



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 AUGUST 13, 2025 AT 7:30 PM

VIRTUAL MEETING

Members Present: Vice-Chair John Sugrue, Ahnu Shah, Julie Perlman, Kirsten Roopenian

Members Absent: Chair Steve Garvin

Mr. Sugrue opened the Planning Board meeting at 7:30 PM, and requested roll call: Mr. Sugrue-present, Mr. Shah-present, Ms. Roopenian-present, Ms. Perlman-present

Staff Present: Director of Planning & Community Development Adam Burney

Immediately Continued Public Hearing – Definite Subdivision Plan, Stormwater Management Permit and Inclusion of Affordable Housing Special Permit Maynard Road aka Bonnie Brook Estates Road (Assessor’s Map G08-0025 and G08-0500)

Mr. Shah motioned to continue the Public Hearing – Definite Subdivision Plan, Stormwater Management Permit and Inclusion of Affordable Housing Special Permit Maynard Road aka Bonnie Brook Estates Road (Assessor’s Map G08-0025 and G08-0500) to the Planning Board meeting on September 10, 2025. Ms. Perlman seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Roopenian-aye, Perlman-aye.

Untimed Items

Cold Brook Crossing Residential Development (Assessor’s Map C12-0101 and C-12-0100) – Apartments at Cold Brook Crossing, 435 & 437 Cold Brook Drive-Stormwater Management Surety Bond (#1329) Release Request

Mr. Burney confirmed Stormwater management aspects had been satisfied at 435 and 437 Cold Brook Drive and the necessary inspections had been filed.

Mr. Shah motioned to release the Stormwater Management Surety Bond #1329 in the amount \$5000 for Cold Brook Crossing Residential Development apartments 435 & 437. Ms. Perlman seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Roopenian-aye, Perlman-aye.

Nolan Circle/Landon Estates Subdivision (fka) Woodward Glen/Greenscape Park) off Powers Road (Assessor’s Map B09-0001) – Definitive Subdivision and Stormwater Management Permit Partial Performance Bond Release Request

Mr. Burney acknowledged that he would be meeting with the developers and DPW Engineering regarding work completed and bond release.

Minutes for Approval – June 11, 2025; June 25, 2025

Mr. Shah motioned to approve the June 11, 2025 Planning Board Minutes, as submitted. Ms. Roopenian seconded the motion. It was on motion 3-0-1; Sugrue-aye, Shah-abstain, Roopenian-aye, Perlman-aye.

Mr. Shah motioned to approve the June 25, 2025 Planning Board Minutes, as amended. Ms. Perlman seconded the motion. It was on motion 4-0-1; Sugrue-aye, Shah-abstain, Roopenian-aye, Perlman-aye.

Administrative Report

Mr. Burney stated the finalized Rte. 20 Corridor Study Report had been received, and many related considerations revolve around zoning within the village.

Mr. Burney stated he has been in contact with the group doing the wireless survey and expects to get a draft to the Board for inclusion on the Town Meeting Warrant.

Mr. Burney suggested that consideration of the sign bylaw and the Rte. 20 Corridor Economic Report be presented separately in the interest of clarity. He noted that the Select Board would likely be initiating an Economic Development Committee.

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

Jacob T. Lemieux, Engineer was present to discuss the matter with the Board.

Mr. Lemieux provided project updates, and explained that relocating proposed decks to the rear of the two buildings would reflect a minor modification. He mentioned that Mr. Burney recommended the withdrawal of the stormwater modification and file for the described minor modification instead.

Mr. Lemieux requested the stormwater management application withdrawal, without prejudice. Mr. Burney and Board Members agreed.

Mr. Shah motioned to accept the applicant's request to withdraw without prejudicious the Stormwater Management Permit Maiden Way – fka 210-212 Pratt's Mill Road (Assessor's Map G05-0022 and G05-0922). Ms. Perlman seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Roopenian-aye, Perlman-aye.

Mr. Shah motioned to accept the presented modification at Maiden Way – fka 210-212 Pratt's Mill Road 694 Boston Post Road (Assessor's Map G05-0022 and G08-0922). Ms. Perlman seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Roopenian-aye, Perlman-aye.

Committee Member Updates

Mr. Sugrue stated the Select Board, and the Parks and Recreation Commission are discussing the placement of a sculpture donated by The Friends of the Bruce Freeman Rail Trail.

