



Town of Sudbury

Planning Board

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MINUTES

MARCH 8, 2023 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Ahnu Shah

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

Mr. Finnicum opened the meeting at 7:31 PM. 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 for 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 - Maynard Road aka Bonnie Brook Estates (Assessor’s Maps G08- 0025 and G08-0500) to April 12, 2023. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Hincks-aye, Perlman-aye, Sugrue-aye.

Immediately Continued Public Hearing – Stormwater Management Permit - 15 Bishop Lane (Assessor’s Map F10-0521)

Mr. Hincks motioned to continue the Public Hearing - Stormwater Management Permit for 15 Bishop Lane (Assessor’s Map F10-0521) to April 12, 2023. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Hincks-aye, Perlman-aye, Sugrue-aye.

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

Jacob Lemieux, Engineer was in attendance to discuss the matter with the Planning Board.

Mr. Lemieux presented plan revisions.

Board Members Finnicum and Sugrue signed Mullen Rule documentation to confirm they had reviewed the previous meeting.

Mr. Hincks motioned to approve the Stormwater Management Permit for 461 North Road (Assessor's Map C08-0035), as amended. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Hincks-aye, Perlman-aye, Sugrue-aye.

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

Present: Chris Eberly, Project Manager; Tom Scarlata, Pool Component Manager; Jan Pincus, Permanent Building Committee Project Manager

Mr. Garvin recused himself from the discussion.

Mr. Eberly presented construction materials to be used for the Fairbank Community Center project.

Ms. Pincus confirmed the proposed building materials were approved by the PBC.

Mr. Hincks motioned to approve the Site Plan Modification/s for 15 & 40 Fairbank Road (Assessor's Maps F05-0005 and F06-0001), as submitted in the drawings – the Kalwall Vertical System and white exterior facing frames. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Hincks-aye, Perlman-aye, Sugrue-aye.

Discussion regarding Space Use and Facility Condition Study

Sandra Duran, Combined Facilities Director was in attendance to discuss the matter with the Planning Board.

Ms. Duran presented the Town Warrant Article - Space Use Facility Condition Study.

Board Members inquired about various aspects of the Space Use Facility Condition Study.

Mr. Finnicum offered to review any related RFP which might be proposed.

563 & 565 Concord Road (Assessor's Maps F10-0229 and F10-0013) – Approval Not Required (ANR) Plan

Chantel Charles, Owner/Applicant was in attendance to discuss the matter with the Planning Board.

Mr. Duchesneau confirmed a utility easement would be required.

Mr. Hincks motioned to endorse the ANR for 563 & 565 Concord Road (Assessor's Maps F10-0229 and F10-0013). Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Hincks-aye, Perlman-aye, Sugrue-aye.

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

Mr. Duchesneau noted that the revised plan for 275 Old Lancaster Road (Assessor's Map H08-0049) – Minor Site Plan Review Modification, had not yet been submitted to the Planning Department, and would likely be included on an upcoming Planning Board agenda.

137 Brimstone Lane (Assessor's Map L04-0006) – Chapter 61 Notice of Intent to Sell

Mr. Duchesneau noted the Select Board, and several other Town Boards would be reviewing the Town's "first right of refusal" option.

Mr. Garvin read in the words of the motion. Mr. Hicks moved in the words of the Chair; stating that from a Planning Board perspective, there would be no value in the Town purchasing 137 Brimstone Lane. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Hincks-aye, Perlman-aye, Sugrue-aye.

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

Clarification of Permissible Uses in Water Resource Protection Overlay District

Mr. Garvin motioned to appoint John Hincks to present Zoning Bylaw Amendments at the 2023 Annual Town Meeting. Mr. Finnicum seconded the motion. It was on motion 4-0-1; Garvin-aye, Finnicum-aye, Sugrue-aye, Perlman-aye, Hincks-abstain

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

Mr. Garvin suggested a MBTA Communities charette take place sometime in June, in order to introduce the residents to the related multi-family zoning requirement. Board Members agreed.

Wireless Services Overlay District

Mr. Duchesneau suggested the wireless services consultant present an update to the Board sometime in April. Board Members were in agreement.

Master Plan Implementation

Mr. Garvin confirmed Combined Facilities Director Sandra Duran would be presenting an RFP for the Master Plan.

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

Minutes for Approval: August 10, 2022

Mr. Duchesneau confirmed the August 10, 2022 Planning Board Minutes would be reviewed at the upcoming Planning Board meeting.

Committee Member Updates

Mr. Sugrue explained the BFRT Advisory Task Force Committee will be changing its name to the Sudbury BFRT Commission and related mission statement will be considered at the Select Board meeting on March 21, 2023.

Administrative Report

Mr. Duchesneau confirmed that State Legislators would likely be extending municipal remote meeting status.

Future Meeting Schedule: March 22, 2023 and April 12, 2023

Adjourn

Mr. Garvin closed the hearing at 9:14 PM.