



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY JUNE 25, 2025 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Vice-Chair John Sugrue, Clerk Anuraj Shah, Member Kirsten Roopenian, Member 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. Sugrue-present, Mr. Shah-present, Ms. Roopenian-present, Ms. Perlman-present, Mr. Garvin-present

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

Mr. Shah motioned to continue the Public Hearing – Stormwater Management Permit Modification for Maiden Way – fka 210-212 Pratt’s Mill Road (Assessor’s Map G05-0022 and G09-0922), to the Planning Board meeting on July 16, 2025. Mr. Sugrue seconded the motion. It was on motion 5-0; Garvin-aye, Perlman-aye, Roopenian-aye, Shah-aye, Sugrue-aye.

Public Hearing – Site Plan Review and Stormwater Management Permit 694 Boston Post Road (Assessor’s Map K05-0017)

Josh Fox, Attorney for Applicant, Michael Koffman, Developer; Tim Chilson, Architect; Phil Henry, Engineer; Jeff Dirk, Traffic Consultant were present to discuss the matter with the Board.

Mr. Fox summarized the site plan, noted that a makeover was required in order to transform the previous business to the Bright Path child care center. He detailed that there would be 10,000 square feet of reduction in impervious area and all setbacks will be met, and the residential part of the site would be kept in an unimproved state.

Mr. Henry confirmed the lot was reflective of split-zoning, and the proposed building would be zoning-compliant with the outdoor play area being located behind the structure. He provided detail regarding reduction in curb cuts, ADA access and parking. He noted the plan was updated for Conservation consideration and consideration of the retaining wall.

Mr. Henry provided detail on the landscape plan, including 11 trees, 8-10 shrubs and extensive groundcover throughout the site.

Mr. Chilson presented elevation renderings; he also referenced the entry area, and interior layout in order to house infants, toddlers and pre-school children.

Mr. Dirk presented the related "Transportation Impact Assessment Summary," dated June 25, 2024. He noted that the team followed the recommendations of the peer review; consistent with MA DEP standards. Mr. Dirk confirmed that site lines and reduction of cut cuts were included in the plan.

Mr. Burney noted peer review questions related to Sudbury Public Safety aspects are being considered. He noted that the applicant would have to install two water lines for fire and usage. Mr. Burney mentioned clean-out for piping and manholes was awaiting peer review comments.

Mr. Shah agreed this area needed revitalization and the added landscape proposed would be an improvement. He noted that team had addressed massing of the building. He asked that fixtures be dark-sky compliant.

Mr. Perlman indicated that more work could be done on the facade, especially facing Boston Post Road. She asked for additional information regarding peak hours of travel and parking aspects, and indicated that overall, the plan was good.

Ms. Roopenian agreed with including facade improvements, especially in consideration of the site being in the historic area. She expressed concern about fencing and the sidewalks, and did not endorse use of a chain link fence. Ms. Roopenian asked if there would be a buffer between the sidewalk and Rte. 20. She asked if the drop-off and pickups would be influenced by other day care centers in the immediate area.

Mr. Sugrue indicated this was a good plan for the site, which needed attention. He agreed that the facade could be improved and recommended adding distinction with building materials on the facade side of the building. He asked if the chain link was required due to the retaining wall, and if such fencing could be reduced.

Mr. Garvin acknowledged the improvement to the site and landscaping. He agreed that the facade could be improved; he requested that the height of the building be included on the specs in consideration of fencing and grading. Mr. Garvin recommended installation of manholes, rather than cleanouts.

Mr. Henry commented that consideration could be given to fence adjustments, if possible.

Mr. Koffman stated there would likely be a white fencing material used so that children would not be seen at play. He noted that this child care facility and other nearby facilities would participate in staggered school drop off and pick-up schedules, which would not interfere with prime Rte. 20 traffic. Mr. Dirck said the three child care centers were considered in the report and depicted the peak traffic hours and popular work-ride schedules. Mr. Chilson stated the design team would further examine the facade as mentioned by the Board.

Resident/abutter Joy Aldrich, 700 Boston Post Road, mentioned her primary concerns: side setbacks in relation to her driveway, retaining wall being in very close proximity to her property, insufficient space for plantings.

Mr. Garvin noted that retaining wall and stormwater aspects would be addressed at the next Planning Board meeting.

Resident/abutter Bill Aldrich, 700 Boston Post Road, added that the easement is the way he accesses his driveway, and the Board should consider that such easement is more restrictive than the setback number implies.

Mr. Henry responded that the easement and grading would be given further consideration.

Mr. Shah motioned to continue the public hearing for Site Plan Review and Stormwater Management Permit at 694 Boston Post Road (Assessor's Map K05-0017) to the Planning Board meeting on 8/13/25. Mr. Sugrue seconded the motion. It was on motion 5-0; Garvin-aye, Perlman-aye, Roopenian-aye, Shah-aye, Sugrue-aye.

Minor Modification to Stormwater Management Permit Lot 2 Nolan Circle Landon Estates FKA Greenscape Park (Assessor's Map B09-0012)

Daniel Carr, Engineer was present to discuss the matter with the Board.

Mr. Carr reviewed the Lot 2 plan, noting the proposed house would be smaller as well as reduction in the driveway size, and all other provisions remaining the same.

Mr. Burney noted the stormwater provisions would remain the same.

Ms. Perlman indicated the modifications made good sense.

Mr. Shah did not like the amount of driveway and garage in front of the structure, but did favor decreased impervious areas.

Mr. Sugrue echoed Mr. Shah's comments.

Mr. Garvin stated that overall, the modifications reflected improvement.

Mr. Shah motioned to approve the minor modification to Stormwater Management Permit Lot 2 Nolan Circle Landon Estates FKA Greenscape Park (Assessor's Map B09-0012). Mr. Sugrue seconded the motion. It was on motion 5-0; Garvin-aye, Perlman-aye, Roopenian-aye, Shah-aye, Sugrue-aye.

Master Plan Implementation

No comments at this time.

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

Minutes for Approval:

None

Committee Member Updates

None

Administrative Report

Mr. Burney confirmed that the Mass DOT aspect of the contract would be closed out on turned over to the Town in September or October.

Mr. Burney mentioned several civil issues with abutters. Mr. Garvin noted that ZBA would be the involved party and there had been related issues with this property for many years.

Future Meeting Schedule:

- July 16, 2025
- August 13, 2025

Adjourn

Mr. Garvin adjourned the Planning Board Meeting at 9:00 PM.