



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, JUNE 11, 2025 AT 7:30 PM

Virtual Meeting

Members Present: Chair Stephen Garvin, Member John Sugrue, Member Julie Perlman, Member Kirsten Roopenian

Absent: Member Anuraj Shah

Staff Present: Director of Planning & Community Development Adam Burney

Mr. Garvin opened the Planning Board meeting at 7:35 PM, and requested roll call: Mr. Sugrue-present, Ms. Roopenian-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 (Assessor’s Maps G08-0025 and G08-0500)

John Derderian, owner, was present to discuss the matter with the Board.

Mr. Derderian explained that due to Planning Board restructuring and a majority of Board Members not being on the Board when the definitive subdivision plan for Bonnie Brook Estates was first introduced, he must reapply. He added that Mr. Burney recommended that he withdraw the current application, without prejudice, and reapply for both the definitive subdivision plan and the Special Permit without being responsible for a new filing fee. Mr. Derderian confirmed that the application process would resume with the peer review.

Mr. Burney stated that he would follow-up with a written request from Mr. Derderian to present to the Town Clerk.

Mr. Sugrue motioned that the Planning Board accept the request to withdraw the Definitive Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Special Permit for Maynard Road aka Bonnie Brook Estates (Assessor’s Maps G08-0025 and G08-0500); and waive the reapplication fee when refiling the public hearing. Ms. Perlman seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Roopenian-aye, Sugrue-aye.

Mr. Garvin stated that he was looking forward to continuance of the application for Bonnie Brook Estates.

Continued Public Hearing – Definitive Subdivision Plan, Stormwater Management Permit, Lot Release Request/Bond Acceptance – 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. Lemieux presented updates to the plan and stated that third party review by Horsley Witten had not issued a clean peer review letter to date.

Mr. Lemieux explained that the septic system for Lot 5 was installed only six feet away from the lot line, and the proposal was to move the lot line some, and to increase the width of the driveway from 20' to 24'. He also asked that the Form E Covenant be released, and to approve amending the landscape plan to relocate trees and bushes along the property line for additional screening.

Ms. Roopenian asked if native bushes could be planted. Mr. Lemieux responded in the affirmative.

Board Members expressed concerns regarding the request for increased driveway width.

Mr. Garvin asked if it would be possible to have plantings with year-round greenery. Mr. Lemieux agreed to include such plantings.

Mr. Burney noted that the requested 24' driveway was excessive, and the Board had made recommendations on this aspect at the previous Planning Board meeting.

Mr. Sugrue motioned that the Planning Board approve the modifications to the Subdivision Plan, formerly known as Maiden Way – fka 210-212 Pratt's Mill Road (Assessor's Map G05-0022 and G09-0922), to change the lot line and landscape plan; and to reject the modification to the driveway. Ms. Roopenian seconded the motion. It was on motion 3-0-1; Sugrue-aye, Perlman-abstain, Roopenian-aye, Garvin-aye.

Mr. Sugrue motioned that the Planning Board accept a surety bond for Stormwater Permit in the amount of \$13,200.00 to be confirmed or modified, per recommendation of the Town Engineer. Ms. Perlman seconded the motion. It was on motion 3-0-1; Garvin-aye, Roopenian-aye, Sugrue-aye, Perlman-abstain.

Mr. Sugrue motioned to release 5 Maiden Way from the Form E Covenant. Ms. Perlman seconded the motion. It was on motion 3-0-1; Garvin-aye, Roopenian-aye, Sugrue-aye, Perlman-abstain.

Mr. Sugrue motioned to continue the Stormwater Management Permit for Maiden Way – fka 210-212 Pratt's Mill Road (Assessor's Map G05-0022 and G09-0922), to June 25, 2025. Ms. Perlman seconded the motion. It was on motion 3-0-1; Perlman-aye, Roopenian-aye, Sugrue-aye, Garvin-abstain.

Field Needs Assessment Review

Mr. Burney confirmed he had distributed the Assessment Review document to Board Members, which was presented to the Parks and Recreation Commission on June 2, 2025. Mr. Burney suggested that Board Members submit any related comments to him directly. Mr. Sugrue commented that the review reflects a needs assessment, and he had no particular comments. Mr. Sugrue indicated that the topic was more related to interests of Parks and Recreation. Board Members agreed.

Ms. Roopenian suggested the Board reserve comments until further progress is made to the Review. Mr. Burney noted this review reflects a precursor to an Open Space Plan.

Master Plan Implementation

Mr. Burney confirmed that the Select Board approved the Housing Production Plan at their meeting last night, which will serve as a guiding document for the Town.

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

Minutes for Approval: April 30, 2025 & May 14, 2025

4/30/25 Minutes

Mr. Sugrue motioned to approve the Planning Board Minutes for 4/30/25, as presented. Ms. Perlman seconded the motion. It was on motion 4-0-1; Garvin-aye, Perlman-aye, Sugrue-aye, Roopenian-abstain.

5/14/25 Minutes

Mr. Sugrue motioned to approve the Planning Board Minutes of 5/14/25, as presented. Ms. Perlman seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Roopenian-aye, Sugrue-aye.

Committee Member Updates

Ms. Roopenian noted that she would be meeting with Stuart Sagmore of the CPC to discuss Town sidewalks. Ms. Roopenian stated that she would provide related updates to the Board on this matter.

Administrative Report

Mr. Burney offered to draft a letter indicating that the Board could authorize him to sign on behalf of the Board regarding administrative matters, especially in connection with matters regarding other Town entities. Planning Board members were in agreement and thanked Mr. Burney.

Future Meeting Schedule: June 25, 2025, July 16, 2025, August 13, 2025

Adjourn

Mr. Garvin adjourned the Planning Board Meeting at 8:26 PM.