



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 NOVEMBER 8, 2023 AT 7:30 PM

VIRTUAL MEETING

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

Staff Present: Director of Planning and Community Development Adam Burney

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

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 December 20, 2023. 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

Jacob Lemieux, Engineer Hancock and Associates was present to discuss the matter with the Board.

Mr. Lemieux reviewed the PowerPoint presentation for 30 Fox Hill Drive, including the proposed stormwater management plan - erosion control measures/modifications, addition of impervious area.

Mr. Burney confirmed that a clean letter was received by the peer reviewer.

Mr. Finnicum commented about the proposed retaining wall being very close to the south side of the property line. Mr. Lemieux stated that the applicant also owned the abutting property, which would be developed at the same time.

Mr. Garvin inquired about the septic system. He asked if the proposed pool and related modifications had been approved by the Health Department. Mr. Lemieux responded no. Mr. Garvin commented about the close proximity of the drain lines.

Mr. Sugrue motioned to approve the Stormwater Management Permit Modification for

stormwater for 30 Fox Hill Drive (fka Lot 37) (Assessor's Map B07-0209). Mr. Finnicum seconded the motion. It was on motion 4-0-1; Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye, Garvin-abstain

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

Tony Haslinger – V.P. Construction – Phillips Edison & Company was present to discuss the matter with the Board.

Mr. Haslinger provided background regarding the stormwater and management plan, and completed landscaping. Mr. Haslinger presented pictures of the trees installed, totaling twenty-eight trees.

Mr. Burney confirmed he inspected the project, noting the Town Engineer Bill O'Rourke, indicated the project reflected quality work. Mr. Burney was in agreement with comments made by Mr. O'Rourke.

Mr. Finnicum recommended that the newly planted Cedar bushes be monitored to assess the survival rate within the first year of growth.

Mr. Garvin suggested the new plantings be monitored for up to two years.

Mr. Sugrue motioned to release the Surety Bond for Site Plan and Stormwater Management - 423-435-437 Boston Post Road for The Goddard School (Assessor's Map K08-0004). Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

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 acknowledged the Planning Board would be discussing the MBTA Communities Housing topic during the joint meeting with the Select Board.

Mr. Burney confirmed he had applied for MBTA Communities technical assistance from the MA Housing Partnership. He noted that he attended a related seminar on the MBTA Communities topic and got much information on what other communities have done, including public outreach.

Mr. Burney opined that there may be MBTA Communities opportunities at the Cold Brook Crossing and Meadowbrook developments.

Wireless Services Overlay District

Mr. Burney shared Board comments with Wireless Consultant Dave Maxson and was hoping to receive a proposal from Mr. Maxson.

Master Plan Implementation

Mr. Garvin noted that the Board would provide a Master Plan Implementation update to the Planning Board when meeting in joint session with the Select Board on November 20, 2023.

At this time, Board Members discussed several Master Plan topics, including:

- Sudbury Wastewater Management Plan – with focus on Rte. 20
- Completion of the Historic Preservation Plan - Mr. Shah noted that in a recent joint meeting, the Historical Commission and the Historic Districts Commission voted on a Stewardship Plan and steps going forward.
- Facilities Assessment Plan and related funding.
- ARPA Funding schedule
- Open Space Plan – Mr. Burney stated he would be meeting with the Parks & Recreation Commission regarding the Open Space Plan.
- Inter-connectivity of shared driveways and walkways on Rte. 20 – Mr. Burney agreed that Rte. 20 was a great place to start such a connectivity plan.

Citizens Comments – None

Minutes for Approval – None

Committee Member Updates

Mr. Finnicum explained he had met with Sherri Cline Community Preservation Committee (CPC) Chair regarding the CPC process for approval of Town applications.

Staff Updates

Board Members discussed authorizing Mr. Burney to approve ministerial aspects for the Planning Board.

Mr. Sugrue mentioned that the Planning Board authorize Adam Burney, Director of Planning and Community Development, to approve ministerial Planning Board decisions. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

Mr. Burney mentioned the Nolan Circle/Landon Estates subdivision project and correspondence with Mr. Howe regarding continued issues. Ms. Perlman asked if any progress reports had been submitted to Planning. Mr. Burney responded that Mr. Howe had not submitted additional progress reports.

Ongoing Items/Hearings

– 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) - CONTINUED TO December 20, 2023.

Planning Board
Minutes
November 8, 2023
Page 4 of 4

Future Meeting Schedule:

November 20, 2023 – Joint Meeting with Select Board
November 29, 2023
December 20, 2023

Adjourn:

Mr. Garvin adjourned the meeting at 8:28 PM.