



Town of Sudbury

Planning Board

PlanningBoard@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-443-0756

www.sudbury.ma.us/planning

MINUTES

WEDNESDAY, MARCH 12, 2025 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Vice-Chair Justin Finnicum

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. Sugrue-present, Mr. Shah-present, Ms. Perlman-present, Mr. Garvin-present

Interview for Vacant Design Review Board Seat – Scott Utke

Scott Utke was present to meet and interview with the Board for the vacant Design Review Board (DRB) seat.

Mr. Utke provided information regarding his professional background, including marketing, design and construction.

Mr. Shah asked Mr. Utke if he watched any of the DRB meetings. Mr. Utke stated that he sat in on a recent DRB meeting, and said he would share his ideas regarding design aesthetics and how that might fit in with the Sudbury Bylaws and historical character.

Ms. Perlman asked Mr. Utke to identify his favorite building in Sudbury. Mr. Utke identified the Whole Foods building which balances historical design and more modern design aspects.

Mr. Sugrue stated that he appreciated Mr. Utke's willingness to share his experience and his willingness to serve on the DRB.

Mr. Garvin stated that Mr. Utke is well-qualified in the design and construction areas, and would be an asset to the DRB. He noted that Mr. Utke might have insight about the Rte. 20 Corridor study and outreach.

Mr. Sugrue motioned to appoint Scott Utke to the Design Review Board. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Sugrue-aye, Shah-aye.

Request to Modify Stormwater Management Permit (Permit #21-04) 25, 35, and 45 Widow Rites Lane (Assessors' Map E07-148; E07-154, and E07-155)

Peter Bemis, Engineer was present to discuss the matter with the Board.

Mr. Bemis noted that the current owner has a buyer for the site. Mr. Bemis provided summary of the new building, with a 10% reduction in roof area as well as decrease in driveways and 20% of the land would not be developed at the same time. He added that the home on lot #55 was constructed and the site is stabilized. He added that three additional homes will be built with less retaining wall area, as displayed. Mr. Bemis provided details regarding the installation of an additional stormwater management system.

Mr. Burney indicated his support of the new plan as submitted by the new owner who he had met. He addressed conditioning the driveway and retaining walls.

Mr. Shah indicated the project was much improved with changes made. Mr. Shah inquired about the reduction in retaining walls. Mr. Bemis provided details about the retaining wall and the elimination of the retaining wall at lot #35.

Mr. Sugrue agreed that changes made at the site reflected much improvement.

Ms. Perlman agreed with comments made by Mr. Shah and Mr. Sugrue. She asked about sufficient space for Fire Trucks. Mr. Burney stated that the Fire Department had no problems with the area.

Mr. Garvin commented that the plan was much improved and indicated the changes presented improved erosion measures. He noted that a structural engineer would supply the retaining wall specifications.

Mr. Sugrue motioned to approve modification of the Stormwater Management Permit (Permit #21-04) 25, 35, and 45 Widow Rites Lane (Assessors' Map E07-148; E07-154, and E07-155), with the condition that the retaining walls along the driveway at 25 and 35 Widow Rites Lane are to be constructed immediately following the grading of the site, in consultation with Town Staff. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Sugrue-aye, Shah-aye.

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

Mr. Burney explained that per the finalized Purchase and Sale of Lot 2, the responsibility falls on the new owner upon completion of associated construction, so there would be no need for release. Mr. Burney confirmed that he would reach out to the new owner regarding the payment of the related bond sometime in July.

Accessory Dwelling Unit (ADU) Bylaw Update Counsel Feedback

Mr. Burney confirmed residents' concerns regarding the ADU Bylaw were presented to Elaine Jones of the Select Board office; language changes addressing square footage and minor legal terms were incorporated. Mr. Garvin indicated that the original language in section 5522, should be retained. Mr. Burney agreed, as did the other Board Members.

Board Members discussed other aspects of the Bylaw language.

Board Members agreed on language addition/s to Section 5525D, including language that the ADU should be architecturally harmonious with the architecture and style of the primary building, which will appear in several ADU sections.

Mr. Burney referenced comments received by a Zoning Board of Appeals (ZBA) member which defers to the building code and the exclusion of parking within the front yard setbacks. Board Members reviewed 5526C regarding use of materials consistent with what is already used at the primary dwelling (“vehicular hardscape.”)

Mr. Burney addressed conversations regarding curb cuts. Mr. Garvin mentioned that a curb cut is not for repurposing an ADU. Mr. Garvin opined about leaving a curb cut as is, with possible changes in the future.

Mr. Burney stated he would draft tonight’s discussed changes and submit the draft to Elaine Jones. Mr. Garvin thanked the ZBA and residents for providing extra information.

Master Plan Implementation Review Housing Production Plan possible vote to adopt

Mr. Burney referenced the Housing Production Plan document with emphasis on Strategy and changes made in the section regarding duplexes by-right. He mentioned Strategy 4b – the Sudbury Housing Authority Pine Lakes housing proposal.

Mr. Burney referenced Strategy 7A applicable to Town-owned land with 4 acres near the Fire Station, the Frost Farm and a Boston Post Road parcel over 2 acres, as possible Housing Production development sites.

With Strategy 7B – Study Parcels, Mr. Burney mentioned 82 Morse Road and Broadacres were considered. Mr. Garvin noted that being next to the Rail Trail might help with transportation through Town, via walk or ride.

Liberty Ledge, at Camp Sewataro, was discussed in consideration that part of the existing Camp may be appropriate for affordable housing. Mr. Burney noted that affordable housing on a part of Camp Sewataro may not be best suited in consideration of possible housing on Haynes Road. He recommended that these considerations be discussed in 2027 by the community.

Mr. Burney mentioned that a final change in Strategies related to how the Housing Authority maintains their properties; he added that restrictions could be included on deed-restricted properties to help increase home maintenance by homeowners, with the Town paying some portion of the associated maintenance costs. Mr. Burney stated he was currently researching town that may be involved in this type of plan.

Mr. Burney provided information regarding the process involved with the Housing Production Plan and State involvement. Mr. Garvin asked if there were possible grants. Mr. Burney responded the Town is currently in safe harbor, so such submission might not be necessary for the immediate future.

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

Minutes for Approval: – February 12, 2025

Mr. Burney confirmed that the February 12, 2025 meeting minutes would be addressed at the next Planning Board Meeting.

Committee Member Updates

Mr. Sugrue presented updates regarding the Bruce Freeman rail Trail (BFRT) and the Mass Central Rail Trail (MCRT), which included additional parking at the junction of the two trails and installation of BFRT panels.

Administrative Report

Mr. Burney announced that the Route 20 Corridor public outreach session was scheduled for March 20, 2025 at the Goodnow Library. He added that the session would be hybrid (in person and remotely) and would be recorded on SudburyTV for later viewing.

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)

Future Meeting Schedule:

- March 26, 2025
- April 9, 2025

Adjourn

Mr. Garvin adjourned the Planning Board meeting at 8:55 PM.