



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, APRIL 9, 2025 AT 7:30 PM

VIRTUAL MEETING

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

Staff Present: Director of Planning & Community Development Adam Burney

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

Master Plan Implementation

Mr. Burney provided summary of the Housing Production Plan and its relationship to the Master Plan. He noted that the development of the Housing Production Plan relied heavily on the Master Plan.

Mr. Burney commented that the State has an interest in the Town further exploring housing goals, and aligning them with the adopted housing goals which the Town has adopted in the Master Plan. He recognized that the biggest gap between the housing goals and the Master Plan goal is reflected in section A2 - preparing for those missing middle developments and identifying such areas, as Mr. Burney presented in his drafted "Housing Production Plan Alignment with Goals of the Master Plan" memo, dated 4/4/25.

Mr. Sugrue stated that he appreciated the comparison document as presented by Mr. Burney. He acknowledged that both the Accessory Dwelling Unit (ADU) and Duplex housing models are more affordable than single-family development.

Mr. Shah inquired if ADUs and duplexes (by right) are contained in the same section and if they should be in separate sections of the Housing Production Plan. Mr. Burney replied that Strategy 2 is a general statement to go forward and diversify housing, and section 2B is specific to duplexes.

Mr. Burney indicated there was some public trepidation about a Town-wide statement, so the strategy was to seek areas in Town least impacted by development, or more readily acceptable for duplex development. He stated that the ADU reflects a sub-strategy under the global strategy.

Mr. Burney stated the ADU, and duplex strategies are not tied together.

Mr. Finnicum stated the memo helped to clarify the ADU and duplex strategies.

Mr. Burney referred to Section A of the memo: "Sudbury will actively pursue strategies that will diversify its housing stock in ways that are consistent with the character of existing districts."

Mr. Garvin suggested that inclusionary housing and MBTA housing reflecting 40R compliance be included on the document memo. Mr. Burney concurred.

Mr. Burney recommended the Board endorse the plan presented in the housing memo; he stated that he would then include related aspects recommended by the Board, including Mr. Garvin's recommendation to include inclusionary housing and MBTA housing. Mr. Burney confirmed that after modifying the document, he would present the document to the Select Board and then submit the document to the Commonwealth. Board Members agreed with the process described by Mr. Burney.

Mr. Sugrue motioned that both the Planning Board and the Master Plan Implementation Committee agree to endorse the Housing Production Plan. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.

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

Minutes for Approval:

February 26, 2025

Mr. Sugrue motioned to approve the February 26, 2025 Planning Board minutes, as amended. Mr. Finnicum seconded the motion. It was on motion 4-0-1, Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye, Finnicum-abstain,

Mr. Finnicum noted that he was not present at the February 26, 2025 Planning Board meeting.

Committee Member Updates

Mr. Sugrue mentioned that at the Rail Trail meeting last week, Eversource turned the next phase of the Massachusetts Central Rail Trail (MCRT) project over to Department of Conservation and Recreation (DCR). He stated that DCR will begin paving the rail trail.

Administrative Report

Mr. Burney reported that Planning received the Compliance Certificate from the Commonwealth, regarding Massachusetts Bay Transportation Authority (MBTA) Communities.

Mr. Burney thanked the Planning Board and the Town for voting in favor of the MBTA Communities Act.

Mr. Burney discussed Planning presentations at the upcoming Town Meeting.

Future Meeting Schedule:

April 30, 2025 & May 14, 2025

Adjourn:

Mr. Garvin adjourned the Planning Board meeting at 7:54 PM.