



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, JUNE 26, 2024 AT 7:30 PM

VIRTUAL MEETING

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

Staff Present: Director of Planning & Community Development Adam Burney

Mr. Garvin opened the meeting at 7:31 PM, and requested roll call: Mr. Finnicum-present, 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 immediately continue the 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 July 17, 2024. Mr. Shah seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye

Continued Public Hearing - Stormwater Management and Scenic Road Permit Applications Lot 2 Brimstone Lane (Assessor’s Map L04-0008)

Carrie Maciel Applicant, 6 Boblink Drive, Stow, MA was present to discuss the matter with the Board.

Mr. Burney confirmed the Conservation Commission had worked with the applicant on the stormwater management plan in order to reduce impact on the wetlands. He noted that modifications to achieve this effort were included in the modified plan along with an increase I proposed plantings.

Mr. Garvin noted that the 18’ wide driveway was good but recommended that the driveway be flared at the end toward Rte. 20 in order to accommodate larger vehicles coming off the road. Members were in agreement.

Mr. Sugrue motioned to approve the Stormwater Management Permit for Lot 2 Brimstone Lane (Assessor’s Map L04-0008); with the condition that the sump detail, be updated to a 4’ pump, as described in the plan. 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 Scenic Road Permit for Lot 2 Brimstone Lane (Assessor's Map L04-0008). 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 225 & 227 Boston Post Road (Assessor's Map K10-0040 & K10-0009)

Josh Kline, Engineer and Mark Bobrowski, Applicant's Attorney were present to discuss the matter with the Board.

Mr. Kline summarized modifications made to the plan, including: shifting of the driveway and parking area, reduction in impervious area. He noted that the Conservation Commission had no issues with the driveway being slightly relocated and there were no issues regarding connecting to the sidewalks for increased connectivity.

Board Members agreed that the modifications made would be beneficial. Mr. Garvin indicated the modified plan represented a good plan for the applicant, the Town and the State. He requested a copy of the MassDOT application. Mr. Bobrowski agreed to provide the copy.

Mr. Sugrue motioned to approve the Site Plan Review and Stormwater Management Permit Application for 225 & 227 Boston Post Road (Assessor's Map K10-0040 & K10-0009), with conditions that Staff is informed of the agreement with MassDOT and the Applicant submit the MassDOT application to Staff regarding MassDOT approval of the driveway. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye

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

Steve Poole, Engineer was present to discuss the matter with the Board.

Mr. Poole presented the landscape plan, noting that a single large Pine Tree must be taken down and that various smaller trees would be planted at the front of the house near the sidewalk.

Mr. Finnicum stated that bringing the turf grass to the clearing might be too much in consideration of the limit of work area.

Both Mr. Sugrue and Ms. Perlman agreed with Mr. Shah that forested areas should be maintained as much as possible.

Mr. Garvin concurred that adding additional trees on the street side of the driveway and making sure that the driveway slope reflects about a 9% grade would be preferable.

Mr. Poole agreed with modifying the plans to reflect the placement of trees, less grass area and a driveway slope between 8% to 9%.

Mr. Sugrue motioned to continue the Public Hearing for Stormwater Management and Scenic Road Applications at 24 Goodnow Road (Assessor's Map G07-0501). 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
505-525 Boston Post Road (Assessor’s Map K07-0005)**

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

Mr. Kelley commented that Horsley Witten had no issues with the stormwater management plan.

Mr. Kelley detailed changes made, as recommended by the Board at the last meeting: post-construction plan, title sheet included on all plans, relocation of sidewalk, addition of several trees and additional landscaping towards the front of the Bank. Mr. Kelley outlined that impervious area was reduced, parking area aisles modified to allow for greater travel ease around the driveway. He added that utility connections had been moved to the side of the building and out of view.

Ms. Meja explained that some height was added, main entrances enhanced with detail and glass to break up the mass.

Mr. Garvin mentioned that the modifications reflected improvement at the site. He recommended that entrance to the bank be modified with inclusion of several one-way parking isles. Mr. Hebert agreed to incorporating several changes in the parking area and would confer with Chase Bank regarding such changes.

Members agreed with proposed modifications. Ms. Meja confirmed the glazing as depicted on the rendering, would not be as bright and would be more transparent. She mentioned that stone material for signage and recommended architectural change with the tower would be included in the plans. Mr. Hebert indicated that the corner signs would be more in keeping with other bank signage.

Mr. Hebert asked that the hearing be continued and appreciated comments made by Board Members.

Mr. Sugrue motioned to continue the Public Hearing – Site Plan Review and Stormwater Management Permit Application for 505-525 Boston Post Road (Assessor’s Map K07-0005) to the Planning Board meeting on July 17, 2024. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye

Master Plan Implementation

Mr. Burney stated that the Select Board requested that he and Mr. Garvin provide a Master Plan Implementation update at the upcoming Select Board meeting on July 16. He added that the Select Board requested information regarding inclusion of an economic development consultant. Mr. Burney stated that consulting with such a consultant would likely be decided on in the Fall.

Minutes for Approval: April 24, 2024

Mr. Sugrue motioned to approve the April 24, 2024 Planning Board Minutes. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye

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

Committee Member Updates

Nothing further to add.

Administrative Report

Nothing further to add.

Possible Future Agenda Items

Ongoing Items/Hearings:

- Public Hearing - Site Plan Review and Stormwater Management Permit Application - Codjer Lane (Assessor's Map J07-0009), Continued until July 17, 2024.
- Public Hearing – Site Plan Reivew and Stormwater Management Permit Application Lots 1 & 2 Harvey's Farm Lane (Assessor's Map H10-0201 and H10-0202), Continued until July 17, 2024.
- Immediately Continued Public Hearing – Site Plan Review and Stormwater Management Permit Application 502 Concord Road (Assessor's Map F10-0031). Mr. Burney noted he had not received any updated materials for 502 Concord Road.

Future Meeting Schedule:

- July 17, 2024
- August 14, 2024

Adjourn

Mr. Garvin adjourned the meeting at 8:45 PM.