – Endicott Woods Subdivision – Time Extension Request for Definitive Subdivision Decision

Nicholas Tan was in attendance to discuss the matter with the Planning Board.

Mr. Duchesneau explained the original Definitive Subdivision (a three (3) lot plan) was approved by the Planning Board in the early 2000's. He indicated the current Applicant was now requesting a time extension to that original decision, and the last extension was granted in 2014 and expired in 2016. Mr. Duchesneau stated the current Applicant was requesting another extension until 2023.

Mr. Tan confirmed the property was listed on the historic register.

Mr. Sugrue stated he would prefer to see the proposal come back under the Town's current bylaw provisions as a new application, as opposed to granting a time extension of an older decision which was approved almost 20 years ago.

Mr. Finnicum suggested other Town departments and the public should be able to review this matter before the project moved forward.

Mr. Garvin confirmed new regulations might now be different and he indicated he would not vote to grant a time extension of the original decision.

Mr. Hincks motioned to reject the time extension request for the Definitive Subdivision Decision for 821 Boston Post Road (Assessor's Maps K04-0010, K04-0102, and K04-0103) – Endicott Woods Subdivision. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Citizens' Comments on Items Not on Agenda

Mr. Duchesneau indicated no citizens' comments had been received

Minutes for Approval: January 13, 2021

Mr. Shah recommended a few changes to the minutes.

Mr. Hincks motioned to approve the minutes for January 13, 2021 as amended. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Administrative Report

Mr. Duchesneau stated the Town offices were now fully open and fully staffed.

Future Meeting Schedule: August 11, 2021 and September 8, 2021

Mr. Garvin noted the upcoming regular meetings on August 11, 2021 and September 8, 2021.

Mr. Garvin adjourned the meeting at 9:34 P.M.