



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, SEPTEMBER 27, 2023 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Julie Perlman

Mr. Garvin opened the meeting at 7:30 PM, and requested roll call: Mr. Sugrue-present, Mr. Shah-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 11, 2023. Mr. Shah seconded the motion. It was on motion 3-0; Garvin-aye, Shah-aye, Sugrue-aye

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 - 502 Concord Road (Assessor's Map F10-0031) to the Planning Board meeting on October 11, 2023. Mr. Shah seconded the motion. It was on motion 3-0; Garvin-aye, Shah-aye, Sugrue-aye

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

Vito Colonna, Engineer, Bob Ladas, Applicant, Steve Cosmos, Landscape Architect, Steve Jenkins, and Josh Fox, Attorney for the Applicant were present to discuss the matter with the Planning Board.

Mr. Colonna provided project update, noting that the Special Permit would be addressed later when Mr. Finnicum would be present.

Mr. Ladas presented the architectural/material changes to the plan. Mr. Garvin indicated that the changes made reflected significant improvement.

Mr. Ladas detailed that the window treatment at the entrance of the building would be modified as recommended.

Mr. Sugrue motioned to approve the site plan review for 86-92 Boston Post Road (Assessor's Map K11-0011). Mr. Shah seconded the motion. It was on motion 3-0; Garvin-aye, Shah-aye, Sugrue-aye

Mr. Sugrue motioned to approve the Stormwater Management Permit for 86-92 Boston Post Road (Assessor's Map K11-0011). Mr. Shah seconded the motion. It was on motion 3-0; Sugrue-aye, Shah-aye, Garvin-aye

Mr. Finnicum joined the meeting at 7:49 PM, via telephone.

Public Hearing – Special Permit - 86-92 Boston Post Road (Assessor's Map K11-0011)

Board Members discussed aspects of the Special Permit for modification to parking area at the site.

Mr. Fox presented the Special Permit plan, which requested that three parking spaces be eliminated.

Mr. Sugrue motioned to approve the Special Permit for 86-92 Boston Post Road (Assessor's Map K11-0011). Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Shah-aye, Sugrue-aye

Mr. Finnicum left the meeting after the vote was taken.

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 indicated that an MBTA Communities article might be included on the Annual Town Meeting Warrant. He confirmed further conversations would be taking place with the Select Board.

Mr. Sugrue asked if a MBTA consultant might be considered to help with this project. Mr. Garvin mentioned that with the new Planning Director in place, grants for such consultants might be possible, though the timeline would be tight.

Wireless Services Overlay District

Mr. Garvin commented about additional wireless sites, by right. Members agreed there were no such sites in Town at the present time. Board Members discussed various related aspects.

Master Plan Implementation

Mr. Garvin indicated it would be best to discuss the Master Plan when additional Board Members are present.

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

Minutes for Approval: (None)

Committee Member Updates

Mr. Garvin mentioned considering an associate Planning Board member.

Mr. Shah mentioned designating a Community Preservation Committee (CPC) representative.

Mr. Sugrue noted there had been considerable activity with the Bruce Freeman Rail Trail (BFRT), including; course pavement being installed, with final paving scheduled for next spring. Mr. Sugrue mentioned Massachusetts Department of Transportation (MassDOT) amenities, such as benches. He noted the initial design of the southern portion of the trail (the Framingham section) was proceeding. Mr. Sugrue confirmed that signage was being planned for, depicting the rail history in Sudbury.

Administrative Report - None

Possible Future Agenda Items - None

Future Meeting Schedule: October 11, 2023 & October 25, 2023

Adjournment

Mr. Garvin adjourned the meeting at 8:25 PM.