



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, NOVEMBER 12, 2025 AT 7:30 PM

VIRTUAL MEETING

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

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

Staff Present: Director of Planning & Community Development Adam Burney

Immediately Continued Public Hearing – Definitive Subdivision Plan, Stormwater Management Permit and inclusion of Affordable Housing Special Permit Maynard Road aka Bonnie Brooks Estates (Assessor’s Maps G08-0025 and G08-0500)

Mr. Shah motioned to continue the Public Hearing – Definitive 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) to the December 17, 2025 meeting of the Planning Board. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Roopenian-aye, Garvin-aye, Shah-aye Pearlman-aye.

Continued Public Hearing – Stormwater Management Permit 0, 30 & 38 Field Road (Assessor’s Maps B10-0304, B10-0305 and B10-0128)

Jacob Lemieux, Engineer; and Babak Bina, Owner were present to discuss the matter with the Board.

Mr. Lemieux reviewed updates to the plans, which included a number of assorted sheds (related to animal care), ten-space parking lot, paving of existing handicapped parking and digging a test pit in the stormwater basin, which confirmed the bottom of the pit is 3 feet above the ground water level.

Mr. Garvin inquired about possible standing water at the bottom of the overflow basin. Mr. Lemieux confirmed that no water was found in the bottom of the pit.

Mr. Burney explained that a “clean letter” was submitted by the Town Engineer.

Mr. Shah motioned to approve the Stormwater Management Permit 0, 30 & 38 Field Road (Assessor’s Maps B10-0304, B10-0305 and B04-0128), as presented: Mr. Sugrue seconded the motion. It was on motion 5-0; Garvin-aye, Sugrue-aye, Perlman-aye, Roopenian-aye, Shah-aye.

Untimed Items:

Approval Not Required Plan (ANR) -10 and 21 Nolan Circle (Assessor's Map B09-0012 & B09-0013)

Jonathan Bollen, Engineer; and Scott Poirier, Developer were present to discuss the matter with the Board.

Mr. Bollen explained that the size of the septic system on lot 10 requires adding land to the lot. He confirmed the lot had received a variance because of the odd shape.

Mr. Burney provided the history of a previous land swap, which results in a larger lot.

Mr. Garvin highlighted the Planning Board's original approvals, which limited the area of disturbance and provided tree preservation. He commented that the lot could return to its original configuration. He stressed the importance of the least amount of disturbance at the site.

Mr. Shah expressed his concern about the applicant not wishing to follow the previous recommendations made by the Planning Board.

Mr. Sugrue stated a number of changes documented in different filings are missing key information relevant to what was originally approved by the Planning Board.

Ms. Perlman inquired if the bedroom count had increased, requiring the lot size to be increased.

Mr. Burney stated the bedroom count had not increased, and the septic system has been installed and approved.

Mr. Poirier stated a miscalculation took place during the first land swap. He stated the transference of the lot line does not increase any further disturbance of the wetlands.

Mr. Garvin reported that lot 2 is a non-conforming lot, and future owners need to be made aware of the limitations.

Mr. Bollen stated that the limit of work delineation and installation of bounds/monuments would be included in a revised plan. Mr. Garvin indicated that he would not endorse the ANR without such revisions/additions to the plan.

Mr. Burney stated the time for appeal of the approved variance closes tomorrow.

Mr. Shah motioned to endorse the Approval Not Required for 10 and 21 Nolan Circle (Assessor's Map B09-0012 & B09-0013) with the following conditions: the plan show the limit of disturbance, monuments or bounds to be installed with recording of the Variance included on the plan. Mr. Sugrue seconded the motion. It was on motion 5-0; Garvin-aye, Sugrue-aye, Perlman-aye, Roopenian-aye, Shah-aye.

Master Plan Implementation

Rte. 20 Corridor Study

Mr. Burney reported that he had presented the Rte. 20 Corridor study at a recent Select Board meeting and at that meeting acknowledged the need for contracting with an independent consultant.

Mr. Burney stated that several Select Board members were very interested in advancing the economic development of the corridor.

Ms. Roopenian thanked Mr. Burney for effectively explaining to Select Board members the implications associated with advancing economic development aspects and that more challenging implementations would require adequate process which would likely take more than five years to implement. Mr. Burney acknowledged that several advancements could possibly be addressed in the near future. Mr. Garvin agreed that several changes for the Rte. 20 corridor could be considered with guidance from the consultant.

Mr. Burney suggested that related discussion with the Select Board would likely take place in late January or early February.

Wireless Services

Mr. Burney stated that he would be reaching out to the wireless consultant in order to schedule a meeting with the Planning Board in December with presentation of proposed Town Meeting article language. He added that the Board could review such language and provide language modifications, if necessary, before finalizing such article language at the end of January, 2026.

Citizens Comments on Items Not on the Agenda

No comments received.

Minutes for Approval - September 24, 2025

Mr. Shah motioned to approve Planning Board minutes for 9/24/25, as presented. Mr. Sugrue seconded the motion. It was on motion 4-0-1; Garvin-aye, Sugrue-aye, Roopenian-aye, Shah-aye., Perlman-abstain.

Committee Member Updates

Ms. Roopenian provided update on the CPC meeting, adding that the first three to four presented applications were very ambitious and required additional detail. She noted that two more CPC sessions would be focused on review of applications.

Administration Report

Mr. Burney stated he attended a seminar on affordable housing financing where a housing bylaw in Lexington was discussed. He added that such bylaw details that two buildable lots adjacent to each other and owned by the same party, can be classified as a multi-unit housing project.

Mr. Burney opined that the Planning Board might be interested in reviewing such bylaw in the future, which might influence the type of cottage-style housing which the Board had discussed in the past.

Future Meeting Schedule

Mr. Garvin confirmed the Planning Board would be meeting on December 3, 2025 and December 17, 2025.

Adjourn

Mr. Garvin closed the November 12, 2025 Planning Board meeting at 8:18 PM.