Mr. Burney reported the Town has contracted with TEC for the design and wetland work at the Parkinson Field driveway.

Ms. Roopenian reported on discussion regarding use of CPC funds to improve sidewalks contiguous to the Rail Trail.

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

Attorney Josh Fox, Developer Jonathan Coffman-Coffman Development Group; Engineer Phil Henry-Civil Design Group; Architect Tim Chilson-Helicon Design Group were present to discuss the matter with the Board

Mr. Fox presented modification to the plan, per recommendations from the Planning Board and the Design Review Board. He noted that neighbor Matthew Scilliano, 1 Washington Drive, provided a letter of support.

Mr. Henry noted that the change in placement of the building reflected a significant modification.

Mr. Burney stated the Fire Department recommended the inclusion of an on-site fire hydrant. Mr. Burney noted that easement considerations near the driveway needed to be addressed.

Mr. Shah mentioned that the applicant might consider roof modifications to minimize the view of the proposed tower. He suggested that the signage not be arched as presented.

Ms. Perlman indicated that the vertical board and batten negatively impacts the windows, making them appear very small.

Ms. Roopenian inquired about the location of the proposed sidewalk. She questioned the proposed lighting in the parking lot. Mr. Henry stated the six (6) parking lot lights would be dark-sky compliant.

Mr. Sugrue recommended installing uniform siding on and around the tower.

Resident Bill Aldridge 700 Boston Post Road, agreed with proposed modifications, as recommended by the Board.

Resident Matt Scilliano, 1 Washington Drive, indicated his support of the development.

Mr. Shah motioned approve Site Plan Review and Stormwater Management Permit for 694 Boston Post Road (Assessor's Map K05-0017), as presented with the following conditions: driveway easement to the west is resolved by either moving the easement or the driveway into the easement, keeping the fire hydrant clear of snow, locating the curb cut on the south side of the property, and before the applicant applies for a Building Permit, he return to the Planning Board with adjustments to the architecture. Ms. Perlman seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Roopenian-aye, Perlman-aye.

Continued Public Hearing – Site Plan Review 0, 30, and 38 Field Road – Bina Farm (Assessor's Maps B10-0304, B10-0128 and B10-0305)

Babak Bina, Owner; Chessie Stafano, Executive Director; Jacob Lemieux, Engineer - Hancock Associates were present to discuss the matter with the Board.

Mr. Bina stated that Sudbury Health Department and Conservation Commission e-mailed Mr. Burney noting that related concerns had been addressed. Mr. Bina explained that project modification included a weekly manure removal plan to replace the bi-weekly removal plan.

Mr. Lemieux referenced the plan, acknowledging that ten (10) wood-framed sheds were included in order to provide shelter for the animals, and inclusion of a gravel parking area.

Mr. Burney mentioned the Conservation Restriction reflects a 9–18-month process, but would not have any impact on the Planning Board deliberations. He mentioned the Health Department indicated the manure removal and storage was within guideline limits.

Mr. Burney recommended that a stable permit be included as a condition when granting approval of the Site Plan.

Mr. Shah confirmed the number of parking spaces.

Ms. Perlman inquired if there is a traffic study.

Ms. Roopenian asked if proposed structures required permitting. She inquired about submission of a site management/maintenance plan. Mr. Lemieux confirmed that an Operation and Maintenance Plan was submitted, as well as a Stormwater Management Plan.

Mr. Bina stated that the Commonwealth requires a barn permit.

Resident Mary Menna, 21 Field Road, inquired about possible plans to install sidewalks and speed plates on the street. Mr. Lemieux responded not. Ms. Perlman stated there were no existing sidewalks or crosswalks in the area.

Ms. Roopenian noted the Traffic Safety Committee could review the plan.

Mr. Shah motioned to approve the Site Plan Review Application for 0, 30, and 38 Field Road – Bina Farm (Assessor's Maps B10-0304, B10-0128 and B10-0305) as presented, with the following conditions: all necessary permits from all required boards, included all Board of Health standards be met. It was on motion 4-0; Sugrue-aye, Shah-aye, Roopenian-aye, Perlman-aye.

Future Meeting Schedule: – September 10, 2025

Adjourn

Mr. Sugrue adjourned the Planning Board Meeting at 9:20 PM.