



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY APRIL 24, 2024 AT 7:30 PM

### VIRTUAL MEETING

**Members Present:** Chair Stephen Garvin, Clerk John Sugrue, Julie Perlman, Anuraj Shah

**Absent:** Justin Finnicum, Vice-Chair

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

Mr. Garvin opened the meeting of the Planning Board at 7:32 PM, and requested Roll Call: Mr. Sugrue-present, Mr. Shah-present, Ms. Perlman-present, Mr. Garvin-present

**Immediately 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)**

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 May 22, 2024. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye

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

Mr. Sugrue motioned to continue the Public Hearing - Stormwater Management Permit Application for Lot 2 Brimstone Lane (Assessor’s Map L04-0008) to May 22, 2024. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye

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

Mr. Sugrue motioned to continue the Public Hearing - Scenic Road Application for Lot 2 Brimstone Lane (Assessor’s Map L04-0008) to May 22, 2024. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye

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

Mr. Sugrue motioned to continue the Public Hearing – Site Plan Review and Stormwater Management Permit for 631 Boston Post Road (Assessor’s Map K06-0502) to May 22, 2024. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye

**Continued Public Hearing – Site Plan Review and Stormwater Management Permit - Codjer Lane (Assessor’s Map J07-0009)**

Mr. Burney acknowledged that the applicant requested the Site Plan Review and Stormwater Management Permit hearing be continued to May 22, 2024, as they are currently working with the Fire Department and Conservation to resolve several comments based on the initial proposal.

**Mr. Sugrue motioned to continue the Public Hearing – Site Plan Review and Stormwater Management Permit for Codjer Lane (Assessor’s Map J07-0009) to May 22, 2024. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye**

**Untimed Items**

**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 presented PowerPoint slides for May Town Meeting, titled: “Town of Sudbury MBTA Communities Zoning, M.G.L. c 40H, Section 3A.”

Planning Board Members reviewed the PowerPoint slide presentation and modified various slides as discussed.

Board Members recognized the various grants awarded to the Town and neighboring communities over the last several years, and noted that future grants could be impacted for those communities who elect not to participate in MBTA Communities planning to help advance transit-accessible housing, with the 10% affordable housing component.

Mr. Burney stated he had spoken with a member of the Sudbury League of Women Voters and answered related questions in preparation of presenting the finalized “Town of Sudbury MBIA Communities Zoning” PowerPoint to the Sudbury League of Women Voters at their next meeting.

After considerable review, Board Members suggested additions/modifications to the presented slides concerning:

- Sudbury Bylaw Highlights
- Mixed Use Development Permitting
- Requirement for Multi-modal Transportation
- 10% Affordable Housing Requirement (maximum allowable by the State)
- Requirements for sustainable elements

In consideration of several pictorial slides, Members agreed with including superimposed graphics for the Cold Brook Crossing, Avalon and Meadow Walk developments.

Members discussed “The Takeaway” slide in detail, recognizing that identifying such expansion of residential units at various existing sites in Sudbury, was presented as possible zoning allowance, with no requirement to build out at those sites.

Mr. Burney recommended that Board Members submit any additional questions/comments regarding the PowerPoint present to him, by Monday, April 29, 2024.

#### Wireless Services Overlay District

##### Site Plan Review

Mr. Garvin recommended that prospective bylaw information be displayed on the screen at Town Meeting. Mr. Burney confirmed he would prepare similar screen display at Town Meeting for the Inclusionary Housing Bylaw.

##### **Master Plan Implementation**

Mr. Garvin asked about the economic development piece. Mr. Burney confirmed that he had spoken with the Town Manager regarding this topic and would plan to work on economic development planning after Town Meeting.

Mr. Burney hoped to receive economic development bids from prospective consulting companies over the summer. He indicated he had several such firms in mind.

##### **Citizens' Comments on Items Not on Agenda – No Comments Received**

##### **Minutes for Approval: March 13, 2024**

**Mr. Sugrue motioned to approve the Planning Board Minutes of March 13, 2024, as edited. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye**

##### **Committee Member Updates**

Mr. Burney and Mr. Sugrue concurred that last night's Rail Trails Advisory Committee Public Forum for BFRT Phase 3 was well-attended and informative.

##### **Administrative Report**

Mr. Burney stated that the draft Housing Production Plan was distributed to Board Members and would be finalized by the end of the fiscal year, with hopes of approving the final report in the next several weeks.

##### **Ongoing Items/Hearings:**

- Site Plan Review and Stormwater Management Permit  
502 Concord Road (Assessor's Map F10-0031)  
**CONTINUED TO May 22, 2024**
- Site Plan Review and Stormwater Management Permit  
225 & 227 Boston Post Road (Assessor's Map K10-0040 & K10-0009)  
**CONTINUED TO May 22, 2024**  
Stormwater Management Permit 24 Goodnow St (Assessor's Map G07-0501)

**Future Meeting Schedule:**

May 22, 2024 and June 12, 2024

**Adjourn**

Mr. Garvin adjourned the Planning Board Meeting at 8:41 PM.