



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, APRIL 26, 2023 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Julie Perlman, Ahnu Shah

Others Present: Adam Duchesneau Director of Planning and Community Development

Mr. Garvin opened the meeting at 7:30 PM. Roll call: Mr. Finnicum-present, Mr. Hincks-present, Mr. Sugrue-present, Mr. Garvin-present

550 Boston Post Road (Assessor's Maps K07-0012 and K07-0026) – Site Plan Modification

Craig Blake, Co-Chair Permeant Building Committee, Lee Rich, Architect, and Kevin Witzell, Project Manager were in attendance to discuss the matter with the Planning Board.

Mr. Garvin recused himself from the discussion.

Mr. Blake presented the proposed plan modification, which included the addition of a 30-foot communication/radio tower at Fire Station #2.

Mr. Rich provided the related plans for the communications tower.

Mr. Duchesneau explained the Building Inspector confirmed the proposed tower was in compliance and under the 35' height limitation.

Mr. Hincks motioned to approve the Site Plan Modification for 550 Boston Post Road (Assessor's Maps K07-0012 and K07-0026). Mr. Sugrue seconded the motion. It was on motion 3-0; Hincks-aye, Sugrue-aye, Finnicum-aye

Mr. Finnicum recognized proposed utility improvement with underground wiring at the site.

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

Wireless Services Overlay District

David Maxson Consultant was in attendance to discuss the matter with the Planning Board.

Mr. Maxson presented cell coverage sites Sudbury. He asked the Board to consider possible cell tower overlay district expansion, as well as other options.

Mr. Hincks inquired about particular carriers and cell sites. Mr. Maxson stated that cell sites are generally shared by two or three carriers. Mr. Hincks asked if a Sudbury carrier map could be provided to the Board to help determine where strong cell coverage was located. Mr. Maxson agreed to create such a map.

Mr. Finnicum mentioned that wireless connection at his home was good.

Mr. Sugrue mentioned height considerations. Mr. Maxson referenced Hudson Road where there might be a somewhat natural height to begin with. He also mentioned 180 East Street, which might be considered as a possible cell tower site.

Mr. Maxson said the next step would be to examine sites that might be acceptable, such as school properties. He mentioned the influence of setbacks and keeping a site as inconspicuous as possible.

Prohibition of the sales, assembly, and/or manufacturing of firearms and/or components thereof, ammunition, and explosives in all zoning districts in the Town of Sudbury

Mr. Garvin confirmed Town administration was awaiting review/possible amendment from Town Counsel. Mr. Garvin suggested the Board could meet before Annual Town Meeting regarding this petitioner's topic.

Board members agreed that additional information would be helpful. Mr. Duchesneau explained the Planning Board must present a report at Town meeting, which might include no position.

Mr. Garvin motioned to have Mr. Duchesneau post meeting/s before Town Meeting session/s (Monday, Tuesday, Wednesday of Town Meeting). Mr. Hincks moved in the words of the Chair. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye; Finnicum-aye, Hincks-aye, Sugrue-aye.

Board Members agreed that the proposed ammunitions/explosives petition lacked clarity, as presented. Board Members considered the definition of "fire arms" and manufacturing.

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

Board Members discussed aspects of the proposed MBTA Communities housing, including proximity to the railroad.

Clarification of Permissible Uses in Water Resource Protection Overlay District

Mr. Hicks confirmed he met with Mr. Duchesneau regarding this topic and a draft was ready for presentation.

Discussion regarding Possible Land Donation to the Town of Sudbury (Assessor's Maps J09-0048, K09-0464, K09-0463, K09-0460, and K09-0459)

Mr. Duchesneau presented information regarding the land donation as described and confirmed that several Town boards/committees had not considered the proposal to date.

Related discussion by Board Members took place.

Mr. Garvin stated that land at no cost has to be considered from a planning perspective. Board Members agreed.

Mr. Hincks motioned to recommend to the Select Board that the Town of Sudbury accept the land donation to the Town of Sudbury (Assessor's Maps J09-0048, K09-0464, K09-0463, K09-0460, and K09-0459). Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye; Finnicum-aye, Hincks-aye, Sugrue-aye.

Master Plan Implementation

Mr. Duchesneau recommended Board Members study the Master Plan priority ranking sheet documentation after Town Meeting.

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

Minutes for Approval: None

Committee Member Updates: None

Administrative Report

Mr. Duchesneau confirmed a posting for a Planning Board Associate Member would be posted after Ms. Perlman was appointed as a full Board Member.

Possible Future Agenda Items: None

Future Meeting Schedule: May 10, 2023 and May 24, 2023

Mr. Finnicum noted he would not be present at the May 10th meeting.

Adjourn

Mr. Garvin closed the Planning Board meeting at 9:54 PM.