



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, JUNE 28, 2023 AT 7:30 PM

VIRTUAL MEETING

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

Mr. Finnicum opened the meeting at 7:30 PM, and requested Planning Board roll call; Mr. Finnicum – present, Mr. Sugrue-present, Ms. Perlman-present, Mr. Shah-present.

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

Mr. Sugrue motioned to continue the Public Hearing - 15 Bishop Lane to the July 19, 2023 meeting of the Planning Board. Mr. Shah seconded the motion. It was on motion 4-0; Finnicum-aye, Perlman-aye, Shah-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 for Minor Site Plan Review and Stormwater Review - 1 Liberty Ledge (aka Camp Sewataro) to the July 19, 2023 meeting of the Planning Board. Mr. Shah seconded the motion. It was on motion 4-0; Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.

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

Mr. Sugrue motioned to continue Site Plan Review and Stormwater Management Plan - 100 East Street to the July 19, 2023 meeting of the Planning Board. Mr. Shah seconded the motion. It was on motion 4-0; Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.

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

Mr. Sugrue motioned to continue Site Plan Review and Stormwater Management Plan - 694 Boston Poast Road to the July 19, 2023 meeting of the Planning Board. Mr. Shah

seconded the motion. It was on motion 4-0; Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.

Immediately Continue Public Hearing - Scenic Road (Stone Wall) 272 Willis Road (Assessor's Map D07-0024)

Mr. Sugrue motioned to continue Scenic Road (Stone Wall) - 272 Willis Road to the July 19, 2023 meeting of the Planning Board. Mr. Shah seconded the motion. It was on motion 4-0; Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.

Mr. Garvin joined the meeting at approximately 7:37 PM.

Continue Public Hearing – Definite Subdivision Plan, Stormwater Management Plan and Inclusion of Affordable Housing Special Permit for Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500)

John Derderian, Applicant, and Bruce Saluk, Engineer were present to discuss the matter with the Planning Board.

Mr. Saluk summarized the changes made to lot 6, the proposed location of the house. He mentioned that the stormwater plan had been consolidated to one central storage area, instead of multiple sites.

Ms. Perlman inquired about the entry roadway and the placement of the septic systems for lots 1 and 2. Mr. Saluk reported the trees by the main road would be removed to accommodate the septic systems.

Mr. Sugrue stated he would appreciate seeing a document depicting phasing of tree clearance.

Mr. Finnicum inquired if lots 3, 4 and 5 could be moved to the west in order to reduce effects on vegetation. Mr. Derderian stated that a more detailed description of the proposed homes would be should on the next set of plans.

Resident Anna Butachari, 84 Maynard Road, expressed concerns about the privacy aspects regarding the placement of the lot 6 driveway.

Resident Sue Cushing, 34 Minebrook Road, requested confirmation that lots 7 and 8 had been removed from the proposed plans.

Resident Doreen Meal, 75 Wake Robin Road, stressed the difficulty of assessing the full impact of this development.

Mr. Sugrue motioned to continue the Public Hearing for Definite Subdivision Plan, Stormwater Management Plan and Inclusion of Affordable Housing Special Permit - Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500) to

the August 9, 2023 meeting 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.

Open Public Hearing for a site plan review and stormwater Management Permit for 86-92 Boston Post Road (Assessor's Map K11-0011).

Vito Colonna, Engineer, Bob Ladas, Owner, 929 Boston Post Road, Marlborough, Steven Cosmos, Landscape Architect, and Josh Fox, Attorney for the Owner were present to discuss the matter with the Planning Board.

Mr. Colonna and Mr. Cosmos provided proposed site plan and landscaping plans.

Mr. Ladas provided an operational overview of the associated business plan.

Mr. Finnicum stated his preference for lighting to be turned off at night.

Mr. Shah commented that Sudbury did not need described branding/franchise architecture in Sudbury.

Mr. Garvin recommended the building be set back from the road to allow room for the proposed trees to be planted along the street.

Mr. Sugrue motioned to continue the Public Hearing for Site Plan Review and Stormwater Management Plan - 86-92 Boston Post Road to the August 9, 2023 meeting 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.

Open Public Hearing for a site plan review and stormwater Management Permit for 502 Concord Road (Assessor's Map F10-0031).

Joel Gordon, 5 Hunters Run, Sudbury, Applicant, Vito Colonna, Engineer, Don Chemini, Architect, Steven Cosmos, Landscape Architect, and Paul Olivero, Contractor were present to discuss the matter with the Planning Board.

Aspects of the site plan and stormwater was presented.

Mr. Cosmos stated the Conservation Commission had requested the removal of the Norway Maple trees on the lot.

Mr. Sugrue referenced Staff Report comments including; increase in parking area, increase of impervious area, scenic road permits needed, and the applicant's use of the Dover Amendment.

Ms. Perlman stated the character of the proposed architecture did not complement the area.

Mr. Shah indicated the architecture in this part of Town should be held to a higher standard in consideration of the historical district.

Mr. Finnicum confirmed Concord Road is very historic and residential in nature.

Mr. Sugrue stated he is concerned about the scale of the project and the effects on traffic.

Resident Mira Miller, 426 Concord Road, stated she was concerned about the noise created by the children playing outside the school.

Resident Mark Madden, 196 New Bridge Road, stated 157 residents signed a letter opposing the proposed school.

Resident Laurie Eliassen, 411 Concord Road, expressed her concern about the students who attend the three schools in the neighborhood.

Resident Diana Tetzlaff, 13 New Bridge Road, requested a traffic study be done to include Newbridge Road.

Resident Meridith Gerson, 23 Hilltop Road, compared the Nixon School open and release schedule to the schedule of the proposed school.

Resident Jean Nam, 81 New Bridge Road, stated the application lacks clarity regarding if the school is a private school or a childcare facility.

Resident Kirstin Roopenian, 45 Harness Lane, stated it is important for the applicant to work with the Town and the neighbors in order to make a better project.

Resident Ben Greenblatt, 64 Hunt Road, stated the subject area is very congested at every pick-up/drop-off time. Mr. Gordon stated that a staggered drop-off time would be in force.

Resident Cheryl Budaj, 152 New Bridge Road, asked for people to use the correct terminology as the application reflects a licensed day care and not an accredited school.

Resident Stac Caseria 524 Concord Road, opened about the building being possibly sold when completed. Mr. Garvin replied the only future use of the building are those listed per the Dover Amendment.

Resident Sean Barnacoat, 424 Concord Road, stated he is concerned about the appearance of the building as it is next to a historic district.

Ms. Perlman emphasized that the issues regarding traffic and stormwater needed to be addressed, before building design could be considered.

Mr. Sugrue motioned to continue the Public Hearing for Site Plan Review and Stormwater Management Plan Permit - 502 Concord Road to the August 9, 2023 meeting 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.

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

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

Board Members discussed MBTA Communities Zoning Requirements.

Wireless Services Overlay District

Mr. Garvin noted the wireless services consultant would be reporting to the Board.

Board Appointments – Community Preservation Committee

Members agreed to discuss the agenda item at the next meeting.

Citizens' Comments on Items Not on the Agenda

No comments received.

Master Plan Implementation.

No comments.

Minutes for Approval

None

Committee Member Updates

No updates.

Administrative Report

No report.

Adjourn

Mr. Garvin adjourned the meeting at 11:05 PM.