



Town of Sudbury

Planning Board

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MINUTES

MAY 25, 2022 AT 7:30 PM

VIRTUAL MEETING

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

Members Absent: Anuraj Shah

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

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

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 June 8, 2022. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Absent, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Immediately Continued Public Hearing – Stormwater Management Permit – Lot 15 Kato Drive (Assessor’s Map J10-0615)

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit application for Lot 15 Kato Drive (Assessor’s Map J10-0615) to the Planning Board meeting on June 8, 2022. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Absent, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

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)

Project Manager Kevin Witzell and Engineer Steve Powers were in attendance to discuss the matter with the Planning Board.

Mr. Powers provided a summary of the proposed plan for the property. He indicated additional information requested by the peer review consultant had been submitted. Mr. Powers also noted additional soil testing had been performed as well.

Mr. Duchesneau presented the draft Site Plan Review decision for the project, highlighting the related conditions.

Ms. Suedmeyer reviewed draft conditions related to the draft Stormwater Management Permit decision and related inspections. She noted all concerns raised by the peer review consultant had been addressed by the Applicant.

There was then discussion regarding the proposed utility access for the project.

Mr. Sugrue stated he had no concerns about the proposed electric conduction to be implemented at the site.

Mr. Finnicum asked if the utility pole was new or existing. Mr. Witzell indicated a new pole was required. Mr. Finnicum expressed concern about adding another overhead wire set and pole to the property, noting this was new information being presented to the Planning Board.

Mr. Sugrue stated he was not in favor of overhead utility lines and suggested a new pole be as close to the existing pole as possible.

Mr. Hincks agreed with a more clustered pole arrangement, especially if an underground utility installation could not take place.

Mr. Hincks motioned to approve the Site Plan for 540 & 550 Boston Post Road (Assessor's Maps K07-0012 and K07-0026). Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Absent, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Mr. Hincks motioned to approve the Stormwater Management Permit for 540 & 550 Boston Post Road (Assessor's Maps K07-0012 and K07-0026). Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Absent, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Mr. Hincks motioned to approve the Water Resource Protection Overlay District Special Permit for 540 & 550 Boston Post Road (Assessor's Maps K07-0012 and K07-0026). Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Absent, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Sugrue – Aye, and Ms. Zelermyer Perlman – Aye.

At this time Mr. Garvin joined the meeting.

137 Brimstone Lane (Assessor's Map L04-0006) – Approval Not Required (ANR) Plan

Attorney Joshua Fox was in attendance to discuss the matter with the Planning Board. He provided background information regarding the requested endorsement of the ANR Plan. Mr. Fox indicated the Conservation Commission was given 9.5 acres in 1955 with an easement granted to the Arronson Family. He confirmed that with the endorsement of the ANR Plan and the property exchange with the Town, the owners would have two buildable lots with the minimum required frontage for the zoning district. In return, the Town would acquire additional land next to existing conservation land on the western side of the property.

Mr. Duchesneau confirmed Town staff, including the Town Engineer, had no issues with the ANR Plan, as presented.

Mr. Hincks motioned for the Planning Board to endorse the ANR Plan for 137 Brimstone Lane (Assessor's Map L04-0006). Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Board Appointments

Design Review Board – Katie McCue

Ms. McCue of 76 Churchill Street presented her background which included her membership on the Planning Board for the City of Medford, Massachusetts. She indicated she was currently the Director of Administration, Finance, and Operations at the Massachusetts Municipal Association. Ms. McCue stated she was interested in serving the community of Sudbury.

Design Review Board – Zachary Blake

Mr. Blake of 546 Peakham Road confirmed he had been a resident of Sudbury for ten years and his wife was the Town Moderator. He reported he had worked for the Bureau of Local Services and served on different municipal boards, both Newton and Watertown, with his preference being historic preservation.

The Planning Board members thanked both Ms. McCue and Mr. Blake for their willingness to serve, and offering their time and background.

Mr. Hincks motioned to appoint Katie McCue and Zachary Blake as members of the Design Review Board, subject to the Design Review Board's approval. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

2023 Annual Town Meeting and Possible Future Zoning Bylaw Amendments – Discussion and Updates

Wireless Services Overlay District

Mr. Duchesneau confirmed a contract with Isotrope, LLC, the wireless consulting firm, was being drafted by Town staff. He noted the contract would be forwarded to the Town Manager for signature once it had been signed by Isotrope, LLC.

Leslie Frodema of 32 Moran Circle stated she had come before the Planning Board two years ago presenting possible health risks related to radiation emanating from cell phone towers. She mentioned the Pittsfield Board of Health had issued a Cease and Desist Order to Verizon's proposed cell phone tower, which was placed in a residential area of Pittsfield. Ms. Frodema asked that any potential Zoning Bylaw changes be considered with public health.

Master Plan Implementation

Mr. Duchesneau outlined various initiatives which were progressing and gaining momentum.

Mr. Sugrue mentioned the important topic of sustainability and related items mentioned in the Master Plan.

Mr. Hincks added that when the Planning Board prioritized future agenda items, they should consider the impact and ability to execute the Sustainability Coordinator position approved by Town Meeting. Mr. Finnicum mentioned possible grant opportunities which could be secured to help provide funding for the position. Ms. Zelermyer Perlman agreed with the comments made by Mr. Hincks and Mr. Finnicum.

Mr. Garvin commented that when the new Combined Facilities Director assumed her position with the Town, she might consider discussing the Master Plan with the Master Plan Implementation Committee. Mr. Duchesneau agreed.

Citizens' Comments on Items Not on Agenda

Working Group for the Americans with Disabilities Act (ADA) Transition Plan

Kay Bell of 348 Old Lancaster Road and Commission on Disability Chair stated the importance of the former Combined Facilities Director, Bill Barletta, advancing the ADA Transition Plan.

Mr. Garvin affirmed the Master Plan stressed ADA advancements on a site-by-site basis. Mr. Finnicum confirmed his involvement with ADA requirements in a design capacity as part of his profession. Mr. Sugrue opined about ADA issues which affected different projects. Ms. Zelermyer Perlman concurred the ADA Master Plan topic was an important issue. Mr. Hincks agreed with the comments presented by the other Planning Board members.

Minutes for Approval: December 15, 2021

Mr. Hincks motioned to approve the minutes of December 15, 2021. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Committee Member Updates

There were no topics discussed under this item.

Administrative Report

Ms. Suedmeyer reported the Bruce Freeman Rail Trail Needs Estimate Report had been submitted and everything was proceeding for approval of the final design.

Mr. Duchesneau reported resumes for the Community Preservation Coordinator position had been received and interviewing would be taking place in the near future.

Possible Future Agenda Items

There were no topics discussed under this item.

Future Meeting Schedule: June 8, 2022 and June 22, 2022

Mr. Garvin announced the upcoming meetings of the Planning Board as indicated on the agenda. Questions were raised about resuming in-person meetings.

Mr. Garvin adjourned the meeting at 9:31 PM.