



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY, JANUARY 10, 2024 AT 7:30 PM

### VIRTUAL MEETING

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

**Staff Present:** Adam Burney Director of Planning & Community Development

Mr. Garvin opened the meeting at 7:30 PM. Roll Call was taken: Mr. Finnicum-present, Mr. Sugrue-present, Mr. Shah-present, Ms. Perlman-present, Mr. Garvin-present.

#### **Sustainability Initiatives, Goals, and Overlap with Planning (Sustainability Coordinator Dani Marini-King)**

Dani Marini-King Sustainability Coordinator was present to discuss the matter with the Board.

Ms. Marini-King presented the PowerPoint - "Town of Sudbury Sustainability & Planning," with topics including:

- Climate Emergency Declaration
- Climate Mobilization Action Plan
- Ongoing Project
- Collaboration with Planning

Ms. Marini-King detailed that she has been working on a CMAP (Climate Mobilization Action Plan), including primary features:

- Energy
- Resilience
- Water
- Governance
- Mobility
- Waste
- Facilities & Buildings
- Natural Resources

Ms. Marini-King spoke of related ongoing Projects: Community Electricity Aggregation Program – (renewed this past summer), Solar Rooftop Arrays (DPW project), Fairbank Center solar-ready roofs and solar panels on Fire Station #2, LED Retrofits in several Town buildings in 2024; installation and improved energy efficiencies; Electric Vehicles, EV Charging Stations, No MOW May Campaign (some 30 households participated); Municipal Vulnerability Preparedness; Greenhouse Gas Emissions Inventory; Climate Risk Assessment

Mr. Finnicum mentioned the net Zero building stretch Code, especially with new construction projects. He mentioned the importance of state and federal grant programs.

Ms. Perlman mentioned parking aspects as it might relate to transit programs and related planning.

Mr. Garvin mentioned examining stormwater management implementations, such as inclusion of rain barrels, simple retrofits, and heighten awareness of sustainable aspects. Ms. Marini-King said she was working on such outreach aspects.

Mr. Shah mentioned education focusing on sustainable landscapes, alternatives to power-run landscape equipment, and further engagement with the Town.

Mr. Garvin commented about aspects in the Master Plan; such as resiliency and sustainability. Ms. Marini-King indicated she would like to collaborate with the Planning Board on these aspects.

Mr. Burney suggested such implementations would encourage collaboration with the Conservation Commission. He mentioned working with the Transportation Committee to secure various shuttles and related grant possibilities, in relation to the MBTA Communities.

Mr. Garvin recommended that Ms. Marini-King provide the Board with periodic updates.

**Immediately Continued Public Hearing\* – Definitive Subdivision Plan, and Stormwater Management Permit 210-212 Pratt’s Mill Road (Assessor’s Map G05-0022 and G05-0922)**

**Mr. Sugrue motioned to continue the Public Hearing - Definitive Subdivision Plan and Stormwater Management Permit for 210-212 Pratt’s Mill Road (Assessor’s Map G05-0022 and G05-0922), to the Planning Board meeting on January 24, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye, Shah-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 February 14, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye, Shah-aye.**

**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)**

John Derderian, Applicant was present to discuss the matter with the Board.

Mr. Derderian provided project update and opined about including a multi-family unit to address the affordable housing aspect.

Mr. Burney noted that such a multi-unit dwelling could not exceed 10% of lot coverage.

Board Members provided input.

Mr. Garvin confirmed that the Board would be providing Mr. Derderian with further direction on the multi-unit proposal.

**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 February 28, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye, Shah-aye.**

Untimed Items

**Request for Extension to Stormwater Management Permit (Permit #20-07) – Sudbury-Hudson Transmission Reliability Project (Assessor’s Maps K10-0014, K11-5000, K09-5000, K08-5000, K07-5000, J06-5000, J05-5000, and H03-5000)**

Mark Bergeron, Epsilon Associates was present to discuss the matter with the Board.

Mr. Bergerson requested a two-year extension for the existing project, noting that Eversource was focused on the bridge work at this time to be followed by DCR. He indicated that completion of the project would likely take place in two years.

Mr. Garvin asked about related updates. Mr. Bergeron confirmed that project updates continue to be provided on a bi-weekly basis.

