



# 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, OCTOBER 30, 2024 AT 7:30 PM

### VIRTUAL MEETING

**Members Present:** John Sugrue, Clerk; Julie Perlman, Anuraj Shah,

**Absent:** Stephen Garvin, Chair; and Justin Finnicum, Vice-Chair

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

Mr. Sugrue opened the meeting at 7:32 PM, and requested roll call: Mr. Shah-present, Ms. Perlman-present, Mr. Sugrue- 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. Shah 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 the December 18, 2024 Planning Board meeting. Ms. Perlman seconded the motion. It was on motion 3-0; Shah-aye, Perlman-aye, Sugrue-aye

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

Mr. Shah motioned to continue the Public Hearing - Site Plan Review and Stormwater Management Permit Application for 502 Concord Road (Assessor’s Map F10-0031) to the December 4, 2024 Planning Board meeting. Ms. Perlman seconded the motion. It was on motion 3-0; Shah-aye, Perlman-aye, Sugrue-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. Shah 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 November 13, 2024 Planning Board meeting. Ms. Perlman seconded the motion. It was on motion 3-0; Shah-aye, Perlman-aye, Sugrue-aye

### Untimed Items

#### **Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road – Stormwater Management Permit Modification Request (Assessor’s Maps B09-0011, B09-0012, B09-0013, and B09-0014)**

David S. Howe, Applicant was present to discuss the matter with the Board.

Mr. Howe confirmed that 5 Nolan Circle was now under agreement, and the prospective buyer has requested installation of a patio. Mr. Howe provided patio detail; with the official request letter dated October 23, 2024 and an “As Built” plan depicting an 18’ x 33’ patio.

Mr. Burney commented that the patio would not cause any significant runoff.

Mr. Shah inquired about a patio maintenance plan. Mr. Howe responded that the patio would likely have weekly maintenance at the same time that the lawn is cut. Mr. Shah confirmed an O&M plan addition could cover this aspect. Mr. Burney agreed that a simple addendum to the O&M Plan could be included.

Ms. Perlman asked about updates. Mr. Burney confirmed that regular updates had been provided to the Planning Department.

Ms. Perlman asked if the neighbors had been provided notice of this request. Mr. Burney responded likely not, and that Mr. Howe was proposing installation of additional shrubs along the lot line. Ms. Perlman requested a detailed plan depicting the location and proximity of the patio and shrub installation be provided. Mr. Howe stated that the location of the patio was the preference of the buyer.

Mr. Sugrue suggested that when the base coat is put down, an inspection take place before the final pavers are installed. He also concurred that the O&M Plan should be modified to include patio maintenance.

Mr. Garvin joined the meeting by phone at 8:02 PM. He confirmed that he had provided related comments to Mr. Burney before the meeting and had thoroughly reviewed the patio information.

Mr. Garvin opined that installation of additional stone/gravel installed along the edge of the patio might help with the permeability aspect. He agreed with adding an addendum to the O&M plan. Mr. Garvin left the meeting at 8:15 PM.

Ms. Perlman recommended making the patio somewhat smaller; no larger than 600 sq. ft. and to include installation of additional evergreen plant screening.

Mr. Howe agreed to decrease the size of the patio and other mentioned conditioning, including adherence to a 15-foot setback in the area of the proposed patio.

**Mr. Shah motioned to approve the Stormwater Management Permit Modification Request for Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road (Assessor’s Maps B09-0011, B09-0012, B09-0013, and B09-0014) as presented, with the following conditions: the O&M Plan be updated with Maintenance protocol for the permeable pavers; that Town Staff inspect the grade and base installation before the pavers are installed; that the patio is no closer than fifteen feet (15’) from the property line; additional Evergreen screening plantings be**

**installed; and the patio be 600 sq. ft., maximum. Ms. Perlman seconded the motion. It was on motion 3-0; Shah-aye, Perlman-aye, Sugrue-aye**

### **Master Plan Implementation**

Mr. Burney explained that the Planning Department was seeking funding for the Rte. 20 Corridor Study, which would satisfy several Master Plan requirements. Mr. Burney anticipated he would be providing the Board with related information in December.

### **Accessory Dwelling Unit Bylaw Updates**

Mr. Burney requested that Members present comments. Board Members provided several suggestions to the Accessory Dwelling Unit Bylaw draft.

Board Members discussed associated architectural compatibility language.

Mr. Burney confirmed that related discussion would continue when a full Board was present at an upcoming meeting.

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

### **Minutes for Approval: - August 14, 2024 - September 11, 2024**

**Mr. Shah motioned to approve the Planning Board meeting minutes of August 14, 2024 and September 11, 2024. Ms. Perlman seconded the motion. It was on motion 3-0; Shah-aye, Perlman-aye, Sugrue-aye**

### **Committee Member Updates**

Mr. Shah detailed that the Sudbury Historic Districts Commission and the Sudbury Historical Commission met as the Certified Local Government (CLG) group on October 28. He noted that the CLG group discussed the mission statement and agreed that the next step was to examine the makeup of that working group in the Spring.

### **Future Meeting Schedule: – November 13, 2024 – December 4, 2024 – December 18, 2024**

### **Adjourn**

Mr. Sugrue adjourned the Planning Board meeting at 8:37 PM.