



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, MAY 22, 2024 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Chair Stephen Garvin

Mr. Finnicum opened the meeting at 7:32 PM, and requested roll call: Mr. Sugrue-present, Mr. Shah-present, Ms. Perlman-present, Mr. Finnicum-present

Staff Present: Director of Planning & Community Development Adam Burney

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 June 12, 2024. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-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 immediately continue the Public Hearing - Site Plan Review and Stormwater Management Permit Application for 502 Concord Road (Assessor's Map F10-0031) to June 12, 2024. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

Interview for Vacant Design Review Board Seat - Margaret Fotakis

Margaret Fotakis, 219 Pratts Mill Road, was present to meet with the Board.

Mr. Shah asked Ms. Fotakis about her design experience. Ms. Fotakis stated she was an active participant in Habitat for Humanity and attended many related meetings

Ms. Perlman asked Ms. Fotakis about her favorite building in Town was. Ms. Fotakis stated she loved the farmstand on Hudson Road.

Mr. Sugrue asked if Ms. Fotakis was comfortable with DRB (Design Review Board) regulations and with providing related advice on such regulations and guidelines. Ms. Fotakis responded that as an employee of the True Value store, she had exposure to various permitting aspects.

Mr. Finnicum thanked Ms. Fotakis for volunteering.:

Mr. Sugrue motioned to appoint Margaret Fotakis to the DRB. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye Finnicum-aye

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

Mark Bobrowski, Lawyer, Josh Kline, Civil/Traffic Engineer, and Dan Dumais, Traffic Consultant were present to discuss the matter with the Board.

Mr. Kline reviewed the proposed driveway location and confirmed that he met with Mass DOT representatives who are comfortable with the proposed driveway location. Mr. Burney spoke about various infiltration aspects and concerns regarding planting and hydraulic capacity. He stated the current owner did not properly maintain the system and his preference was to have the basin revert to its original condition.

Mr. Kline Stated that there would be a decrease in impervious surface and if the basin fills in the future, the owner would be responsible for basin considerations. He mentioned the basin could function in its natural state and an operation maintenance plan would be recorded.

Mr. Sugrue suggested continued monitoring of the basin.

Mr. Finnicum agreed with the restoration of the existing basin and recommended that a peer reviewer examine this aspect. Mr. Finnicum indicated he would like the curb cuts to be closer to each other and shared that he had personal experience with this location and the associated traffic aspects. Mr. Kline mentioned curb cut placement restrictions due to proximity of the stream.

Mr. Burney noted the traffic consultant recommended a police officer monitor traffic for the first several months of operation. Mr. Dumais recommended deferring to Mass DOT in consideration of traffic safety. He agreed that police monitoring for a certain time might be beneficial during the pick-up periods.

Mr. Finnicum requested additional information as recommended by the Board. Mr. Kline agreed to send related information to Mr. Burney.

Mr. Sugrue motioned to continue the public hearing - Site Plan Review and Stormwater Management Permit Application for 225 & 227 Boston Post Road (Assessor's Map K10-0040 & K10-0009) to June 12, 2024. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

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

Josh Fox, Owner’s Attorney, Vito Colonna, Engineer, Jake Parsons, Owner, and Dan Dumais, Traffic Consultant were present to discuss the matter with the Board.

Mr. Fox noted that 34 parking spaces would be sufficient for up to 120 students, per the traffic report.

Mr. Burney confirmed that BOH concerns had been addressed. He stated Chair Garvin had concerns about adequate parking spaces and questioned who would be responsible for parking monitoring and emergency vehicle movement. Mr. Dumais responded that the owner would be responsible for parking lot monitoring; he adding that the emergency/fire equipment turnaround area would be restricted. Mr. Fox mentioned that conditioning of an off-site parking lot could be considered, if the student enrollment increased.

Mr. Sugrue motioned to approve Site Plan Review and Stormwater Management Permit Application - 631 Boston Post Road (Assessor's Map K06-0502) for a maximum of 100 students; a monitoring plan to be in place as approved by Town Staff, to be implemented once enrollment reaches 100 students; to approve the stormwater management plan with conditioning of quarterly reports for three years to be submitted to the BOH and to the Planning Department. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

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

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

Vito Colonna, Engineer, and Terry Basille, Owner were present to discuss the matter with the Board.

Mr. Colonna stated the property was undeveloped at this time and that two-thirds of the lot was subject to wetlands. He detailed the owner has proposed to construct a five-bedroom single-family structure. He mentioned that Brimstone Lane is a historic road, and the applicant is awaiting peer review comments regarding stormwater management aspects.

Landscape plans were discussed.

Mr. Sugrue motioned to continue the Public Hearing - Scenic Road Application for Lot 2 Brimstone Lane (Assessor's Map L04-0008) and Stormwater Management Permit Application for Lot 2 Brimstone Lane (Assessor's Map L04-0008) to June 12, 2024. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

Public Hearing – Stormwater Management Permit Application - 24 Goodnow Road (Assessor’s Map G07-0501)

Ben Maiden, Owner/Applicant, and Steven Poole, Engineer were present to discuss the matter with the Board.

Mr. Poole provided a summary of the new home proposal, including patio and pool in the rear of the property. He confirmed that applicant responses to Horsley Witten comments would be provided.

