



Town of Sudbury

Planning Board

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MINUTES

JUNE 8, 2022 AT 7:30 PM

VIRTUAL MEETING

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

Members Absent: Clerk John Hincks

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.

Continued Public Hearing – Definitive Subdivision Plan and Stormwater Management Permit – Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08- 0025 and G08-0500)

Applicant/Owner John Derderian, Bruce Saluk of Bruce Saluk & Associates, Inc., and Attorney Robert Levy were in attendance to discuss the matter with the Planning Board.

Mr. Derderian highlighted aspects of the proposal. He indicated his family had owned the property for 50 to 60 years and now he wanted to develop it. He presented the plan for an 8-lot subdivision, including gifting a 10-acre section to the Town. As part of this, he noted the project was requesting two waivers from the Subdivision Rules and Regulations.

Mr. Saluk noted the proposed project had decreased from a nine-lot subdivision to an eight-lot subdivision with a 10-acre land grant which could connect walking trails.

Ms. Suedmeyer reported that in 2013, five lots were proposed for the site and the feedback from the Conservation Commission and Planning Board at that time was not in favor of a five-lot development.

Mr. Finnicum stated he appreciated the proposed open space, but questioned how the lots might be divided and how the wetland setbacks might affect the number of building lots.

Ms. Zelermyer Perlman noted the potential impact on wetlands and adjacent areas would be key aspects to the project.

Mr. Sugrue agreed the proposal was moving in a better direction, but he wanted to see additional details regarding the wetlands located on the back side of the property.

Mr. Garvin reiterated the project was moving in the right direction, but suggested less developable lots would be preferable.

Gail Derderian, mother of John Derderian, indicated her support for the work her son was doing.

Mr. Finnicum stated concerns regarding the proposed size of the homes, shapes of the lots, and impact on the adjacent wetlands.

Ms. Zelermyer Perlman agreed with Mr. Finnicum and also noted the project's effect on the surrounding properties should be considered as well.

Mr. Shah indicated eight lots appeared to be excessive for the subject property.

Mr. Sugrue commented that all aspects of the proposed development needed to be studied.

Mr. Garvin stated the Planning Board had been asking for significant tree coverage at property.

Mr. Saluk indicated 23 of the 30 acres would not be disturbed.

Mr. Levy stated the project team understood the conservation implications of the project.

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

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

Engineer Vito Colonna and Applicant Perry Beckett were in attendance to discuss the matter with the Planning Board.

Mr. Colonna presented updates to the Stormwater Management Plan, and reviewed the recommendations from the peer review consultant from the Horsley Witten Group and the Planning Board.

Mr. Finnicum commented on the location of the proposed single-family dwelling. Mr. Colonna noted changing the position of the building would be determined by the ledge at the subject property.

Ms. Zelermyer Perlman agreed the proposed dwelling unit was sited too close to the abutting home.

Mr. Sugrue agreed that shifting the proposed dwelling unit would be beneficial to the project. He recommended a Landscape Plan be submitted as well.

Mr. Shah repeated concerns regarding the long retaining wall along the southern property line and its proximity to the adjacent home.

Mr. Garvin endorsed the re-positioning of the proposed dwelling unit.

Martin Young of 23 Kato Drive commented regarding a solution to stormwater runoff and privacy concerns.

Mr. Garvin recommended additional information be provided regarding the driveway stormwater runoff.

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

Public Hearing – Scenic Road (Tree Removal) – 270 Marlboro Road (Assessor's Map D09-0202)

Deputy Director of Public Works/Town Engineer Bill O'Rourke was in attendance to discuss the matter with the Planning Board. He stated the tree in question had been struck by lightning and was part of the Marlboro Road culvert replacement project.

Mr. Finnicum motioned to approve the Scenic Road Application for the removal of a Red Maple tree at 270 Marlboro Road. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

554 & 560 Boston Post Road (Assessor's Map K06-0602) – Site Plan Modification

Applicant Quentin Nowland was in attendance to discuss the matter with the Planning Board. He presented the proposed Site Plan Modification to remove the cupolas from the proposed design of the self-storage facility building.

Mr. Duchesneau noted the project blended in well with the surrounding area without the cupolas.

Mr. Finnicum stated he was comfortable without the cupolas being installed and the building looked good.

Ms. Zelermyer Perlman agreed the cupolas would not be necessary.

Mr. Shah stated he preferred the lines of the self-storage facility building without the cupolas.

Mr. Sugrue agreed with the other Planning Board members.

Mr. Garvin indicated the self-storage facility building looked clean without the cupolas.

Mr. Finnicum motioned to approve the Site Plan Modification to eliminate the cupulas from the building at 554 & 560 Boston Post Road (Assessor's Map K06-0602). Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Shah – 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 the Planning and Community Development Department was working to bring on the consultant, who they hoped could commence their analysis in July or August.

Master Plan Implementation

Mr. Duchesneau explained the Select Board voted to allocate \$30,000 of American Rescue Plan Act (ARPA) funding to hire an economic development consultant. He indicated the hiring of this economic development consultant would not involve an extensive procurement process.

Mr. Garvin indicated the economic development consultant might help develop a job description for a permanent economic development position with the Town.

Ms. Zelermyer Perlman noted addressing infrastructure needs would encourage economic development.

Mr. Sugrue recommended further study be conducted to determine if a permanent economic development position with the Town would be necessary. He stated the Town might want to understand what types of businesses they wanted in the community.

Mr. Duchesneau provided an update regarding the work on the Historic Preservation Plan.

Citizen's Comments on Items Not on Agenda

There were no topics discussed under this item.

Minutes for Approval: December 21, 2021 and January 12, 2022

Mr. Finnicum motioned to approve the minutes of December 21, 2021 and January 12, 2022. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Election of Officers

Mr. Sugrue suggested maintaining the current slate of officers for Chair, Vice Chair, and Clerk. Mr. Garvin confirmed he was comfortable with continuing in the role of Chair.

Mr. Sugrue motioned to nominate Stephen Garvin as Chair, Justin Finnicum as Vice Chair, and John Hincks as Clerk. Mr. Shah seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Committee Member Updates

There were no topics discussed under this item.

Administrative Report

Mr. Duchesneau announced the 2022 Town Forum would be held on July 14, 2022 at 7:00 PM via Zoom regarding Climate Change and Sustainability.

Possible Future Agenda Items

Mr. Finnicum stated he would appreciate clarification regarding the specific responsibilities of the Sustainability Director, and once the position was filled, he requested the Sustainability Director present updates to the Planning Board.

Select Board member Janie Dretler asked if the Planning Board members wanted to be represented at the Climate Change and Sustainability Town Forum. Mr. Garvin stated the Planning Board would discuss this matter at their next meeting. Mr. Duchesneau confirmed he and Ms. Suedmeyer would be on the Town Forum panel.

Future Meeting Schedule: June 22, 2022 and July 13, 2022

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

Mr. Sugrue stated he might not be present for the meeting on June 22, 2022.

Mr. Garvin adjourned the meeting at 9:25 PM.