



# Town of Sudbury

## Planning Board

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### MINUTES

OCTOBER 25, 2022 AT 7:00 PM

### JOINT MEETING WITH SELECT BOARD

### VIRTUAL MEETING

**Present:** Chair Charles Russo, Vice-Chair Janie Dretler, Select Board Member Daniel Carty, Select Board Member Lisa Kouchakdjian, Select Board Member Jen Roberts, Interim Town Manager Maryanne Bilodeau

**Present:** Planning Board Members: Chair Stephen Garvin, Vice-Chair Justin Finnicum, John Sugrue, Julie Zelermyer Perlman and Adam Duchesneau Director of Planning and Community Development

#### **Vote to open a joint meeting with the Planning Board to discuss Master Plan**

Chair Russo read in the words of the motion. Vice-Chair Dretler moved in the words of the Chair. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Dretler-aye, Roberts-aye, Kouchakdjian-aye, Carty-aye, Russo-aye

VOTED: To open a joint meeting with the Planning Board to discuss Master Plan

Mr. Garvin called the Planning Board Meeting to order; Finnicum-present, Sugrue-present, Perlman-present, Garvin-present

Mr. Garvin highlighted aspects of the Master Plan Matrix.

Mr. Duchesneau presented the PowerPoint "Master Plan Implementation Update for the Select Board." Subjects included in the PowerPoint Presentation included:

- Detail regarding High Priority Items - BFRT, CWMP, MA Central Rail Trail extension
- "Critical Path" Action Items – Rte. 20 Corridor Vision Study, which presents a critical path to the plans regarding CWMP
- Historic Preservation Plan, to be completed soon, which presents a critical path with SHC (Sudbury Historical Commission), SHDC (Sudbury Historical Districts Commission), and SHS (Sudbury Historical Society)

Planning Board High Priorities/Master Plan listing was discussed, including:

- Development of a Comprehensive Facilities Assessment and Maintenance Plan
- Historic and Cultural Identity

- Economic Development planning; potential hiring of economic developer using ARPA funds (\$35,000)
- Transportation and Connectivity aspects (shared driveways and sidewalks for commercial properties)

Planning Board Members and Mr. Duchesneau agreed that areas concerning Town facilities, services and related infrastructure, would require Select Board assistance.

Mr. Duchesneau emphasized that potential opportunities for the Town could be implemented with the Multi-Family Zoning Requirements for MBTA Communities, and the hiring of a Sustainability Director/Coordinator would be voted on at the upcoming Town Meeting.

Mr. Garvin recognized efforts made by the Select Board to help with advancing important goals of the Master Plan. Chair Russo confirmed that much work had been done in Town to advance aspects of the Master Plan, including; BFRT, Transportation, Sustainability/Resiliency, ADA Accessibility; which reflect high-priority Select Board goals.

Interim Town Manager Bilodeau acknowledged that the ADA Town facilities assessment had been completed recently, and suggested further assessment/planning wait until the new Town Manager was in place.

Board Member Roberts mentioned that the Select Board will be discussing a Space Needs Study with the Combined Facilities Director. Interim Town Manager Bilodeau agreed to consider an RFP at this time regarding the space needs assessment. Mr. Finnicum recommended speaking with peers from other area communities to consider the hiring of consultants.

Vice-Chair Dretler recommended that the Select Board and the Planning Board work in concert with goals mentioned, in preparation for Town Meeting.

Mr. Duchesneau provided updates and related timelines associated with the Multi-Family Zoning Requirements for the MBTA Communities regulation. He mentioned options when considering such compliance by end of 2024, and recommended the Town elect to choose the extension option.

**Vote to close joint meeting with Planning Board and resume Select Board meeting.**

Mr. Garvin closed the Planning Board meeting.

Chair Russo read in the words of the motion. Board Member Roberts moved in the words of the Chair. Board Member Kouchakdjian seconded the motion.

It was on motion 5-0; Dretler-aye, Roberts-aye, Kouchakdjian-aye, Carty-aye, Russo-aye  
VOTED: To close joint meeting with Planning Board and resume Select Board meeting