



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

MARCH 9, 2022 AT 7:30 PM

VIRTUAL MEETING

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

Others Present: Director of Planning and Community Development Adam Duchesneau and Environmental Planner Beth Suedmeyer

Mr. Garvin called the meeting to order 7:30 PM.

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 March 23, 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.

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 application for Maynard Road aka Bonnie Brook Estates (Assessor’s Maps G08-0025 and G08-0500) to the Planning Board meeting on April 13, 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.

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. He provided updates on various aspects of the application materials.

Mr. Duchesneau noted the Town’s peer review engineer from the Horsley Witten Group was reviewing some of the final items associated with the updated plans.

Ms. Suedmeyer indicated the most recent plan set revisions were submitted to the Engineering Department, the Department of Public Works, and the Fire Department for review. She requested a clearer delineation of the limit of work be submitted, with special consideration along the sloped areas,

and that trees be identified in that area as well. Ms. Suedmeyer also asked for the submission of a complete Landscape Plan with specifications for the proposed retaining walls.

Mr. Hincks inquired about potential water flow onto the roadway, especially in consideration of freezing conditions. He also asked about the clearing of trees and other vegetation along the slope.

Mr. Sugrue agreed that additional landscaping details should be included on the plans. He also expressed his appreciation for the revisions made to the plans.

Mr. Finnicum inquired about the maintenance of the shared driveway.

Mr. Garvin stressed the importance of clearly detailing the limit of work on the plans. He emphasized stabilization measures should be included in the plans as well and expressed concerns about potential water flow onto the roadway.

Mr. Bemis responded to several concerns from the Planning Board members and confirmed the related documentation was submitted to the various Town departments, including the Fire Department.

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 March 23, 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.

2022 Annual Town Meeting and Possible Future Zoning Bylaw Amendments – Discussion and Updates

Fence Bylaw & Stormwater Management Bylaw

Mr. Duchesneau noted there were no additional updates regarding the proposed Fence Bylaw or the proposed changes to the Stormwater Management Bylaw.

Mr. Finnicum offered to present the proposed Fence Bylaw at the 2022 Annual Town Meeting.

Mr. Garvin offered to present the proposed changes to the Stormwater Management Bylaw at the 2022 Annual Town Meeting.

Wireless Services Overlay District

Mr. Duchesneau confirmed he provided Mr. Sugrue with related documentation regarding the Wireless Services Overlay District, as well as related comments provided by the Planning Board members. Mr. Sugrue stated he would be reviewing the submitted documentation in the near future.

Multi-Family Zoning Requirement for Massachusetts Bay Transportation Authority (MBTA) Communities

Mr. Duchesneau shared the draft “Comments on Draft Compliance Guidelines for Multi-Family Districts” document dated March 3, 2022. He noted several topics, concerns, and questions discussed at the joint meeting with the Select Board on March 1, 2022 included:

- The “as of right” proposed multi-family zoning requirement of 50 acres being the same for every community.
- Recommended reduction in the minimum size requirement for the proposed zoning districts and the recommended reduction in the floor formula approach in determining the number of required dwelling units for MBTA Adjacent communities.
- The Town of Sudbury currently having little or no MBTA service benefits.
- Recommended clarification to the statement; “A district should not be a single-development site on which the municipality is willing to permit a particular multi-family project.”
- The Planning Board and Select Board concurred the proposed requirements used to determine unit capacity within a designated zoning district were onerous and beyond the scope of a typical zoning exercise.
- As written, there was no commitment to expanding transit to MBTA Adjacent communities and, in Sudbury, there were no such facilities which existed within 0.5 miles.
- Recommended the Department of Housing and Community Development provide credit to cities and towns which have established Chapter 40R Smart Growth Overlay Districts and have constructed new housing units within those districts.

Mr. Duchesneau thanked Mr. Sugrue for his contributions in drafting the comments as presented for submission to the Department of Housing and Community Development.

Master Plan Implementation

Mr. Duchesneau mentioned feedback was received from Town Manager Henry Hayes regarding a short-term Action Item: the hiring of an Economic Development Planner. Mr. Hayes had confirmed the mentioned position was not being considered at this time. Mr. Garvin suggested the Planning Board might consider applying for American Rescue Plan Act (ARPA) funding in the amount of \$30,000 to consider contracting with an economic development consultant to evaluate the need for such a position in the Town.

Mr. Duchesneau spoke of the Comprehensive Wastewater Management Plan (CWMP) and outreach programming, as well as proposed treatment plants in the community. He encouraged the Planning Board members to refer to the CWMP page on the Town website for additional information. Mr. Garvin suggested creating a related matrix to illustrate how the proposed CWMP might align with the Master Plan.

Mr. Duchesneau noted he had met with Mr. Shah regarding several short term historic resources Action Items, such as examining existing historic district policies and the Demolition Delay Bylaw. Mr. Shah indicated he had met with Peter Benton of Heritage Strategies LLC, the Historic Preservation Plan project consultant.

Mr. Garvin mentioned a resident had submitted a request for implementation of various aspects of the Municipal Vulnerability Preparedness Plan and the creation of a Master Plan Implementation Plan. Mr. Duchesneau confirmed the Select Board was currently working on Town Meeting Warrant Articles for some of these items. He suggested the requestor might consider appearing before the Planning Board. Mr. Hincks agreed that such a presentation to the Planning Board would be beneficial and the other Planning Board members agreed.

Citizens' Comments on Items Not on Agenda (None Received)

There were no topics discussed under this item.

Minutes for Approval: January 29, 2021 and September 22, 2021

Mr. Hincks motioned to approve the minutes of January 29, 2021 and September 22, 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.

Committee Member Updates

There were no topics discussed under this item.

Administrative Report

There were no topics discussed under this item.

Possible Future Agenda Items

It was suggested the May 2022 Annual Town Meeting Warrant Articles should be discussed at a future meeting to see if the Planning Board wished to formally comment on any of them.

Future Meeting Schedule: March 23, 2022 and April 13, 2022

Mr. Garvin announced the upcoming meetings of the Planning Board as indicated on the agenda.

Mr. Garvin stated he would likely not be in attendance at the March 23, 2022 meeting due to a scheduling conflict.

Mr. Finnicum confirmed he would likely not be able to attend the April 13, 2022 meeting.

Mr. Garvin adjourned the meeting at 9:27 PM.