



Town of Sudbury

Planning Board

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MINUTES

JUNE 22, 2022 AT 7:30 PM

VIRTUAL MEETING

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

Members Absent: John Sugrue

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.

337 Boston Post Road (Assessor's Map K09-0055) – Minor Site Plan Review

Applicant Jeff Copela was in attendance to discuss the matter with the Planning Board. He explained the Minor Site Plan alteration involved converting the site from retail to office space.

Mr. Duchesneau indicated the exterior of the building was not being altered. He added parking demands would likely decrease with the proposed change of use.

Mr. Garvin noted any change back to a retail use would require Planning Board approval.

Mr. Duchesneau acknowledged retail and office space uses were allowed as of right in the zoning district where the subject property was located.

Mr. Hincks motioned to approve the Minor Site Plan for 337 Boston Post Road (Assessor's Map K09-0055). Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Shah – Aye.

Nolan Circle/Landon Estates Subdivision (aka Woodward Glen/Greenscape Park) off Powers Road (Assessor's Maps B09-0001, B09-0011, B09-0012, and B09-0013) – Definitive Subdivision and Stormwater Management Permit Decisions Modifications

Applicant Dave Howe was in attendance to discuss the matter with the Planning Board. He presented the requests to prune the existing trees, to allow him to substitute a surety bond in place of the cash bond, and to modify the property line between Lots 2 and 3. Mr. Howe provided details regarding the proposed fencing to augment screening between 175 Powers Road and Lot 1 of the subdivision development. He also stated high-efficiency heat pumps, combined with a propane backup, would be a better alternative than natural gas, and that would allow for future installation of solar panels at the development.

Mr. Duchesneau confirmed Town staff did not have a problem with the tree pruning, as long as such pruning was done outside the conservation area and a site visit be required.

Mr. Duchesneau also indicated an Approval Not Required (ANR) Plan would be required to modify the property boundaries between Lots 2 and 3.

Ms. Suedmeyer inquired about the Town's access easement if the lot lines were to change.

Matthew Fieger of 175 Powers Road stated he did not support the addition of the fencing and preferred a natural screening as originally presented.

Dianna Fieger of 175 Powers Road inquired as to the height of the proposed fence.

Mr. Hincks motioned to request Town staff to meet with the developer and return to the Planning Board with more details regarding the scope of work for the proposed pruning. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Shah – Aye.

Mr. Hincks motioned to release the cash bond for the Nolan Circle/Landon Estates Subdivision, contingent upon the implementation of a surety bond in the amount of \$150,000. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – No, and Mr. Shah – Aye.

Mr. Hincks motioned to defer a decision regarding changing the property lines for Lots 2 and 3 for the Nolan Circle/Landon Estates Subdivision to a future Planning Board meeting. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Shah – Aye.

Mr. Hincks motioned to defer a decision regarding the fencing at the Nolan Circle/Landon Estates Subdivision until an enhanced Landscape Plan for that part of the property was presented to the Planning Board. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Shah – Aye.

Mr. Hincks motioned to defer a decision regarding shifting the source of energy for the Nolan Circle/Landon Estates Subdivision until the Planning Board meeting on July 13, 2022. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Shah – Aye.

Discussion regarding 821 Boston Post Road (aka Endicott Woods Subdivision) (Assessor's Maps K04-0010, K04-0102, and K04-0103)

Engineer Vito Colonna and Owner Bill Conti were in attendance to discuss the matter with the Planning Board.

Mr. Colonna described the history of the three-lot subdivision.

Mr. Finnicum opined about Stormwater Regulations, waivers, sight-line considerations, and anything related to the adjacent local historic district. Mr. Colonna provided details.

Mr. Shah noted he believed there had been changes to the septic system regulations since the 2004 approval. Mr. Colonna confirmed the regulations had not changed.

Mr. Garvin inquired about the status of the existing home. Mr. Colonna indicated the dwelling unit had been repaired. Mr. Duchesneau stated the house was located outside of the local historic district according to the Town's records. Mr. Colonna stressed the intent was to save the house and use the previously approved plan.

Ms. Zelermyer Perlman wanted to understand what the differences were between the two proposals, how the regulations had changed, and how new regulations might affect the proposal.

Mr. Hincks opined regarding the potential waivers which were being requested, the proposed house sizes, and the amount of clearing being proposed.

Mr. Garvin inquired about the elimination/reduction of waivers. He questioned the proposed sloping and if the Applicant would be returning to the Conservation Commission regarding the expired Order of Conditions. Mr. Colonna confirmed the previous Order of Conditions had expired and the project would be returning to the Conservation Commission for approval.

Mr. Duchesneau suggested Mr. Colonna have a discussion with the Department of Public Works regarding subsurface drainage.

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

Wireless Services Overlay District

Mr. Duchesneau stated a contract with the wireless services consultant was close to completion.

Master Plan Implementation

Mr. Duchesneau reported the Climate Change and Sustainability Forum was scheduled for Thursday, July 14, 2022 and would include some discussion regarding Action Items contained in the Master Plan. Mr. Duchesneau and Ms. Suedmeyer stated they would both participate in the Town Forum. Mr. Duchesneau indicated he would speak to the related Action Items from the Master Plan and how they affected the Planning Board's work on climate change and sustainability. It was also noted the Town Forum would satisfy the 90-day requirement imposed by Town Meeting to hold such a forum on this topic.

Discussion regarding Sustainability Director Position

Mr. Duchesneau stated Town Manager Henry Hayes expressed a desire to establish a cooperative-type position with other communities which would assist with funding the salary for the position. The Planning Board members indicated they supported such an approach.

Possible Planning Board Panelist for 2022 Town Forum

Mr. Duchesneau noted he and Ms. Suedmeyer would be in attendance at the Climate Change and Sustainability Forum as panelists. Mr. Duchesneau stated he would address related Master Plan Action Items and how they affect the Planning Board's work on Climate Change and Sustainability. Ms.

Suedmeyer indicated she would comment regarding the Municipal Vulnerability and Preparedness Plans in Sudbury.

Citizens' Comments on Items Not on Agenda

There were no topics discussed under this item.

Minutes for Approval: February 9, 2022 and February 23, 2022

Mr. Hincks motioned to approve the minutes for February 9, 2022 and February 23, 2022. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Shah – Aye.

Committee Member Updates

There were no topics discussed under this item.

Administrative Report

Mr. Duchesneau announced the second Historic Preservation Plan Public Forum would take place on June 23, 2022.

Possible Future Agenda Items

There were no topics discussed under this item.

Future Meeting Schedule: July 13, 2022 and August 10, 2022

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

Ms. Zelermyer Perlman noted she had scheduling conflicts regarding the two upcoming meetings. Mr. Finnicum stated he would not be able to attend the July 13, 2022 meeting.

Mr. Garvin adjourned the meeting at 9:51 PM.