



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY MAY 28, 2025 AT 7:30 PM

### VIRTUAL MEETING

**Members Present:** Chair Stephen Garvin, Clerk John Sugrue, Member Ahnu Shah, Member Julie Perlman, Member Kirsten Roopenian

**Staff Present:** Director of Planning & Community Development Adam Burney

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

Mr. Burney provided project updates including submission of peer review comments and anticipated responses from the applicant. He explained that because Ms. Perlman and Ms. Roopenian were not members of the Board when the application was filed and initially presented, they would not be able to vote on this project without procedural modification.

Mr. Burney explained the modification would involve withdrawal of the application without prejudice and refile, which would allow Ms. Perlman and Ms. Roopenian to vote on related aspects and would allow the applicant to move forward with the application process and use the plans currently being reviewed. Mr. Burney mentioned that the applicant expressed reluctance with the proposed action; adding that any associated waiver fees would be waived.

Mr. Garvin stressed the importance of the Inclusionary Housing Special Permitting determination when considering the Definitive Subdivision Plan and the Stormwater Management Plan. Mr. Sugrue agreed with Mr. Garvin and indicated that resubmitting the application would be the way to proceed in consideration that much progress has been made with the application over a period of some four years. Other Board Members were in agreement.

**Mr. Sugrue motioned to continue the Public Hearing - 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) to the June 11, 2025 Planning Board meeting. Mr. Shah seconded the motion. It was on motion 5-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye, Roopenian-aye.**

### **Board Reorganization**

Mr. Shah nominated Steve Garvin as Chair of the Sudbury Planning Board. Board Members concurred.

**Mr. Sugrue motioned to nominate Steve Garvin as Chair of the Sudbury Planning Board. Mr. Shah seconded the motion. It was on motion 4-0-1; Perlman-aye, Shah-aye, Sugrue-aye, Roopenian-aye, Garvin-abstain.**

Mr. Garvin nominated John Sugrue as Vice-Chair of the Sudbury Planning Board. Board Members concurred.

**Mr. Shah motioned to nominate John Sugrue as Vice-Chair of the Sudbury Planning Board. Ms. Roopenian seconded the motion. It was on motion 4-0-1; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-abstain, Roopenian-aye.**

Mr. Sugrue nominated Ahnu Shah as Clerk of the Sudbury Planning Board. Board Members concurred.

**Mr. Sugrue motioned to nominate Ahnu Shah as Secretary of the Sudbury Planning Board. It was on motion 4-0-1; Garvin-aye, Perlman-aye, Shah-abstain, Sugrue-aye, Roopenian-aye.**

**Right of First Refusal 136 Hudson Road (Assessor's Map G08-0700)**

Mr. Burney explained that the Town had the option to purchase the property for \$450,000 (inclusion of outstanding tax debt); he indicated that the property appeared not to be of value to the Town from a planning perspective. Mr. Burney noted that the Conservation Commission shared the same opinion.

Ms. Roopenian asked if the Select Board had voted on this matter. Mr. Burney responded not, adding that the Select Board was awaiting Planning Board input. Board Members agreed the site would be best suited as a site for a single-family home.

**Mr. Shah motioned that the Planning Board recommend that the Town not exercise the right of first refusal for 136 Hudson Road (Assessor's Map G08-0700), as the property did not have worth from a Planning perspective. It was on motion 5-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye, Roopenian-aye.**

**Reappointment of Craig Blake to the Permanent Building Committee**

Mr. Shah confirmed that he has served on the Permanent Building Committee and found Mr. Blake to be a great asset to that Committee.

**Mr. Shah motioned that the Planning Board vote to Reappointment of Craig Blake to the Permanent Building Committee. Mr. Sugrue seconded the motion. It was on motion 5-0; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye, Roopenian-aye.**

**Master Plan Implementation**

Mr. Burney confirmed that he provided a Master Plan Implementation presentation to the Select Board recently, and that Board was very receptive. He noted that he received communication from a resident who suggested that the Planning Board endorse installation of sidewalks on the Rte. 20 area near the Wayside Inn. Mr. Burney indicated that other locations in Town might take priority, such as the area closer to businesses.

Ms. Roopenian commented that during the Rte. 20 Corridor presentation, consultant Adam Duchesneau stressed that such sidewalk planning reflected long-term planning. Board Members agreed.

Mr. Burney reported that Planning would be working on a continued contract with consultant for the wireless overlay, before the end of FY25.

### **Housing Production Plan**

Mr. Burney noted that the new Select Board Member Radha Gargeya wanted some time to review the Housing Production Plan before voting. He noted that the Select Board would likely be voting on this matter at their next meeting.

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

### **Minutes for Approval: – March 26, 2025 – April 9, 2025**

**Mr. Shah motioned to approve the Planning Board Minutes of April 9, 2025, as amended. Mr. Sugrue seconded the motion. It was on motion 4-0-1; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-aye, Roopenian-abstain.**

**Mr. Shah motioned to approve the Planning Board Minutes of March 26, 2025, as presented. Mr. Sugrue seconded the motion. It was on motion 3-0-2; Garvin-aye, Perlman-aye, Shah-aye, Sugrue-abstain, Roopenian-abstain.**

### **Committee Member Updates**

Mr. Sugrue noted there has been much activity with the Rail Trail Advisory Committee. A base coat was completed on the MCRT trail and walkway connections to the other trail have been progressing.

### **Possible Future Agenda Items**

### **Ongoing Items/Hearings: – Continued Public Hearing – Definitive Subdivision Plan, Stormwater Management Permit Maiden Way - fka 210-212 Pratt's Mill Road (Assessor's Map G05-0022 and G05-0922) Continued to June 11, 2025**

Mr. Burney noted that he would be reaching out to the applicant to discuss the inclusion of decreased pavement, as the Board had recommended.

### **Future Meeting Schedule:**

- June 11, 2025
- June 25, 2025

### **Adjourn**

Mr. Garvin closed the Planning Board meeting at 8:15 PM.