



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, MAY 14, 2025 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Clerk John Sugrue, Anuraj Shah, Kirsten Roopenian

Absent: Julie Perlman

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. Roopenian-present, Mr. Garvin-present

Public Hearing – Definitive Subdivision Plan Modification, and Stormwater Management Permit Modification – Maiden Way – fka 210-212 Pratt’s Mill Road (Assessor’s Map G05-0022 and G09-0922)

Jacob Lemieux, Engineer and Ben Maiden, Developer were present to discuss the matter with the Board.

Mr. Garvin confirmed that Planning was awaiting the peer review comments regarding the stormwater management plan.

Mr. Lemieux presented plan modifications including widening the turnaround area to 24’, incorporating patios at the back of each home, and inclusion of a revised stormwater management plan.

Mr. Burney noted that vegetated screening in the rear of the site is fairly substantial, and the Board recommended saving a number of bushes/trees, with the addition of several plantings. Mr. Burney addressed the proposed stormwater plan and suggested a more natural look be considered.

Mr. Burney read related comments as submitted by Ms. Perlman: that the pavers for the proposed patios be permeable, she requested confirmation that swimming pools are not being proposed. Ms. Perlman stated that the porches are shown as different spaces, and would prefer identifying those porches as “unconditioned” space.

Mr. Shah noted that neighbors had concerns about the back yard landscaping plan. He expressed concerns about removing vegetation, and was in favor of adding plantings. Mr. Shah questioned increasing the width of the turnaround drive, and wondered if the Fire Department made that request. He also expressed concern about adding to the depth of the stormwater basin.

Ms. Roopenian stated that the proposed retention basin would be excessively deep. She questioned the planting plan. Mr. Garvin stated that some time ago, plantings were removed without permission.

Mr. Sugrue also questioned the proposed 24' wide driveway. He asked for added information regarding the plantings in the rear. Mr. Sugrue agreed the stormwater basin was deep enough.

Mr. Garvin asked to compare the existing plantings with the original planting plan, as approved. He suggested that some plantings could be relocated around the site, and indicated that additional rain garden might be the best option for addressing stormwater.

Mr. Garvin indicated that the pervious patio pavers would help. He noted that the Fire Department did not suggest a 24' turnaround, and that a 20' width was agreed upon. He opined that 22' at the front (the throat) could be included, but 20' was sufficient. He suggested a possible 6" deeper with the retention basin would reflect a good compromise.

Mr. Maiden agreed with modifications recommended by the Board, adding that swimming pools were not being proposed and the identification of conditioned space was a mistake as the porches are open. Mr. Maiden agreed to stagger additional plantings between two constructed homes. Mr. Maiden explained that the driveway turnaround space was originally staked at 23' in consideration of truck drivers hitting the curb, which is why he was asking for an increased turnaround width. Mr. Garvin noted that if fire trucks could make the turn, delivery trucks should have enough space as well. Mr. Garvin agreed with 22' at the front/throat area of the drive.

Mr. Sugrue suggested submittal of photos of the existing vegetation, especially. Mr. Lemieux confirmed that he would provide photos, as requested. Mr. Maiden welcomed Board Members to come to the site to view it.

Mr. Lemieux stated an ANR will be presented in the future, in order to modify the lot line in relation to the septic system.

Mr. Sugrue motioned to continue the public hearing for definitive subdivision plan modification and stormwater management permit for Maiden Way, to June 11, 2025 Planning Board meeting. Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Roopenian-aye, Sugrue-aye, Shah-aye.

Approval Not Required Plan (ANR) – 136 Hudson Road (Assessor's Map G08-0700)

Josh Fox, Attorney was present to discuss the matter with the Board.

Mr. Fox provided summary of the ANR for 136 Hudson Road, for removal of a parcel from the existing farm.

Mr. Sugrue motioned that the Planning Board endorse the ANR for 136 Hudson Road (Assessor's Map G08-0700). Mr. Shah seconded the motion. It was on motion 4-0; Garvin-aye, Roopenian-aye, Sugrue-aye, Shah-aye.

Member Appointments

Rail Trails Advisory Committee (RTAC)

Mr. Shah motioned to appoint John Sugrue to the Rail Trails Advisory Committee. Mr. Sugrue seconded the motion. It was on motion 3-0-1; Garvin-aye, Shah-aye, Roopenian-aye, Sugrue-abstain.

Land Acquisition Review Committee

Mr. Sugrue motioned to appoint Steve Garvin to the Land Acquisition Review Committee. Mr. Shah seconded the motion. It was on motion 3-0-1; Sugrue-aye, Shah-aye, Roopenian-aye, Garvin-abstain.

Mr. Sugrue motioned that the Planning Board appoint Julie Perlman to the Land Acquisition Review Committee. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Roopenian-aye, Garvin-aye.

Community preservation Committee (CPC)

Ms. Roopenian stated she would like to continue her CPC membership.

Mr. Sugrue motioned that the Planning Board appoint Kirstin Roopenian to the CPC. Mr. Shah seconded the motion. It was on motion 3-0-1; Sugrue-aye, Shah-aye, Garvin-aye, Roopenian-abstain.

Master Plan Implementation

Mr. Burney confirmed that he and Adam Duchesneau of BSC will be presenting the Route 20 Corridor Study Report to the Select Board in the next several weeks.

Mr. Burney noted that the consultant regarding the wireless topic/report would be continuing conversations with him.

Mr. Burney mentioned the Town playing fields report will be addressed at the Parks and Recreation meeting next week, including a baseball park with subsequent RFP for that new Park and Recreation plan (ready for approval by next spring). Mr. Garvin requested that Mr. Burney provided results of that June 2nd meeting, which should be in line with the Master Plan. Mr. Sugrue concurred.

Mr. Burney noted that Massachusetts Central Rail Trail (MCRT) paving commenced and Bruce Freeman Rail Trail (BFRT) will be receiving the final check, and Phase III of the BFRT with Sudbury and Framingham will be considered.

Ms. Roopenian asked if Park & Recreation considerations would be included in the open space/recreation plan. Mr. Burney replied more from a programming consideration with Haskell Field.

Housing Production Plan

Mr. Burney confirmed that the Housing Production Plan topic will be discussed at the Select Board meeting on May 20.

Citizens Comments – None

Minutes for Approval

3/12/25 Planning Board Minutes

Mr. Sugrue motioned to approve the 3/12/25 Planning Board Minutes, as edited. Mr. Shah seconded the motion. It was on motion 3-0-1; Sugrue-aye, Shah-aye, Garvin-aye, Roopenian-abstain.

Administrative Report

Mr. Burney confirmed that the three Planning Board articles were approved at the recent Town Meeting.

Future Meeting Schedule

May 28, 2025
June 11, 2025

Adjourn

Mr. Garvin closed the Planning Board meeting at 8:26 PM