



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, MAY 10, 2023 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, John Sugrue, Ahnu Shah, Julie Perlman

Absent: Justin Finnicum

Others Present: Adam Duchesneau Director of Planning and Community Development

Mr. Garvin opened the meeting at 7:30 PM. Roll call: Mr. Sugrue-present, Ms. Perlman-present, Mr. Shah-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 immediately continue the Definitive Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Special Permit Public Hearing for Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08- 0025 and G08-0500), to June 14, 2023. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye Sugrue-aye.

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

Mr. Sugrue motioned to continue the Stormwater Management Permit for 15 Bishop Lane (Assessor's Map F10-0521), to June 14, 2023. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye Sugrue-aye.

Public Hearing – Stormwater Management Permit Modification - 38 Fox Hill Drive (Assessor's Map B07-0210)

Bernard Hamill, Engineer, 200 Greenville, New Ipswich, NH was in attendance to discuss the matter with the Planning Board.

Mr. Hamill presented modification of decreased wall size and drainage changes to improve the plan. Mr. Duchesneau confirmed a peer review was completed.

Mr. Garvin inquired about access to the drainage area.

Mr. Sugrue motioned to approve the Stormwater Management Permit Modification for 38 Fox Hill Drive (Assessor's Map B07-0210). Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye Sugrue-aye.

Mr. Sugrue motioned to approve an extension to the Stormwater Management Permit Modification for 38 Fox Hill Drive (Assessor's Map B07-0210), to June 22, 2024. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye Sugrue-aye.

Untimed Items

Appointment of Ms. Perlman

Mr. Garvin announced that Ms. Perlman was now a full member of the Planning Board, as of this evening.

36 Hudson Road (Assessor's Map G09-0002) – Minor Site Plan Review

Elizabeth Jamison, Dish wireless; Westboro, MA was in attendance to discuss the matter with the Planning Board.

Ms. Jamison presented the dish installation of 86 feet in height. She confirmed there would be no changes in existing height, and associated equipment would be located on a platform.

Mr. Sugrue motioned to approve the Minor Site Plan Review for 36 Hudson Road (Assessor's Map G09-0002). Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye Sugrue-aye.

423-435-437 Boston Post Road (Assessor's Map K08-0004) – Site Plan Modification

Tony Haslinger, Applicant was in attendance to discuss the matter with the Planning Board.

Mr. Haslinger provided details regarding site plan modification which involved installation of four trees instead of five, without use of a crane. He confirmed several mature trees would be lost under the existing plan.

Ms. Perlman asked if Mr. Haslinger spoke to the neighbors about this proposed modification, noting that changing the plan again might not be agreeable to abutters.

Mr. Shah expressed concern about lack of sufficient understory screening. Mr. Haslinger confirmed 18 arborvitaes would be planted as well.

Mr. Sugrue stated the retaining of existing mature trees would be preferable, in order to retain as much screening as possible.

Mr. Garvin indicated that the presented modification would be contrary to what was discussed with the Board previously. He said the Board would need an actual landscape plan. Mr. Haslinger offered to stake out a landscape plan and show the existing trees on a site plan along with the newly proposed plants.

Neighbor QinRui Pang, 125 Leeman Road, thanked the Board for their request. She mentioned that she was in favor of the applicant staking the property for clarity.

Neighbor Kevin Westerberg, 239 Raymond Road, agreed with the proposal for staking, and requested submittal of a landscape plan, which he would want to see.

Mr. Garvin suggestion next step would involve staking and submission of a new plan. Mr. Haslinger agreed.

Cold Brook Crossing Residential Development (Assessor's Maps C12-0101 and C12-0100):

- **North Road Residential Overlay District – Phase 2 Surety Bond for Stormwater Management Permit Performance Bond**
- **North Road Residential Overlay District – Phase 3 Surety Bond for Stormwater Management Permit Performance Bond**

Mr. Duchesneau reviewed the bonds associated with the stormwater management plans. He noted that the Town Engineer indicated that the surety bonds were somewhat low and recommended increasing the bond amounts.

Mr. Garvin suggested waiting for several weeks in order to determine if the bond amounts are appropriate.

Ms. Perlman commented about inflation aspects.

Mr. Garvin suggested conferring with peer reviewer Horsley Witten regarding the bond amounts, in relation to landscaping aspects. Mr. Duchesneau was in agreement.

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

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

Mr. Duchesneau presented associated documentation, noting that fifty acres would likely be the acreage required for such planning. Mr. Garvin recommended that the Board might want to meet with the Select Board regarding this topic.

Wireless Services Overlay District

Mr. Duchesneau presented the composite map as provided by the Wireless Consultant, Dave Maxson.

Mr. Sugrue commented that next steps would involve Mr. Maxson reviewing various areas in Town. Board Members agreed.

Master Plan Implementation

Mr. Garvin mentioned a Master Plan ranking system, with improved GIS. Members agreed to have such discussion when Mr. Finnicum was present. Mr. Duchesneau said he would continue ranking those priorities, as submitted by the Board members.

Board Appointments

Community Preservation Committee (one-year term)

Mr. Garvin suggested the Board vote on the CPC appointment at the next Planning Board meeting.

Land Acquisition Review Committee (2-year term)

Mr. Sugrue nominated Steve Garvin to the Land Acquisition Review Committee. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye Sugrue-aye.

Rail Trails Advisory Committee (one-year term)

Mr. Garvin nominated John Sugrue to the Rail Trails Advisory Committee for a one-year term. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye Sugrue-aye.

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

Minutes for Approval: September 28, 2022

Mr. Sugrue motioned to approve the Planning Board Minutes of September 28, 2022. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye Sugrue-aye.

Committee Member Updates - None

Administrative Report

Mr. Duchesneau confirmed the Town had begun advertising for a Town Planner. Board Members wished Mr. Duchesneau the best and noted that he would be very much missed.

Possible Future Agenda Items

- Election of officers at the next meeting.
- Land donation recommendation for the Select Board

Future Meeting Schedule: May 24, 2023 and June 14, 2023

Adjourn

Mr. Garvin adjourned the meeting at 9:18 PM.