



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, OCTOBER 25, 2023 AT 7:30 PM

VIRTUAL MEETING

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

Staff Present: Adam Burney, Director of Planning and Community Development

Mr. Garvin opened the Planning Board meeting at 7:31 PM, and requested roll call: Justin Finnicum-present, John Sugrue-present, Ahnu Shah-present, Julie Perlman-present, Stephen Garvin-present

Planning Board Members welcomed Adam Burney, the new Director of Planning and Community Development.

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 for Maynard Road, aka Bonnie Brook Estates (Assessor’s Maps G08- 0025 and G08-0500) to the Planning Board meeting on December 20, 2023. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

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

Mr. Sugrue motioned to continue the public hearing – Site Plan Review and Stormwater Management Permit for 502 Concord Road (Assessor’s Map F10-0031) to the Planning Board meeting on November 8, 2023. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

7:32 PM - Public Hearing – Water Resource Overlay District Special Permit - 694 Boston Post Road (Assessor’s Map K05-0017)

George Connors, Attorney and Engineer for Applicant were present to discuss the matter with the Board.

Mr. Garvin mentioned Zoning Board of Appeals (ZBA) did not issue a variance for related earth moving and other aspects.

Mr. Connors mentioned installation of septic system and site infiltration aspects, with no increase in runoff to abutting properties.

Mr. Burney noted that he was awaiting reports from the Board of Health.

Mr. Garvin requested the applicant provide additional information regarding maintenance of water quality after construction, as well as how the groundwater was being protected during construction. Mr. Connors provided related detail, and confirmed the applicant would be providing appropriate erosion protections.

Resident Matthew Siciliano, 1 Washington Street, inquired about groundwater and related protections.

Mr. Sugrue motioned to approve the Water Resource Overlay District Special Permit for 694 Boston Road (Assessor's Map K05-0017), with the condition that a soil prevention plan be submitted to the Board before any work commences. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

Untimed Items:

30 Fox Hill Drive (fka Lot 37) (Assessor's Map B07-0209) – Stormwater Management Permit Modification

Mr. Burney confirmed an extension request was submitted by the applicant today in consideration of receiving a clean letter from the peer reviewer.

Mr. Sugrue motioned to continue the Stormwater Management Permit Modification for 30 Fox Hill Drive (fka Lot 37) (Assessor's Map B07-0209) to the Planning Board meeting on November 8, 2023. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

Discussion and Vote - Design Review Board Appointment

Mr. Garvin confirmed the Board voted on the Design Review Board Appointment at the last Board meeting, resulting in a vote of 2-2 (tie vote). Mr. Finnicum confirmed he had reviewed the meeting recording as he was absent when that vote was taken. Mr. Finnicum voted to endorse the Design Review Board Appointment of James Flavin; resulting in a vote of 3-2, in favor of Mr. Flavin.

Community Preservation Committee (CPC) Appointment

Mr. Burney confirmed CPC would be scheduling application hearings for housing, recreation and historical requests for CPC funding.

Mr. Finnicum volunteered to serve as a CPC member representing the Planning Board.

Mr. Sugrue motioned to appoint Justin Finnicum to the Community Preservation Committee. Mr. Shah seconded the motion. It was on motion 4-0-1; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye Finnicum-abstain

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 announced the scheduling of a joint meeting with the Select Board.

Mr. Burney confirmed he had applied for a technical assistance grant regarding the MBTA Communities initiative.

Wireless Services Overlay District

Mr. Garvin mentioned the guidance provided by the interim Planning Board Director regarding the wireless services bylaw and presentation at Annual Town Meeting. He noted that increased setback considerations were favored. Board Members discussed related considerations, including towers and antennas.

Master Plan Implementation

Mr. Garvin suggested refreshing the action items listing, noting that the Select Board would be interested in seeing that listing, especially in consideration of those action items which advanced in the last year.

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

Minutes for Approval: May 24, 2023 & June 14, 2023

Mr. Sugrue motioned to approved the minutes of May 24, 2023 & June 14, 2023, as amended. It was on motion 5-0; Garvin-aye Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

Committee Member Updates

Mr. Sugrue confirmed the Brue Freeman Rail Trail (BFRT) is still an active construction site, and was not accessible to pedestrians. He explained that a trail base coat would be completed by winter, with a second coat to be installed during the next year.

Administrative Report

Mr. Burney mentioned the possibility of Planning Board electronic signatures, and noted that the Conservation Commission currently uses electronic signatures for Commissioner endorsements. He provided related information. Board Members were in support of using electronic signatures. Mr. Burney was in agreement.

Future Meeting Schedule: November 8, 2023 & November 29, 2023

Adjourn

Mr. Garvin adjourned the meeting at 9:01 PM.