



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

MINUTES

WEDNESDAY, FEBRUARY 11, 2026 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Clerk Ahnu Shah, Member Kirsten Roopenian, Member Julie Perlman

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

Absent: Vice-Chair John Sugrue

Staff Present: Director of Planning & Community Development Adam Burney

Untimed Items:

30 Fox Hill Drive (Assessor's Map B07-0209) Stormwater Management Permit Surety Bond (6575903) Release Request

Paul Catalano, 9 Granite Hill Road, Western, MA was present to discuss the matter with the Board.

Mr. Garvin inquired if the Town engineer has reviewed the site plans. Mr. Burney replied Horsley Witten has reviewed the site indicated it is in compliance.

Mr. Burney noted that the construction bond was being released: the landscape bond will remain in place.

Mr. Catalano requested the release of the stormwater bond, as the system has worked as no evidence of erosion has been observed after several storms.

Mr. Shah motioned to release the stormwater bond for 30 Fox Hill Drive. Ms. Perlman seconded the motion. It was on motion 4-0; Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye.

530A Boston Post Road - Minor Site Plan Application (Assessor's Map K07 0022)

John Ma, 806 Ledgewood Way, Clinton MA was present to discuss the matter with the Board.

Mr. Garvin inquired if the restaurant was presently open for business. Mr. Ma responded no, and stated the space is presently being renovated.

Mr. Garvin questioned the material used in the barrier between the outside seating and the parking lot. He also inquired about the width of the sidewalk.

Mr. Shah asked for more details regarding the outdoor space.

Ms. Roopenian inquired if the outdoor space would be used by other restaurants in the area.

Mr. Burney replied the Alcohol Beverage Control Commission (ABCC) might require fencing around the outdoor space under their purview.

Mr. Ma stated they will wait for ABCC to issue their requirements to reserve space specifically for customers who are drinking alcohol beverages. Mr. Ma confirmed that if required, fencing would be used around that allotted space and would maintain that use of outdoor seating.

Mr. Garvin indicated the difficulty to approve without plans that meet the Board's requirements. He mentioned the use of outdoor seating changed the use.

Ms. Perlman stated a removable fence might be better in this application.

Mr. Garvin inquired if the applicant has control of any of the outdoor patio.

Ms. Roopenian stated the outdoor dining was initiated during the Covid era.

Mr. Shah stated his preference would be a free form fence to go with the character of the plaza.

Mr. Burney stated the ABCC does not require fencing for new applications.

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

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

Mr. Lawton reviewed the proposed Wireless Overlay District Document, with included section topics,

Personal Wireless Services Facilities

Mr. Lawton stated this section is a preamble to the document.

Application Form and Permits Required

Mr. Burney stated we need to insert the definition of the district which is contained in the section being replaced by this bylaw.

Determination of Need

Ms. Roopenian questioned the use different phrases: Determination of need, demonstrated need and Demonstration of need. Mr. Burney explained that the Determination of Need is what is being put together by the applicant through the subcategories to get to the determination.

Facility Impacts Criteria

Qualitative Criteria

Quantitative Criteria

Mr. Garvin suggested Ms. Roopenian send her suggested changes to Mr. Burney. Ms. Roopenian agreed.

Collocations

New Tower Mailed Notice

Design Criteria for All Personal Wireless Services Facilities

Mr. Burney reported the change was to allow monopine and mandate monopole.

Eligible Facilities Requests.

Tower Replacement

There were no additional suggestions.

Applications

Discussion concerning balloon test mentioned in section 10 evolved.

Decision

Abandonment (Discontinued Use)

Exempt Facilities

Definitions

Mr. Lawton opined on an addition section to be added concerning maximum permitted exposure study required by law. He suggested putting it into code. He stated this is a safeguard for carriers who are adding on to an existing tower.

Mr. Burney stated he will add all changes discussed along with redlining from Ms. Roopenian and then send the document to Mr. Lawton for a last read.

Master Plan Implementation

Mr. Burney reminded members that Town Forum on the Open Space and Recreation Plan will be held on February 26th.

Citizens' Comments on Items Not on Agenda No Comments Received

There were no comments received.

Minutes for Approval: January 14, 2026

Mr. Shah motioned to approve the Planning Board minutes for 1/14/26 as edited. The motion was seconded by Ms. Perlman. It was on motion 4-0; Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye.

Committee Member Updates

There were no updates presented.

Administrative Report

Mr. Burney inquired if any Planning Board members wanted to represent the Board at the monthly MAGIC meetings.

Future Meeting Schedule

Mr. Garvin confirmed the Planning Board will meet on 3/11/26 and 3/25/26.

Adjourn

Mr. Garvin adjourned the 2/11/26 Planning Board meeting at 9:10 PM.