



Town of Sudbury

Planning Board

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MINUTES

NOVEMBER 30, 2022 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Ahnu Shah

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, Ms. Perlman-present, Mr. Garvin-present

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. Finnicum motioned to continue the Public Hearing for – 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) to the Planning Board meeting on December 14, 2022. Mr. Sugrue seconded the motion. It was on motion 5-0; Mr. Hincks-aye, Mr. Sugrue-aye, Ms. Perlman-aye, Mr. Finnicum-aye, Mr. Garvin-aye.

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 December 14, 2022. Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Hincks-aye, Mr. Sugrue-aye, Ms. Perlman-aye, Mr. Finnicum-aye, Mr. Garvin-aye.

Continued Public Hearing – Stormwater Management Permit - 15 Bishop Lane (Assessor's Map F10-0521)

Stephen Poole, Engineer and Jim McCann, Owner were in attendance to discuss the matter with the Planning Board.

Mr. Poole explained the proposed driveway plan required adjusted grading specifications.

Mr. Duchesneau commented that such change would be considered a major modification to the Stormwater Management Plan.

Mr. Poole and Mr. McCann indicated that a related waiver of such specifications had been granted. Board Members did not recall any such waiver being approved by the Board.

Mr. Hincks motioned to waive the stormwater management fee for 15 Bishop Lane (Assessor's Map F10-0521). Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Finnicum-no, Mr. Hincks-no, Ms. Perlman-no, Mr. Sugrue-no, Mr. Garvin-no.

The motion failed.

Mr. Hincks motioned to continue the Public Hearing – Stormwater Management Permit for 15 Bishop Lane (Assessor's Map F10-0521) to January 11, 2023. It was on motion 5-0; Mr. Finnicum-aye, Mr. Hincks-aye, Ms. Perlman-aye, Mr. Sugrue-aye, Mr. Garvin-aye.

Public Hearing – Scenic Road (Stone Wall) - 226 Morse Road (Assessor's Map E09-0406)

Bill Rodenhieser, Rodenhieser Excavating, Applicant and John Ward, Landscape Designer were in attendance to discuss the matter with the Planning Board.

Mr. Rodenhieser detailed the plan was to repair the existing tossed stone wall; and replace a 20- foot stone wall. He explained that a terrace and patio was proposed in the back of the property.

Mr. Duchesneau stated that Staff had no concerns about the project.

Mr. Hincks motioned to approve the Scenic Road Application for 226 Morse Road (Assessor's Map E09-0406). Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Finnicum-aye, Mr. Hincks-aye, Ms. Perlman-aye, Mr. Sugrue-aye, Mr. Garvin-aye.

Untimed Items

694 Boston Post Road (Assessor's Map K05-0017) – Minor Site Plan Review

Steve Ross, Owner, 11 Pine Lane, Natick, MA was in attendance to discuss the matter with the Planning Board.

Mr. Duchesneau provided details regarding the Site Plan Review of a former restaurant which is proposing to add to just less a 500-foot addition and modification of the existing parking lot. Mr. Duchesneau stated that a full site plan review would be preferable.

Mr. Ross confirmed that a related Special Permit hearing has been scheduled with the ZBA regarding the proposed addition.

Mr. Garvin explained that a Stormwater Permit usually coordinates with a Site Plan Review, and it would help not to replicate efforts. Mr. Finnicum noted that the Site Plan Review is very important.

Ms. Perlman agreed with Mr. Finnicum, and inquired about the parking lot changes. Mr. Ross responded the number of parking spaces would remain the same.

Both Mr. Hincks and Mr. Sugrue agreed with the importance associated with the coordination of Site Plan Review and the Stormwater Management Review process.

Mr. Ross agreed to prepare for a submit a Site Plan Review and the Stormwater Management Review.

Mr. Hincks motioned to deny a minor Site Plan Review for 694 Boston Post Road (Assessor's Map K05-0017) at this time. Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Finnicum-aye, Mr. Hincks-aye, Ms. Perlman-aye, Mr. Sugrue-aye, Mr. Garvin-aye.

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

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

Mr. Duchesneau confirmed the Select Board had voted in favor of the related action plan and document submission to the State. He suggested that a public outreach session/forum be scheduled at some point. Mr. Garvin agreed.

Related Board discussion took place.

Mr. Duchesneau mentioned that some areas in Town might already qualify with some modification.

- Wireless Services Overlay District – Draft of Small Wireless Facilities General Bylaw

Mr. Duchesneau referenced the existing overlay districts, in combination with the proposed Select Board Article regarding right-of-way wireless facilities. He stated that the Select Board would regulate Town right-of-way installation; and the Planning Board could provide commentary to the Select Board. Mr. Duchesneau confirmed that addition wireless applications would be presented to the Town.

- Clarification of Permissible Uses in Water Resource Protection Overlay District

Mr. Garvin suggested scheduling a public hearing in January. Mr. Duchesneau suggested such a public hearing could be held on January 11 or January 25th. Mr. Duchesneau referenced the “Proposed Zoning Bylaw Amendment – Water Resource Protection Overlay District, November 7, 2022.”

Master plan Implementation

Mr. Duchesneau confirmed that the Historic Preservation Plan had been completed and distributed to several Town groups.

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

Minutes for Approval: May 22, 2022

Mr. Hincks motioned to approve the Planning Board minutes for May 22, 2022, as amended. Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Finnicum-aye, Mr. Hincks-aye, Ms. Perlman-aye, Mr. Sugrue-aye, Mr. Garvin-aye.

Committee Member Updates

Mr. Hincks stated that all applications have been submitted to CPC.

Administrative Report

Mr. Duchesneau confirmed that the Select Board formed a Town Manager Selection Subcommittee.

Possible Future Agenda Items - None

Future Meeting Schedule: December 14, 2022 and the 2023 Meeting Schedule

Board Members reviewed the 2023 Planning Board Meeting Schedule/Calendar. Mr. Garvin suggested changing the proposed December 13, 2023 meeting date, as he might be away. Board Members changed the scheduled meeting to December 20, 2023.

Mr. Hincks motioned to approve the 2023 Planning Board Meeting Schedule/Calendar, as amended. Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Finnicum-aye, Mr. Hincks-aye, Ms. Perlman-aye, Mr. Sugrue-aye, Mr. Garvin-aye.

Adjourn

Mr. Garvin adjourned the meeting at 9:00 PM.