



Town of Sudbury

Planning Board

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MINUTES

JULY 13, 2022 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Clerk John Hincks, Anuraj Shah, and John Sugrue

Members Absent: Vice Chair Justin Finnicum 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 at 7:32 PM.

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 August 10, 2022. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

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 Environmental Engineer Desheng Wang were in attendance to discuss the matter with the Planning Board.

Mr. Saluk presented plan modifications, including a proposed reduction in the number of housing lots and increased open space with pedestrian connections to other conservation areas. He provided other details regarding the proposed Site Plan. Mr. Saluk also presented a summary of the conservation/mitigation plan which included land to be deeded to Conservation Commission. He also provided highlights of the stormwater management plan.

Ms. Suedmeyer stated the proposed eight-lot development was ambitious and she also commented about the importance of the wetland buffer zone protections.

Mr. Shah raised concerns about aspects of the proposed grading and indicated he felt the development plan was excessive regarding the number of proposed buildable lots.

Mr. Hincks stated he had reviewed the recording from the June 8, 2022 Planning Board meeting and inquired what the proposed 10-acre gift of land would be worth to the Town. He mentioned the proposed pathway appeared to not advance any connectivity. Mr. Hincks also noted the importance of privacy for

the abutters and inquired about the proposed size of the homes to be constructed. Mr. Derderian indicated the proposed dwellings would be approximately 4,000 to 5,000 square feet.

Mr. Sugrue suggested retaining many of the large trees on the site and noted proposed Lots 7 and 8 might not be feasible.

Mr. Garvin stressed the importance of understanding the tree clearing details and the impervious area calculations.

Jay Cushing of 34 Minebrook Road commented about the proximity of Lots 7 and 8 in relation to privacy issues. He stated the water table was high in this area and expressed concerns about the amount of land that would be disturbed.

Anna Bhattacharya of 84 Maynard Road agreed that proposed Lots 7 and 8 would be very close to the property line. She noted many of her previous questions had not been addressed by the Applicant.

Kevin and Lana Szwarc of 72 Maynard Road questioned if the Applicant had considered possible contamination of well water. They expressed concerns about the potential water runoff from Lots 7 and 8.

Stephen Lewis of 20 Minebrook Road inquired about the waivers being considered for the proposed project. Mr. Duchesneau described the waivers being considered. Mr. Lewis stated the proposed gift of undevelopable wetlands had little value. He also expressed concerns about potential water runoff from the proposed project.

Doreen Neale of 75 Wake Robin Road agreed the proposed number of lots for the project was excessive.

Mr. Wang stated all proposed mitigation was contained to the 20-acre upland area on the project site. He invited the Planning Board members to participate in a site visit to the property.

Mr. Saluk clarified the type and location of the requested waivers for the proposed project.

Mr. Derderian stated the proposed grading was lower than the abutting homes. He suggested the neighbors consider walking the site to understand the proposed lots. Mr. Garvin indicated staking out the proposed location of the roadway and dwelling units would be helpful for any site walk.

Mr. Garvin asked for a clear delineation of the limits of work and more detail regarding the footprints of the proposed dwelling units, including decks and walkways.

Mr. Derderian offered to schedule site visits for the neighbors and Planning Board members. He confirmed that many stakes had already been installed at the property.

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 August 10, 2022. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Master Plan Implementation

Historic Preservation Plan Discussion with Peter Benton of Heritage Strategies LLC

Peter Benton of Heritage Strategies, LLC was in attendance to discuss the matter with the Planning Board. He confirmed ten chapters of the Historic Preservation Plan document had been completed. Mr. Benton added draft recommendations would also be provided.

Mr. Benton then reported most of the Historic and Cultural Identity Action Items listed in the Master Plan had been addressed in the Historic Preservation Plan, in particular those detailed in the historic and resources chapter. He addressed relevant topics, including town wide public outreach and building public support for historic resources. Mr. Benton also emphasized the agricultural history of Sudbury.

Economic Development Consultant

Mr. Duchesneau stated the Select Board's Office had confirmed the allocation of American Rescue Plan Act (ARPA) funding to hire an economic development consultant. Mr. Garvin suggested the Planning Board review the materials to be sent out to consultants prior to their distribution.

Mr. Garvin reported the Chair of the Select Board had requested the Planning Board provide an update on the implementation of the Master Plan Action Items in September, possibility during a joint meeting.

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

Wireless Services Overlay District

Mr. Duchesneau confirmed an agreement had been executed with Isotrope LLC (the consultant for the project).

Citizens' Comments on Items Not on Agenda

There were no topics discussed under this item.

Minutes for Approval: March 9, 2022

Mr. Hincks motioned to approve the minutes of March 9, 2022. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Committee Member Updates

There were no topics discussed under this item.

Administrative Report

Mr. Duchesneau acknowledged the Sustainability and Climate Change Forum was scheduled for the following evening.

Mr. Duchesneau reported Landon Estates Subdivision developer David Howe was intending to submit additional plans to the Planning Board regarding the proposed removal of several unhealthy trees on the site. Mr. Shah indicated a Landscape Plan should accompany such a request. Mr. Hincks reported he had visited the site and discovered many dead limbs on pine trees.

Ms. Suedmeyer noted the Select Board had approved all easements for the Bruce Freeman Rail Trail project and related documentation would be submitted to the Massachusetts Department of Transportation (MassDOT) next week.

Possible Future Agenda Items

Mr. Garvin indicated the state legislature had voted to allow remote meetings to continue. Mr. Duchesneau noted the ability to hold remote meetings might be extended until April of 2023.

Future Meeting Schedule: August 10, 2022 and September 14, 2022

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

Mr. Garvin adjourned the meeting at 9:36 PM.