



Town of Sudbury

Planning Board

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MINUTES

JOINT MEETING WITH SELECT BOARD

MARCH 1, 2022 AT 7:00 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Vice Chair Justin Finnicum, Ahnu Shah, John Sugrue, and Associate Member Julie Zelermyer Perlman

Members Absent: Clerk John Hincks

Select Board Members Present: Chair Jennifer Roberts, Vice Chair Charles Russo, Daniel Carty, Janie Dretler, and William Schineller

Others Present: Director of Planning and Community Development Adam Duchesneau

Ms. Roberts opened the Select Board meeting at 7:14 PM.

Mr. Garvin opened the Planning Board at 7:43 PM.

Discussion regarding Multi-Family Zoning Requirements for Massachusetts Bay Transportation Authority (MBTA) Communities

Ms. Dretler motioned to open a joint meeting with Planning Board to discuss the Multi-Family Zoning Requirements for Massachusetts Bay Transportation Authority (MBTA) Communities. Mr. Russo seconded the motion. Roll Call Vote: Ms. Roberts – Aye, Mr. Russo – Aye, Mr. Carty – Aye, Ms. Dretler – Aye, and Mr. Schineller – Aye.

Mr. Garvin motioned to open a joint meeting with Planning Board to discuss the Multi-Family Zoning Requirements for Massachusetts Bay Transportation Authority (MBTA) Communities. Mr. Russo seconded the motion. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Mr. Duchesneau highlighted related aspects regarding the MBTA Communities Guidelines, which he previously presented to the Select Board and the Planning Board. He reiterated the deadline to submit comments regarding these guidelines was March 31, 2022.

Ms. Roberts inquired about possible penalties associated with not being in compliance by December 31, 2022. Mr. Duchesneau indicated non-compliance by that date would make the Town ineligible to apply for grant funding under the Housing Choice Initiative Program, the Local Capital Projects Fund, and the MassWorks Infrastructure Program.

Mr. Garvin inquired about local towns utilizing Housing Choice grant funding. Ms. Dretler recognized that many local communities including Acton, Chelmsford, and Framingham had applied for such grant funds.

Potential rezoning possibilities in different areas of the community were discussed.

Mr. Sugrue noted the proposed MBTA Communities Guidelines land coverage requirement would meet the same requirements for those communities directly abutting the railroads, and those that are many miles away from the railroads; which was problematic.

Mr. Finnicum mentioned the possibility of unintended consequences, such as additional traffic and the train parking areas in Natick, Framingham, Concord, or Weston needing to be expanded in order to accommodate train passengers from other participating towns.

Mr. Schineller mentioned guaranteed parking for Sudbury residents at certain MBTA train stations. Ms. Dretler suggested possible shuttle services from towns such as Sudbury.

Mr. Russo mentioned the sewer aspect in consideration of increased housing density. Mr. Carty agreed that an important consideration involved the fact that Sudbury was not a sewered community, which did not allow for housing density.

Mr. Garvin suggested that towns with existing Chapter 40R zoning districts, such as Sudbury, should receive credit and Ms. Dretler indicated she agreed.

Mr. Duchesneau recommended the Planning Board review the comments made at the joint meeting and subsequently share those compiled considerations/comments with Select Board. Ms. Roberts confirmed the Select Board would review that documentation at the March 22, 2022 Select Board meeting.

Mr. Carty motioned to close the joint meeting with Planning Board. Mr. Russo seconded the motion. Roll Call Vote: Ms. Roberts – Aye, Mr. Russo – Aye, Mr. Carty – Aye, Ms. Dretler – Aye, and Mr. Schineller – Aye.

Mr. Garvin motioned to close the joint meeting with Select Board. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Mr. Garvin adjourned the Planning Board meeting at 8:34 PM.