



# 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

**JANUARY 29, 2021 AT 8:00 AM**

### **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

Mr. Garvin opened the meeting at 8:00 AM.

#### **Master Plan Update including Virtual Open House Comments**

Mr. Kelly presented the Direction from Planning Board to Finalize the Master Plan memorandum which he submitted to the Planning Board to consider various aspects for inclusion in the final phase of Master Plan finalization.

#### *Historic and Cultural Assets*

Ms. Moravec highlighted parts A.2, A.3, and A.4 regarding leadership roles:

#### **A.2 – “Appropriate funding for developing a Town-wide Historic Preservation Plan”**

Mr. Garvin indicated this Action Item should be advanced by the Historical Commission. Mr. Shah commented about a broader focus of the Historic Preservation Plan involving other entities. Mr. Hincks stated the Historical Commission should take the lead for a Historic Preservation Plan, with input/balance of other stakeholders as well.

#### **A.3 – “Re-evaluate the purpose, scope, and adequacy of regulatory tools to protect Sudbury’s Historical and Cultural Resources”**

Mr. Shah indicated the Historic Districts Commission should not assume the lead role for this Action Item, as the Historic Districts Commission had a different focus.

Mr. Sugrue commented though not legally binding, this section of the Master Plan should be advanced by the Historical Commission.

Mr. Garvin opined about older homes not necessarily maintaining historic value and the relationship with the Demolition Delay Bylaw.

A.4 – “Develop a sophisticated and accessible platform for the Towns historic and archaeological resources inventory that can be used to support local permit review and educate residents and property owners.”

Mr. Duchesneau stated it might be best if the Historical Commission advanced Action Item A.4. He indicated the Building Department should be included as an active stakeholder for sections A.3 – “b” and “c.”

### *Conservation and Recreation Lands*

A.2 – “Support on-going updates of conservation plans like Ponds and Waterways Master Plan and Land Management Plan for the Watersheds of the Sudbury Reservoirs.”

Ms. Suedmeyer noted the inclusion of the Conservation Department in this Action Item was essential in order to undertake this initiative.

A.3 – “Be proactive to ensure that outdoor areas, such as athletic fields and trails, are accessible to all residents and that accommodations are in place to make this possible; using federal and state ADA standards and universal design principles.”

The Planning Board members agreed that trails and walkways were of prime interest to the Planning Board. Ms. Moravec indicated she would edit the draft to include the Planning Board as one of the stakeholders for this Action Item.

B.3 – “Continue planning efforts to increase public conservation and recreational benefits of Sewataro and Broadacre properties.”

Mr. Garvin agreed the Park & Recreation Department should take the lead role for Action Item B.3. Mr. Duchesneau noted the Select Board was heavily involved with the Sewataro property management and lease aspects, as were the Park & Recreation and Conservation Departments.

Mr. Karustis noted that simply because one entity was named as the lead for a particular Action Item, it did not signify that entity would be the only party advancing the particular item.

Mr. Finnicum stated it might be wise to initially only list the lead entity for each Action Item as other groups might be involved in the process as action planning begins.

The Planning Board members discussed using the “advocate” term to replace the “lead” terminology for each Action Item. The members indicated their preference for “advocate.” Ms. Moravec agreed to make this language change throughout the document.

### *Transportation*

Ms. Moravec presented language modifications which she had adjusted in the Bruce Freeman Rail Trail Action Item:

C.2 – “Conduct environmental studies, acquire required permits and approvals, prepare engineering designs and construction drawings; and connect the extension of the Bruce Freeman Rail Trail on the newly acquired CSX-owned corridor.”

Mr. Garvin suggested the Planning Board revisit certain sections of the Master Plan which had been discussed at the last Planning Board meeting where they public comments had been received.

### *Housing*

A.2 – “Identify larger development parcels where missing middle housing types may be appropriate as part of a town-wide housing strategy to provide both home ownership and rental opportunities.”

A.3 – “Adopt new or revised zoning bylaws to enable development.”

The Planning Board members discussed various aspects/options related to the items, including aspects of Action Item A.4, which highlighted possible new development on Boston Post Road/Route 20.

Mr. Duchesneau mentioned the lack of affordable housing stock in the area. Mr. Hincks opined about the “missing middle” housing factor.

Mr. Sugrue stressed development on Boston Post Road/Route 20 could also include new housing.

Mr. Duchesneau noted the benefits of Sudbury being part of the Regional Housing Services Office group.

### *Resiliency*

A.1 – “Maintain the network of stakeholders that participated in the Municipal Vulnerability Preparedness (MVP) process to continue implementation of the workshop outcomes. Consider periodic update meetings to evaluate progress and revisit priorities as needed.”

Ms. Suedmeyer stated the Town might consider the specialized assistance of resident groups or assigning a professional employee/consultant. Mr. Hincks concurred that such implementation would be very important to help direct this Action Item regarding flooding and other crisis situations.

Mr. Karustis indicated the further definition of potential impacts was critical, especially when considering such possibilities as flooding, drought, climate change, and other major concerns.

Mr. Finnicum highlighted the social and economic impacts related to advancing resiliency plans.

Mr. Kelly confirmed state grants and awards were available to address related mitigation measures, such as funding for culvert repairs.

Mr. Hincks suggested an Action Item be implemented and included under the Resiliency topic. The other Planning Board members were in agreement. Ms. Moravec agreed to include such Action Item in Section A.

Mr. Finnicum stressed the importance of a resiliency plan for Town as there are several water-sensitive locations such as riverfronts, waterways, farmland, and related habitat.

### *Wireless Services Overlay District*

Mr. Garvin noted a recent resident inquiry was received regarding the Wireless Services Overlay District.

The Planning Board members discussed the topic and agreed additional information was needed before a related bylaw could be considered.

**Future Meeting Schedule: February 10, 2021, and February 24, 2021**

Mr. Garvin noted the upcoming regular meetings on February 10, 2021, and February 24, 2021.

Mr. Garvin adjourned the meeting at 9:31 AM.