



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, OCTOBER 11, 2023 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Justin Finnicum

Mr. Garvin opened the meeting at 7:30 PM, and requested roll call: Mr. Sugrue-present, Mr. Shah-present, Ms. Perlman-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 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 the Planning Board Meeting on October 25, 2023. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye

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

Joel Gordon, Owner, Don Chemini, Architect, and Vito Colonna, Engineer were present to discuss the matter with the Planning Board.

Mr. Chemini presented the plans for the day care center building and presented the design changes; alteration of the entrance to appear more-residential.

Mr. Colonna presented modifications to the site plan, including reduction in parking, stormwater aspects and landscape.

Ms. Perlman recommended a traffic study be submitted.

Mr. Sugrue felt the design was much better, noting that the parking plan was improved as well.

Mr. Shah agreed with architectural improvements made. He indicated the size of the building was overbearing for the lot size.

Mr. Garvin stated the design modifications reflected improvement and expressed concern regarding traffic, drainage, safety aspects, as expressed by Town Fire and Police Departments.

Resident Myra Miller, 496 Concord Road, expressed concern about the proposed increased size of the building, safety, traffic aspects, and the fact that the day care center playground would be facing her home office.

Resident Beth Orup, 98 Newbridge Road, stated that the traffic study should cover a more extensive area.

Resident Laurie Eliason, 411 Concord Road, expressed concern about safety, and suggested a more expansive student pick-up and drop-off plan be implemented.

Resident/abutter Simon Barker, 188 Newbridge Road, inquired if the application met the Dover Amendment standards. He mentioned the location of the disposal/dumpster being very close to his property.

Resident Mark Madden, 192 New Bridge Road, expressed concern about visual renderings and noted drainage challenges on New Bridge Road. He mentioned that the view from his kitchen view would look out upon the dumpster. He recommended smaller school enrollment and a smaller building.

Mr. Gordon mentioned the Dover Amendment aspect and stated that MA Education would be providing input regarding enrollment eligibility.

Mr. Garvin stressed the importance of a completed traffic study.

Mr. Sugrue motioned to continue the public hearing Site Plan Review and Stormwater Management Permit 502 Concord Road (Assessor's Map F10-0031), to the Planning Board meeting on November 8, 2023. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye

Public Hearing – Proposed Zoning Bylaw Amendment for the October 2023 Special Town Meeting, including Discussion and Vote on Warrant Articles - Codification of Zoning Bylaws – Renumbering - Codification of Zoning Bylaws Additional Changes

Beth Klein, Town Clerk and Eve Tapper, Planner/Consultant were present to discuss the matter with the Planning Board.

Ms. Klein stated that she worked with the former Planning Director and Ms. Tapper, along with various other Town departments regarding this Amendment, which was initiated in 2021.

Ms. Tapper commented that this Article changes numbering and pronouns; she reviewed each one with Ms. Klein. She detailed substantive changes; one regarding fees for commercial businesses regarding parking aspects, and another related to fees for portable signage.

Mr. Garvin noted that at some point before Special Fall Town Meeting, a Planning Board member would be appointed to present at Town Meeting.

Mr. Sugrue motioned to closed the public hearing for the proposed Zoning Bylaw Amendment for the October 2023 Special Town Meeting, including Discussion and Vote on Warrant Articles - Codification of Zoning Bylaws – Renumbering - Codification of Zoning Bylaws Additional Changes. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye

Interviews for Vacant Design Review Board Seat: James Flavin, Dylan Polin

James Flavin, Sudbury, MA, and Dylan Polin, Salem, MA were present to discuss the matter with the Planning Board.

Mr. Flavin noted that he lived in Sudbury for many years. As an electrical engineer, he had experience in the related public arena.

Ms. Perlman asked Mr. Flavin about his favorite building/s in town. Mr. Flavin responded the historical buildings were his favorite; he recognized that the newer buildings did seem to fit in with the Route 20 area.

Mr. Shah asked Mr. Flavin about his thoughts on Meadow Walk and how his experience would contribute to decisions regarding signage requests. Mr. Flavin responded that his employment required his presentations and determinations regarding such signage.

