



# Town of Sudbury

## Planning Board

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### MINUTES

**FEBRUARY 8, 2023 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:** Adam Duchesneau, Director of Planning and Community Development

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 – Stormwater Management Permit – 15 Bishop Lane (Assessor’s Map F10-0521)**

**Mr. Hincks motioned to continue the public hearing for 15 Bishop Lane (Assessor’s Map F10-0521) to the March 8, 2023 meeting of the Planning Board. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin -aye, Finnicum-aye, Hincks-aye, Perlman-aye, and Sugrue-aye**

#### **Immediately Continued Public Hearing – Stormwater Management Permit – 461 North Road (Assessor’s Map C08-0035)**

**Mr. Hincks motioned to continue the public hearing for 461 North Road (Assessor’s Map C08-0035) to the February 22, 2023 meeting of the Planning Board. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin -aye, Finnicum-aye, Hincks-aye, Perlman-aye, and Sugrue-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 Staff had filed the MBTA Community Action Plan documentation, which gives the Town two years to comply with the directive.

Mr. Hincks inquired about what other towns have done. Mr. Duchesneau detailed the Town of Weston had decided not to file an action plan at this time as they are working on three 40B housing development projects at this time.

Mr. Sugrue added only five towns in MA have not filed an action plan at this time.

#### Wireless Services Overlay District

Mr. Duchesneau stated the Select Board has decided to move forward with the general Bylaw and all comments from Planning Board Members were included in the drafting of the Bylaw. The general Bylaw will regulate all small wireless installations in public rights of way in the Town of Sudbury.

#### Clarification of Permissible Uses in Water Resource Protection Overlay District

Mr. Duchesneau stated there were some small changes made to the Water Resource Protection Overlay District Warrant Article, which the Board submitted for Town meeting.

#### Master Plan Implementation

Mr. Garvin explained the proposed request for Master Plan Implementation funding to be included on the Warrant for Town Meeting, not including the schools.

Mr. Finnicum stressed the importance of determining the actual costs involved with bringing Town buildings up to today's standards, including assessment of the mechanical systems, structures, and code compliance.

Ms. Pearlman asked if such a Master Plan Implementation study would qualify the Town for ARPA Funds for shovel-ready projects.

Mr. Finnicum opined this type of study ties into resilience, carbon action plan, and building performance; which helps assess necessary resources, going forward.

Mr. Garvin inquired if a list of Town buildings has been established. Mr. Duchesneau stated that he would follow up with the Combined Facilities Director regarding such a list.

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

#### Minutes for Approval: July 13, 2022

**Mr. Hincks motioned to approve the minutes for July 13, 2022, as presented. Mr. Finnicum seconded the motion. Voted 5-0; Garvin -aye, Finnicum-aye, Hincks-aye, Perlman-aye, and Sugrue-aye**

#### Committee Member Updates

Mr. Sugrue provided details regarding the Bruce Freeman Rail Trail construction project. Mr. Duchesneau stated the consultant would soon be sharing a report, which includes the BFRT extending over Rte. 20 to the Framingham line.

**Administrative Report**

Mr. Duchesneau updated the Planning Board on the future of remote meetings.

**Future Meeting Schedule: February 22, 2023 and March 8, 2023**

**Adjourn**

Mr. Garvin adjourned the meeting at 8:15 PM.