



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY, AUGUST 14, 2024 AT 7:30 PM

### VIRTUAL MEETING

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

**Members Absent:** 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, 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 September 11, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-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 September 11, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye

**Administrative Report**

Mr. Burney stated that the Governor recently signed the Affordable Housing Act, which includes some zoning implications for Sudbury. Most pressing consideration for the Town would likely be the ADUs – Accessory Dwelling Units by right and preparing for February 25, 2025 when regulations will be in place. He explained that the Town will have to modify the existing ADU bylaw in accordance with “suitable regulations,” per EOHLC (Executive Office of Housing and Livable Communities) and what areas of size, massing, setbacks that community's will be able to regulate.

Mr. Burney acknowledged that a limiting factor in Sudbury, might be septic and related capacity, as well as proposed appeals and that related process.

Mr. Burney noted that the Economic Development RFP is being worked on to send to Town Counsel for review. He indicated that getting that piece in place by the winter would be ideal.

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

Brian Marchetti, Engineer was present to discuss the matter with the Board.

Mr. Marchetti reviewed the plan and water supply and fire protection aspects at the Cavicchio greenhouses site. He described the proposed building plans for storage located on the site. Mr. Marchetti stated that the site plan was submitted on March 15, 2014 and revised on July 25, 2024. He noted that a water main is being run up to the proposed 7,000 square foot storage building, which will require demolition of existing structure/s. He added that the plan reduces impervious area by some 400 square feet and final round of responses were provided to Horsley Witten today, addressing stormwater management aspects for the redevelopment project.

Mr. Finnicum requested that PFAST chemicals would not be leaching into the grounds on the site. Mr. Marchetti responded that the proposed storage building would store growing material, mulch, fertilizers and plant containers.

**Mr. Sugrue motioned to approve the Site Plan Review and Stormwater Management Permit Application for Codjer Lane (Assessor’s Map J07-0009). Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye**

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

Maura Carty, Sudbury Swim and Tennis, 18 Stonebrook Road, Sudbury and Adrian Charest, PE - Sudbury Swim and Tennis, 19 Summer Street, Sudbury were present to discuss the matter with the Board.

Ms. Carty presented a gardening/landscape plan to help replace several existing trees being removed.

Mr. Finnicum mentioned that the planting preference would be to use native species. Ms. Carty was in agreement.

Mr. Garvin mentioned that final comments from the peer reviewer were to be received. Mr. Burney commented that the stormwater peer review comments would be key; he added that the existing trees also provided buffer/privacy screening to the abutting properties. He suggested native plantings that have some volume to help with the noise factor as well.

**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 September 11, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye**

**Public Hearing – Definitive Subdivision Plan Modification, and Stormwater Management Permit Modification – Maiden Way – fka 210-212 Pratt’s Mill Road (Assessor’s Map G05-0022 and G05-0922)**

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

Mr. Lemieux presented the revised grading, drainage and utilities plan, which changed the location of the septic system/s in order to retain front vegetation, per recommendation by the Planning Board. Explained the cul-de-sac was revised to a more-conventional drive, with improved stormwater plan.

Mr. Lemieux requested that the conditioning regarding donation to the sidewalk fund (\$30,000) be removed in consideration of substantial changes and expense incurred with the plan modification.

Mr. Burney confirmed that the Fire Department was pleased with the modified driveway which increases turn-around space for fire department vehicles. He noted that the DPW director favored this type of conventional drive when compared to the “ameba” type driveway previously approved.

Mr. Shah commented that moving the septic system and driveway reflected a great improvement to the plan.

Mr. Finnicum agreed with comments made by Mr. Shah and stated that he was pleased with the preservation of the mature trees in the front of the site and would support a reduction in the sidewalk fund.

Mr. Sugrue agreed with the substantial changes made to the plan and preservation of frontage. He was open to a reduction in the sidewalk fund.

Mr. Garvin recognized that many plan modifications were implemented and he would be willing to reduce the sidewalk fund contribution by half (\$15,000).

Mr. Shah stated that such reduction in the sidewalk fund made sense.

Mr. Maiden appreciated the Board agreeing to a decrease in the sidewalk fund as well as their guidance with the project.

**Mr. Sugrue motioned to approve the Definitive Subdivision Plan Modifications, and Stormwater Management Permit Modifications with reduction of the sidewalk fee to \$15,000 for Maiden Way – fka 210-212 Pratt’s Mill Road (Assessor’s Map G05-0022 and G05-0922). Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye**

**Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road (Assessor’s Maps B09-0011, B09-0012, B09-0012, B09-0013, and B09-0014 (fka Assessor’s Map B09-0001) – Time Extension Request for Definitive Subdivision Decision and Stormwater Management Permit.**

Mr. Garvin indicated that time extension aspects would be discussed with the applicant on September 11, 2024, in attempts to move the project forward with specific process planning to be detailed by the applicant.

Mr. Burney confirmed that he communicated with the applicant that additional/essential project detail had to be presented to the Board before completion of an extension plan.

Mr. Sugrue recommended that all related information be submitted to the Planning Board before the September 11<sup>th</sup> meeting.

Board Members discussed aspects of the adequacy of the existing surety bond. Mr. Burney mentioned that a project work list would be presented at the September 11<sup>th</sup> meeting.

### **Master Plan Implementation**

Mr. Garvin stated that the RFP had been discussed earlier in the meeting.

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

### **Minutes for Approval**

Minutes to be reviewed at the next Planning Board meeting.

### **Committee Member Updates**

Nothing further to present.

### **Administrative Report**

Nothing further to present.

### **Ongoing Items/Hearings**

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) - *Continued to September 25, 2024*

Public Hearing – Site Plan Review and Stormwater Management Permit Application – 502 Concord Road (Assessor's Map F10-0031) - *Continued to September 11, 2024*

### **Future Meeting Schedule: September 11, 2024, September 25, 2024**

### **Adjourn:**

Mr. Garvin adjourned the Planning Board meeting at 8:34 PM.