



# Town of Sudbury

## Planning Board

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### MINUTES

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

### VIRTUAL MEETING

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

**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, Mr. Shah-present, Ms. Perlman-present, Mr. Garvin-present

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

Mr. Duchesneau noted that the Select Board voted that the Town not exercise the right of first refusal at 137 Brimstone Lane.

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

DPW Director Dan Nason was in attendance to discuss the matter with the Planning Board.

Board Members reviewed aspects of modifications to the plan. Mr. Duchesneau explained that the gates at the DPW site would be open during business hours only.

Mr. Nason confirmed that existing trees on the site would not be removed.

**Mr. Hincks motioned to approve the minor site plan modification for 275 Old Lancaster Road (Assessor's Map H08-0049). Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Hincks-aye, Sugrue-aye, Shah-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. Duchesneau stated that the Select Board had not taken a position on this article.

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

After related Board discussion, Mr. Duchesneau recommended that a community charette-type Presentation be scheduled by the end of May or sometime in June. Board Members agreed and acknowledged the necessity for providing housing education to the community.

Mr. Duchesneau suggested posting related MBTA Communities documentation on the Town website before the charette takes place.

### Wireless Service Overlay District

Mr. Duchesneau confirmed that he met with the Town small wireless consultant David Maxson, and hoped to get an informational packet to the Board as soon as possible.

### Citizen's Petition regarding firearms

Mr. Duchesneau mentioned that the Select Board wanted to conduct a public hearing on the topic. Board Members discussed scheduling aspects.

### Master Plan Implementation

Mr. Garvin inquired about the Facilities Master Plan study. Mr. Duchesneau confirmed the proposal had not been submitted yet.

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

### Minutes for Approval: August 10, 2022

**Mr. Hincks motioned to approved the minutes for August 10, 2022. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Hincks-aye, Sugrue-aye, Shah-aye.**

### Committee Member Updates

Mr. Duchesneau explained that the Select Board voted to approve the formation of a nine-member Housing Production Plan Working Group, including representation from the Planning Board.

Ms. Perlman expressed interest in representing the Planning Board on the Housing Production Plan Working Group.

### Administrative Report

Mr. Duchesneau confirmed the Sudbury Town Election would take place on March 27, 2023.

**Future Meeting Schedule: April 12, 2023 and April 26, 2023**

**Adjourn**

Mr. Garvin closed the Planning Board meeting at 8:16 PM.