



# Town of Sudbury

## Planning Board

PlanningBoard@sudbury.ma.us

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-443-0756

[www.sudbury.ma.us/planning](http://www.sudbury.ma.us/planning)

### MINUTES

WEDNESDAY, OCTOBER 22, 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 7:32 PM, and requested roll call: Mr. Shah-present, Mr. Sugrue-present, Ms. Pearlman-present, Ms. Roopenian-present, Mr. Garvin-present

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

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

**Mr. Shah motioned to continue the Public Hearing - Stormwater Management Permit 0, 30, & 38 Field Road (Assessor's Maps B10-0304, B10-0305, B10-0128) to the November 12, 2025 meeting of the Planning Board. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Shah-aye, Pearlman-aye, Roopenian-aye, Garvin-aye,**

#### **Untimed Items:**

##### **Discussion with Isotope RE: Updates to the Wireless Overlay District**

Michael Lawton, Isotope Representative, Harvard, MA was present to discuss the matter with the Board.

Mr. Burney noted that in 2022, David Maxim of Isotope, Inc. presented related wireless considerations to the Board. Mr. Burney confirmed that at this time Mr. Maxim is retiring and now Mr. Lawton is assuming that role.

Mr. Burney explained that a Wireless Article is to be on the May Town Meeting Warrant. He updated the Board regarding the status of the Wireless Services Overlay District Bylaw, noting that the major public concerns included the height of cell towers, the introduction of small tower installations within existing buildings, and how the Town might integrate such structures into the historic fabric of the Town.

Mr. Lawton provided updates to the wireless bylaw, noting that changes in technology does facilitate the need for additional towers, with possible use of satellites instead of towers, in certain areas of Town. Mr. Lawton presented a map of cell phone coverage in Sudbury.

Ms. Roopenian inquired about impacts presented by AI regarding cell phone coverage in Sudbury. Mr. Lawton explained that there are a number of ways that coverage is provided now, which did not exist a

few years ago. He stressed that various AI applications are heavily used in the telecommunications industry.

Mr. Lawton noted that satellite-use generally has limited cell phone capacity.

Mr. Garvin opined about parcel setbacks being adjusted based on lot sizes, which might ultimately protect residential and historic areas from cell tower installations.

Mr. Lawton confirmed that tower developers are building towers which they rent to cell phone companies and under new regulations, they have the right to increase the height of the tower by 10%, without seeking zoning approval.

Mr. Sugrue indicated his preference for carriers sharing a tower instead of constructing multiple towers.

Mr. Lawton stated that generally speaking, carriers will place towers on elevated parcels of land.

Mr. Burney inquired if it was possible to integrate cell sites into buildings with historical character. Mr. Lawton replied in the affirmative.

Board Members discussed various ways to provide least obtrusive cell towers in order to provide network coverage.

#### Master Plan Implementation

Mr. Burney announced that he would be presenting a Master Plan Implementation Committee progress update to the Select Board at their meeting on November 4, 2025.

#### Citizens Comments on Items Not on the Agenda

No comments were received.

#### Minutes for Approval - September 10, 2025

**Mr. Shah motioned to approve Planning Board minutes for 9/10/25, as presented. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Roopenian-aye, Garvin-aye, Shah-aye Pearlman-aye.**

#### Committee Member Updates

Ms. Roopenian provided update regarding last week's CPC meeting. She detailed those eleven (11) applications were received by CPC and some relate to the Planning Board, such as applications concerning planning and issues such as stormwater aspects, etc.

#### Administration Report

Mr. Burney stated that the Town received a report from the Attorney General's Office regarding the ADU Bylaw. He detailed that he would be meeting with Town Counsel tomorrow regarding the topic, and would likely provide a more substantial update at the next Planning Board meeting.

**Future Meeting Schedule**

Mr. Garvin reminded Board Members that there is only one meeting scheduled in November (due to the holidays), which will be held on November 12, 2025.

**Adjourn**

Mr. Garvin closed the October 22, 2025 Planning Board meeting at 8:32 PM.