



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY, DECEMBER 4, 2024 AT 7:30 PM

### VIRTUAL MEETING

**Members Present:** Chair Stephen Garvin, Vice-Chair Justin Finnicum, Member Ahnu Shah, Member Julie Perlman

**Absent:** Clerk John Sugrue

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

Mr. Garvin opened the Planning Board meeting at 7:31 PM, and requested roll call: Mr. Finnicum-present, Mr. Shah-present, Ms. Perlman-present, Mr. Garvin-present

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

Mr. Burney stated that the applicant requested that the application be withdrawn without prejudice.

**Mr. Garvin motioned to withdraw the application for Site Plan Review and Stormwater Management Permit Application - 502 Concord Road (Assessor’s Map F10-0031) without prejudice and to waive associated application fees. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Shah-aye, Perlman-aye**

**Untimed Items**

**Release from Restrictive Covenant Request Landon Estates Lot 1 (5 Nolan Circle) Assessors Map B09-0011**

Scott Poirer, Applicant was present to discuss the matter with the Board.

Mr. Burney explained that Release from Restrictive Covenant dictates that the three lots are subject to covenant; with a prospective buyer for Lot 1.

Mr. Burney detailed that the owner of Lot 1 would be responsible for stormwater maintenance, and the catch basin located between Lots 1 and 2 was rebuilt.

Mr. Poirer confirmed that he and his partners foreclosed on the property on Monday, December 2, 2024 and had completed extensive work on the property, which put it back on tract.

Ms. Perlman inquired about the status of the other homes on the property. Mr. Burney provided related detail and expected that Mr. Poirer would have more information for the Board at an upcoming meeting. Mr. Poirer confirmed he would be presenting the Board with updates for the other two homes.

**Mr. Shah motioned to approve release from Restrictive Covenant Request - Landon Estates Lot 1 (5 Nolan Cir) Assessors Map B09-0011. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Shah-aye, Perlman-aye**

### **Master Plan Implementation**

Mr. Burney stated that BSC would be working on the economic development study, and a kick-off meeting was scheduled for next week. He added the project would likely continue into the Spring.

Mr. Burney he would be receiving various related matrix over the next two months.

### **Housing Production Plan Discussion**

Mr. Burney mentioned that plan details are being worked on and would be released before the holiday in order to be finalized in January. He added that housing topics discussed in joint session with the Select Board would be included in the plan.

### **Accessory Dwelling Unit (ADU) Bylaw Updates**

Mr. Burney reviewed various topics within Section 5500 – Accessory Dwelling Units in Residence Districts, with Board Member input for:

Section 5522 - An ADU as a detached unit

Section 5525D – ADUs are not permitted to be located closer to the street than the primary dwelling unit

Section 5526 – Off-Street parking

Section 5526D –Garage spaces may not be used to comply with the provisions of this Section

Board Members further discussed and presented language recommendation regarding the phase: “the applicant may consult with the Planning Board prior to the hearing and the Planning Board may submit in writing, prior to the hearing.” Members suggested language “the applicant has the option to meet with Planning Staff.” Members agreed that an applicant may present to the Planning Board for an objective opinion and ADU guidance.

Section 5541 – Mr. Garvin recommended an applicant apply to the BOH regarding septic systems. Mr. Burney confirmed that would be the case and an avadavat would be in place.

Section 5550 – Existing Special Permits and if the AUD exceeded 900 square feet, the proposed structure would transition into non-conforming if grandfathered, or a zoning variance.

Section 5560 – Rules and Regulations – Mr. Garvin commented that the Planning Board or the Zoning Board of Appeals would have to assume such area.

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

### **Minutes for Approval: – September 25, 2024 and October 16, 2024**

September 25, 2024 Minutes

**Mr. Shah motioned to approve the Planning Board Minutes for September 25, 2024. Mr. Finnicum seconded the motion. It was on 3-0-1; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-abstain**

October 16, 2024

**Mr. Shah motioned to approve the Planning Board Minutes for October 16, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye**

### **Committee Member Updates**

None

### **Administrative Report**

Mr. Burney mentioned the approval of the Zoning Book.

### **Review and Vote to approve the 2025 Meeting Schedule**

Mr. Burney presented the proposed 2025 Planning Board meeting schedule. Board Members agreed to meet on April 30, 2025

**Mr. Shah motioned to approve the 2025 Planning Board Meeting Schedule, as amended this evening. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye**

### **Possible Future Agenda Items**

**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 DECEMBER 18, 2024**

**Future Meeting Schedule: – December 18, 2024**

### **Adjourn**

Mr. Garvin adjourned the Planning Board meeting at 8:21PM.