



Town of Sudbury

Planning Board

PlanningBoard@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-443-0756

www.sudbury.ma.us/planning

MINUTES

WEDNESDAY JUNE 12, 2024 AT 7:30 PM

VIRTUAL MEETING

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

Staff Present: Adam Burney Director of Planning & Community Development

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

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 - 502 Concord Road (Assessor’s Map F10-0031) to the Planning Board meeting on July 17, 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 –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 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) to the Planning Board meeting on June 26, 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* – Scenic Road Application Lot 2 Brimstone Lane (Assessor’s Map L04-0008)

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

Mr. Sugrue motioned to continue the Public Hearings for Scenic Road Application and Stormwater Management Permit Application for Lot 2 Brimstone Lane (Assessor’s Map L04-0008) to June 26, 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 Application - Codjer Lane (Assessor’s Map J07-0009)

Mr. Sugrue motioned to continue the Public Hearing for Site Plan Review and Stormwater Management Permit for Codjer Lane (Assessor’s Map J07-0009) to the Planning Board Meeting on July 17, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

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

Josh Kline, Engineer – 120 Washington Street, Salem, MA; Mark Bobrowski, Applicant’s Attorney - 9 Damon Mill Square, Acton, MA, and Matt Taylor, Primrose Corp., 164 Walton Road, Newcastle, NH were present to discuss the matter with the Board.

Mr. Kline confirmed that regarding stormwater management aspects, the applicant decided to rebuild the basin and provide that it be maintained. He added that such revision was implemented on the plans mentioned invasive species management as part of the plan as well to be approved by the Conservation Commission.

Mr. Kline commented that after lengthy Board discussion a traffic queuing plan had been submitted. He reviewed the queuing options for morning and evening travel.

Mr. Bobrowski detailed that the location of the curb cut was entirely in Massachusetts Department of Transportation (MassDOT) jurisdiction. Mr. Garvin commented that the Board and the applicant could work together on the location of the curb cut, to be approved by MassDOT. Mr. Garvin noted that discussion of options was important.

Mr. Burney confirmed that a meeting took place with the traffic consultant and Horsley Witten, who agreed that the proposed basin location was preferred, and the Conservation Coordinator was pleased to know that the basin was re-established and if invasives were cleared and replanted with grass that would reflect optimum benefit. Mr. Burney further mentioned that any curb cut option brought forth by the Board could be suggested, but not necessarily mandated. He added that offline discussion with counsel was a possibility.

Mr. Garvin confirmed that due to his absence at the last meeting, he signed the affidavit to ensure that he reviewed all aspects of that meeting. He agreed with the re-establishment of the basin and asked about a gate shown at the back entrance and wondered if such gate could be relocated to the eastern side of the property to ensure proper access going forward and not just in consideration of cleaning existing invasive growth.

Mr. Garvin maintained that moving the driveway further to the west would not be preferable for several reasons. He added the driveway took consume three parking spaces from the western side and install the curb cut at that point to allow the driveway to be perpendicular to Boston Post Road with added greenery. He tested the morning traffic and found it somewhat difficult. He mentioned aspects of driveway regulations. Mr. Garvin recommended that the applicant conduct further survey studies for the entire length of the roadway frontage.

Ms. Perlman agreed with comments made by Mr. Garvin. She agreed with the re-establishment of the basin and related invasives to be maintained. She agreed that additional options regarding the driveway could be reviewed.

Mr. Shah stated that he agreed with Mr. Garvin's comments related to the proposed driveway.

Mr. Sugrue also concurred with the Chair's comments regarding the relocation of the driveway presenting a safer option for entering and existing the site to and from Boston Post Road and also within the parking lot.

Mr. Finnicum stated he was happy to see several modifications to the plan and agreed with related driveway-related comments as presented by Mr. Garvin. He mentioned the influence of the new light/s at Landham Road in relation to the curb cut. He explained the current state of increased traffic on Greenhill Road and how that affects the site. Mr. Finnicum mentioned the possibility of conditioning.

Mr. Kline addressed several Board comments, including relocation of gate, compliance with Horsely Whitten comments, he acknowledged various industry driveway standards with alignment of intersections being the preferred design. He stressed that the final location of the driveway is a MassDOT issue and is happy to work with MassDOT about that location and the Town can be part of that discussion/consideration. He appreciated the feedback from the Board.

Mr. Garvin acknowledged that progress was made at this meeting and mentioned the importance of grading on Boston Post Road.

Mr. Taylor indicated his disappointment regarding the related peer review process (timeliness of response) and understood concerns expressed by the Board and was willing to work with MassDOT and the Board. He mentioned the importance of moving the project forward. Mr. Garvin responded that the peer reviewer has consistently advised that the driveway be moved further west in consideration of safety concerns. He noted that summer is a tough time with vacations. Mr. Garvin mentioned that this intersection is one of the worst in Sudbury. He confirmed that Sudbury Town Counsel and Attorney Bobrowski will discuss this matter to help advance the project.

