



Town of Sudbury

Planning Board

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MINUTES

OCTOBER 26, 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. 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 November 9, 2022. Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Garvin-aye, Mr. Finnicum-aye, Mr. Hicks-aye, Mr. Sugrue-aye, Ms. Perlman-aye.

Public Hearing – Scenic Road (Stone Wall) - 84 Peakham Road (Assessor’s Map K04-0008)

Applicant and Owner Bob Greene, 84 Peakham Road was in attendance to discuss the matter with the Planning Board.

Mr. Greene confirmed that he was seeking to repair/replace the stone wall in front of his house, and had received approval from the Historical Commission to do so. He stated he had requested a curb cut from DPW to move the opening for safety reasons, which was also granted by DPW.

Mr. Duchesneau presented associated plans and photos. He mentioned there was no sidewalk on this section of the road. He acknowledged four letters received from neighbors, requesting the need for such sidewalk.

Mr. Finnicum commented about repair/replacement of sections of the wall, and recommended adding a sidewalk to this side of the road.

Ms. Perlman agreed with the comments made by Mr. Finnicum, noting the sidewalk would create a safe walking area.

Mr. Hincks opined about budgeting for a proposed sidewalk. He continued that the biggest consideration involved the owner's granting of an easement. Mr. Garvin noted that granting of such easement by the owner, would allow the Town to construct the sidewalk.

Mr. Sugrue agreed it would be wise to have the Town construct the sidewalk.

Mr. Garvin endorsed the reconstruction of the wall providing a sidewalk was added.

Resident/Neighbor Abbie Wilson, 3 French Road, reported that several children under the age of 12, have moved into homes within 500 feet of this stretch of road, and a sidewalk would provide for greater safety.

Mr. Greene stressed the importance of the scenic view, and did not feel comfortable with granting an easement on his property.

Ms. Wilson, 3 French Road, noted a considerable amount of her property included an easement for a Town sidewalk, and extension of such an important safety measure would be much appreciated.

Resident/Neighbor John Blouer, 9 Southwest Road, stressed that this part of Peakham Road was narrow and presented a danger to those walking, especially children.

Resident/Neighbor Patrick Makridakis, 65 Peakham Road, was concerned the owner at 84 Peakham Road would bring in construction vehicles. Mr. Garvin said the hearing only addressed the scenic road and the stone wall.

Resident/Neighbor Jeff Maranian, 59 Peakham Road, asked if the entire wall would be rebuilt. Mr. Greene responded in the affirmative. Mr. Maranian confirmed this was a dangerous part of the road.

Resident/Neighbor Ellen Dussourd, 11 Peakham Road, agreed the road was very dangerous.

Mr. Greene stated he worked with Town engineering on this matter, and suggested the sidewalk be created on the opposite side of Peakham Road. He noted he would not approve the easement.

Mr. Hincks motioned to approve the Scenic Road (Stone Wall) at 84 Peakham Road (Assessors Map K04-0008). Mr. Finnicum seconded the motion. It was on motion 4-1; Mr. Garvin-no, Mr. Finnicum-aye, Mr. Hincks-no, Mr. Sugrue-no, Ms. Perlman-no.

The motion failed.

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

Applicant Jason Trevisan; Gary DeBlois, and Engineer; Mark Brassard were in attendance to discuss the matter with the Planning Board.

Mr. Garvin noted the stormwater management aspect would not be discussed at this meeting.

Mr. Brassard presented the proposed site plan and highlighted various aspects of the project.

Mr. Duchesneau acknowledged several steep slopes, and noted the peer reviewer was considering stormwater aspects.

Mr. Finnicum mentioned clear-cutting at the site, and could not advocate for the project, as presented.

Ms. Perlman agreed with statements made by Mr. Finnicum.

Mr. Hincks requested additional information.

Mr. Sugrue appreciated the view to the pond, but did not agree with the proposed total clearing of trees.

Mr. Garvin stated that preservation of large trees contributes to erosion control, and asked about river front proximity.

Mr. Brassard stated that construction machinery would not be on the slope, and several large trees would be maintained. Mr. Trevisan confirmed there were no homes within the corridor.

Mr. Hincks motioned to continue the Stormwater Management Permit for 40 Skyview Lane (Assessor's Map C10-0107), to November 30, 2022. Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Garvin-aye Mr. Finnicum-aye, Mr. Hincks-aye, Mr. Sugrue-aye, Ms. Perlman-aye.

