



Town of Sudbury

Planning Board

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MINUTES

NOVEMBER 10, 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 7:30 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 December 15, 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 – 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 December 15, 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 – Lot 43 Fox Hill Drive (Assessor’s Map B07-0215)

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit application for Lot 43 Fox Hill Drive (Assessor’s Map B07-0215) to the Planning Board meeting on December 15, 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 – Site Plan Review and Stormwater Management Permit – 15 & 40 Fairbank Road (Assessor’s Maps F05-0005 and F06-0001)

Architect Joel Bargmann, engineer John Kucich, project manager Chris Eberly, landscape architect Kyle Zick, engineer Amy Archer, and the Town's peer review engineer Janet Bernardo from the Horsley Witten Group were in attendance to discuss the matter with the Planning Board.

Mr. Garvin recused himself from the meeting at this time.

Mr. Bargmann presented the proposed Site Plan. He noted there would be a decrease in impervious surface with the redeveloped project. Mr. Bargmann further noted the plans would accommodate solar panels on the roof. He acknowledged the project would reflect a phased-construction plan approach.

Mr. Zick provided a summary of the proposed Landscape Site Plan. He also presented a summary of the landscape and lighting plans.

Mr. Kucich stated the existing septic system would remain in place during construction and a new system would be included post-construction of the new building.

Ms. Archer presented the proposed parking plan for the site, and reviewed the ITE Parking Generation Assessment Summary and the Parking Demand Summary. A Sight Distance Summary was also presented.

Mr. Bargmann presented details regarding the proposed construction materials to be used for the project.

Mr. Duchesneau confirmed a Variance for the project had been granted by the Zoning Board of Appeals. He sought assurances the sidewalks would easily connect to the new parking area/s. Mr. Duchesneau acknowledged the Design Review Board and the Planning staff recommended substantial vegetation be included along the exterior gymnasium wall.

Ms. Suedmeyer commented about aspects of the stormwater management system design, adding the Peer Reviewer could submit related comments. Ms. Bernardo confirmed her related recommendations would likely be issued within the coming week.

Mr. Hincks indicated his approval regarding the proposed parking plan. He asked about the number of parking spaces being proposed. Mr. Bargmann confirmed 103 parking spaces were included in the proposed plan.

Mr. Shah stressed the thoughtfulness of the plan and also favored the decrease in impervious area as well as how the massing aspect had been addressed. He recommended the use of smooth Hardie board as proposed by the construction team.

Mr. Sugrue agreed with the preferred plan which decreased impervious surface at the site, especially in consideration of the parking lot. He recommended distinct signage be located between the two parking lots.

Mr. Finnicum noted the exit plan to Fairbank Road might create a traffic congestion for the Senior Center. He suggested inverting the exit by cutting into the parking lot, at the risk of losing a few of parking spaces. Mr. Finnicum questioned if sufficient window lighting would be filtering into the pool area, as such natural lighting would be essential. Mr. Hincks and the other Planning Board members agreed.

Karen Wasserman of 393 Hudson Road asked if the existing mound blocking the view of the parking lot would remain. Mr. Eberly stated the mound would likely remain. Ms. Wasserman added natural light in the pool area would be beneficial.

Mr. Hincks motioned to continue the public hearing for the Site Plan Review and Stormwater Management Permit applications for 15 & 40 Fairbank Road (Assessor's Maps F05-0005 and F06-0001) to the Planning Board meeting on December 15, 2021. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

At this time Mr. Garvin returned to the meeting.

83 Boston Post Road (Assessor's Maps K11-0015 & K11-0099) – Walkway Bond Release Request

Engineer Scott Arnold was in attendance to discuss the matter with the Planning Board.

Mr. Arnold detailed the request for the release of the cash bond in the amount of \$12,500.

Mr. Duchesneau recommended the walkway bond be released and confirmed Town staff had reviewed the walkway installation which met the requirements of the Site Plan Review decision.

Mr. Hincks motioned to release the performance bond for the pedestrian walkway at 83 Boston Post Road (Assessor's Maps K11-0015 & K11-0099). Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

2022 Annual Town Meeting Zoning Bylaw Amendments

Wireless Services Overlay District

Wireless Consultant Ivan Pagacik from IDK Communications was in attendance to discuss the matter with the Planning Board.

