



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY FEBRUARY 14, 2024 AT 7:30 PM

VIRTUAL MEETING

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

Mr. Garvin opened the meeting at 7:32 PM, and requested roll call: Mr. Finnicum-present, Mr. Sugrue-present, Mr. Shah-present, Ms. Perlman-present, Mr. Garvin-present

Staff Present: Adam Burney Director of Planning & Community Development

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 for Definitive Subdivision Plan, and Stormwater Management Permit 210-212 Pratt’s Mill Road (Assessor’s Map G05-0022 and G05-0922) to February 28, 2024. 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 March 27, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

Untimed Items

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

Mr. Sugrue motioned to continue Request for Modification to a Stormwater Management Permit (# 21-13) 7 (Lot 43) Fox Hill Drive (Assessor’s Map B07-0215) to February 28, 2024. 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. Burney stated that MBTA Communities consultants from VHB confirmed that Sudbury could utilize the existing overlay district/s in planning for MBTA Communities. He noted that Board Members John Sugrue and Julie Perlman assisted in reviewing the related draft document. Board Members discussed all aspects of the document and provided comments/edits to the draft.

Section 4700C: Multi-Family Overlay District

- A. Purpose – The purpose of the Multi-Family Overlay District (MFOD) is to allow multi-family housing as of right, in accordance with Section 3A of the Zoning Act (MA General Laws Chapter 40A).
- B. Establishment and Applicability – The MFOD is an overlay district with land area of approximately 57 acres.
- C. Definitions – Including terms that apply to affordable housing
- D. Permitted Uses – As of right, within the MFOD
- E. Dimensional Standards and Other Requirements
- F. Off-Street Parking
- G. General Development Standards
- H. Site Plan Review
- I. Affordability Requirements
- J. Severability

Section 5600: Inclusion of Affordable Housing – 5623: Developments which are permitted under the following regulations shall be exempt from this Section, in its entirety – MA General Law Chapters 40B or 40R, and particularly Section 4700C, Multi-Family Overlay District/s and other related sections

Board Members reviewed the Section and related mapping.

Mr. Sugrue motioned that the Planning Board vote to submit and support Town Meeting ARTICLE XX - ZONING ARTICLES TO AMEND ZONING BYLAW, ARTICLE IX: SECTION 5600 – INCLUSION OF AFFORDABLE HOUSING. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

Mr. Sugrue motioned that the Planning Board vote to submit and support Town Meeting ARTICLE XX – AMEND ZONING BYLAW ARTICLE IX: INSERT SECTION 4700C MULTI-FAMILY OVERLAY DISTRICT. Mr. Finnicum seconded the motion. It was on motion 5-0; Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye, Garvin-aye

Citizens' Comments on Items Not on Agenda

None

Minutes for Approval: November 8, 2023 November 29, 2023

Mr. Sugrue motioned to approve the minutes of 11/8/23, as presented and to approve the 11/29/23, as amended. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

Committee Member Updates

Ms. Perlman announced the Sudbury Housing Production Plan Committee would be meeting tomorrow morning, February 14, 2024.

Mr. Sugrue announced the BFRT Rail Advisory would likely be sponsoring a public event sometime in April to discuss the final section of the BFRT going into Framingham.

Administrative Report

It was noted that the BFRT/Complete Streets topic, in coordination with MCRT on Rte. 20, were being considered. Mr. Burney opined that the Planning Board would probably be considering transportation aspects and the Waste Water Management plan around the Rte. 20 area as a first consideration.

Mr. Sugrue mentioned that at the BFRT Advisory meeting, Fuss & O'Neill and Mass DOT recommended modification of the intersection at Rte. 20 with Complete Streets implementation as future items to be considered.

Ongoing Items/Hearings

Public Hearing – Stormwater Management Permit - Lot 2 Brimstone Lane (Assessor's Map L04-0008)
CONTINUED TO February 28, 2024

Public Hearing – Scenic Road Application - Lot 2 Brimstone Lane (Assessor's Map L04-0008)
CONTINUED TO February 28, 2024

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) **CONTINUED TO February 28, 2024**

Public Hearing – Site Plan Review and Stormwater Management Permit 631 Boston Post Road (Assessor's Map K06-0502) **CONTINUED TO February 28, 2024**

Public Hearing – Site Plan Review and Stormwater Management Permit 225 & 227 Boston Post Road (Assessor's Map K10-0040 & K10-0009) **CONTINUED TO February 28, 2024**

Future Meeting Schedule: February 28, 2024 March 13, 2024

Adjourn

Mr. Garvin closed the meeting at 9:36 PM.