



Town of Sudbury

Planning Board

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MINUTES

OCTOBER 12, 2022 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Anuraj Shah

Others Present: Adam Duchesneau, Director of Planning and Community Development

Mr. Finnicum opened the meeting at 7:32 PM, and requested Board roll call; Mr. Finnicum – present, Mr. Hincks – present, Mr. Sugrue - present, Ms. Perlman – present

Mr. Garvin joined the meeting after roll call was taken.

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

Tony Haslinger, Senior Vice President of Construction - Philips Edison & Company, Representing Owners of Sudbury Crossing was in attendance to discuss the matter with the Planning Board.

Mr. Haslinger presented the new landscaping plan, including new trees and shrubs to replace existing arborvitae.

Mr. Finnicum recommended that new plantings be staggered when being installed. Board Members agreed that new plantings be staggered.

Mr. Haslinger confirmed the team would follow the recommendations of the Board.

Resident/abutter Kevin Westerberg, 239 Raymond Road, indicated that adding more plantings would be beneficial to the abutters.

Mr. Garvin noted the applicant had restriction on the number of bushes/trees that could be planted because of the location of the septic system.

Resident/abutter Bettina Westerberg, 239 Raymond Road, disagreed with the landscaper's assertion that the current arborvitae plants would not survive being moved and replanted.

Mr. Hincks suggested the applicant identify the species which might be available. Mr. Finnicum suggested that additional varieties be considered.

Mr. Duchesneau recommended that Staff work with the applicant to successfully amend the site plan.

Mr. Haslinger agreed to work with Mr. Finnicum regarding plant selection and positioning.

Mr. Hincks motioned to continue 423-435-437 Boston Post Road (Assessor's Map K08-0004) – Site Plan Modification, to October 26, 2022. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin -aye, Finnicum-aye, Hincks-aye, Perlman-aye, and Sugrue-aye

Master Plan Implementation

Discussion regarding update to Select Board on Implementation

Mr. Duchesneau detailed plans for the upcoming meeting with Select Board to discuss Master Plan action items with updates. He PowerPoint slide show entitled “Master Plan Action Items,” which included:

Planning Board High Priorities:

Town Facilities, Services, and Infrastructure

Historical and Cultural Identity

Economic Development

Transportation & Connectivity

Topics to be presented at the joint meeting with the to Select Board:

Priorities Needing Select Board Assistance

Develop a comprehensive Facilities Assessment and Maintenance Plan which includes a Capital Needs Assessment for every municipal building/property.

Select Board Priorities:

Priorities to be identified at the October 24, 2022, Select Board Goal-Setting Meeting.

Mr. Duchesneau confirmed this Power Point slide presentation and MP Matrix would be submitted to the Select Board before the next Select Board Meeting.

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

Wireless Services Overlay Districts

Mr. Duchesneau stated the wireless consultant had started fieldwork in order to develop the Base Line Service Availability Report. A suggestion was made to include the DRB in design aspects of the small tower installations.

Citizens Comments on Items Not on the Agenda

No Citizens comments received.

Minutes – April 27, 2022

Mr. Hincks motioned to approve the meeting minutes for April 27, 2022. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin -aye, Finnicum-aye, Hincks-aye, Perlman-aye, and Sugrue-aye.

Committee Member Updates

Mr. Sugrue noted the Rail Trail Group would be meeting in a couple of weeks and would be discussing uniform signage.

Mr. Duchesneau reported the CPC received 13 requests/applications for Annual Town Meeting. The applications would be posted on the Town website this week.

Future Agency Items

Mr. Duchesneau reviewed several upcoming projects including a solar array proposal.

Future Meeting Schedule: October 25, 2022, October 26, 2022, and November 9, 2022

Mr. Garvin stated the Planning Board will meet in joint session with the Select Board on October 25th.

Mr. Hincks stated he would be out of town, and would not be attending the October 25th meeting.

Adjourn

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