



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, DECEMBER 3, 2025 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Vice-Chair John Sugrue, Member Kirsten Roopenian, Member Julie Perlman

Members Absent: Clerk Ahnu Shah

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

Staff Present: Director of Planning & Community Development Adam Burney

Public Hearing – Stormwater Management Permit 0 Powdermill Road – Eversource Substation Transformer Replacement Project (Assessor's Map A07-0200)

Molly Cullen, Eversource Representative; Jeffery Ciceron, Project Manager, Aaron Ting, Environmental Specialist – TRC; and Macie Jones, Eversource Representative were present to discuss the matter with the Board.

Mr. Ciceron presented project details. He reported that the majority of the work would take place in Maynard portion of the substation project, with only soil removal from the Sudbury relocation of the project.

Mr. Ciceron detailed that removal of existing stockpiles and retaining wall, with the lowering of grades, slopes and trap stone was also proposed.

Mr. Ting reported that restoration of grade would be included and the lowering of grade would help to reduce the velocity of runoff. Mr. Ting confirmed there would be no increase in impervious area and that the team was requesting waiver to not be required to submit an Operation and Management (O&M) Plan in consideration of absence of structural practices.

Mr. Burney acknowledged that the transformer replacement project reflects regrading and removal of the existing soil mound, which is beneficial.

Ms. Roopenian inquired about the traffic control measures to be implemented for the project. Mr. Ciceron detailed that a traffic control plan would be submitted to the Town.

Mr. Garvin inquired about the easement shown on the plans.

Mr. Ting recognized the existing 20-foot natural gas easement, which would not be impacted by the project. Mr. Garvin inquired if the gas company has given its permission to work in the easement.

Mr. Sugrue motioned to approve the Stormwater Management Permit for 0 Powdermill Road – Eversource Substation Transformer Replacement Project (Assessor’s Map A07-0200) including a waiver of the O&M plan requirement, with the condition that proof the easement has been extinguished and/or work is allowed in it. Ms. Pearlman seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Sugrue-aye, Roopenian-aye.

Untimed Items

Stormwater Management Permit Celebree Daycare - 631 Boston Post Road (Assessor’s Map K06-0502) Request for Bond (Cash)

Jake Parsons, Applicant was present to discuss the matter with the Board

Mr. Burney provided review of the project and confirmed the applicant was requesting a full occupancy permit. He stated the hydroseed had not germinated satisfactorily because of the lateness of application.

Mr. Burney reported the applicant has agreed to lay down a jute mat to keep the grass in place, and if necessary, to respray hydroseed in the spring.

Mr. Garvin expressed disappointment in the meager caliper size of the newly planted trees along Boston Post Road.

Mr. Burney noted that the Town will hold the related bond until such time as the lawn cover has germinated.

Mr. Sugrue motioned to accept the bond of \$2,725.00 for Stormwater Management Permit Celebree Daycare - 631 Boston Post Road (Assessor’s Map K06-0502). Ms. Perlman seconded the motion. It was on motion 4-0; Garvin-aye, Perlman-aye, Sugrue-aye, Roopenian-aye.

Discussion with Isotrope RE: Updates to the Wireless Services Overlay District

Michael Lawton, Wireless Consultant was present to discuss the matter with the Board.

Mr. Lawton presented a compilation of different types of antenna installations. He mentioned that the small cell bylaw should remain as is.

Mr. Lawton provided a related PowerPoint presentation with related location mapping. He explained that the Telecommunications Act provides carriers the right to co-locate on existing towers; in addition, the carriers have the right to extend the tower by 20 feet or 10% without additional oversight, if they co-locate on an existing tower.

Mr. Lawton stated that if the tower is in an overlay district, the carrier would need a Special Permit.

Mr. Burney opined about banning cell towers from Sudbury historic districts.

Mr. Sugrue stated the current overlay district includes a very specific set of parcels; he questioned if the proposed overlay district is a subset of the current overlay district. Mr. Lawton replied that any listed district could be amended.

Mr. Garvin recommended that the specified 10-acre parcels be included on a map to enable the Planning Board to move forward. He added that the cell towers must be excluded from the Sudbury historic districts.

Mr. Garvin stated that the intent was not to prohibit cell towers in Town, but to rather locate them in preferred areas.

Planning Board 2026 Meeting Schedule

Mr. Burney presented a proposed schedule for Planning Board Meetings in 2026. Board Members discussed the draft 2026 meeting schedule and agreed to vote on a 2026 meeting schedule at the next Planning Board meeting on December 17, 2025. Board Members discussed school vacation weeks.

Mr. Garvin suggested that one meeting be scheduled in the months of November and December, instead of two meetings in November and two meetings in December.

Master Plan Implementation

Mr. Burney suggested that the Planning Board consider a meeting with the Select Board in the month of February 2026 regarding economic development in the Rte. 20 Corridor area. Mr. Burney stated that he would be provided Board Members with possible meeting dates to be considered.

Citizens Comments on Items Not on the Agenda

No comments received.

Minutes for Approval – October 8, 2025

Mr. Sugrue motioned to approve Planning Board minutes for 10/08/25, as presented. Ms. Perlman seconded the motion. It was on motion 3-0-1; Sugrue-aye, Perlman-abstain, Roopenian-aye, Garvin-aye.

Committee Member Updates

Ms. Roopenian reported the Planning Board would likely be involved with the Park & Recreation Community Preservations Committee (CPC) applications; specifically, applications concerning Featherland Park and Broadacres Farm. She detailed that Phase 1 of design plans for Featherland Park and Broadacres Farm were being considered.

Administration Report

Nothing further to be reported.

Possible Future Agenda Items

Planning Board members discussed topics associated with sidewalk construction, including related costs and Americans with Disabilities Act (ADA) requirements/guidelines.

Ms. Roopenian stated that this topic was presented at the recent Special Town Meeting held on December 1, and much time was dedicated to the related Petitioner's Article, and though the Article failed there was considerable support for reconsideration of such article.

Mr. Garvin recommended the Board review a previous Town vote (in 2000) with language that various neighborhood residents could sign a sidewalk petition plan to advance construction of sidewalks, providing the property owner has 75% required coverage and wetland or other land issues are involved. He mentioned that Department of Public Works (DPW) considers a finite number of sidewalk installations on a yearly basis.

Mr. Burney noted that Tina Rivera, DPW Director, is updating the 2000 Master Plan information regarding such Town sidewalks and related expense. Mr. Burney confirmed that he would be researching the 2000 petition and would be speaking with the DPW Director regarding the topic.

Mr. Garvin mentioned possible consideration/study regarding rail trails and sidewalk connections to schools, open spaces, etc. Ms. Roopenian noted that (CPC) is discussing this type of walking connectivity.

Ongoing Items/Hearings

Definite 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). To be continued to the December 17, 2025 Planning Board meeting.

Future Meeting Schedule

Mr. Garvin confirmed the Planning Board will meet on December 17, 2025.

Adjourn

Mr. Garvin closed the December 3, 2025 Planning Board meeting at 9:14PM.