



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY, FEBRUARY 12, 2025 AT 7:30 PM

### VIRTUAL MEETING

**Members Present:** Vice-Chair Justin Finnicum, Secretary John Sugrue, Member Julie Perlman

**Absent:** Chair Stephen Garvin, Member Ahnu Shah

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

Mr. Finnicum opened the Planning Board meeting at 7:38 PM, and requested roll call: Mr. Sugrue-present, Ms. Perlman-present, Mr. Finnicum-present.

#### **BSC Group Update Route 20 Corridor Study Presentation and Update**

Adam Duchesneau, Planner - BSC Group, and Jef Fasser, Planner & Architect – BSC Group were present to discuss the matter with the Board.

Mr. Duchesneau presented the PowerPoint Report – “Route 20 (Boston Post Road) Corridor Study – Town of Sudbury,” BSC Group. Mr. Duchesneau viewed study topics, including:

#### **Route 20/Boston Post Road Corridor**

- 5-mile corridor (Marlborough to Wayland)
- Roadway owned and controlled by MassDOT
- 8 Zoning districts, 3 zoning overlay districts and 4 local historic districts
- Many land uses within the corridor – residential, retail, restaurants, offices, etc.
- Major east-west travel route in Sudbury and the region
- All properties on septic – no municipal sewer

#### **Corridor Study & Relationship to Master Plan**

- Corridor study goal - to identify actions the Town can take to promote better redevelopment for sustainable future economic growth, including housing and public spaces
- Sudbury Master Plan – Primarily Appendix A: Action Plan Matrix to fund a visionary study for the Route 20 Corridor within five years

#### **Corridor Study Objectives**

- Inventory – current land use

- Create clear vision for the future, including an economic development roadmap and continued work with all stakeholders
- Provide recommendations on regulatory changes to the Zoning Bylaw
- Incorporate smart growth and sustainable design requirements for future development
- Incorporate best uses in consideration of Climate change.

#### Ongoing Actions

- Provide inventory of existing businesses and land uses (close to completion)
- Consider existing conditions, work on related mapping
- Interviews with Town staff and related stakeholders

Mr. Duchesneau referenced the Study Area map and the Natural Resources Map.

#### Upcoming Items

- Additional Site Visits (ongoing)
- Meetings with Town Staff/Department Heads (February-March 2025)
- Meetings with Stakeholders (February-March 2025)
- General Public Meeting (March 2025)
- Chamber of Commerce Meeting (March 2025)
- Planning Board Meeting (April 2025)
- Select Board Meeting (May 2025)
- Corridor Study Report (June 2025)

Mr. Burney acknowledged that funding for the BSC Group study came from Select Board approval via ARPA funding. He noted that it this topic reflects a long-term project with Master Plan advancements, and outreach implementation will be provided by the BSC Group.

Mr. Burney read aloud related comments from Chair Garvin, stressing that: goals should stress connectivity in consideration of the BFRT, housing, clustering shopping and restaurants. Chair Garvin highlighted that biking provisions should be advanced in consideration of BFRT and associated walking and biking easement/s; zoning overlay considerations with focus on clustering usage. His comments also included consideration of complete streets opportunity, larger geothermal implements, and new technologies to reduce overhead wiring.

Ms. Perlman agreed with written comments as mentioned by Mr. Garvin. She mentioned trends in business, and housing; she asked if existing building stock was conducive to proposed usages. Mr. Duchesneau responded that aspects mentioned by Ms. Perlman would be explored and discussed with Staff.

Mr. Sugrue stressed the importance of being realistic in consideration of proposed opportunities and requested that related financial factors be included in the study. Mr. Sugrue recommended preserving the more rural sections of the Route 20 Corridor towards the Wayside Inn area.

Mr. Finnicum commented that historical areas in Town, including the King Philips district, should be addressed differently. He expressed interest in seeing possible advancements and impacts in the BFRT areas. He mentioned some consideration of implications outside the Sudbury Route 20 corridor, potential

projects in Marlborough, Wayland and Weston and the traffic study regarding routes to Rte. 95 and Rte. 495. He commented on Mass Transit and traffic impact on Route 20.

