



Town of Sudbury

Planning Board

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MINUTES

DECEMBER 14, 2022 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Vice-Chair Justin Finnicum, Clerk John Hincks, John Sugrue, Julie Perlman, Ahnu Shah

Absent: Julie Perlman

Others Present: Director of Planning and Community Development Adam Duchesneau

Mr. Garvin opened the meeting at 7:31 PM, and requested Board roll call; Mr. Finnicum – present, Mr. Hincks – present, Mr. Sugrue – present, Mr. Shah – present, Mr. Garvin-present

Immediately Continued Public Hearing – Stormwater Management Permit - 40 Skyview Lane (Assessor's Map C10-0107)

Mr. Hincks motioned to continue the Public Hearing – Stormwater Management Permit for 40 Skyview Lane (Assessor's Map C10-0107) to the Planning Board meeting on January 11, 2023. Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Finnicum-aye, Mr. Hincks-aye, Mr. Sugrue-aye, Mr. Shah-aye, Mr. Garvin-aye

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)

Applicant/Owner John Derderian 2 Colgate Road, Wellesley, Engineer Bruce Saluk, 575 Boston Post Rd, Marlboro, Engineer Deshang Wang, Turnpike Road, Southborough, Attorney Robert Levy, Walnut Street, Wellesley were in attendance to discuss the matter with the Planning Board.

Mr. Derderian presented updates on related topics addressed at the last Planning Board meeting:

- Gifted land to the Town – Conservation Commission indicated that they had interest in such gifting, but were unsure about prospective paths
- Drainage – Mr. Saluk and Dr. Wang addressed submitted subsurface drainage plan
- Sloping – Modified proposed size of homes and related relocation on the site
- Trees – Explained the location of added trees

Mr. Derderian stated a waiver would be needed for the installation of a road.

Mr. Saluk presented the site plan with modifications as recommended by DPW Director Nason and Town Engineer Bill O'Rourke.

Dr. Wang provided detail regarding natural screening for abutters. He acknowledged the concerns of the neighbors.

Mr. Duchesneau commented there was still a significant amount of clearing proposed, addition of walls, and other significant alterations to the property. He confirmed the stormwater plans had been submitted to the peer review engineer. He noted DPW was now conformable with the subsurface plan.

Mr. Finnicum stated that he was seeking a more environmentally sensitive plan with less cutting.

Mr. Shah said the team misunderstood his initial comments; and stressed excessive slopping, and clear-cutting. He emphasized that eight building lots was too much for the site.

Mr. Hincks agreed with what had been mentioned, adding that he was somewhat confused by the letter from the Conservation Commission. He opined that additional conversations with the Conservation Commission would be necessary, and suggested that any waiver/s should reflect the value to the Town.

Mr. Sugrue echoed all comments made, and stated that the revisions as presented, did not reflect significant changes.

Mr. Garvin stated that the preservation of trees has been a constant request by the Board. He recommended a reduction in the number of lots.

Abutter Sue Cushing, 34 Minebrook Road, stated that a proposed driveway would run parallel to her backyard, there would be no way block the noise and light from traffic.

Neighbor Anna Bhattacharaya, 84 Maynard Road, mentioned forestry which would be clear-cut and create drainage issues.

Dr. Wang spoke of the stormwater management system, as created by professionals. He mentioned open space value, and asked for more definitive direction from the Board.

Mr. Shah mentioned the difficulties associated with proposed lots 7 and 8.

Mr. Finnicum repeated that six lots should be the maximum number of lots at the site.

Mr. Garvin opined about a possible bridging, which would help preserve existing streets, and lots seven and eight are very problematic.

Mr. Hincks motioned to continue the Public Hearing Definitive Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Special Permit for Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08- 0025 and G08-0500), to the Planning Board meeting on January 25, 2023. Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Finnicum-aye, Mr. Hincks-aye, Mr. Sugrue-aye, Mr. Shah-aye, Mr. Garvin-aye

Public Hearing – Stormwater Management Permit - 461 North Road (Assessor's Map C08-0035)

Melissa McGeown Hancock Development, Robert DiBenedetto Project Manager Hancock Development were in attendance to discuss the matter with the Planning Board.