Untimed Items

423-435-437 Boston Post Road (Assessor's Map K08-0004) – Site Plan Modification

Tony Haslinger Sr. Contractor; Matthew Watsky, Attorney for the Applicant, 30 Eastbrook Road, Dedham, MA, were in attendance to discuss the matter with the Planning Board.

Mr. Watsky described the landscape plan which was previously approved. He explained revised plans provided for an additional number of shrubs to be planted.

Board Members agreed the modification was in keeping with the planting plan.

Mr. Haslinger suggested another type of grass could be used. Mr. Garvin stated that plating of meadow grass was preferable.

Resident Bettina Westerberg, 239 Raymond Road, expressed her concerns regarding planting of meadow grass, as many pests are attracted to these grasses. She also expressed concern about proximity to dumpsters and septic systems, which might attract rodents. Ms. Westerberg said would not be sufficient screening between this property and her property. She suggested consultation with Weston Nursery.

Resident Kevin Westerberg, 239 Raymond Road, emphasized the lack of screening, and recommended at least 16-foot arborvitae be planted.

Mr. Watsky confirmed that 26 trees would be planted.

Mr. Hincks motioned to approve the Site Modification Plan for 423-435-437 Boston Post Road (Assessor's Map K08-0004), inclusive of 26 new trees; three to be approved Town Staff, and use

of suitable grass, as determined by the applicant and Town Staff. Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Garvin-aye, Mr. Finnicum-aye, Mr. Hincks-aye, Mr. Sugrue-aye, Ms. Perlman-aye.

490 Boston Post Road (Assessor's Map K07-0018) – Minor Site Plan Review

Steve Gregory, Select Energy Development, Hopkinton, MA, were in attendance to discuss the matter with the Planning Board.

Mr. Gregory presented the solar array project via PowerPoint, and noted the subject property was a commercial, flat-roofed building.

Mr. Duchesneau presented the street view from Rte. 20, and stated the solar panels would not be visible from the road.

Mr. Hincks motioned to approve the Minor Site Plan Review for 490 Boston Post Road (Assessor's Map K07-0018). Mr. Finnicum seconded the motion. It was on motion 5-0; Mr. Garvin-aye Mr. Finnicum-aye, Mr. Hincks-aye, Mr. Sugrue-aye, Ms. Perlman-aye.

183 Boston Post Road (Sudbury-Hudson Transmission Reliability and Mass Central Rail Trail Project) (Assessor's Maps K10-0014, K11- 5000, K09-5000, K08-5000, K07-5000, J06-5000, J05-5000, and H03- 5000) – Performance Bond and Construction Schedule

Mr. Duchesneau provided a summary of the \$1,197,000 Performance Bond required by the Town Engineer. Board Members agreed the proposed bond was sufficient.

Mr. Duchesneau reviewed the construction schedule as submitted by the applicant.

Mr. Garvin confirmed the Board wanted project milestones included in the construction plan.

Master Plan Implementation - Discussion regarding Update to Select Board on Implementation

Mr. Garvin provided summary regarding the joint meeting with the Select Board last night. Mr. Duchesneau agreed MBTA Communities discussion was especially beneficial. Mr. Duchesneau stated he would start working on an MBTA Communities outline to bring before the Select Board in December.

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

- Multi-Family Zoning Requirement for Massachusetts Bay Transportation Authority (MBTA) Communities
As discussed in the previous agenda item
- Wireless Services Overlay District
Mr. Duchesneau stated a contract had been submitted by Isotrop and Town Counsel is reviewing the contract.
- Footnotes in Use Table for Prohibited Uses in Water Resource Protection Overlay District

Mr. Duchesneau reviewed the proposed table with the Board. Board members shared related ideas.

Citizens' Comments on Items Not on Agenda

None Received

Minutes for Approval: May 11, 2022

Mr. Hincks motioned to approve the minutes for May 11, 2022. Mr. Sugrue seconded the motion. It was on motion 4-0-1; Mr. Finnicum-abstain, Mr. Hincks-aye, Mr. Sugrue-aye, Ms. Perlman-aye, Mr. Garvin-aye.

Committee Member Updates

Mr. Hincks stated a record number of applications for CPC funding had been received, totaling over 3 million dollars.

Mr. Sugrue stated the Rail Trail Meeting will be held tomorrow, with signage being a primary topic for discussion.

Possible Future Agenda Items

Nothing discussed.

Future Meeting Schedule: November 9, 2022, and November 30, 2022

Adjourned

Mr. Garvin adjourned the meeting at 9:42 PM