



Town of Sudbury

Planning Board

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MINUTES

SEPTEMBER 28, 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

Mr. Garvin called the meeting to order 7:30 PM.

Immediately Continued Public Hearing – Definitive Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Special 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, Stormwater Management Permit, and Inclusion of Affordable Housing Special Permit applications for Maynard Road aka Bonnie Brook Estate (Assessor’s Maps G08-0025 and G08-0500) to the Planning Board meeting on to October 26, 2022. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Public Hearing – Scenic Road (Tree Removal) – 15 Woodside Road (Assessor’s Map M10-0008)

Applicant Daryl Nash and engineer Vito Colonna were in attendance to discuss the matter with the Planning Board.

Mr. Colonna described the tree removal plan to allow for the construction of a new home. He noted the tree was not in the best condition.

Mr. Duchesneau stated the Town’s Tree Warden did not submit any comments regarding the application.

Mr. Finnicum advocated for repopulating the area with new trees.

Mr. Hincks noted the subject tree could fall and damage the power lines.

Ms. Zelermyer Perlman agreed that cutting the tree would be acceptable.

Mr. Sugrue had no problem with cutting the tree, and agreed that planting a tree or two would be beneficial.

Mr. Garvin suggested adding two trees near the driveway, which would help maintain the character of the Scenic Road.

Mr. Nash agreed to plant the additional trees along the right of way and mentioned the Town's Tree Warden had recommended removal of the existing tree.

Mr. Hincks motioned to approve the Scenic Road tree removal at 15 Woodside Road on the condition that two (2) new trees be planted along the right of way of Woodside Road. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Master Plan Implementation

Discussion regarding Update to Select Board on Implementation

Mr. Duchesneau highlighted comments from various Town groups regarding the Master Plan Action Item spreadsheet. Related comments were submitted from the Historical Commission concerning the ongoing survey of documents, and creating a historic and archeological resource plan. Mr. Duchesneau added the Conservation Commission commented about efforts to protect lands which directly affect the aquifer. He also stated he was expecting to receive additional comments from other Town departments, boards, committees, and commissions.

Mr. Hincks recommended providing a spreadsheet to the Select Board and dividing the spreadsheet into three sections:

- All ongoing priorities/projects
- Top ongoing priorities/projects
- High opportunities lacking the resources to execute

Mr. Finnicum suggested a fourth section reflect anything the Select Board might regard as a priority.

Mr. Garvin suggested the Historical Commission and Conservation Commission come before the Master Plan Implementation Committee to discuss related Action Items. Mr. Duchesneau agreed with the suggestions and recommended meeting with the Select Board at their October 25, 2023 meeting. The Planning Board members agreed to a meeting on October 25, 2023 with the Select Board.

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

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

Mr. Duchesneau provided details regarding the options for compliance with the MBTA Communities legislation. He confirmed a response was required for submission by January 31, 2023.

Wireless Services Overlay District

Mr. Duchesneau indicated a second contract with Isotrope, LLC was being considered.

Firearms, Ammunition, and Explosives Prohibition

Mr. Duchesneau provided details regarding the proposed Zoning Bylaw amendment as recommended by the Zoning Board of Appeals.

Discussion took place regarding the proposed Firearms, Ammunition, and Explosives Prohibition Warrant Article. Mr. Garvin questioned if the Planning Board wanted to be involved in such a highly-charged political issue. Mr. Finnicum agreed that this topic should not be addressed by the Planning Board.

Select Board member Janie Dretler of 286 Goodman's Hill Road inquired about the bylaw process. Mr. Garvin provided information about the process.

Mr. Hincks motioned for the Planning Board to indicate the following to the Zoning Board of Appeals: Without prejudice to the merits of the topic, the Planning Board has other priorities regarding advancing Warrant Articles for the May 2023 Annual Town Meeting. The Planning Board has considered the request from the Zoning Board of Appeals to restore and expand the former language of the Zoning Bylaw which prohibits the sales, assembly, and/or manufacturing of firearms and/or components thereof, ammunition, and explosives. Given the fact the Planning Board has other priorities regarding the Zoning Bylaw, they have decided not to advance this particular proposal to the May 2023 Annual Town Meeting. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Footnotes in Use Table for Prohibited Uses in Water Resource Protection Overlay District

Mr. Duchesneau stated an additional footnote was needed in the Table of Principal Use Regulations to direct people to the Water Resource Protection Overlay District section of the Zoning Bylaw.

Native Species Plant List

Mr. Duchesneau highlighted the information provided within the five-page document listing.

Citizens' Comments on Items Not on Agenda (None Received)

Mr. Garvin mentioned an email was received regarding the status of a particular project. Mr. Duchesneau confirmed Town staff would meet with the Interim Town Manager regarding this correspondence.

Minutes for Approval: April 13, 2022

Mr. Hincks motioned to approve the minutes of April 13, 2022. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Committee Member Updates

Mr. Hincks reported Community Preservation Committee applications for funding were being received and being considered by Community Preservation Committee, who would resume meeting in October of 2023.

Mr. Duchesneau stated the Bruce Freeman Rail Trail Advisory Task Force was meeting to discuss signage in October.

Administrative Report

Mr. Duchesneau explained the posting for the Senior Planner position would close on September 30, 2023 and interviews would begin in October of 2022.

Possible Future Agenda Items

There were no topics discussed under this item.

Future Meeting Schedule: October 12, 2022, and October 26, 2022

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

Mr. Garvin adjourned the meeting at 8:46 PM.