



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, JANUARY 14, 2026 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Member Kristin Roopenian

Staff Present: Director of Planning & Community Development Adam Burney

Mr. Garvin opened the Planning Board meeting at 7:32 PM, and requested roll call: Mr. Sugrue-present, Mr. Shah-present, Ms. Perlman-present, Mr. Garvin-present

Minor Site Plan – 73 Wayside Inn Road (Assessors Map L03-0001)

Steve Pickford, Innkeeper - Wayside Inn, and Victor Sulkowski, Wayside Inn Board Member were present to discuss the matter with the Board.

Mr. Sulkowski thanked Planning and Community Development staff for assistance provided for this project.

Mr. Sulkowski presented the Historic Districts Commission (HDC) “Application for Certificate of Appropriateness,” dated 9/24/25 requesting approval of the permanent use of a timber-framed crock tent pavilion presently used as a temporary structure of 755 square feet. Mr. Sulkowski detailed that the structure would continue to be used as structure in the warm weather months for gathering and a beer garden on weekends.

Mr. Sulkowski presented related documents and pictures, adding the structure would be installed in May (most likely) and put away in October. He acknowledged that 31-day Special Permitting was used for the beer garden events.

Mr. Burney agreed it was wise to present this in an appropriate manner and noted that the project was vetted to other Town Boards/Departments, including Conservation, the Board of Health and HDC.

Board Members agreed that there was a sufficient amount of parking at the site.

Mr. Garvin indicated that he appreciated the historical character of the structure and that currently, parking was sufficient. He added that the structure was a great addition to the site.

Mr. Shah motioned to approve the Minor Site Plan for 73 Wayside Inn Road (Assessors Map L03-0001). Mr. Sugrue seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Garvin-aye.

Request for Extension to Stormwater Management Permit (Permit #20-07) – Sudbury-Hudson Transmission Reliability Project (Assessor's Maps K10-0014, K11-5000, K09-5000, K08-5000, K07-5000, J06-5000, J05-5000, and H03-5000)

Marc Bergeron, Epsilon Associates; and Matt Devlon, Eversource were present to discuss the matter with the Board.

Mr. Bergeron confirmed that the Eversource part of the project was complete and the revegetation plan required an extra season of monitoring along with other project closeouts to be completed by Spring 2026.

Mr. Burney stated that Eversource was compliant in every way during the transmission reliability project process.

Mr. Shah motioned to approve the Request for Extension to Stormwater Management Permit (Permit #20-07) – Sudbury-Hudson Transmission Reliability Project (Assessor's Maps K10-0014, K11-5000, K09-5000, K08-5000, K07-5000, J06-5000, J05-5000, and H03-5000). Mr. Sugrue seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Garvin-aye.

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

Mr. Burney provided related updates and noted that Mr. Lawson, the wireless consultant, would present the draft Wireless Services Overlay District Town Meeting Article language at the next Planning Board meeting.

Master Plan Implementation

Mr. Burney confirmed a contract with BSC Group had been signed regarding presentation at the Open Space Town Forum in February.

Mr. Garvin asked if Town Athletic field/s would be addressed at the Open Space Forum. Mr. Burney responded affirmatively, adding that CPC funding for such program in the amount of \$100,000 had been granted in 2022 and last year an all-field needs assessment was completed, which interfaced with all of the Town user groups, particularly Parks & Recreation.

Mr. Burney emphasized the significance of Open Space, reflecting a balance between Conservation and Recreation. He requested that a Board Member consider being a part of the Open Space Committee to be formed after the Town Forum. He added that the Open Space Committee would also include members from Conservation, Parks & Recreation and two community members at large.

Mr. Burney indicated that the mission of the Open Space Commission would likely be completed by the end of 2026; BSC would be providing an Open Space Report for the Town.

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

Minutes for Approval:

November 12, 2025 Minutes

Board Members had no comments.

December 3, 2025 Minutes

Mr. Garvin requested language to be added to the December 3rd minutes regarding the 631 Boston Post Road agenda item, in consideration of added caliper of trees along the Rte. 20 frontage.

Mr. Shah motioned to approve the minutes of November 12, 2025, with edits to the December 3, 2025 minutes, as proposed at this meeting. Mr. Sugrue seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Garvin-aye.

Committee Member Updates

No updates were presented.

Administrative Report

Mr. Burney announced that anyone seeking Planning Board membership, must submit appropriate election application papers by early February.

Future Meeting Schedule

- January 28, 2026
- February 11, 2026
- February 25, 2026

Adjourn

Mr. Garvin adjourned the Planning Board Meeting at 7:58PM.