Mr. Sugrue motioned to continue the Public Hearing for Site Plan Review and Stormwater Management Permit Application for 225 & 227 Boston Post Road (Assessor's Map K10-0040 & K10-0009) to the Planning Board meeting on June 26, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

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)

Vito Colonna, Engineer, 121 Boston Post Road, Sudbury, MA; Nick Mastroianni, Phil Mastroianni, Vincent Mastroianni, Applicants – 101 Pine Street, Newton, MA; Terry Morris, Attorney for Applicant were present to discuss the matter with the Board.

Mr. Colonna provided a summary of the site, an approved subdivision which had been approved by the Town in 2005. He mentioned that the Fire Department had expressed concern regarding vehicle access and the existing hydrant and requested that the roadway into the site be widened and to provided updated Stormwater Management plans in accordance with updated bylaws.

Mr. Colonna confirmed the Mastroianni's' are posing to buy the property and create an agricultural use business, growing trees, shrubs, plantings, and maintaining a hardscape supply business. He noted the site abuts the Sudbury Valley Trustees site. Mr. Colonna presented site plan aspects including provisions per Town recommendation, utility and landscape plans.

Mr. Burney confirmed that the Fire Department had concern about Fire vehicle access and use of the barn as associated with the possibility of stored chemicals/fertilizers, etc. He noted that Conservation maintained the project reflected significant alteration when compared to the original housing proposal and would require filing with the Commission.

Mr. Burney stated the proposed business plan was somewhat confusing and questioned parking/traffic patterns, as well as the customer base and the mention of two businesses. Mr. Burney noted that hardscape supplies did not qualify for Section 3 protection.

Mr. Burney inquired about food composting and how that might affect neighbors.

Ms. Perlman mentioned pesticide use and storage and how that might affect neighbors. She expressed concern about related traffic and opined about the exact use/s at the site.

Mr. Sugrue had questions about business programming.

Mr. Shah agreed with all considerations as expressed by Mr. Burney and Board Members.

Mr. Finnicum agreed with all questions posed and that the Sudbury Valley Trustees land and structures would be affected as well as impacts on wildlife in the area. He asked about machinery to be used and sought to understand the term "lay down" space.

Mr. Garvin stressed concerns presented by the Fire Chief and wanted to know the status of a traffic study, the proposed business plan and aspects regarding ledge removal.

Mr. Mastroianni acknowledged the challenges associated with the site and stressed that much of the business is handled remotely and impact on traffic would be minimal. He mentioned that during the first year of business on the site, a pasture would be created with display of trees and bushes. He agreed to eliminate the composting plan and confirmed that fertilizers could be stored off site.

Dan Simson, Sudbury Valley Trustees, confirmed that nature trail/s runs along the property stone wall and expressed concerns regarding increased noise, proximity of barn location, effects on wildlife and wished to learn more about the stormwater plan.

Resident Connie Steward, 115 Old Sudbury Road, stressed the importance of a definitive business plan and a traffic study.

Neighboring property owner Ron Dinno, 50 Autumn Road, Weston, MA; stated that the described business could bring improvements to the area.

Resident Ron Isenstein, 107 Old Sudbury Road, was in agreement with Staff and Board comments and expressed concern about traffic. He requested that additional information regarding the site plan and the business be submitted. He also mentioned noise and lighting considerations.

Resident Janie Dretler, 286 Goodman's Hill Road, expressed concern about traffic/machinery-related traffic, as well as limiting left turns from the property.

Mr. Garvin commented that a definitive business plan would be most helpful.

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 the Planning Board meeting on July 17, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

Master Plan Implementation

Mr. Garvin stated that Master Plan Implementation discussion would be continued to the next meeting.

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

Minutes for Approval: February 28, 2024 and April 10, 2024

Mr. Sugrue motioned to approve the Planning Board Minutes of February 28, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye

Mr. Sugrue motioned to approve the Planning Board Minutes of April 10, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0-1; Finnicum-abstain, Sugrue-aye, Shah-aye, Perlman-aye, Garvin-aye

Committee Member Updates

Updates were not included at this time.

Administrative Report

Mr. Burney commented that he would be away until June 25th (the day before the next Planning Board meeting).

Ongoing Items/Hearings

Scenic Road and Stormwater Management Permit Applications 24 Goodnow Road (Assessor's Map G07-0501) - Continued until June 26, 2024

Site Plan Review and Stormwater Management Permit Application 505-525 Boston Post Road (Assessor's Map K07-0005) - Continued until June 26, 2024

Future Meeting Schedule: June 26, 2024 and July 17, 2024

Mr. Garvin adjourned the Planning Board meeting at 9:12 PM.