Mr. Finnicum inquired about the footprint of the home, limit of work considerations and inclusion of a formal landscape plan. Mr. Maiden responded that a landscape plan would be presented at the next Planning Board meeting.

Public Hearing – Scenic Road Application 24 Goodnow Road (Assessor’s Map G07-0501)

Ben Maiden, Owner/Applicant, and Steven Poole, Engineer were present to discuss the matter with the Board.

Mr. Burney stated the applicant would be seeking scenic road approval for removal of a mature tree.

Mr. Maiden agreed he would provide requested updates and would contact Horsley Witten regarding the landscape plan.

Mr. Sugrue motioned to continue the Stormwater Management Permit Application for 24 Goodnow Road (Assessor's Map G07-0501) and the Scenic Road Application for 24 Goodnow Road (Assessor's Map G07-0501) to June 26, 2024. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

Public Hearing – Site Plan Review and Stormwater Management Permit Application 505-525 Boston Post Road (Assessor’s Map K07-0005)

Mark Hebert, Wilder Development, David Kelley, Engineer, and Kelly Mejia, Architect were present to discuss the matter with the Board.

Mr. Hebert confirmed the team was now working with several Town boards regarding the new facade on two of the buildings, along with request for additional signage.

Mr. Kelley explained aspects of the property, including increased landscaping, 16 additional parking spaces for the Chase Bank, the proposed lighting plan, construction erosion control measures to include vehicle passage and maintenance schedule during construction.

Ms. Mejia provided details regarding materials to be used for the side of the bank and related elevations as well.

Mr. Burney confirmed that a Variance and Special Permit request was before the ZBA regarding proposed parking aspects

Ms. Perlman mentioned the massing of the building, drive-through circulation and traffic entry concerns.

Mr. Shah indicated that he appreciated the use of trees to soften the facade of the building. He questioned the placement of the ATM drive-through which is somewhat confusing.

Mr. Sugrue echoed Mr. Shah's comments about improvements to the plan, including adding trees.

Mr. Finnicum expressed his concerns about the plans. He referenced the landscape plans and suggested including a drive-through ATM.

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 June 26, 2024. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

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

Mr. Burney noted that the applicant requested the hearing be continued to June 12, 2024.

Mr. Sugrue motioned to continue the Public Hearing — Site Plan Review and Stormwater Management Permit Application - Codjer Lane (Assessor's Map J07-0009) to June 12, 2024. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

Untimed Items:

15 & 40 Fairbank Road – Fairbank Community Center - Site Plan Modification (Assessor's Maps F05-0005 and F06-0001)

Tom Scarlata, Engineer was present to discuss the matter with the Board.

Mr. Scarlata detailed aspects of the proposed plan, including altering the trash structure, accessible parking on the COA side; modification of the parking lot, and converting spaces for EV parking, which would result in a net loss of one parking space on the recreation side of the building.

Mr. Burney confirmed that Town departments were in favor of the proposal.

Board Members agreed with the improvements presented.

Permanent Building Committee Chair Jennifer Pincus, 25 Blueberry Lane, mentioned it would be wise to consider price estimates before approval...

Mr. Burney recognized that this was a public project, and much work would be taking place in a two-year period.

Mr. Sugrue motioned to approve 15 & 40 Fairbank Road — Fairbank Community Center Site Plan Modification (Assessor's Maps FO5-0005 and F06-0001). Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

275 Old Lancaster Road – Department of Public Works Building – Minor Site Plan Review (Assessor's Map H08-0049)

Mr. Burney stated the proposal reflected installation of solar panels on the DPW building in an area not visible from the public road. Mr. Burney stressed that the solar panels would help support electric Town vehicles.

Mr. Sugrue motioned to approve 275 Old Lancaster Road — Department of Public Works Building — Minor Site Plan Review (Assessor's Map H08-0049). Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

103 Boston Post Road – Soul of India – Minor Site Plan Review (Assessor's Map K11-0016)

Dariusz Zywna, Manager – Soul of India was present to discuss the matter with the Board.

Mr. Zywna explained the seasonal outdoor seating plan located in front of the restaurant and the plan to move the two handicapped parking spaces to the other side. He noted there would be a slight net loss of parking spaces, however, parking has been successful over the last three years, with no effect on sufficient parking.

Mr. Burney stated that adequate parking would be maintained, even with the loss of two parking spaces.

In his email, the Chair suggested the path and parking areas be accessible, per certification. Mr. Finnicum asked if the material used on the tent could be upgraded at all. Mr. Zywna stated the used materials are easy to install and remove; the material meets the fire code. He commented that he would be willing to explore other possibilities.

Ms. Perlman inquired about the seasonal aspect. Mr. Zywna agreed that the septic system would be inspected on a more frequent basis.

Mr. Sugrue motioned to approve 103 Boston Post Road — Soul of India — Minor Site Plan Review (Assessor's Map K 11-0016), with conditions of providing community development and certification that spaces meet requirements for the use of space from June 1 to August 31. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

Master Plan Implementation

Mr. Burney confirmed various implementations are being worked on.

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

Minutes for Approval: None

Committee Member Updates - None

Administrative Report

None this week

Future Meeting Schedule: June 12, 2024 and June 26, 2024

Mr. Shah confirmed he would not be able to attend the June 26th meeting.

Adjourn - Mr. Finnicum adjourned the Planning Board meeting at 10:54 PM.