



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, AUGUST 9, 2023 AT 7:30 PM

VIRTUAL MEETING

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

Members Absent: Vice-Chair Justin Finnicum

Mr. Sugrue opened the meeting at 7:35 PM, and requested Planning Board roll call; Mr. Shah-present, Ms. Perlman-present, Mr. Sugrue-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. Shah motioned to continue the 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) to September 13, 2023. Ms. Perlman seconded the motion. It was on motion 3-0; Shah-aye, Perlman-aye, Sugrue-aye

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

Mr. Shah motioned to continue the Public Hearing – Site Plan Review and Stormwater Management Permit for 694 Boston Post Road (Assessor’s Map K05-0017) to September 13, 2023. Ms. Perlman seconded the motion. It was on motion 3-0; Shah-aye, Perlman-aye, Sugrue-aye

Immediately Continued Public Hearing* – Site Plan Review and Stormwater Management Permit - 502 Concord Road (Assessor’s Map F10-0031)

Mr. Shah motioned to continue to the Public Hearing - Site Plan Review and Stormwater Management Permit for 502 Concord Road (Assessor’s Map F10-0031) to September 13, 2023. Ms. Perlman seconded the motion. It was on motion 3-0; Shah-aye, Perlman-aye, Sugrue-aye

Mr. Garvin joined the meeting at 7:39 PM.

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

Mr. Garvin confirmed the applicant submitted a recent communication that the application be withdrawn without prejudice.

Mr. Sugrue motioned to accept the request to withdraw the application without prejudice for Scenic Road (Stone Wall) - 272 Willis Road (Assessor's Map D07-0024). Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Sugrue-aye, Shah-aye, Perlman-aye

Continued Public Hearing – Site Plan Review and Stormwater Management Permit - 86-92 Boston Post Road (Assessor's Map K11-0011)

Josh Fox, Attorney for Applicant and Steve Jenkins, Real Estate Representative were present to discuss the matter with the Planning Board.

Mr. Fox presented the updated site plan and the proposed landscape plan. He stated that at the last Planning Board meeting, it was suggested that several Board members work with representatives of the applicant.

Mr. Shah suggested a more varied landscape plan be considered.

Ms. Perlman asked about the electric pole and sidewalk connectivity in front of the building. Mr. Fox commented that the pole might remain and that he would further investigate that aspect.

Mr. Sugrue agreed that the proposed landscape plan could be improved.

Mr. Garvin asked if the plan would have to go before ZBA. Mr. Fox indicated that a variance from ZBA would be required. Mr. Garvin suggested a low fence with vegetation along Route 20 might be preferred, rather than applying for a variance. Mr. Shah agreed.

Mr. Fox mentioned the applicant was requesting a reserve parking area. Mr. Sugrue and Mr. Shah agreed to work with the applicant regarding such proposal.

Mr. Garvin motioned to continue the Public Hearing – Site Plan Review and Stormwater Management Permit for 86-92 Boston Post Road (Assessor's Map K11-0011) to the Planning Board Meeting on September 13, 2023. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Sugrue-aye, Shah-aye, Perlman-aye

Untimed Items

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

George Connors, Engineer and Brian Spang, Applicant were present to discuss the matter with the Planning Board.

Mr. Garvin mentioned that a clean letter was provided by the peer reviewer. Mr. Connors confirmed that all peer review comments were addressed. Mr. Connors described stormwater management aspects.

Mr. Sugrue motioned to approve the Stormwater Management Permit Modification for 328 Maynard Road (Assessor's Map E06-0353). Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Sugrue-aye, Shah-aye, Perlman-aye

23 Union Ave (Assessor's Map K08-0091) – Site Plan Modification

Matthew Bombaci, Engineer and Alex Andrup, Bank of America were present to discuss the matter with the Planning Board.

Mr. Bombaci mentioned improved lighting at the Bank of America building, with the goal being improved security and sustainability. Mr. Bombaci presented the proposed lighting plan.

Mr. Shah indicated the plan was improved.

Ms. Perlman asked if the fence and lighting would allow for wildlife passage. Mr. Andrup mentioned that the proposed fencing allows for passage of wildlife.

Mr. Sugrue also agreed the plan was much improved. Mr. Garvin concurred.

Mr. Sugrue motioned to approve the Site Plan Modification for 23 Union Ave (Assessor's Map K08-0091). Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Sugrue-aye, Shah-aye, Perlman-aye

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

Tony Haslinger, Philips Edison was present to discuss the matter with the Planning Board.