Mr. Duchesneau encouraged Board Members to provide additional comments.

Mr. Burney agreed that April would be a good time to resume meeting with the Planning Board, after a public hearing takes place.

Mr. Faser asked if any particular climate conditions have appeared in the last five years. Mr. Finnicum suggested extending such questions to the Sustainability Coordinator, as well. Mr. Burney offered to ask the same question to the Town's safety departments and to DPW.

Mr. Duchesneau confirmed that BSC Group would be back before the Planning Board in April.

**Release from Restrictive Covenant Request Landon Estates Lot 2-21 Nolan Circle (Assessors Map B09-0012)**

Mr. Burney explained that the owners of Landon Estates were currently working on impending sales of Lots 2 and 3, and would reschedule their meeting with the Board regarding the release from Restrictive Covenant.

**Grouse Hill Condominium Roof Replacement Capital Project Request**

Robert Lieberman and Tom Travers, Grouse Hill Condominium Board Members Association were present to discuss the matter with the Board.

Mr. Burney noted that in 2017, former Planning Director Meagan Donoghue put together the Capital Improvements Policies and Procedures document for the condo units.

Mr. Travers reviewed the capital improvement regarding new roofing at Grouse Hill, where leaks were extensive due to poor roof construction. He explained that the condo association is in litigation with the property insurance company regarding coverage of new roofing expense. Mr. Travers noted that a construction contract had been recently signed, and \$1.9 million dollars will fund the project; \$20,000 per unit, including a 20-year improvement loan. He mentioned the restriction on the current deed and how the project would affect resale value.

Mr. Burney stated the Board must determine if this is a capital project and to consider the structural stability of the development. He noted that he had discussed the matter with Liz Rust of the Regional Housing Office, and she agreed that such described loan would be preferable and would be easier for the Town to manage \$50,000 at the onset.

Mr. Sugrue agreed this was a capital improvement project and was in line with recommended financing.

Ms. Perlman agreed that the project was a capital improvement project, and the Town is involved because of sales cap and the listing agent made request with the Town for the highest sale value.

Mr. Finnicum was in agreement.

Mr. Lieberman stated the “factor” amount and average median sales dictate the selling price of each unit, including reserves and special assessments. He mentioned the commitment from a lender at this time. Mr. Travers stated that the project would likely commence in March, weather dependent.

**Mr. Sugrue motioned to define the roof replacement at Grouse Hill Condominium as a capital project and permits the value to be divided by the 52 units, to be added to the resale factor upon completion. Ms. Perm.an seconded the motion. It was on motion 3-0; Finnicum-aye, Sugrue-aye, Perlman-aye**

### **Master Plan Implementation**

Mr. Burney noted that work is continuing on Master Plan Implementation aspects.

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

Mr. Burney confirmed the scheduling of an ADU Public Hearing with the ADU Article to be included in the 2025 Annual Town Meeting Warrant.

### **Citizens’ Comments on Items Not on Agenda**

No comments received.

### **Minutes for Approval:**

November 13, 2024 and December 18, 2024

**Mr. Sugrue motioned to approve the Planning Board Minutes of November 13, 2024 and December 18, 2024, as presented. Ms. Perlman seconded the motion. It was on motion 3-0; Sugrue-aye, Perlman-aye, Finnicum-aye**

### **Committee Member Updates**

None

### **Administrative Report**

Mr. Burney mentioned that two covenant requests for Nolan Circle would have to be signed by Board Members.

### **Possible future Agenda Items**

None

### **Ongoing Items/Hearings**

- 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 March 26, 2025**

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**Future Meeting Schedule:**

February 26, 2025  
March 12, 2025

**Adjourn**

Mr. Finnicum adjourned the Planning Board Meeting at 8:46 PM