



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY, MARCH 26, 2025 AT 7:30 PM

### VIRTUAL MEETING

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

**Absent:** Clerk John Sugrue

**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, Ms. Perlman-present, Mr. Garvin-present

**Continued Public Hearing – Definitive Subdivision Plan, Stormwater Management Permit, and inclusion of Affordable Housing Special Permit Maynard Road aka Bonnie Brook Estates (Assessors Maps G08-0025 and G08-0500)**

John Derderian, owner/applicant; Bruce Saluk, Engineer were present to discuss the matter with the Board.

Mr. Saluk outlined modifications to the plans, including the number of buildable housing lots and the positions of the proposed structures. He explained the stormwater management system with an infiltration system that would pretreat the stormwater, with the exception of lots 3, 4 and which would drain any roof runoff into drywells.

Mr. Shah commented that the revised plans displayed a great improvement. He suggested including a landscape plan delineating the 50-foot buffer area, the area being disturbed and the specific trees to be removed.

Ms. Perlman commented that there appeared to be a significant amount of clear cutting. Mr. Derderian replied that only one-third of the property was being developed.

Mr. Finnicum acknowledged that the revised plan was very much improved.

Mr. Garvin confirmed the presented plans would be submitted to the peer reviewer.

Resident Kevin Szwarc, 72 Maynard Road, inquired about the location of the septic systems in relation to his well water. Mr. Garvin stated that each lot would require approval from the Board of Health.

Resident Anna Bhattacharya, 84 Maynard Road, indicated her concern about the trees on the back of her property. Mr. Burney stated that tree roots could not be damaged during construction, even if those roots

are located outside of the project site. Mr. Garvin stated that after stormwater management plans are agreed to with the Conservation Commission, a clearing plan will be discussed and agreed upon.

**Mr. Shah motioned to continue the public hearing for the Definitive Subdivision Plan, Stormwater Management Permit, and inclusion of Affordable Housing Special Permit at Maynard Road aka Bonnie Brook Estates (Assessors Maps G08-0025 and G08-0500), to the 4/30/25 Planning Board meeting. Mr. Finnium seconded the motion. It was on motion 4-0; Garvin-aye, Finnium-aye, Perlman-aye, Shah-aye.**

**Public Hearing – Site Plan Review – 142 & 144 North Road – Waverly Square Daycare DBA Sudbury Montessori (Assessor’s Maps C11-0300)**

Joel Gordon, applicant was present to discuss the matter with the Board.

Mr. Gordon provided summary of the site plan review application.

Mr. Burney recommended that a painted crosswalk be included in the plans related to area D, which crosses the driveway. He reported playground C would be located in the parking area.

Mr. Burney confirmed that the Fire Department provided comment indicating access for fire trucks is rather restrained and requested that no further development take place beyond the end of the parking spaces.

Mr. Shah asked if construction had started. Mr. Burney replied that fencing around playground D has been installed, and equipment for playground C has been laid on top of the macadam, without installation of fencing or bollards.

Ms. Perlman inquired about trail parking on the site. Mr. Burney replied that there is an informal arrangement regarding such parking near the trail.

Mr. Garvin inquired if the Fire Department has visited the site to see if their concerns had been addressed. Mr. Gordon stated the Fire Chief visited the site and is fine with the plans, as long as proposed plans do not exceed the limits of the parking area. He suggested putting boulders by the fence around playground D, instead of using bollards. Mr. Finnium indicated that installation of boulders would be preferable.

**Mr. Shah motioned to approve Site Plan Review for 142 & 144 North Road – Waverly Square Daycare DBA Sudbury Montessori (Assessor’s Maps C11-0300), with the following conditions: to use 6-inch bollards, use boulders instead of bollards between the fence around area D and the driveway, to paint a crosswalk across the access road to area D and to ensure the 20-foot lane is preserved. Mr. Finnium seconded the motion. It was on motion 4-0; Garvin-aye, Finnium-aye, Perlman-aye, Shah-aye.**

**Master Plan Implementation**

Mr. Burney noted that the topic would be discussed at the next Planning Board meeting.

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

**Minutes for Approval:**

February 12, 2025

**Mr. Shah motioned to approve the Planning Board minutes of February 12, 2025, as presented. Mr. Finnicum seconded the motion. It was on motion 3-0-1; Finnicum-aye, Perlman-aye, Shah-aye, Garvin-abstain.**

**Committee Member Updates**

No updates were presented at this time.

**Administrative Report**

Mr. Burney reported that BSC Group consultants are scheduled to present findings from the Route 20 Corridor study in April.

He reported the Accessory Dwelling Unit (ADU) Bylaw has been submitted for inclusion on the May 2025 Town Meeting Warrant.

**Future Meeting Schedule:**

- April 9, 2025
- April 30, 2025

**Adjourn**

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