Mr. Haslinger noted that the tree professional recommended installing arborvitae that was not larger than 10 feet, in order to encourage survivability of the plantings.

Board Members shared their thoughts.

Resident/abutter QinRui Pang, 245 Raymond Road, stated the northeast corner plan was not totally accurate in measure and recommended staggering the trees for better screening.

Resident/abutter Kevin Westerberg, 239 Raymond Road, agreed with Ms. Pang, and requested a meeting with the landscaper to address the gap that currently exists.

Mr. Sugrue motioned to approve the Site Plan Modification for 423-435-437 Boston Post Road (Assessor's Map K08-0004), as amended this evening with an amended plan to be submitted to the Planning Board. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Sugrue-aye, Shah-aye, Perlman-aye

Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road (Assessor's Maps B09-0011, B09-0012, B09-0013, and B09-0014 (fka Assessor's Map B09-0001)) – Time Extension Request for Definitive Subdivision Decision and Stormwater Management

David J. Howe, Developer/Applicant was present to discuss the matter with the Planning Board.

Mr. Howe acknowledged the time limits of the stormwater and subdivision decisions had expired. Board Members agreed that Lot 1 must be completed as a priority. Mr. Howe was in agreement. Mr. Sugrue recommended a timeline report be presented periodically. Mr. Garvin agreed with providing the Board with scheduled timeline progress report. Mr. Howe agreed with providing such scheduled updates.

Resident Mary Sterling, 59 Hunters Ridge, thanked the Board for being realistic about the property in question. She supported a formal review take place before a final agreement was agreed upon.

Board Members discussed extension timelines. Mr. Sugrue was in favor of a two-week update reporting schedule. Mr. Howe agreed with submitting a biweekly progress report.

Ms. Perlman stressed the importance of the homes appearing presentable from the outside. Mr. Garvin stated that a priority should include the homes being weather-tight.

Mr. Sugrue motioned that the Planning Board grant an extension of the Definitive Subdivision decision permit for Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road, to August 16, 2024; contingent on receiving a construction schedule and timeline by August 16, 2023 and include updates every two (2) weeks regarding progress based on the schedule provided to the Town and the neighbors. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Garvin-aye

Mr. Sugrue motioned to extend the Stormwater Management Permit for Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road, with the same amendments as the Subdivision Decision just made, to August 16, 2024. Mr. Shah seconded the motion. It was on motion 3-0-1; Garvin-aye, Sugrue-aye, Shah-aye, Perlman-abstain

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

Mr. Garvin suggested the “2023 Annual Town Meeting” be changed to reflect “2024 Annual Town Meeting,” in consideration that a Special Fall 2023 Town Meeting might not take place. Mr. Sugrue noted that the Planning Board topics would likely not be ready for inclusion in a 2023 Special Town Meeting.

Wireless Services Overlay District

Mr. Garvin mentioned the Board members set a timeline at the last Planning Board meeting.

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

Mr. Garvin stated he received additional MBTA information from Select Board Member Dretler and from Mr. Sugrue. Mr. Garvin suggested beginning a related MBTA Communities discussion with the Select Board.

Master Plan Implementation

Nothing to discuss this evening.

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

Minutes for Approval: October 25, 2022; October 26, 2022; November 30, 2022; December 14, 2022; January 11, 2023; January 25, 2023

Mr. Garvin provided edit to a vote included in the October 25, 2022 minutes.

Mr. Sugrue motioned to approve Planning Board minutes for October 25, 2022; October 26, 2022; November 30, 2022; December 14, 2022; January 11, 2023; January 25, 2023. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Sugrue-aye, Shah-aye, Perlman-aye

Committee Member Updates

Mr. Shah stated Sudbury Historical Commission and Sudbury Historic Districts Commission would be meeting in joint session to discuss the Historic Preservation Plan to help advance the Master Plan.

Mr. Sugrue updated progress being made on the Bruce Freeman Rail Trail (BFRT), including Transportation Improvement Program (TIP) project funding for the BFRT Framingham extension. He noted that the BFRT group would now be known as Rail Trails Advisory Committee (RTAC).

Ms. Perlman mentioned the first Housing Production Plan meeting would take place next week.

Future Meeting Schedule: September 13, 2023 & September 27, 2023

Mr. Garvin mentioned that the September 13th meeting might be changed in consideration of Back-to-School Night at LSRHS.

Adjourn

Mr. Garvin closed the Planning Board meeting at 9:41 PM.