



# Town of Sudbury

## Planning Board

PlanningBoard@sudbury.ma.us

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-443-0756

www.sudbury.ma.us/planning

### MINUTES

WEDNESDAY, JULY 19, 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, Mr. Shah-present, Ms. Perlman-present, Mr. Garvin-present

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

Mr. Sugrue motioned to continue the Public Hearing – Site Plan Review and Stormwater Management Permit - 694 Boston Post Road (Assessor’s Map K05-0017) to the Planning Board Meeting on August 9, 2023. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.

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

Mr. Sugrue motioned to withdraw the Stormwater Management Permit for 15 Bishop Lane (Assessor’s Map F10-0521), without prejudice. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.

**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)**

Keith Murray, Gray Engineering, and Sandra Duran, Director of Combined Facilities - Town of Sudbury were present to discuss the matter with the Planning Board.

Mr. Murray confirmed a clean letter was received from the peer reviewer.

Mr. Finnicum inquired if any new lighting would be added. Mr. Murray responded no.

Ms. Perlman questioned the timing; not the work being proposed. Ms. Duran noted the work was part of the purchase of the property.

Mr. Garvin stated waivers were involved with the project. Mr. Murray confirmed a waiver regarded peak rate run-off was requested.

Mr. Garvin inquired if additional infiltration can be provided. Mr. Murray replied in the affirmative.

**Mr. Sugrue motioned to issue a waiver for 1 Liberty Ledge (aka Camp Sewataro) (Assessor's Maps C08- 0152, C08-0115, and C08-0115-A), allowing the increase in the stormwater volume not to exceed the amounts listed in the hydrologic table, with the inclusion of the improvements discussed at the inlet of the 15-inch storm pipe. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.**

**Mr. Sugrue motioned to approve the Stormwater Management Permit for 1 Liberty Ledge (aka Camp Sewataro) (Assessor's Maps C08- 0152, C08-0115, and C08-0115-A), with added conditions 9c and 10a, as listed in the Horsley-Witten peer review letter. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.**

**Mr. Sugrue motioned to approve the Minor Site Plan Review for 1 Liberty Ledge (aka Camp Sewataro) (Assessor's Maps C08- 0152, C08-0115, and C08-0115-A), with the condition of tactile warning strips, as discussed. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.**

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

Dylan Sampson, Weston & Sampson, Sara Frances, Weston & Sampson, and Vincent Roy, Sudbury Water District were present to discuss the matter with the Planning Board.

Mr. Sampson provided updates to the application.

Ms. Perlman stated the neighbors were concerned about vehicles during the construction.

Mr. Garvin inquired about the increase in the previous area.

**Mr. Sugrue motioned to approve the Site Plan Review for 100 East Street (Assessor's Maps H06-0800 and G06-0001). Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.**

**Mr. Sugrue motioned to approve the Stormwater Management Permit for 100 East Street (Assessor's Maps H06-0800 and G06-0001). Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.**

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

Kendra Quirk, Owner was present to discuss the matter with the Planning Board.

Ms. Quirk provided updates to the application.

Mr. Garvin stated an engineering plan showing the grades, property lines showing and right of way, was needed.

Mr. Shah commented that a survey was needed to make sure the stone wall remains in the right of way.

Mr. Finnicum acknowledged the plans should include drainable gravel behind the wall.

Mr. Garvin stated the wall will hold up, if it is built correctly.

**Mr. Sugrue motioned to continue the Public Hearing – Scenic Road (Stone Wall) for 272 Willis Road (Assessor’s Map D07-0024), to the August 9, 2023 Planning Board Meeting. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.**

### **Untimed Items**

#### **23 Union Ave (Assessor’s Map K08-0091) – Site Plan Modification**

Matthew Bombaci, Engineer was present to discuss the matter with the Planning Board.

Mr. Bomaci presented details of the application, adding that he was seeking recommendation/feedback from the Board at this time.

Mr. Finnicum indicated that less exterior lighting would be preferred. Board Members agreed the most important areas to illuminate would be the paving areas, and all lighting should be dark-sky compliant.

Mr. Garvin inquired about the property line in relation to the proposed atm.

Mr. Garvin recommended the applicant come back to a future Planning Board meeting with revisions based on comments provided.

#### **40 Skyview Lane (Assessor’s Map C10-0107) – Stormwater Management Permit Modification**

Marc Brassard, Engineer was present to discuss the matter with the Planning Board.

Mr. Brassard noted that construction stopped in consideration of ledge, and he was now proposing a modification to include rain garden or something similar, reduction in lawn area, and to rotate the position of the shed. Mr. Brassard indicated that less tree removal would be included in the modified plan.

Mr. Garvin suggested a peer reviewer might be included.

Mr. Finnicum stated the modification as presented with a rain reflected a big improvement. Board Members agreed with the statement made by Mr. Finnicum, adding that reduced number of tree removals was of great benefit as well.

Mr. Garvin agreed with comments made, and noted that relocation of the shed was preferred.

Mr. Garvin noted that after peer review comments were submitted, the applicant would come back to the Board.

**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. Garvin stated that the MBTA Communities Bylaw would not be included in the Special Fall Town Meeting.

**Wireless Services Overlay District**

Dave Maxson, Wireless Consultant was present to discuss the matter with the Planning Board.

Mr. Maxson provided details regarding sections of the observation report that he submitted to the Board.

Related Board discussion took place.

Ms. Perlman requesting additional information/documentation regarding areas in Town that needed improved wireless access.

Mr. Sugrue noted the section regarding poles and related considerations.

Mr. Finnicum agreed with comments made by Ms. Perlman and Mr. Sugrue, and requested additional time to read Mr. Maxson's report and comments.

Mr. Shah stated that he never had access problems anywhere in Sudbury, and expressed concern about cell heights and locations.

Mr. Maxson noted that coverage goes beyond calls and many use wireless service for other needs.

Mr. Garvin suggested the Board review the document and provide comments for Mr. Maxson at a September Planning Board meeting.

**Master Plan Implementation**

No comments were presented at this time.

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

**Minutes for Approval: None**

**Committee Member Updates**

Mr. Sugrue mentioned he would be providing a BFRT update at the next Planning Board Meeting.

### **Administrative Report**

**Mr. Sugrue motioned that any member of the Planning Board be authorized to sign Planning Board decisions, on behalf of the Planning Board. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.**

### **Possible Future Agenda Items**

Mr. Garvin mentioned that Planning Board Members should consider appointing a Member to the CPC during a Planning Board Meeting in September.

### **Future Meeting Schedule: August 9, 2023 and September 13, 2023**

Mr. Finnicum indicated he would have a scheduling conflict with the August 9<sup>th</sup> date.

### **Adjourn**

Mr. Garvin closed the meeting at 9:55 PM.