Mr. Pagacik provided details regarding his background as a consultant/peer reviewer of wireless communications facilities for municipalities.

Mr. Pagacik suggested a meeting with Mr. Duchesneau in order to better understand Sudbury's wireless communications service and to consider the areas of Town which might be underserved. Mr. Duchesneau agreed to a meeting with Mr. Pagacik within the next few weeks.

Mr. Hincks asked what options might be suggested for areas of Town with lesser coverage. He asked the Planning Board members if they had strong thoughts about proceeding with a wireless study.

Mr. Finnicum mentioned his concerns regarding wireless sublet arrangements and height limitations, as previously expressed by other Planning Board members.

Mr. Sugrue mentioned possible frequencies which could be used and what the future might bring.

Mr. Sugrue volunteered to work on reviewing Mr. Pagacik's consulting proposal once it was received.

Fence Bylaw

Mr. Duchesneau presented details of the proposed draft Fence Bylaw dated November 4, 2021. Mr. Garvin suggested Town Counsel review the wording of the draft bylaw and the other Planning Board members agreed.

Stormwater Management Bylaw

Ms. Suedmeyer detailed aspects of the existing Stormwater Management Bylaw and recommended including language associated with the Massachusetts Department of Environmental Protection's (MassDEP's) MS4 (Municipal Separate Storm Sewer Systems) permitting process and reducing the appeal period for decisions under this bylaw to 20 days.

Master Plan Implementation

Mr. Duchesneau provided details regarding the Planning Board's ranking of the short-term Action Items. The Planning Board then discussed the "big idea" items and the short-term goals.

The Planning Board members agreed to prioritize the Short-Term Action Items and to review them at the next Planning Board meeting.

Select Board Net Zero Stretch Code Correspondence

Mr. Duchesneau stated many communities had endorsed the Net Zero Stretch Code letter which had been put forward by the Town of Arlington Town Manager. Mr. Garvin asked if the Building Inspector had weighed in on this matter and Mr. Duchesneau indicated he had not.

Mr. Shah asked about the applicability of the Net Zero Stretch Code to historic homes and if Town properties were exempt.

Mr. Finnicum confirmed he had previously signed the Stretch Code Letter, adding such measures would help with climate change matters.

Mr. Garvin noted the Net Zero Stretch Code adhered to the goals of the Master Plan.

Mr. Hincks motioned to recommend the Town Manager sign the Municipal Advocacy Letter for the Net Zero Stretch Code as put forward by the Town of Arlington Town Manager. 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

There were not topics discussed under this item.

Minutes for Approval: April 14, 2021 and April 28, 2021

Mr. Hincks motioned to approve the minutes for April 14, 2021 and April 28, 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.

Administrative Report

Mr. Duchesneau indicated the Town Manager and Select Board were working to compile a complete list of the American Rescue Plan Act (ARPA) items and would be discussing them at the Select Board meeting on November 16, 2021.

Possible Future Agenda Items

The Planning Board members requested discussions regarding the proposed Zoning Bylaw amendments and the Master Plan be added to future meeting agendas.

Future Meeting Schedule: December 15, 2021 and 2022 Meeting Schedule

Mr. Garvin mentioned a tentative additional meeting in December of 2022 which would be dedicated to only discussing proposed Zoning Bylaw amendments and Master Plan implementation items. The Planning Board members agreed to keep the option open.

The Planning Board members discussed the draft 2022 Planning Board Meeting Schedule.

Mr. Hincks motioned to approve the 2022 Planning Board Meeting Schedule with the addition of a meeting on November 30, 2022. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Select Board member Janie Dretler inquired if the Planning Board or Planning and Community Development Department would be sending a memorandum to the Select Board regarding any requests for American Rescue Plan Act (ARPA) funding before the November 16, 2022 Select Board meeting. She noted individual members could submit individual funding requests by November 30, 2022.

Mr. Garvin adjourned the meeting at 10:33 PM.