



# Town of Sudbury

## Planning Board

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### MINUTES

**JANUARY 24, 2024 AT 7:30 PM**

### VIRTUAL MEETING

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

**Absent:** John Sugrue

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

Mr. Garvin opened the meeting at 7:32 PM. Roll call was taken: Mr. Finnicum-present, Mr. Shah-present, Ms. Perlman-present, Mr. Garvin-present.

**Immediately Continued Public Hearing\* –Stormwater Management Permit - Lot 2 Brimstone Lane (Assessor’s Map L04-0008)**

Ms. Perlman motioned to continue the public hearing Stormwater Management Permit - Lot 2 Brimstone Lane (Assessor’s Map L04-0008) to the February 28, 2024 Planning Board Meeting. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye

**Immediately Continued Public Hearing\* –Scenic Road Application Lot 2 Brimstone Lane (Assessor’s Map L04-0008)**

Ms. Perlman motioned to continue the public hearing for Scenic Road Application Lot 2 Brimstone Lane (Assessor’s Map L04-0008) to the February 28, 2024 Planning Board Meeting. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye

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

Ben Maiden, Applicant/Developer and Jacob Lemieux, Engineer-Hancock Associates were present to discuss the matter with the Board.

Mr. Maiden provided overview of modifications made.

Mr. Lemieux stated the major change to the plan reflected reduction in the size of the proposed project, on both lots, and overall building coverage. He mentioned improved access/turnaround radius for fire trucks, as well as provision for additional stormwater storage.

Mr. Burney noted that the stormwater peer reviewer was working on the report.

Mr. Finnicum asked about the location of the pond in relation to tree coverage and suggested planting of additional trees.

Mr. Shah agreed with Mr. Finnicum about additional plantings as landscaping would be a very important consideration.

Ms. Perlman agreed with comments of other Board Members; she added that the house on lot 1A could further address the massing on one side.

Mr. Garvin stated he wanted to see input from the Fire Chief, and understand the limits of clearing.

Mr. Lemieux addressed questions presented by the Board Members. Mr. Maiden and Mr. Lemieux agreed the location of house on Lot 1A could be tweaked somewhat.

**Ms. Perlman motioned to continue the hearing for the Definitive Subdivision Plan, and Stormwater Management Permit 210-212 Pratt's Mill Road (Assessor's Map G05-0022 and G05-0922) to the February 28, 2024 Planning Board Meeting. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye**

#### **Untimed Items**

#### **Request for Modification to a Stormwater Management Permit (# 21-13) 7 (Lot 43) Fox Hill Drive (Assessor's Map B07-0215)**

Present: Jacob Lemiex, Engineer-Hancock Associates

Mr. Lemiex presented plan updates, including the addition of a pool and reduction of size of the structure. He confirmed he was awaiting review of stormwater aspects by the peer reviewer.

Mr. Burney acknowledged that the topic would continue to the February 14, 2024 meeting.

#### **Continued Public Hearing – Site Plan Review and Stormwater Management Permit - 631 Boston Post Road (Assessor's Map K06-0502)**

Vito Colonna, Engineer, Jake Parsons, Applicant, Josh Fox, Attorney, and Chris Kelleher, Traffic Engineer were present to discuss the matter with the Board.

Mr. Colonna provided information regarding the turnaround area for emergency vehicles. He commented that space would be made available in the front of the site to plant several trees, and final landscape plan would be submitted. Mr. Colonna detailed that per Board recommendation, the fieldstone wall would be straightened. He confirmed that a formal traffic report would be submitted.

Mr. Garvin requested assurance that the Board of Health (BOH) would provide approvals related to mentioned topics.

Mr. Finnicum appreciated the stone retaining wall, landscape buffer and newly included entry. He suggested using rounded fieldstone.

Mr. Shah suggested several architectural enhancements along the entry framing.

Ms. Perlman opined about an island in the middle for traffic safety purposes.

Mr. Garvin asked if curb cut was approved by Massachusetts Department of Transportation (MASSDOT). Mr. Colonna responded in the affirmative.

