



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, FEBRUARY 26, 2025 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Secretary John Sugrue, Member Ahnu Shah, Member Julie Perlman

Absent: Vice-Chair Justin Finnicum

Staff Present: Director of Planning & Community Development Adam Burney

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

Public Hearing – Proposed Zoning Amendments for the May 2025 Annual Town Meeting including Discussion and Vote on Warrant Articles: – Amend Zoning Bylaw Section 5500 Accessory Dwelling Units in Residence Districts, and Section 7110 Definitions, permitting by-right to comply with Section 3A of Chapter 40A of the General Law also known as the Affordable Homes Act of 2024.

Mr. Burney reviewed the 5500. – Accessory Dwelling Units (ADU) in Residence Districts document, which reflected modifications from Board Members, Town Counsel, the Building Inspector and a Sudbury resident. Mr. Burney explained that the existing Accessory Unit Bylaw was eliminated, and the new Bylaw was included.

Mr. Shah favored retaining the architectural-style language. Ms. Perlman agreed and noted that document edits were appropriate, though not substantive. Mr. Sugrue agreed.

Resident and Zoning Board of Appeals (ZBA) Chair John Riordan, 12 Pendleton Road, stated he was speaking as a resident. He commented that ADUs under the Town's Special Permit status had been approved over the last several years under the existing Bylaw, at a rate of one or two per year. He thanked the Planning Board and Staff for their efforts regarding this type of needed housing, which will be of benefit to the State and the Town. As a trustee of the Sudbury Housing Trust, Mr. Riordan stressed that the ADU will help in the mission to provide additional housing in Sudbury. He suggested that the proposed 900 square-foot ADU size be increased to 1,200 square feet (especially in consideration of including a two-bedroom, two-bathroom unit for those wanting to stay in Sudbury). Mr. Riordan also recommended that the term "must" within the proposed ADU architectural style bylaw language, be changed to "should be."

Mr. Garvin joined the meeting at approximately 7:50 PM.

Resident Ralph Tyler, 1 Deacon Lane, was strongly in favor of increasing the proposed ADU size to 1,200 square feet, as he was considering an ADU for himself and indicated that 1,200 square feet would

be sufficient for him coming from a larger Sudbury home. He commented that the 1,200 square foot ADU would appeal to other Sudbury residents as well who want to stay in Sudbury.

Mr. Tyler commented that the mandatory architectural style language might invite legal conflict and was not in keeping with the ADU intent. He mentioned that allowing such units to be made into smaller condos would help to encourage low to moderate housing prices.

Mr. Burney addressed associated driveway considerations with larger ADU square footage, which likely could create additional traffic, safety concerns, and affect the overall aesthetics of a property. He stressed that the ADU is meant to be an accessory unit, used in a rental situation. He indicated that such an ADU rental model affords owners to be able to stay in Town in their homes.

Ms. Perlman indicated the MA law advocates for the 900 square foot ADU unit.

Mr. Burney detailed that the current accessory unit size in Sudbury is 850 square feet; the proposed bylaw would allow for an increase to 900 square feet.

Mr. Burney stated that the Town could revisit the ADU square footage aspect after some time, when additional data might be available.

Mr. Garvin indicated that he appreciated the feedback, and the 900 square foot size is currently in the State Bylaw, and changes in size could be considered later. He mentioned the negative effects of increased pervious pavement with increased number of driveways, which would also affect resiliency, which is a primary goal in Sudbury. Mr. Garvin indicated that he wanted the accessory dwelling to be in character with the primary dwelling.

Mr. Sugrue agreed with comments made by Mr. Garvin; he acknowledged that the Planning Board spent many hours considering all aspects associated with ADU housing in Town.

Mr. Riordan mentioned used of pervious pavers, as used at the Coolidge housing development. He noted under the existing Town Bylaw, trailers were never permitted as housing units, whether pre-fab or not. He indicated that he would not favor such housing. He detailed that the accessory unit occupants are usually members of a family in Sudbury, and baby-boomers might need a space somewhat larger than 900 square feet.

Mr. Shah stated that the proposed “architecturally harmonious” language does not mean an identical-appearing ADU unit. He indicated that a 900 square foot dwelling size is a good size, and strongly agreed with points made by Chair Garvin.

Mr. Garvin noted that an additional parking space with a walkway to an ADU, would be fine. He noted that the term “harmonious” presents flexibility, but would not include a trailer-type structure as a livable housing unit. He added that if the State demands that architectural-related language be eliminated, Sudbury would certainly comply.

Mr. Sugrue stressed that the ADU units are accessory, rental properties and are not associated with subdividing of lots, etc.

Mr. Tyler noted that he did not mean to use the word “trailer,” in his description; she stressed that many prefabricated housing structures are made with good materials. He suggested the language presented in

the Town's proposed bylaw be modified. Mr. Sugrue Ms. Perlman stated that the building standard should be maintained. Board Members were in agreement regarding modification of architectural style language. Mr. Burney confirmed that he could submit these language changes to the Town Clerk's Office.

Mr. Shah motioned to close the Public Hearing – Proposed Zoning Amendments for the May 2025 Annual Town Meeting including Discussion and Vote on Warrant Articles: – Amend Zoning Bylaw Section 5500 Accessory Dwelling Units in Residence Districts, and Section 7110 Definitions, permitting by-right to comply with Section 3A of Chapter 40A of the General Law also known as the Affordable Homes Act of 2024. Ms. Perlman seconded the motion. It was on motion 4-0; Shah-aye, Sugrue-aye, Perlman-aye, Garvin-aye

Mr. Shah motioned that the Planning Board recommend to Town Meeting the approval of the ADU Zoning Bylaw, as amended this evening. Ms. Perlman seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye.

Untimed Items:

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

Mr. Burney stated that property was conveyed by sale yesterday, and the request discussion would be continued.

Master Plan Implementation

Mr. Burney stated the Rte. 20 Corridor project is progressing and the related staff interview aspect was completed. He noted that next steps included interviews with the business community and BSC Group would be scheduling a hearing in March.

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

Minutes for Approval: – January 22, 2025

Mr. Shah motioned to approve the January 22, 2025 Planning Board Minutes. Ms. Perlman seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye.

Committee Member Updates

None

Administrative Report

Mr. Burney mentioned that Board Member signatures were needed for the Nolan Circle project.

Mr. Burney stated that several properties at the Widows Way development are under agreement.

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) – Continued to March 26, 2025.**

Future Meeting Schedule:

March 12, 2025
March 26, 2025

Adjourn

Mr. Sugrue adjourned the Planning Board Meeting at 8:47 PM