



# Town of Sudbury

## Planning Board

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### MINUTES

**MARCH 23, 2022 AT 7:30 PM**

### VIRTUAL MEETING

**Members Present:** Vice Chair Justin Finnicum, Ahnu Shah, John Sugrue, and Associate Member Julie Zelsermyer Perlman

**Members Absent:** Chair Stephen Garvin and Clerk John Hincks

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

Mr. Finnicum, as the Acting Chair, called the meeting to order at 7:30 PM.

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

The Town's peer review engineer Janet Bernardo from the Horsley Witten Group was in attendance to discuss the matter with the Planning Board. She stated she would be contacting the Applicant regarding various aspects of the project.

Mr. Sugrue 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 April 13, 2022. Mr. Shah seconded the motion. Roll Call Vote: Mr. Finnicum – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

**Immediately Continued Public Hearing – Site Plan Review and Stormwater Management Permit – 141 Boston Post Road (Assessor's Maps K11-0019 and K11-0019-A)**

Mr. Sugrue motioned to continue the public hearing for the Site Plan Review and Stormwater Management Permit application for 141 Boston Post Road (Assessor's Maps K11-0019 and K11-0019-A) to the Planning Board meeting on April 13, 2022. Mr. Shah seconded the motion. Roll Call Vote: Mr. Finnicum – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

**Immediately Continued Public Hearing – Site Plan Review, Stormwater Management Permit, and Water Resource Protection Overlay District Special Permit – 540 & 550 Boston Post Road (Assessor's Maps K07-0012 and K07-0026)**

Mr. Sugrue motioned to continue the public hearing for the Site Plan Review, Stormwater Management Permit, and Water Resource Protection Overlay District Special Permit application for 540 & 550 Boston Post Road (Assessor's Maps K07-0012 and K07-0026) to the Planning Board meeting on April 13, 2022. Mr. Shah seconded the motion. Roll Call Vote: Mr. Finnicum – 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 explained several revisions to the proposed plan, including minimization of slopes, which had been discussed at the last Planning Board meeting.

Ms. Suedmeyer mentioned a substantial phasing and erosion control plan had been submitted by the Applicant. She noted an additional condition might include the planting of native vegetation. Ms. Suedmeyer confirmed a long-term Operation and Maintenance Plan could be reviewed prior to Certificates of Occupancy being issued for any dwelling units.

Mr. Sugrue favored the phasing plan additions for the project and Mr. Shah agreed.

Mr. Finnicum stated he found the phasing plan very helpful.

Mr. Sugrue 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 April 13, 2022. Mr. Shah seconded the motion. Roll Call Vote: Mr. Finnicum – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

**Presentation regarding Climate Emergency Declaration Warrant Article for May 2022 Annual Town Meeting**

Debbie Wolozin of 16 October Road and Tom Yelton of 167 Pratts Mill Road were in attendance to discuss the matter with the Planning Board.

Ms. Wolozin presented the Climate Emergency Declaration Warrant Article and emphasized the need for a Sustainability Director in the community. She stated a primary climate control measure would include a reduction in carbon emissions in Sudbury.

Ms. Wolozin presented a Climate Emergency Declaration document, which stressed three primary points:

- To acknowledge climate change is here;
- To create a comprehensive, climate-focused Action Plan; and
- To hire a full-time Sustainability Director

Mr. Duchesneau noted the Planning Board did not have to arrive at a conclusion that evening. He suggested the Planning Board take the opportunity to share related comments/questions.

Ms. Zelermyer Perlman referenced the Master Plan, and opined about possible grants and funding sources to assist in creating a dedicated Sustainability Director position.

Mr. Wolozin explained sources of seed-funding for a Sustainability Director position. She mentioned effective examples of resident and municipal sustainability projects including heat pumps, LED lighting, insulation, and solar sources. Ms. Wolozin also stressed the importance of public outreach and education on climate change.

Mr. Yelton spoke of sustainability measures achieved in Acton, including grants awarded to the town.

Mr. Shah asked about other towns who had a Sustainability Director and inquired if such work could be coordinated by a consultant. Ms. Wolozin mentioned the communities of Framingham, Melrose, Weston, Concord, Lexington, and Arlington which had all hired Sustainability Directors.

Mr. Sugrue inquired about the utilization of related consulting services for Sudbury and provide comments regarding a regional-type of director.

Ms. Wolozin stated a dedicated Sustainability Director in Sudbury could network with other interested parties and communities. Mr. Yelton indicated he was not aware of any regional Sustainability Directors in the area.

Mr. Finnicum noted the communities which had been mentioned as having dedicated Sustainability Directors were larger than Sudbury. He indicated the importance of prioritization when considering sustainability aspects. Mr. Finnicum suggested looking internally or consulting with energy specialists.

Mr. Finnicum also mentioned the net zero Stretch Code which had been endorsed by Sudbury. He reiterated public education and outreach were essential, and strategic consultation might be beneficial. Mr. Finnicum commented the new Combined Facilities Director might have even have a related sustainability background.

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

#### *Wireless Services Overlay District*

Mr. Duchesneau stated a wireless services consultant update would likely be presented at the next Planning Board meeting.

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

Mr. Duchesneau reported that minor language changes to the Multi-Family Zoning Requirement for MBTA Communities letter had been suggested by members of the Select Board at their meeting the previous night. The Planning Board members agreed with the minor language adjustments suggested by the Select Board.

Mr. Sugrue motioned to approve the minor language changes to the MBTA Communities letter and to submit the letter to the Department of Housing and Community Development. Mr. Shah seconded the motion. Roll Call Vote: Mr. Finnicum – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

The proposed Fence Bylaw and amendments to the Stormwater Management Bylaw were not discussed at this meeting.

### **Master Plan Implementation**

Mr. Sugrue asked if a Master Plan spreadsheet database could be drafted to monitor progress made on various Action Items. Mr. Duchesneau indicated this could be created.

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

There were no topics discussed under this item.

### **Minutes for Approval: August 11, 2021 and September 13, 2021**

Mr. Finnicum recommended postponing the consideration of the draft minutes since Mr. Garvin and Mr. Hincks were absent from the meeting, and the other Planning Board members in attendance agreed.

### **Committee Member Updates**

Mr. Duchesneau confirmed the Community Preservation Commission would be meeting on April 6, 2022.

Ms. Suedmeyer noted the Bruce Freeman Rail Trail Advisory Task Force would likely be meeting within a month. The Planning Board members discussed the Bruce Freeman Rail Trail construction progress which had been made in Concord and Acton.

Mr. Finnicum indicated he, Mr. Garvin, and Mr. Duchesneau had met with Historic Preservation Plan consultant Peter Benton from Heritage Strategies LLC.

### **Administrative Report**

Mr. Duchesneau confirmed the Sudbury Annual Town Meeting was scheduled to commence on May 2, 2022 at the Lincoln Sudbury Regional High School.

### **Possible Future Agenda Items**

The Planning Board members requested the following items be added to future meeting agendas:

- Master Plan Tracking
- Climate Emergency Declaration
- Zoning Bylaw Amendments

### **Future Meeting Schedule: April 13, 2022 and April 27, 2022**

Mr. Finnicum announced the upcoming meetings of the Planning Board as indicated on the agenda and noted he would not be able to attend the April 13, 2022 meeting.

Mr. Finnicum adjourned the meeting at 8:55 PM.