



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, MAY 24, 2023 AT 7:30 PM

VIRTUAL MEETING

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

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

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

Keith Murray, Engineer for Applicant; Susan Duran, Combined Facilities were in attendance to discuss the matter with the Planning Board.

Mr. Murray reviewed the proposed plan – “Handicap Accessibility Improvements;” swimming pool area (3 handicapped parking spaces), and the Liberty Lodge area (2 handicapped parking spaces), meeting stormwater management standards.

Mr. Garvin stated the public hearing for the Stormwater Management Permit would continue with peer review comments.

Board Members mentioned the improvements being proposed. Mr. Garvin inquired about infiltration aspects regarding increase in impervious areas due to parking.

Resident and Select Board Chair Janie Dretler noted that the new plan would reduce the license/revenue share for the Town. Ms. Perlman indicated that in consideration of Town revenue share, this might be a short-term investment. She inquired about the exact cost aspects.

Mr. Garvin commented about the length of the lease and related costs for improvements.

Mr. Finnicum stated that timeline of the project would be important, and accessibility was an important factor.

Ms. Duran confirmed the goal reflected having the project completed in June, and many improvements were previously negotiated.

Related discussion took place regarding stormwater planning.

Mr. Sugrue motioned to continue the public hearing for Stormwater Management Permit for 1 Liberty Ledge (aka Camp Sewataro) (Assessor’s Maps C08- 0152, C08-0115, and C08-0115-A) to

Planning Board meeting on June 14, 2023. Mr. Finnicum seconded the motion. It was on motion 4-1; Garvin-no, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.

Public Hearing – Site Plan Review and Stormwater Management Permit - 100 East Street (Assessor’s Maps H06-0800 and G06-0001)

Vin Roy, Director - Sudbury Water District; Weston & Sampson Engineers Dyland Ericson, and Jake Ducharme were in attendance to discuss the matter with the Planning Board.

Mr. Roy summarized the construction plan to construct a 3,250 sq. ft. water treatment building with associated vehicular access, site grading, stormwater management measures, and utilities. He noted that the East Street effluent sample results have indicated the presence of PFAS concentrations, which must be addressed as the existing system is not efficient.

Mr. Finnicum asked about site conditions and building structure. Mr. Roy and Weston & Sampson representatives detailed conditions and proposed implementations.

Ms. Perlman asked about possible hazardous materials. Mr. Ducharme responded there were no hazardous output materials. Mr. Roy stated that no additional chemicals would be added.

Mr. Shah asked about visibility aspects. Mr. Roy confirmed that the site would not be visible from the neighborhood.

Mr. Sugrue stated that this proposal would be similar to the existing treatment site.

Mr. Garvin inquired about mechanical equipment. Mr. Erickson confirmed he would submit such permitting aspects to the Board.

Resident Robin Merrill, 35 East Street, asked about potential traffic during construction and daily servicing at the site/access way. Mr. Garvin confirmed that the Water District was not a part of the Town. Mr. Roy responded that there is no access by public way, and the main access would be via East Street. He mentioned the restoration of the road, noting that the Water District would be provided significant funding.

Ms. Merrill inquired about noise aspects. Mr. Roy indicated that the related pumping sound should be minimal and likely remain the same.

Mr. Sugrue motioned to continue the Public Hearing – Site Plan Review and Stormwater Management Permit for 100 East Street (Assessor’s Maps H06-0800 and G06-0001) to June 28, 2023. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.

Untimed Items

328 Maynard Road (Assessor’s Map E06-0353) – Stormwater Management Permit Modification

Vito Colonna, Engineer; Brian Spang, Applicant were in attendance to discuss the matter with the Planning Board

Mr. Colonna displayed the original design plan for a two-lot development in 2018 and proposed the installation of a swimming pool in the pack yard, which conflicts with the existing dry well. Mr. Colonna presented the revised plan with alternative drainage measures.

Mr. Garvin mentioned the plan would have to go through the standard stormwater measures.

Mr. Shah asked about existing conditions regarding the proposed pool area, which would reflect significant increase in impervious surfacing. He suggested additional information be provided. Mr. Colonna confirmed that limit of work was not increasing.

Mr. Sugrue indicated that he wanted the peer viewer to further consider the project. Mr. Garvin agreed, with special consideration of Town Engineer comments.

Mr. Sugrue motioned to continue review of 328 Maynard Road (Assessor's Map E06-0353) – Stormwater Management Permit Modification to the Planning Board meeting on June 28, 2023. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.

Future Town Meetings and Possible Future Zoning Bylaw Amendments – Discussion and Updates

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

Mr. Garvin suggested a possible Town Forum in the Fall might focus on the MBTA Communities topic. Other Members were in agreement. Mr. Garvin stated a conversation with the Chair of the Select Board would be helpful regarding such a Fall Town Forum.

- Wireless Services Overlay District

Mr. Garvin commented that wireless consultant Dave Maxson would be supplying additional information.

Announcement

Mr. Garvin announced the hiring of a temporary part-time planner. He added that Horsley Witten would be assisting with review of stormwater applications, until a permanent planner was hired.

Master Plan Implementation

Mr. Garvin suggested the Board conduct further related discussion during the summer.

Board Appointments

- Community Preservation Committee

Mr. Shah explained the CPC process and criterion regarding approval of applications. Mr. Shah noted CPC met from Fall to January, and during the winter months, every other Wednesday.

Mr. Garvin recommended that Planning Board appointments to various committees be made at the June 14th Planning Board Meeting.

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

Minutes for Approval: None

Committee Member Updates

As Member of the BFRT Advisory Board, Mr. Sugrue acknowledged that BFRT ground-breaking took place.

Election of Officers

Mr. Sugrue motioned that Steve Garvin continue as Chair of the Planning Board for 2023-2024. Mr. Shah seconded the motion. It was on motion 4-0-1; Shah-aye, Finnicum-aye, Perlman-aye, Sugrue-aye, Garvin-abstain.

Mr. Sugrue motioned that Justin Finnicum continue as Vice-Chair of the Planning Board for 2023-2024. Mr. Shah seconded the motion. It was on motion 4-0-1; Shah-aye, Perlman-aye, Garvin-aye, Sugrue-aye, Finnicum-abstain.

Mr. Finnicum motioned that John Sugrue continue as Clerk of the Planning Board for 2023-2024. Mr. Shah seconded the motion. It was on motion 4-0-1; Finnicum-aye, Shah-aye, Perlman-aye, Garvin-aye, Sugrue-abstain.

Administrative Report - None

Future Meeting Schedule: June 14, 2023 and June 28, 2023

Ms. Perlman stated she would not be present at the June 14th meeting.

Adjourn

Mr. Garvin adjourned the meeting at 9:24 PM.