



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY OCTOBER 8, 2025 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Vice-Chair John Sugrue, Clerk Anuraj Shah, Member Kirsten Roopenian,

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

Absent: Member Julie Perlman

Staff Present: Director of Planning & Community Development Adam Burney

Immediate Continue Public Hearing* - Definite Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Permit Maynard Road aka Bonnie Brooks Estates (Assessor's Maps G08-0025 and G08-0500) Public Hearing – Stormwater Management

Mr. Shah motioned to continue the Public Hearing – Definite Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Permit Maynard Road aka Bonnie Brooks Estates (Assessor's Maps G08-0025 and G08-0500) Public Hearing to November 12, 2025, meeting of the Planning Board. Mr. Sugrue seconded the motion. It was on motion 4-0; Sugrue-aye, Roopenian-aye, Garvin-aye, Shah-aye.

Immediately Continued Public Hearing – Stormwater Management Permit 0, 30, & 38 Field Road (Assessor's Maps K04-0010, K04-0102 and K04-0103)

Mr. Shah motioned to continue the Public Hearing of the Stormwater Management Permit 0, 30, & 38 Field Road to the October 22, 2025 meeting of the Planning Board. Mr. Sugrue seconded the motion. It was on motion 4-0; Sugrue-aye, Roopenian-aye, Garvin-aye, Shah-aye.

Public Hearing – Preliminary Conventional Subdivision Plan 821 Boston Post Road (Assessor's Maps K04-0010, K04-0102 and K04-0103)

William Conti, Owner; and Daniel Merrikin, Engineer were present to discuss the matter with the Board.

Mr. Merrikin provided details of the proposed subdivision which was approved in 2004. Mr. Merrikin indicated that he was seeking feedback from Board members this evening regarding the building of a subdivision at the site.

Mr. Burney noted that feedback was received from Sudbury Department of Public Works (DPW), Fire and Conservation Departments. He mentioned that Conservation indicated concerns regarding wildlife species and associated impacts with restrictions. Mr. Burney mentioned contribution to the Town walkway fund. Mr. Garvin concurred with such fund contribution.

Mr. Shah suggested that additional information regarding the topography of the site be provided.

Ms. Roopenian mentioned the importance of the nearby culvert and related access and egress from Rte. 20 in consideration of sloping which can be icy in the winter. She expressed her concern about construction vehicle entry to the property in light of other construction project/s taking place on Route 20.

Mr. Sugrue agreed with refining the land contours and favored limited cutting and how to balance such cutting via modification to the proposed driveway.

Mr. Garvin agreed with comments made by Mr. Sugrue and suggested that a 22 ft. wide road access would be preferable for vehicle access on a steeper road. He also recommended the applicant consider installing wall/s and soil testing in preparation of stormwater systems meeting the stormwater management policy. Mr. Garvin also recommended getting feedback from Natural Heritage in consideration of wildlife, before the Planning Board considered waivers. He recognized likely implementation of a CR (Conservation Restriction) and restrictions on clearing would be preferred, as well as submittal regarding the culvert located under the drive.

Mr. Merrikin confirmed wetland specialists, Goddard Consulting, were part of the team and would be addressing items discussed at this evening's meeting, with special reporting about stormwater aspects.

Mr. Garvin recommended that a landscape plan be submitted along with a tree survey plan, especially in areas where major cuts would be taking place.

Mr. Burney advised that the applicant might reach out to Mass Department of Transportation (MassDOT) at the onset of the process regarding access permitting. Mr. Garvin acknowledged that part of the road was within the historic district. Mr. Burney concurred that the western edge of the property where the driveway was located was probably within the historic district.

Mr. Merrikin noted that he appreciated the Board's feedback and would likely be back before the Board in several months.

Mr. Garvin stated that the public hearing for Preliminary Conventional Subdivision Plan for 821 Boston Post Road was now closed.

Minor Modifications to Site Plan – 694 Boston Post Road (Assessor’s Map K05-0017)

Attorney Joshua Fox, Tim Chilson, Architect; and Michael Coffman, Builder were present to discuss the matter with the Board.

Mr. Chilson presented plan modifications recommended by the Planning Board, which included: exterior cladding, window modifications, merging of the entry tower, adjustment of the roof line and three larger dormers providing additional lighting into the classrooms.

Mr. Shah noted that plans reflected significant improvement.

Ms. Roopenian agreed that the changes reflected great improvement and indicated that she particularly liked the additional natural lighting into the classrooms. She asked if bollard installation was possible in consideration of vehicle safety.

Mr. Sugrue noted that he appreciated changes made to the plans as described.

Mr. Garvin agreed that the described modifications made for a much-improved project.

Mr. Chilson provided other elevation plans which addressed auto safety concerns and displayed that the plans depicted a 30-foot distance from the street to the building with curbing and sidewalk. Board members agreed the auto safety aspect was addressed in the plans, as detailed.

Mr. Fox provided the minor site plan modification regarding the playground. He detailed that the playground would be reduced from approximately 7,000 sq. ft. to 5,000 sq. ft. and pulled back from the rear lot line some 13 feet.

Mr. Shah motioned to approve the minor modification to the Site Plan for architectural changes at 694 Boston Post Road (Assessor’s Map K05-0017), as presented. Mr. Sugrue seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Roopenian-aye, Garvin-aye.

Mr. Shah motioned to approve the minor modification in reduction of square footage of the outdoor play area from 7,000 (plus or minus) sq. ft. to 5,000 sq. ft. (plus or minus) with associated reduction in retaining wall at 694 Boston Post Road (Assessor’s Map K05-0017), as presented. Mr. Sugrue seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Roopenian-aye, Garvin-aye.

Committee Member Updates

Ms. Roopenian provided Community Preservation Committee (CPC) update, noting that the CPC met with the Community Coalition Group for a great meeting. She detailed that CPC applications (some 13 applications for Annual Town Meeting) would be presented at the October 15, 2025 meeting.

Master Plan Implementation

Mr. Burney explained that an improved Master Plan Matrix was distributed to Sudbury department heads. He mentioned that he would be presenting Master Plan updates to the Select Board at an upcoming Select Board meeting.

Administrative Report

Mr. Burney acknowledged that he received additional Wireless Bylaw materials from the wireless consultant. He confirmed he would be forwarding the Bylaw materials to the Board members. Mr. Burney confirmed that the consultant would be presenting at the next Planning Board meeting on October 22, 2025.

Mr. Burney detailed that the Open Space RFP would be distributed to several consultants tomorrow. He indicated that he would expect to get a consultant in place by December.

Mr. Burney acknowledged that the topic for the Town Forum was the Open Space Plan.

Citizens' Comments on Item Not on Agenda

No comments received.

Minutes for Approval

No minutes were presented.

Future Meeting Schedule

October 22, 2025, November 12, 2025 and December 3, 2025

Adjourn

Mr. Garvin adjourned the meeting at 8:35 PM.