



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, SEPTEMBER 10, 2025 AT 7:30 PM

Virtual Meeting

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

Absent: Vice-Chair John Sugrue

Mr. Garvin opened the Planning Board meeting at 7:33 PM, and requested roll call: Mr. Shah-present, Ms. Roopenian-present, Ms. Perlman-present, Mr. Garvin-present

Staff Present: Director of Planning & Community Development Adam Burney

Minor Modification to Stormwater Management Permit 5 Nolan Circle (Lot 1) Landon Estates fka Greenscape Park (Assessor's Map B09-0011)

Sean Green – Dex by Terra, 25 Howe St Medway and Tim Puglielli – Owner, 5 Nolan Circle were present to discuss the matter with the Board.

Mr. Green explained that Dex by Terra took over the hardscape project when Mr. Puglielli purchased the property. Mr. Burney stated the additional work was not covered under the original permit. Mr. Burney recognized that there was an honest mistake, which sometimes occurs when a homeowner takes over a project.

Ms. Perlman stated the plantings would help with screening.

Mr. Shah inquired if there was any effect on the stormwater system. Mr. Burney responded not.

Mr. Garvin suggested that the new owners should be made aware of stormwater considerations.

Mr. Green confirmed that additional plantings were installed, reflecting more plantings than what was required in the Order of Conditions.

Ms. Perlman motioned to approve the minor modification to Stormwater Management Permit 5 Nolan Circle (Lot 1) Landon Estates fka Greenscape Park (Assessor's Map B09-0011). Mr. Shah seconded the motion. It was on motion 4-0; Shah-aye, Perlman-aye, Garvin-aye, Roopenian-aye

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)

John Derderian, Waltham MA, Owner and Bruce Saluk, Engineer were present to discuss the matter with the Board.

Mr. Derderian provided an overview of the updated project.

Mr. Garvin noted the application was being treated as a new application, as explained at previous Planning Board meetings.

Mr. Saluk acknowledged the inclusion of an intermittent stream on the back part of the property.

Mr. Burney confirmed he had received a related report from the peer reviewer and would be forwarding that report to the applicant.

Mr. Shah noted the plans were revised, which included reduction of disturbance area. He indicated that he would like to see a landscape plan depicting the sizes of the trees to be planted.

Ms. Roopenian confirmed there was need to identify who would be responsible for maintenance of the new road. Mr. Garvin confirmed that the site was challenging, and the Conservation Commission approved the buffer variance.

Mr. Saluk stated the right of way was maintained and operated by Sudbury DPW, and the Sudbury Water District was responsible for the water system. He confirmed that the new HOA would be tasked with the maintenance of the stormwater infrastructure.

Resident and abutter Anna Bhattacharya, 84 Maynard Road, stated that she submitted a tree protection plan.

Mr. Garvin stated a landscape plan drawn by a landscape architect was required in order to satisfy the site plan application.

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 October 8, 2025. Ms. Perlman seconded the motion. It was on motion 4-0; Shah-aye, Perlman-aye, Garvin-aye, Roopenian-aye

Approval Not Required Plan (ANR) – 355 Maynard Road (Assessor’s Map E06-0007)

Jonathan Bollen, Stamski and McNary - 1000 Main Street, Acton, MA was present to discuss the matter with the Board.

Mr. Bollen detailed that a rear section of the 355 Maynard Road site was being conveyed to 24 Cutting Lane.

Mr. Burney stated there are no zoning issues and the ANR reflects a simple conveyance.

Mr. Shah motioned to endorse the Approval Not Required (ANR) plan for 355 Maynard Road (Assessor's Map E06-0007). Ms. Perlman seconded the motion. It was on motion 4-0; Shah-aye, Perlman-aye, Garvin-aye, Roopenian-aye

Master Plan Implementation

Mr. Burney stated that housing developments going forward would likely be cluster housing developments by right, and standard developments would be granted via Special Permit. He reported the Rte. 20 Corridor Study was finalized and posted on the Planning and Community Development website.

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

Minutes for Approval:

Mr. Shah motioned to approve the Planning Board Minutes of July 16, 2025, as presented. Ms. Perlman seconded the motion. It was on motion 4-0; Shah-aye, Perlman-aye, Garvin-aye, Roopenian-aye

Committee Member Updates

Ms. Roopenian reported that the Community Preservation Committee (CPC) would be holding a meeting on September 17, 2025 at the Flynn Building. Stuart Saginor of the Community Preservation Coalition would be present to address questions from the last CPC meeting.

Administrative Report

Mr. Burney reported that the Sudbury Housing Trust with the Sudbury Housing Authority would sponsor an Affordable Housing Forum on October 23, 2025 at 7:00Pm at the Goodnow Library.

Adjourn

Mr. Garvin adjourned the Planning Board meeting at 8:43 PM.