



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, JUNE 14, 2023 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Julie Perlman, Ahnu Shah

Mr. Garvin opened the meeting at 7:30 PM. Roll call: Mr. Finnicum-present, Mr. Sugrue-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. Sugrue motioned to continue the Public Hearing for 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 the Planning Board meeting on June 28, 2023. Mr. Finnicum seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, Sugrue-aye.

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

Mr. Sugrue motioned to continue the Public Hearing - Stormwater Management Permit - 15 Bishop Lane (Assessor’s Map F10-0521) to the Planning Board meeting on June 28, 2023. Mr. Finnicum seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, Sugrue-aye.

Immediately Continued Public Hearing - Minor Site Plan Review and Stormwater Management Permit - 1 Liberty Ledge (aka Camp Sewataro) (Assessor’s Maps C08- 0152, C08-0115, and C08-0115-A)

Mr. Sugrue motioned to continue the Public Hearing – Minor Site Plan Review and Stormwater Management Permit - 1 Liberty Ledge (aka Camp Sewataro) (Assessor’s Maps C08- 0152, C08-0115, and C08-0115-A) to the Planning Board meeting on June 28, 2023. Mr. Finnicum seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, Sugrue-aye.

Public Hearing – Scenic Road (Stone Wall) - 272 Willis Road (Assessor’s Map D07-0024)

Kendra Quirk, Applicant, 272 Willis Road, was present to discuss the matter with the Planning Board.

Ms. Quirk provided details regarding the damaged wall and the proposed renovation of the wall to match the existing wall. She noted that the wall gets damaged quite often, and requested that the proposed wall be relocated away from the road's edge somewhat.

Mr. Garvin mentioned that Staff needed more information regarding the proposed modification.

Mr. Sugrue confirmed that a plan would be needed to understand the landscape project.

Mr. Finnicum agreed with Mr. Sugrue and added that cobblestone could provide better definition for snow plows.

Mr. Garvin stressed the importance of presenting a plan that would be consistent with the historic nature of the scenic road. Ms. Quirk agreed to have a professional plan submitted to the Board.

Mr. Sugrue motioned to continue the Public Hearing for Scenic Road (Stone Wall) - 272 Willis Road (Assessor's Map D07-0024) to the Planning Board meeting on July 12, 2023. Mr. Finnicum seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, Sugrue-aye.

Public Hearing – Site Plan Review and Stormwater Management Permit - 694 Boston Post Road (Assessor's Map K05-0017)

Attorney George Connors, Northborough, MA; Bob Livermore, Architect, Belmont, MA; Takaka Oji, Landscape Engineer, Princeton, MA; Mr. Steve Ross, Natick, MA, Owner, were present to discuss the matter with the Planning Board.

Mr. Garvin stated the Applicant, and his representatives must respond to peer review comments before stormwater management could be discussed.

Mr. Connors detailed aspects of the proposed site plan to reconstruct a section as a loading area.

Mr. Livermore presented the proposed building plan.

Ms. Oji presented the proposed landscape plan with screening.

Mr. Finnicum asked about the facade of the building along Boston Post Road. He indicated a western-Mexican look would not work in Sudbury and suggested certain alterations to the building.

Mr. Sugrue echoed Mr. Finnicum's comments, and commented about the massing of the building. He suggested passage/entry from the street.

Mr. Shah submitted written comments which indicated that the proposed building was rather generic looking, and must be more in character with Sudbury.

Ms. Perlman provided written comments, which included parking ratios, frequency of truck traffic around the loading zone. She indicated additional information about the lighting plan and the facade facing Boston Post Road.

Mr. Garvin agreed with Board members comments regarding style, and was happy to see the building moving forward with stormwater improvements.

Resident/abutter William Aldrich, 700 Boston Post Road, expressed concern regarding the design of the building and the privacy fencing. He recommended installation of an eight-foot fence.

Resident/abutter Joy Aldrich, 700 Boston Post Road, suggested the fencing be extending all along the site lot line.

Mr. Ross agreed to incorporate plan modifications, based on the recommendations of the Board. He commented that the proposed building would be an improvement to this part of Rte. 20.

Mr. Sugrue motioned to continue the Public Hearing for Site Plan Review and Stormwater Management Permit - 694 Boston Post Road (Assessor's Map K05-0017) to the Planning Board meeting on July 12, 2023. Mr. Finnicum seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, Sugrue-aye.

Untimed Items

60 Union Ave – Minor Site Plan Review

L.J. DiCarlo, 7 Elizabeth Road, Wayland, MA, Owner; Len Noce, Contractor, 39 Beckwith Street, Sudbury, MA, were present to discuss the matter with the Planning Board

Mr. Noce explained the proposal for handicapped parking space provision.

Mr. Sugrue asked if this space was being added. Mr. Noce responded that the handicapped parking space was being added.

Mr. Garvin mentioned a tactile strip for those with sight impairments.

Mr. Sugrue motioned to approve the minor site plan review for 60 Union Avenue, conditioning that it meets ADA and Town requirements. Mr. Finnicum seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, Sugrue-aye.

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

Mr. Garvin stated that related discussion and updates would be included on the next meeting agenda.

Master Plan Implementation

Mr. Garvin indicated it would be better to conduct the Master Plan implementation discussion with a full Board.

Board Appointments

Community Preservation Committee

Board Members agreed to discuss this topic at the next Planning Board meeting.

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

Minutes for Approval: None

Committee Member Updates

No updates were provided at this time.

Future Meeting Schedule: June 28, 2023 and July 12, 2023

Mr. Garvin suggested that Board Members consider scheduling a July 19th meeting in place of a July 12th meeting.

ADJOURN

Mr. Garvin closed the Planning Board meeting at 8:52 PM.