Mr. Duchesneau provided an overview of the plan, which proposed to raze the existing structure and driveway and construct a one story, five-bedroom dwelling and an ADA compliant driveway with parking.

Mr. DiBenedetto detailed that the existing retaining wall at the back of the structure would remain, as well as the existing trees. He detailed the updated ADA implementation for the home for people with special needs.

Mr. Duchesneau confirmed that the exemption was predicated on use. He noted that the Board was reviewing the stormwater management and site plan review for the size of the proposed building.

Mr. Finnicum asked about the number of parking spaces. Ms. McGeowan responded that the parking plan reflected nine (9) spaces, including spaces for those working at the home.

Mr. Garvin suggested inclusion of stormwater controls toward the front of the property, and suggested fewer parking spaces.

Mr. Hincks motioned to continue the Stormwater Management Permit for 461 North Road (Assessor's Maps G08-0035), to the Planning Board meeting on January 25, 2023. Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Finnicum-aye, Mr. Hincks-aye, Mr. Sugrue-aye, Mr. Shah-aye, Mr. Garvin-aye

Untimed Items

199 Raymond Road (Assessor's Map L08-0001) – Minor Site Plan Review

John Andrews, Applicant was in attendance to discuss the matter with the Planning Board.

Mr. Duchesneau confirmed the site had been granted a Special Permit from ZBA, as an acceptable wireless site.

Mr. Shah inquired about specifications regarding the platform and pole.

Mr. Finnicum asked if there was a transformer component with liquid. Mr. Andrews responded no.

Mr. Hincks motioned to approve the Minor Site Plan for 199 Raymond Road (Assessor's Map L08-0001). Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Finnicum-aye, Mr. Hincks-aye, Mr. Sugrue-aye, Mr. Shah-aye, Mr. Garvin-aye

142 North Road (Assessor's Map C11-0300) – Minor Site Plan Review

Mr. Duchesneau confirmed the applicant was not moving forward with the Plan Review at this time, and requested withdrawal of the application, without prejudice.

Mr. Hincks motioned to accept the applicants request to withdraw the Minor Site Plan Review application for 142 North Road (Assessor's Map C11-0300). Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Finnicum-aye, Mr. Hincks-aye, Mr. Sugrue-aye, Mr. Shah-aye, Mr. Garvin-aye

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 confirmed that the Select Board authorized the filing of the associated action plan by the end of January, 2023.

Wireless Services Overlay District

Mr. Duchesneau stated that he attended the meeting of the Select Board Small Wireless Subcommittee, and confirmed that the Planning Board was not prepared to go forward with such action at this time. He noted that the Select Board was concerned about exposure of small wireless additions, which includes the Rte. 20 right-of-way. He was asked to come back to the Board and move forward with the general bylaw.

Mr. Duchesneau explained that the Select Board wants to move forward with some kind of bylaw in collaboration with the Planning Board. Mr. Garvin indicated a public hearing might be needed, not necessarily initiated by the Planning Board. Mr. Duchesneau agreed, it did not have to be initiated by the Planning Board.

Mr. Duchesneau recommended the Board move forward with a general bylaw to be presented at the Annual Town Meeting, with the approval of Planning.

Clarification of Permissible Uses in Water Resource Protection Overlay District

Board Members agreed to schedule a public hearing regarding the topic at the January 11, 2023 Planning Board meeting.

Master Plan Implementation

Mr. Duchesneau stated Board Members might consider reviewing some of the Master Plan short term action items, and prioritize them going into the new year. He presented the Select Board prioritization process and Select Board top five goals.

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

Minutes for Approval: None

Committee Member Updates

Mr. Sugrue announced the BFRT Task Force meeting tomorrow evening, where the purchase of the CSX portion by Framingham will be presented.

Administrative Report

Mr. Duchesneau announced that the Select Board appointed the new Town Manager, Andrew Sheehan, to assume the Town Manager position in 60 days.

Possible Future Agenda Items

None

Future Meeting Schedule: January 11, 2023 and January 25, 2023

Adjourn:

Mr. Garvin closed the meeting at 9:35 PM.