Mr. Garvin asked Mr. Flavin about his thoughts on the Master Plan and important components. Mr. Flavin mentioned the greatest challenge for the Town might involve traffic; some kind of bypass to make the Route 20 area more community-orientation could be considered.

Mr. Polin stated he would be employed at a soon to open graphic design company in Sudbury, and at the present time he was not a resident of the Town. He detailed that he had been in the graphic design business for some twenty years.

Board Members asked related questions.

Mr. Garvin suggested a straw poll be taken by Board Members; Ms. Perlman endorsed Mr. Flavin; Mr. Shah endorsed Mr. Polin; Mr. Sugrue endorsed Mr. Polin; Mr. Garvin endorsed Mr. Flavin.

Mr. Garvin acknowledged that Mr. Finnicum would have to indicate his preference as well.

423-435-437 Boston Post Road – The Goddard School (Assessor’s Map K08-0004) - Release of Surety Bond for Site Plan and Stormwater Management

Ms. Tappen noted that the bond would be considered in November, as the applicant was not prepared at this time.

Mr. Sugrue motioned to continue consideration of release of surety bond for Site Plan and Stormwater Management - 423-435-437 Boston Post Road – The Goddard School (Assessor’s Map K08-0004) to the Planning Board meeting on November 8, 2023. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye

Review Revised Architectural Plans – 694 Boston Post Road (Assessor’s Map K05-0017)

Bob Livermore, Architect was present to discuss the matter with the Planning Board.

Mr. Livermore presented the revised plans, noting that the entrance was made wider, and the height of the building was lowered by one foot, per Board recommendation. He affirmed the modification decreased the number of stairs and ramping coming into the building.

Ms. Perlman recommended installation of an awning over the entry area, and possible addition of window/s.

Mr. Shah indicated his appreciation for changes made; he agreed that an awning would help identify the entry to the restaurant.

Mr. Sugrue said all modifications were appreciated; he concurred that an awning or architectural aspect at the entry, might help the overall presentation.

Mr. Garvin indicated he was fine with approving the architectural plans, as submitted. Members agreed.

Mr. Sugrue motioned that the Planning Board accept the architectural changes, which satisfy the conditions regarding approval of revised Architectural Plans for 694 Boston Post Road (Assessor's Map K05-0017). Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-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)) – Review of Work Schedules and Updates for Definitive Subdivision Decision and Stormwater Management Permit

Dave Howe, Applicant; San Diego, CA was present to discuss the matter with the Planning Board.

Mr. Garvin noted that the updates and related work schedules were not presented biweekly, as agreed.

Mr. Howe presented an update for the month of September, detailing that he had completed a significant amount of work, including: plumbing, electrical, exterior painting and much landscape cleanup. Mr. Howe stated he would provide additional update by the end of week.

Ms. Perlman stated exterior presentation is very important, including landscaping and a completed roadway.

Mr. Shah stressed the importance of the Board receiving scheduled progress updates.

Mr. Sugrue indicated that following the discussed plan going forward, made good sense.

Mr. Garvin appreciated Mr. Howe's continued progress.

2024 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 mentioned that a joint meeting with the Select Board regarding MBTA Communities would be scheduled for a meeting in November. He stressed the importance of a collaborative effort with the Select Board.

Mr. Sugrue opined about including a consultant to help with this effort. Mr. Garvin mentioned that Town Manager Sheehan agreed that such assistance would be beneficial, in order to examine what might be best for Sudbury.

Board Members discussed possible meeting dates for the joint meeting with the Select Board.

Wireless Services Overlay District

Mr. Garvin stated that the new Planner Director would likely help advance related consideration.

Master Plan Implementation

Mr. Garvin mentioned related updates/implementations outlined by the Combined Facilities Director implementation at last night's Select Board meeting.

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

Minutes for Approval: April 26, 2023 May 10, 2023

Mr. Sugrue motioned to approve the minutes of April 26, 2023 and May 10, 2023, as edited. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye

Committee Member Updates

Ms. Perlman mentioned CPC updates being considered at this time.

Mr. Sugrue confirmed that progress continues with the BFRT project, and he would provide the Board with additional updates at the next Planning Board meeting.

Administrative Report

None

Future Meeting Schedule: October 25, 2023 & November 8, 2023

Adjourn

Mr. Garvin adjourned the meeting at 9:57 PM.