



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY JULY 17, 2024 AT 7:30 PM

### VIRTUAL MEETING

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

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

Mr. Garvin opened the meeting at 7:30 PM, and requested roll call: Mr. Finnicum-present, Mr. Sugrue–Present, Mr. Shah-present, Ms. Perlman-present, Mr. Garvin-present

**Immediately Continued Public Hearing - Scenic Road Permit and Stormwater Management Permit Applications 24 Goodnow Road (Assessor's Map G07-0501)**

Mr. Sugrue motioned to continue the Public Hearing - Scenic Road Permit and Stormwater Management Permit Applications for 24 Goodnow Road (Assessor's Map G07-0501) to August 14, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye

**Immediately Continued Public Hearing – Site Plan Review and Stormwater Management Permit Application Lots 1 & 2 Harvey's Farm Lane (Assessor's Map H10-0201 and H10-0202)**

Mr. Sugrue motioned to continue the Public Hearing – Site Plan Review and Stormwater Management Permit Application for Lots 1 & 2 Harvey's Farm Lane (Assessor's Map H10-0201 and H10-0202) to August 14, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye

**Immediately Continued Public Hearing – Site Plan Review and Stormwater Management Permit Application 502 Concord Road (Assessor's Map F10-0031)**

Mr. Sugrue motioned to continue the Public Hearing – Site Plan Review and Stormwater Management Permit Application for 502 Concord Road (Assessor's Map F10-0031) to September 11, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye

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

**Mr. Sugrue motioned to continue the Public Hearing - Site Plan Review and Stormwater Management Permit Application for Codjer Lane (Assessor's Map J07-0009) to August 14, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye**

**Continued Public Hearing – Site Plan Review and Stormwater Management Permit Application 525 Boston Post Road (Assessor's Map K07-0005)**

Mark Hebert, Hebert Co. – Development Management, David Kelley, Engineer, and Kelly Meja, Architect were present to discuss the matter with the Board.

Mr. Hebert provided related updates, adding that ZBA made a positive determination.

Mr. Kelley addressed traffic concerns and presented the modified traffic plan, which reflected a loss of two additional, reconfiguration of parking towards the front of the Bank, as recommended by the Planning Board. Mr. Kelley confirmed open space would increase by some 800 square feet, as well as additional landscaping.

Mr. Burney confirmed the related ZBA decisions have been recorded with the Town Clerk.

Mr. Sugrue indicated the latest plan rendition was improved.

Mr. Shau appreciated the added landscape and hoped the blue LED lighting would not remain.

Ms. Perlman the updated plans addressed her concerns; she added that she was not in favor of blue LED lights.

Mr. Finnicum echoed member comments. He suggested continuing the walkway as a clear path forward, and recommended relocating the proposed trees some.

Mr. Garvin agreed the modified plans showed much improvement and was in favor of having the trees be more aligned. He asked about operation/hours of LED lighting.

Mr. Hebert agreed with extending the sidewalk. Ms. Meja said mentioned LED lighting would not be included in this plan.

**Mr. Sugrue motioned to approve the Site Plan Application for 525 Boston Post Road (Assessor's Map K07-0005), with minor modification of extending the sidewalk and shifting the tree line. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye**

**Mr. Sugrue motioned to approve the Stormwater Management Permit Application for 525 Boston Post Road (Assessor's Map K07-0005). Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye**

**Public Hearing – Site Plan Review and Stormwater Management Permit Application - 60 Hemlock Road (Assessor's Map H05-0029)**

Maura Carty, Sudbury Swim and Tennis, and Adrian Charest, PE - Sudbury Swim and Tennis were present to discuss the matter with the Board.

Ms. Carty noted that the proposed swimming pool must be redone with ADA modifications.

Mr. Charest stated the code has changed some so a pool replica could not be copied exactly.

Mr. Garvin mentioned that the Board was awaiting a clean letter of approval from the peer reviewer.

Mr. Burney stated that the conservation coordinator recommended erosion controls be included towards the eastern part of the parking lot. Mr. Charest agreed with the recommendation.

Mr. Shah requested additional information regarding decking around the pool and a clean existing conditions plan be presented to the Board.

Mr. Finnicum asked about the preservation of mature trees on the site.

Ms. Perlman and Mr. Sugrue echoed comments made by other members.

Mr. Garvin suggested submission of a 20 scale plan would be easier to read. He asked about PVC piping and proposed pool setbacks from the septic system.

Mr. Charest noted that some of the trees are marked for removal and would be replaced with other trees. He explained the large trees have created much debris and difficulty when getting into the pool. Mr. Garvin requested additional deck specifications.

**Mr. Sugrue motioned to continue the Public Hearing - Site Plan Review and Stormwater Management Permit Application for 60 Hemlock Road (Assessor's Map H05-0029) to August 14, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-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, Developer, and Bruce Saluk, Engineer were present to discuss the matter with the Board.

Mr. Derderian thanked Mr. Sugrue, Mr. Garvin, Mr. Shah and Conservation Coordinator Lori Capone for meeting with him and sharing recommendations when they met with him at the site. He noted that Ms. Capone indicated the limit of work be at the 50' buffer zone line. He indicated he would prefer not to have an additional sidewalk in addition to the one on Maynard Road when considering drainage aspects.

Mr. Shah recommended the inclusion of a sidewalk.

Mr. Sugrue agreed with conservation concerns and indicated that the overall plan reflected improvement.

Ms. Perlman agreed with Member comments and requested that the massing of the duplex building would be considered, especially in relation to existing neighboring homes.

Mr. Finnicum agreed with keeping new structure in scale and recommended inclusion of foot print/square footage detail.

Mr. Garvin favored the duplex plan and noted the sidewalk might serve as a connector. He suggested some modification regarding size/location. He asked to see bounds/iron rods to detail boundaries. Mr. Saluk agreed the next step would confirm that ConCom is in agreement with location of permanent bounds/markers and to get the stormwater plan ready for peer review.

**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 September 25, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye**

### Untimed Items

#### Master Plan Implementation

Mr. Burney provided update on the presentation made before the Select Board last night, including the topics of: MBTA Communities, Corridor Study of Rte. 20, Selection of an Economic Development Consultant and how it relates to the Master Plan economic development chapter. Mr. Garvin noted that the Chase Bank project presented tonight, was a good example of shared parking capability between businesses.

Mr. Burney led Board discussion regarding Rail Trail influence with economic development, Feeley Field Needs Assessment, and Town Transportation programs, including the CatchConnect program.

Mr. Garvin asked about the Cold Brook Crossing shuttle and opined about such transportation modes connecting and supporting each other.

Mr. Burney stated that Select Board Members inquired Master Plan short-term goals. Mr. Garvin detailed progress made with short-term goals, and the unexpected issues, such as COVID, and the transition of a Planning Director.

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

#### Minutes for Approval: May 22, 2024

**Mr. Sugrue motioned to approve the Planning Board Minutes of May 22, 2024, as edited. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye**

### Committee Member Updates

Nothing further presented

### Administrative Report

Nothing further presented

**Future Meeting Schedule:**

- August 14, 2024
- September 11, 2024

**Adjourn:**

Mr. Garvin adjourned the Planning Board meeting at 8:58 PM.