Mr. Kelleher mentioned the staggered school pick-up times. Mr. Fox stated the traffic report would likely be completed by the first week in February.

**Ms. Perlman motioned to continue the public hearing for Site Plan Review and Stormwater Management Permit - 631 Boston Post Road (Assessor's Map K06-0502) to the February 28, 2024 Planning Board Meeting. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye**

**Public Hearing – Site Plan Review and Stormwater Management Permit - 225 & 227 Boston Post Road (Assessor's Map K10-0040 & K10-0009)**

Josh Kline, Engineer, Matt Taylor, Primrose School, and Christopher Alphen, Attorney were present to discuss the matter with the Board.

Mr. Kline provided a summary of the plan, noting the proximity to wetlands along Boston Post Road when planning the one-story child care facility.

Mr. Kline noted that parking would be reduced, and ADA improvements would be in place, with one of the existing parking areas becoming a play area. He confirmed that the Board of Health (BOH) has approved the septic plan, and additional landscaping throughout the property would be included on the plans.

Mr. Burney mentioned a Conservation Restriction was being finalized and commented about student enrollment numbers meeting standards and concerns presented by the Fire Department.

Mr. Finnicum opined about an easement along the Bruce Freeman Rail Trail (BFRT) and consideration of intersection at Greenhill Road. He mentioned that lighting be dark-sky compliant with submittal of a photometric plan. He recommended vegetated screening from Boston Post Road.

Mr. Garvin asked if the curb cut would be altered in any way. He mentioned that the stormwater management plan would have to meet new regulations, and fire truck access being a key component.

Mr. Taylor that large events are not part of the project, and agreed that any possible event would require Public Safety approvals. Mr. Taylor noted that food warming would have to be reviewed by BOH.

**Ms. Perlman motioned to continue the public hearing for Site Plan Review and Stormwater Management Permit - 225 & 227 Boston Post Road (Assessor's Map K10-0040 & K10-0009) to the February 28, 2024 Planning Board Meeting. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-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

Jennifer Nelson, VHB Consultant, and Luke Mitchell, VHB Consultant were present to discuss the matter with the Board.

Ms. Nelson provided update on the 3A process. She noted that several options could be reviewed, including the North Road Overlay parcel and the Melone overlay district as well.

Mr. Mitchell confirmed the North Road Overlay met the MBTA regs and the existing overlay would allow for substantial housing. Mr. Garvin stated such option would require with Special Permit via Town Meeting. Mr. Garvin suggested the consultants provide acreage associated with various other overlay districts in Town.

Mr. Shah indicated he might not prefer the added development in the North Road area, and would prefer to look at the existing multi-family units, as could be included in the property in the future.

Ms. Perlman stated that North Road has traffic challenges. Mr. Mitchell mentioned possible State grants.

Ms. Nelson stated she would provide a compliance model for Cold Brook Crossing, North Road and Melone.

Site Plan Review

Mr. Burney confirmed he sent the Review to Town Counsel for consideration and then would report to the Select Board

Master Plan Implementation

Nothing at this time

Discussion and Vote to approve the Planning Board 2023 Annual Report

Mr. Garvin suggested that members send any comments to Mr. Burney tomorrow.

**Ms. Perlman motioned to approve the Planning Board 2023 Annual Report, as edited. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye**

Citizens' Comments on Items Not on Agenda

None

Minutes for Approval: October 25, 2023

**Ms. Perlman motioned to accept the Planning Board Minutes of October 25, 2023. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye**

**Committee Member Updates**

Mr. Finnicum confirmed Community Preservation Committee (CPC) meetings have ended for the year and he signed the annual report today.

Ms. Perlman detailed that she and Mr. Burney attended the Housing Production Plan Meeting, and there is an upcoming meeting in March or April; she invited Members to attend.

**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 FEBRUARY 28, 2024**

**– Site Plan Review and Stormwater Management Permit 502 Concord Road (Assessor’s Map F10-0031) - CONTINUED TO FEBRUARY 14, 2024**

**Future Meeting Schedule: February 14, 2024 February 28, 2024**

**Adjourn**

Mr. Garvin closed the hearing at 9:42 PM.