



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, NOVEMBER 13, 2024 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Julie Perlman

Staff Present: Adam Burney Director of Planning & Community Development

Mr. Garvin opened the Planning Board meeting at 7:35 PM, and requested roll call: Mr. Shah-present, Mr. Sugrue-present, Mr. Garvin-present

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)

Nick Mastroianni, Owner; Ray Dinno, Owner; John Rockwood, Wetlands Engineer; Robert Michaud, Traffic Consultant; Vito Colonna, Engineer; Terry Morris, Attorney for Applicant were present to discuss the matter with the Board.

Mr. Colonna confirmed a Notice of Intent (NOI) was filed with the Sudbury Conservation Department and a related site walk took place, Peer Review report regarding traffic considerations was completed and a proposed phasing plan has been submitted for erosion control measures during construction.

Mr. Michaud provided a traffic report summary, confirming there were no significant traffic concerns from the Peer Reviewer. The Peer Review report suggested a plan for fire apparatus regarding movability be included in the plans. Mr. Michaud stated this reflects a low-impact project.

Mr. Burney commented that aspects of grading, phasing, erosion control and plantings should be included in the plans and site plan and stormwater management determinations.

Mr. Shah acknowledged the importance of Conservation aspects and indicated that the project was advancing in a positive way.

Mr. Sugrue agreed with comments made by Mr. Shah and noted that if Conservation presented added recommendations, Planning might have to further review any changes.

Mr. Colonna detailed aspects regarding the erosion control phasing; with initially addressing the basins and the plan to extend the existing berm to enhance plant screening for neighbors and the trail.

Mr. Garvin asked about equipment stored on site. Mr. Mastroianni detailed that several equipment vehicles would likely remain on site.

Mr. Finnicum joined the meeting at 8:00 PM.

Mr. Finnicum confirmed he had been listening to the hearing, and had no further questions.

Resident Connie Steward, 115 Old Sudbury Road, stated that she had concerns about the business plan and phasing to take place at the site. Mr. Garvin responded that the Planning Board did not have purview over such business plans and the Building Inspector would determine topics related to a business plan if such plans were altered.

Mr. Mastroianni stated his intent was to complete all aspects of the presented Site Plan and Stormwater Management Plan within five months, and would complete the barn in a phased approach. He added that plant material, infrastructure and screening would be in place.

Resident Ron Eisentein, 107 Old Sudbury Road, asked if operating hours, lighting, noise, and signage were within the Planning Board purview. Mr. Garvin said Planning is involved with hours of construction and lighting being dark-sky compliant. Mr. Garvin noted there would be a certain amount of noise during the day, given the agricultural use of the site.

Mr. Burney detailed that if noise and lighting were excessive and did not comply with what was included in the plans, the building authority would be involved as well as the Planning Board. He commented that the Design Review Board would review related signage.

Owner Ray Dinno confirmed that the site had been used as a farm for some 200 years.

Ms. Steward asked if additional employees would be added. Mr. Michaud responded that the site aligns best with nursery use and several employees (such as three) would not change use; the traffic plan would be in compliance as presented.

Mr. Sugrue motioned to approve the Site Plan Review and Stormwater Management Permit Application for Lots 1 & 2 Harvey's Farm Lane (Assessor's Map H10-0201 and H10-0202). Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye.

Untimed Items

Lot 38 Fox Hill Drive (Assessor's Map B07-0210) – Release of Bond for Stormwater Management

Bernard Hamill, Engineer was present to discuss the matter with the Board.

Mr. Burney confirmed he had visited the site and concluded that the stabilization piece was completed.

Mr. Hamill confirmed that pictures submitted indicate the completion of the stabilization item.

Board Members had no further questions.

Mr. Sugrue motioned to release the remaining bond of \$10,000 for Lot 38 Fox Hill Drive (Assessor's Map B07-0210). Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye.

Master Plan Implementation and Accessory Dwelling Unit (ADU) Bylaw Updates

Mr. Burney noted that ADU documentation will be presented to the Board in December and is awaiting feedback from Zoning Board of Appeals (ZBA) members. He thanked Planning Board Members for their related input and edits. Mr. Burney stressed the main decision would be if the Planning Board wants to assume responsibility for the ADU Bylaw (if not applying the Special Permit aspect), or have the ZBA assume that role. Mr. Garvin noted that ZBA likely has more experience in this area.

Mr. Garvin indicated that the Planning Board might consider ADU requirements, as well as Master Plan aspects. Mr. Burney opined that representatives from the Planning Board and ZBA might want to conduct related discussion before the closing of the Town Meeting Warrant by the end of January, 2025.

Minutes for Approval: - March 27, 2024

Mr. Sugrue motioned to approve the Planning Board Minutes of March 27, 2024. Mr. Finnicum seconded the motion. It was on motion 3-0-1; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-abstain.

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

Committee Member Updates

None

Administrative Report

Mr. Burney mentioned that he would research the e-code aspect regarding the Massachusetts Bay Transportation Authority (MBTA) Communities Bylaw and perhaps add shuttle service language to that Bylaw.

Review and Vote to approve the 2025 Meeting Schedule

Members discussed and reviewed the proposed 2025 Meeting Schedule dates. Mr. Burney mentioned the concurrent CPC meeting dates during the months of November and December 2025. Mr. Burney commented that he would speak to the CPC Chair regarding schedules.

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

Public Hearing – Site Plan Review and Stormwater Management Permit Application 502 Concord Road (Assessor's Map F10-0031). CONTINUED TO DECEMBER 4, 2024

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Future Meeting Schedule:

December 4, 2024
December 18, 2024

Adjourn

Mr. Garvin adjourned the Planning Board Meeting at 8:49 PM.