



# Town of Sudbury

## Planning Board

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### MINUTES

**FEBRUARY 22, 2023 AT 7:30 PM**

### **VIRTUAL MEETING**

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

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

Mr. Garvin opened the meeting at 7:31 PM. Roll call: Mr. Hincks-present, Mr. Shah-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 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 March 8, 2023. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye Hincks-aye, Perlman-aye, Shah-aye.**

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

Jacob Lemieux, Engineer and Melissa McGowan, Representative, CL Realty were in attendance to discuss the matter with the Planning Board.

Mr. Lemieux presented changes as recommended by the Planning Board; including implementation of a rain garden, include a retaining wall around the parking area, and planting plan.

Mr. Hincks recommended that the Peer Reviewer or the Town Engineer confirm that there is a storm drain in proximity to the project. Mr. Lemieux agreed with the Town Engineer verifying the location of the storm drain.

**Mr. Hincks motioned to Continue Public Hearing – Stormwater Management Permit for 461 North Road (Assessor’s Map C08-0035) to March 8, 2023. Mr. Shah seconded the motion. It was on motion 4-0; 4-0; Garvin-aye Hincks-aye, Perlman-aye, Shah-aye.**

**15 & 40 Fairbank Road (Assessor’s Maps F05-0005 and F06-0001) – Site Plan Modification**

Joel Bargman, Architect and Chris Eberly, Project Manager were in attendance to discuss the matter with the Planning Board.

Mr. Garvin recused himself from the discussion.

Mr. Bargman shared the PowerPoint document, titled: “Sudbury Fairbank Community Center – Planning Board Update, February 2023,” with primary focus on the lighting panels and associated considerations.

Board Members presented related questions, and agreed with the recommendation of the architect and Project Manager regarding the light panels.

Mr. Duchesneau recognized the Board could not vote on this matter tonight due to quorum restraints, but would likely go forward with a vote at the next Planning Board meeting.

**Discussion regarding Space Use and Facility Condition Study**

Mr. Duchesneau confirmed that the proposed Space Use and Facility Condition Study would focus on eleven Town buildings; the five school buildings, not including the LSRHS and five Town buildings – the Flynn Building, the Town Hall, the Police Department, the Fire Department, the DPW building and the Loring Parsonage. He noted that Combined Facilities Director Sandra Duran would present to the Board on March 8, 2023.

Mr. Garvin expressed concern about the cost being associated with the Study and its approval at Town Meeting. Mr. Duchesneau offered to share those concerns with Ms. Duran. Mr. Hincks stressed the importance of “scoping” a study project before bringing it forward at Town Meeting.

**23 Union Avenue (Assessor’s Map K08-0091) – Site Plan Modification**

Amanda Johnson, Representing Bank of America was in attendance to discuss the matter with the Planning Board.

Ms. Johnson detailed aspects of the request for installation of three security bollards at the atm kiosk.

**Mr. Hincks motioned to approve the Site Plan Modification for 23 Union Avenue (Assessor’s Map K08-0091). Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye Hincks-aye, Perlman-aye, Shah-aye.**

**382 Willis Road (Assessor's Map C07-0007) – Approval Not Required (ANR) Plan**

Jonathan Bellen was

Mr. Bellen explained the ANR Plan, which provides for a building lot.

**Mr. Hincks motioned to endorse the Approval Not Required (ANR) Plan for 382 Willis Road (Assessor's Map C07-0007). Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye Hincks-aye, Perlman-aye, Shah-aye.**

**38 Fox Hill Drive (Assessor's Map B07-0210) – Discussion regarding Possible Stormwater Management Permit Modification**

Present: Bernard Hamill, Engineer in attendance to discuss the matter with the Planning Board.

Mr. Duchesneau confirmed the agenda item would be considered this evening before the applicant presents the stormwater management permit modification at a future Planning Board meeting.

Mr. Hamill explained the proposed stormwater management modification, specifically the redesign (decrease in size) to a major retaining wall.

Members of the Planning Board provided several suggestions.

**275 Old Lancaster Road (Assessor's Map H08-0049) – Minor Site Plan Review Modification**

Mr. Duchesneau presented the minor site plan review modification for added parking and access at the DPW building with a gated system included.

Board Members discussed the proposal and requested that several questions be addressed by the applicant. Mr. Duchesneau confirmed he would present related responses to the Board at the next Planning Board meeting on March 8, 2023.

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

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

Mr. Duchesneau recommended that the Board discuss presentation at Town Meeting when a full Board is present.

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

Mr. Duchesneau confirmed he had forwarded a related article from the Boston Globe to Board Members, which documented that most MA communities have complied with the MBTA Communities Zoning Plan and Action Plan. Possible impacts on Housing Authority aspects were mentioned.

**Wireless Services Overlay District**

Mr. Duchesneau confirmed that a contract was now in place with wireless consulting firm Isotrope, LLC and anticipated that the consultant would be presenting to the Board within the next 6 to 8 weeks in preparation of an Article (Bylaw Amendments to be brought forward at a Special Fall Town Meeting or at the 2024 Annual Town Meeting.

**Master Plan Implementation**

Mr. Garvin acknowledged that the proposed Space Use and Facility Condition Study would help advance Master Plan Implementation.

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

**Administrative Report**

Mr. Duchesneau confirmed the new Town Manager Andy Sheehan started on February 13<sup>th</sup> and met with Staff last week.

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

**Adjourn**

Mr. Garvin closed the Planning Board meeting at 9:24 PM.