**Mr. Sugrue motioned to extend the Stormwater Management Permit (Permit #20-07) – Sudbury-Hudson Transmission Reliability Project (Assessor’s Maps K10-0014, K11-5000, K09-5000, K08-5000, K07-5000, J06-5000, J05-5000, and H03-5000) to January 27, 2026. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye, Shah-aye.**

**Minor Site Plan Review – 57 Codjer Lane (Assessor’s Map J08-0023)**

Jonathan Reese, Brightstar Solar was present to discuss the matter with the Board.

Mr. Burney provided details regarding the installation of solar roof panels on a non-residential building, with all paneling taking place on the existing roof.

Mr. Finnicum noted that the panels would not be visible from the road.

**Mr. Sugrue motioned to waive the public hearing requirement as part of Site Plan Review as outlined in Sections 63-70 of the zoning Bylaw. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye, Shah-aye.**

**Mr. Sugrue motioned to approve the Site Plan solar array at 57 Codjer Lane. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye, Shah-aye.**

**Approval Not Required (ANR) Plan – 29 Stone Rd. (Assessor’s Map K05-0024)**

Michael Jarvis, Owner; Mr. and Mr. Lewis, abutters were present to discuss the matter with the Board.

Mr. Burney explained that 29 Stone Road was raised and rebuilt and granted Variance from ZBA, along with Stormwater Management Plan approval from the Planning Board. He added that abutters, Mr. and Mrs. Lewis had concerns about adverse possession aspects.

Mr. Burney stated that added vegetation would be provided.

**Mr. Sugrue motioned to endorse the ANR for 29 Stone Rd. (Assessor’s Map K05-0024). Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye, Shah-aye.**

Mr. Jarvis, 29 Stone Road, partial owner asked if Board Members could sign the mylar as soon as possible. Mr. Burney agreed to contact Mr. Jarvis when a quorum of Planning Board signatures were available.

**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. Burney detailed that VHB consultants and Staff conducted an initial meeting on 1/2/24 and considered possible sites in Town that might satisfy MBTA Communities requirements. He added that VHB consultants visited several sites in Town.

Board Members agreed with VHB observations, that Meadow Walk and Cold Brook Crossing might be the more appropriate sites for expansion.

Related discussion took place including public outreach/education considerations.

**Wireless Services Overlay District o Site Plan Review**

Mr. Burney commented that he has been attempting to reach the wireless consultant, Dave Maxson.

**Site Plan Review**

Mr. Burney shared results of comparing the site Plan Review process utilized by local communities with focus on Special Permitting/40A Section 17. He confirmed that most communities utilized the Special Permit approach, with Wayland and Hopkinton using Bylaws regulating the process, and some communities following the Site Plan Appeal process.

Mr. Burney stated the MA Association of Planners is petitioning legislators to codify Site Plan Review within 40A in consideration of consistency.

Mr. Burney recommended the Board vote on this aspect at the next Planning Board meeting.

### **Master Plan Implementation**

Mr. Garvin acknowledged that great conversations regarding Sustainability and MBTA Communities have recently taken place.

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

### **Minutes for Approval: September 27, 2023 October 11, 2023**

**Mr. Sugrue motioned to approve the Planning Board Minutes for September 27, 2023 and October 11, 2023. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye, Shah-aye.**

### **Administrative Report**

Mr. Burney provided summary document regarding the joint meeting with the Select Board regarding MBTA Communities.

### **Ongoing Items/Hearings**

Public Hearing – Stormwater Management Permit Lot 2 Brimstone Lane (Assessor's Map L04-0008)  
CONTINUED TO January 24, 2023

Public Hearing – Scenic Road Application Lot 2 Brimstone Lane (Assessor's Map L04-0008)  
CONTINUED TO January 24, 2023

Public Hearing – Site Plan Review and Stormwater Management Permit 631 Boston Post Road  
(Assessor's Map K06-0502) CONTINUED TO January 24, 2023

**Future Meeting Schedule:**      January 24, 2024  
                                                                                                 February 14, 2024

### **Adjourn**

Mr. Garvin closed the Planning Board meeting at 9:11 PM.