



Town of Sudbury

Planning Board

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MINUTES

OCTOBER 27, 2021 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Clerk John Hincks, Anuraj Shah, and John Sugrue

Absent: Vice Chair Justin Finnicum

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 – 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 November 10, 2021. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – 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 November 10, 2021. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Immediately Continued Public Hearing – Stormwater Management Permit – 565 and Lot B Concord Road (Assessor’s Maps F10-0013 and F10-0229)

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit application for 565 and Lot B Concord Road (Assessor’s Maps F10-0013 and F10-0229) to the Planning Board meeting on December 15, 2021. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Immediately Continued Public Hearing – Definitive Subdivision Plan and 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 Definitive Subdivision Plan and Stormwater Management Permit applications for Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500) to the Planning Board meeting on December 15, 2021. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Public Hearing – Stormwater Management Permit – Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road (Assessor's Maps B09-0011, B09-0012, B09-0013, and B09-0014 (fka Assessor's Map B09-0001)

Mr. Duchesneau noted the Applicant, developer Dave Howe, had filed a request to formally withdraw the application without prejudice.

Mr. Hincks motioned to approve the Applicant's request to withdraw the Stormwater Management Permit application for the Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road (Assessor's Maps B09-0011, B09-0012, B09-0013, and B09-0014 (fka Assessor's Map B09-0001) without prejudice. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

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

Attorney Joshua Fox and Vito Colonna of Sullivan, Connors & Associates were in attendance to discuss the matter with the Planning Board.

Mr. Fox presented updated plans as requested by the Planning Board including an added walkway, an increased vegetation plan, and a new lighting plan.

Mr. Colonna explained the inclusion of a French drain.

Mr. Duchesneau reviewed the draft Site Plan Review decision.

Ms. Suedmeyer asked if the Massachusetts Department of Transportation (MassDOT) had comments regarding the driveway. Mr. Colonna indicated MassDOT had presented comments regarding the shifting of a drain and traffic management aspects, which he had addressed in his responses to MassDOT.

Ms. Suedmeyer inquired about a proposed turf mat as part of the stabilization plan and the sloping in terms of the proximity to the driveway. Mr. Colonna provided a response with details.

Mr. Hincks asked about Dark Sky lighting aspects of the project and Mr. Fox confirmed the proposed light fixtures would be Dark Sky compliant.

Mr. Garvin requested the Applicant include any further submittals/responses to MassDOT to the Planning and Community Development Department as well.

Mr. Hincks motioned to approve the Site Plan Review and Stormwater Management Permit applications for 631 Boston Post Road (Assessor's Map K06-0502), with the provision the Applicant keep Town staff informed of all communications with MassDOT. Mr. Sugrue seconded

the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

36 North Road and 435 & 437 Cold Brook Drive aka Cold Brook Crossing (Assessor’s Maps C12-0101 and C12-0100) – Stormwater Management Permit Modification

Mr. Hincks motioned to continue the Stormwater Management Permit Modification application for 36 North Road and 435 & 437 Cold Brook Drive aka Cold Brook Crossing (Assessor’s Maps C12-0101 and C12-0100) to the Planning Board meeting on November 10, 2021. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

2022 Annual Town Meeting Zoning Bylaw Amendments

Fence Bylaw

The Planning Board members considered the creation of such a bylaw and discussed the draft bylaw which covered a definition of fencing, fencing material, height, Special Permitting, temporary construction fencing, pre-existing fencing, and zoning district considerations.

Mr. Duchesneau stated he would forward the Planning Board’s comments to the Building Inspector for review.

Joshua Fox of 80 Brimstone Lane opined about the possible need for Special Permits and Variances for fencing.

Dog Kennels

Mr. Duchesneau provided details regarding the existing definition of “dog kennel” in the Zoning Bylaw, which required a Special Permit when a property contained four (4) or more dogs. The Planning Board members discussed the existing definition in the Zoning Bylaw as well as the state’s definition of “dog kennel.” Ultimately, the Planning Board members decided not to move forward with any proposed changes to the existing definition of “dog kennel” in the Zoning Bylaw.

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. She explained such an amendment to the bylaw could be included in Section C.

Ms. Suedmeyer recommended the Planning Board also consider amending the appeal period in the bylaw (currently 60 days) to a 20-day period. Mr. Duchesneau concurred these two amendments would be beneficial.

Wireless Services Overlay District

The Planning Board members agreed there was nothing to add or discuss at this time.

Master Plan Implementation

The Planning Board members reviewed the Master Plan Action Item list and focused on the short-term topics that could possibly be implemented within the next six months. The following topics were considered:

- Stormwater Management Project
- Complete Streets
- Traffic Signal Coordination
- Route 20 Considerations – Shared Driveways for Commercial Properties
- Bruce Freeman Rail Trail – Completion of Phase I, Environmental Studies
- Historic Preservation Aspects
- Green Infrastructure
- Technology
- Planned Maintenance for Town Properties
- Housing
- Impacts of Natural Events – Hazards, Climate Change, etc.
- Resiliency
- Health Resources/Transportation Options
- Social and Civic Engagement for Residents

Mr. Garvin suggested drafting an Excel spreadsheet which itemized the various topics which had been discussed. He noted this would give the Planning Board several items to consider and focus upon for the next six months.

Citizens' Comments on Items Not on Agenda

There were not topics discussed under this item.

Minutes for Approval: March 10, 2021 and March 24, 2021

Mr. Hincks motioned to approve the minutes for March 10, 2021 and March 24, 2021. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Administrative Report

Mr. Duchesneau requested the Planning Board members sign several documents. He also suggested it might be a good idea for the Planning Board to hold a special meeting to discuss the proposed Zoning Bylaw amendments and noted there would be several opportunities to hold such a meeting before the end of the year.

Possible Future Agenda Items

There were not topics discussed under this item.

Future Meeting Schedule: November 10, 2021, and December 15, 2021

Mr. Garvin noted the upcoming meeting schedule.

Mr. Garvin adjourned the meeting at 9:58 PM.