



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, APRIL 30, 2025 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Vice-Chair Justin Finnicum, Clerk John Sugrue, and Anuraj Shah

Absent: 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. Sugrue-present, Mr. Shah-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)

Mr. Burney indicated that Planning is awaiting comments from peer review.

Mr. Sugrue motioned to continue the public hearing for the 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, to the 5/28/25 Planning Board meeting. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye.

BSC Group Route 20 Corridor Study Update and Initial Findings

Adam Duchesneau, BSC Group and Jeff Fasser, BSC Group were present to discuss the matter with the Board.

Mr. Duchesneau presented the “Route 20 (Boston Post Road) Corridor Study Update, Recommendations, and Feedback” PowerPoint, which included:

- Zoning Bylaw
- Infrastructure
- Transportation
- Economic Development

Mr. Duchesneau noted that BSC had a related meeting with the Sudbury Chamber of Commerce and also conducted the Route 20 Corridor Study Public Outreach session on March 20, 2025.

Presentation and related Discussion took place regarding the Proposed new Village Business District (VBD) Boundary and recommendations regarding Zoning Bylaw Amendments. Mr. Burney noted that the new boundary as presented, could triple the size of the existing village business district; he suggested that such expansion be done over a period of time and expand after some success is achieved.

Mr. Duchesneau mentioned that single-family dwellings could be prohibited and replaced with mixed-use (residential with other uses as by-right, such as business on the first floor.) Reduce minimum front yard setback to 5 feet from the current regulation of 20 feet. Site review would continue to be a requirement.

Mr. Garvin expressed some concern about a 5-foot setback universally with the village business district. Mr. Duchesneau noted that wetlands would require examination.

Mr. Fasser mentioned parking preferences. Mr. Garvin responded that the preference was not to have parking in front of a village building/s. Mr. Fasser and Mr. Duchesneau concurred that parking on the sides and rear would be a good idea and to include one space per residential unit, and also push for no minimum parking requirements/general space requirements. Related discussion focused on front of building and street scapes.

Board Members stressed the importance of the landscape between the road and the buildings, and they advocated for eliminating a parking requirement; and would rather see a square footage requirement for landscaping, as mentioned by Mr. Shah.

Mr. Sugrue addressed three stories above retail space might work, but would be very “tight”.

Mr. Finnicum suggested being smart about placement of buildings and the context of each project being considered.

Mr. Duchesneau addressed medical/health Spa uses for the business districts. He also referenced the signage bylaw, and potentially remove water resource Protection Overlay district. Mr. Garvin mentioned the merit of considering the prospect of the Health Department on these aspects. Mr. Burney mentioned that such health spas would not have as much associated traffic as clinics or doctor’s offices.

Infrastructure

Mr. Duchesneau mentioned the primary considerations of wastewater and sewer, adding that the key would involve advancing progress in these areas, which have been considered by the Town for many years.

He emphasized related interconnection of sidewalks and selected connection sites adjacent to the two bike trails would positively affect the Rte. 20 village area.

Additional pedestrian crossings over Rte. 20 were also discussed. Mr. Sugrue recommended creating a map to indicate how many sidewalks are presently in the area. Mr. Shah stressed that sidewalks will be important when considering the overall infrastructure of the area.

Members discussed the topic of lighting, especially in pedestrian areas, such as sidewalks and gathering spots.

Mr. Duchesneau mentioned the underground utility goal which would help the area in many ways. Board Members agreed that this goal had been considered for some time. Mr. Duchesneau detailed that assuming a more active role with MassDOT and Eversource would ultimately result in DPW management and maintenance and would open more opportunities for the Corridor.

Mr. Sugrue agreed that first steps would include study of sidewalks and underground utilities.

In consideration of infrastructure, Mr. Garvin stressed the importance of scale.

Transportation

Mr. Duchesneau stressed that within the village district, sidewalks would play a key role in transportation planning.

Mr. Duchesneau addressed challenges for Town Staff regarding resident endorsement and collaboration regarding the possible transfer of private properties. Mr. Garvin recommended that detailed conditions within the various areas of the Corridor be included in the study. Mr. Sugrue favored outlining proposed pedestrian connections and vehicular connections (as two separate considerations). Mr. Shah spoke of efforts to minimize vehicular traffic, especially in the village area of the corridor.

Mr. Duchesneau referred to the “Proposed Enhanced Property Connections,” graph; mentioning the area of Nobscot Road properties and the Sudbury Lumber area. Mr. Garvin commented that raised sidewalks could be implemented.

Economic Development

Mr. Duchesneau indicated the importance of an Economic Development Subcommittee or the creation of a dedicated staff position. He added that the Town of Acton now has such a position. Mr. Garvin mentioned related grants to provide for such positions.

Mr. Duchesneau detailed that the corridor study included a productive discussion with the Chamber of Commerce, who would be a key stakeholder in such economic development planning.

Mr. Duchesneau and Mr. Fasser thanked the Planning Board and Mr. Burney for their valued participation and contributions to the study.

Master Plan Implementation

Mr. Garvin indicated that a tremendous amount of Master Plan implementation discussion took place this evening.

Housing Production Plan

Mr. Burney stated that he was finalizing the related report to be presented in May.

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

Administrative Report

Mr. Burney referenced the three Planning Article slides to be presented at Town Meeting.

Board Members discussed the three slides and commented on the effectiveness of the slides, presented with succinct language.

Mr. Sugrue noted that the Accessory Dwelling Unit (ADU) Article was not a new housing option in Sudbury, and reflected adjustment to the bylaw. Mr. Burney confirmed that the approval mechanism changes from Special Permitting to “by right.”

Mr. Burney addressed continued consideration of the wireless bylaw and possible changes to the existing draft report.

Mr. Burney and the Board also discussed advancing a bylaw to preserve land and to decrease construction square footage in effort to lessen impacts on the environment. Members agreed that this Planning Board topic would be discussed in the upcoming year.

Future Agenda Items

Mr. Garvin announced that Vice-Chair Finnicum would be leaving the Planning Board after years of valued service to the Town and the Planning Board. Mr. Garvin detailed the many contributions Mr. Finnicum made to Planning in Sudbury.

Future Meeting Schedule:

- May 14, 2025
- May 28, 2025

Adjourn

Mr. Garvin adjourned the Planning Board meeting at 9:38 PM.