



# Town of Sudbury

## Planning Board

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### MINUTES

**OCTOBER 13, 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 opened the meeting at 7:30 PM.

**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 October 27, 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 October 27, 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 application for 631 Boston Post Road (Assessor's Map K06-0502) to the Planning Board meeting on October 27, 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.

**Opened and Immediately Continued Public Hearing – Stormwater Management Permit – Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500)**

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit application for Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500) to the Planning Board meeting on October 27, 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 – 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. Mr. Bemis stated infiltration on the lower portion of the site was challenging and presented a common driveway plan to help address the situation.

Mr. Duchesneau confirmed that after considerable discussion with Town staff, the Town's peer review engineer Janet Bernardo from the Horsley Witten Group, and the Applicant; all parties agreed the proposed plan alterations could work.

Mr. Hincks asked about the steepest slope of the driveway and Mr. Bemis indicated the steepest part of the proposed driveway would be 9%.

Mr. Finnicum questioned how the two driveways might join and suggested plantings be implemented between the two driveways. Mr. Finnicum also inquired about the proposed retaining wall.

Mr. Shah agreed manicured lawns would not be the best option for this project.

Mr. Sugrue endorsed the idea of unmanicured lawns and the creation of a common driveway.

Mr. Garvin agreed that a meadow-type seed mix would help with runoff and maintenance. He also suggested the installation of a French drain.

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 November 10, 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 – Stormwater Management Permit – 18 Wolbach Road (Assessor's Map H11-0100)**  
**and**  
**Minor Site Plan Review – 18 Wolbach Road (Assessor's Map H11-0100)**

Fred King of DGT Associates was in attendance to discuss the matter with the Planning Board. He confirmed all of the recommendations made by the Town's peer review engineer, Janet Bernardo, from the Horsley Witten Group, were agreeable to the Applicant, and these modifications were detailed within the revised plans.

Ms. Suedmeyer confirmed the changes were made to the satisfaction of the Horsley Witten Group.

The Planning Board members agreed with the modifications which had been made to the plans.

Mr. Garvin added the educational signage was a great addition to the plans but recommended the submission of a clean letter from the Horsley Witten Group would be preferable.

Mr. Hincks motioned to approve the Minor Site Plan Review and Stormwater Management Permit for 18 Wolback Road (Assessor's Map H11-0100) with the standard condition regarding the illicit discharge statement. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

**Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road (Assessor's Map B09-0001) – Definitive Subdivision and Stormwater Management Permit Decisions Modifications**

Developer David Howe 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. Howe reviewed the Site Plan which detailed what had been originally approved and the modifications which were being proposed. Mr. Howe presented plans showing pervious paver driveway construction.

Ms. Bernardo stated any roof runoff could be directed to new chambers and confirmed she would review the size of the chambers. Mr. Garvin agreed with the suggestions presented by Ms. Bernardo.

Mr. Garvin suggested pervious pavers be used throughout the landscaping and walkway areas.

Ms. Suedmeyer stated Ms. Bernardo would be reviewing the proposed plans and would provide relevant comments.

Mr. Duchesneau confirmed this decision reflected an example of a situation when a Stormwater Management Permit was still needed, but the proposed changes did not rise to the level of a major modification, which would require a separate application and a new public hearing.

Mr. Hincks motioned for the proposed modifications to the Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road (Assessor's Map B09-0001) to be treated as Minor Modifications, to be handled by Town Staff and Town's peer review engineer. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

**423 & 437 Boston Post Road (Assessor's Map K08-0004) – Site Plan Modification**

Attorney Bob Dionisi, Mike Smith, and Joe Walsh were in attendance to discuss the matter with the Planning Board.

Mr. Duchesneau summarized the proposed Site Plan Modification for the proposed Goddard School project.

Mr. Dionisi stressed safety was the primary concern and requested eleven bollards be permitted to be installed at the site.

Mr. Duchesneau indicated Town staff was not in favor of installing bollards in this location. He noted vehicle safety could be addressed with raised areas in the travel lanes or with vertical granite curbing along the walkways.

Mr. Finnicum confirmed the bollard installation matter had been previously addressed by the Planning Board and the Board was still not in favor of utilizing bollards for this project. He added bollards could not stop a child from running into the street and could obstruct sight lines as well.

Mr. Hincks reiterated the installation of bollards was not a good idea.

Mr. Shah agreed with the previous comments which had been made and stressed the sight line blockage concern.

Mr. Sugrue agreed with all the comments which had been expressed and added to the members continued view that the inclusion of bollards was a bad idea.

Mr. Garvin confirmed the Planning Board never endorsed the installation of bollards, emphasized the Board did not view this proposal as a Minor Modification, and stated he would most likely not vote for the approval such an installation.

Mr. Dionisi then stated the Applicant would like to withdraw the Site Plan Modification request, without prejudice.

Mr. Hincks motioned to accept the Applicant's request to withdraw the Site Plan Modification for 423 & 437 Boston Post Road (Assessor's Map K08-0004), without prejudice. 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 Town Meeting Zoning Bylaw Amendments**

### *Dog Kennels*

Mr. Duchesneau stated he had discussed a proposed amendment to the definition of Dog Kennel in the Zoning Bylaw with the Town Clerk and he was not entirely certain if such an amendment to the existing definition would be needed.

Mr. Duchesneau confirmed he would be updating the Planning Board further on this matter at a future meeting.

### *Wireless Services Overlay District*

Mr. Duchesneau indicated he had no additional information to discuss with the Planning Board on this topic at this time.

### *Fence Bylaw*

Mr. Duchesneau presented a draft of a new Fence Bylaw, noting immediacy and enforcement of such a bylaw would be an issue.

Mr. Garvin mentioned fencing which affected sight line distances.

The Planning Board discussed various aspects regarding fencing within the community.

Mr. Duchesneau stated related discussion would continue at the next Planning Board meeting.

#### *Stormwater Management Bylaw*

Ms. Suedmeyer commented that minor updates to the Stormwater Management Bylaw would be advisable in order to comply with the Municipal Separate Storm Sewer Systems (MS4) permitting regulations. Discussion then took place regarding the current Stormwater Management Bylaw appeal process and related timelines.

Ms. Suedmeyer stated additional stormwater management options would be examined.

#### **Master Plan Implementation – 2021 Town Forum Discussion: Master Plan**

Mr. Garvin confirmed the 2021 Annual Town Forum regarding the Master Plan would take place next Thursday, October 21, 2021.

Related discussion then took place regarding the logistical details.

#### **Citizens' Comments on Items Not on Agenda**

There were no topics discussed under this item.

#### **Minutes for Approval: February 24, 2021**

Mr. Hincks motioned to approve the minutes for February 24, 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. Hincks asked if the regular meeting start time for Planning Board meetings could be reverted back to 7:00 PM. Several other Planning Board members indicated their preference for the meetings to begin at 7:30 PM.

#### **Possible Future Agenda Items**

Mr. Duchesneau noted 2022 Annual Town Meeting Warrant Articles needed to be submitted to the Select Board and the Town Manager's Office by the end of January 2022.

#### **Future Meeting Schedule: October 21, 2021 (Town Forum), October 27, 2021, November 10, 2021, and December 15, 2021**

Mr. Garvin noted the upcoming meeting schedule and recommended a second December meeting be held solely for the purpose of discussing the proposed Zoning Bylaw amendments. He also mentioned the

discussion regarding the wireless services overlay district should be continued further at that meeting additional December meeting.

Mr. Garvin adjourned the meeting at 10:01 PM.