



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY MARCH 13, 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: Finnicum-present, Sugrue-present, Shah-present, Perlman-present, Garvin-present

Absent: Ahnu Shah, Julie Perlman

Staff Present: Adam Burney Director of Planning & Community Development

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

Mr. Sugrue 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 Planning Board meeting on April 10, 2024. Mr. Finnicum seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, and Sugrue-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)

Jacob T. Lemieux, Engineer and Ben Maiden, Owner were present to discuss the matter with the Board.

Mr. Lemieux reviewed changes made to the plans, including decrease in building sizes, stormwater management aspects, widening of the turn-around area in consideration of public safety vehicles. He reviewed amended delineations, itemizing limit of clearing. Mr. Lemieux also reviewed the enhanced landscape plan with increased plantings and improved screening.

Mr. Burney acknowledged that the peer reviewer submitted a clean letter and the Fire Department approved the turn-around area.

Mr. Finnicum expressed his appreciation about the site being limited to two homes and suggested that the front-facing tossed wall be maintained and preserved. Mr. Finnicum stated that a significant area of land had not be cleared to date, and recommended some of the mature trees be maintained in order to preserve the existing buffer/screening. He requested the trees be tagged.

Mr. Sugrue agreed with comments made by Mr. Finnicum. Mr. Sugrue recommended the plans detail the footprint of the buildings. He recommended that the outline of the proposed driveway be further defined/cleaned up a bit.

Mr. Garvin indicated his appreciation for modifications made to the stormwater plan and suggested a uniform clearing line on the two side lines.

Mr. Lemieux agreed with Board Member recommendations, confirming that he would include a plan exhibit detailing the footprint of both structures.

Mr. Burney suggested conditioning the preservation of existing pine trees, per Board recommendation.

Mr. Burney summarized the five recommended conditions:

- Applicant will explore needle-eye cul-de-sac and center vegetation
- Applicant will maintain a consistent buffer of 8 feet from limit of clearing
- Applicant will work with Staff and the Board to consider maintaining mature trees
- Applicant will explore moving the septic system to the rear of the property
- Applicant will maintain the tossed stone wall.

Mr. Sugrue motioned to approve the five waivers as described on the plans for 210-212 Pratt's Mill Road (Assessor's Map G05-0022 and G05-0922), subject to plans not changing. Mr. Finnicum seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, and Sugrue-aye

Mr. Sugrue motioned to approve the Definitive Subdivision Plan for 210-212 Pratt's Mill Road (Assessor's Map G05-0022 and G05-0922), including all conditions as discussed at this meeting. Mr. Finnicum seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, and Sugrue-aye

Mr. Maiden confirmed he would be exploring aspects mentioned at this meeting, including driveway modification and moving the septic system.

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 confirmed that related comments were provided by Town Counsel; Mr. Burney added information regarding shuttle transportation and presented 4700C: Multi-Family Overlay District:

- A - Purpose
- B – Establishment and Applicability (Sub-districts, Exclusions)
- C – Permitted Uses (As of Right, Accessory Uses)
- D – Dimensional Standards and Other Requirements
- E – Off-Street Parking (Number of Parking Spaces, Parking Reduction, Number of bicycles spaces/storage, EV Charging Stations)
- F – General Development Standards (Site Design, Buildings, Waivers)

- G – Site Plan Review (Applicability)
- H – Affordability Requirements (Purpose, Applicability, Requirements)
- I – Severability
- Other Sections to Amend Within Sudbury’s Zoning Code
- Maps (Multi-Family Overlay District)
- Additions to Section 7000 Definitions

Board Members reviewed and discussed presented Multi-Family Overlay District outlined topics.

Wireless Services Overlay District

No updates were provided.

Site Plan Review

Mr. Burney commented that Site Plan Review topics would be discussed at the next Planning Board meeting.

Master Plan Implementation

Mr. Garvin mentioned that implementations in several important area are progressing.

Citizens’ Comments on Items Not on Agenda – No Comments Received

Minutes for Approval: December 20, 2023 January 10, 2024

Mr. Sugrue motioned to approve the Planning Board Minutes for December 20, 2023 and January 10, 2024. Mr. Finnicum seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, and Sugrue-aye

Committee Member Updates

Mr. Sugrue informed the Board that the Bruce Freeman Rail Trail Information Session was scheduled for April 23, 2024.

Mr. Burney stated that the Housing Production Plan Committee would be conducting a forum regarding goals and strategies on March 21, 2024.

Administrative Report

Mr. Burney confirmed the Select Board will be holding a Firearms Bylaw Informational Session/Forum on March 28, 2024 at the Goodnow Library, via hybrid meeting, to begin at 7:00 PM.

Mr. Burney stated the Field Needs Assessment for Open Space Plan – Housing Production Plan is on track for June.

Mr. Burney mentioned the Sudbury Swim & Tennis Swimming Club has petitioned ZBA for an amendment to the 1967 Special Permit for family membership to increase to 300 families from 210 family-membership. He added that ZBA is asking for Board input, and that he would follow-up with ZBA on this matter.

Possible Future Agenda Items

Mr. Burney confirmed that MDM will be retained to review traffic considerations with the ongoing hearings.

Mr. Garvin stated MDM would be reviewing traffic and parking considerations.

Ongoing Items/Hearings

Site Plan Review and Stormwater Management Permit 502 Concord Road (Assessor's Map F10-0031)
CONTINUED TO March 27, 2024

Site Plan Review and Stormwater Management Permit 631 Boston Post Road (Assessor's Map K06-0502)
CONTINUED TO March 27, 2024

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 April 24, 2024

Stormwater Management Permit and Scenic Road Application Lot 2 Brimstone Lane (Assessor's Map L04-0008)
CONTINUED TO March 27, 2024

Future Meeting Schedule:

March 27, 2024; April 10, 2024

Adjourned

Mr. Garvin closed the meeting at 8:43 PM.