



# 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, JANUARY 28, 2026 AT 7:30 PM

### VIRTUAL MEETING

**Members Present:** Chair Stephen Garvin, Clerk Ahnu Shah, Member Kristin Roopenian

**Members Absent:** Vice Chair John Sugrue, Member Julie Perlman

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

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

#### **Untimed Items**

#### **7 Fox Hill Drive (Assessor's Map B07-0215) Stormwater Management Permit Surety Bond (1197337) Release and Replacement Request**

Mr. Burney presented the project with final inspection by third party reviewer – Horsley Witten with related comments. He noted that the applicant resides at the property and would be providing grading and seeding to allow for seed germination and established vegetation by late fall of 2026.

Mr. Garvin commented that in late fall determination would be made to ensure all Stormwater Management permitting aspects have been satisfied.

**Mr. Shah motioned to release the original bond as noted, and replace such in the amount of \$4,000.00 at 7 Fox Hill Drive (Assessor's Map B07-0215). Ms. Roopenian seconded the motion. It was on motion 3-0; Shah-aye, Roopenian-aye, Garvin-aye**

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

Mr. Burney detailed that due to illness, the applicant requested continuance to the 2/11/26 Planning Board meeting. Board Members were in agreement.

#### **Request to Modify Stormwater Management Permit (#21-03) 150 Wayside Inn Road (Assessor's Map K02-0002 and K02-0003)**

John Delli Priscoli, Applicant - 84 Main Street, Southborough, MA; Mark Elbag, Engineering Design Consultants, Inc.; 188 Glenwood Road, Rutland, MA; and Wetland Specialist Doug Dillon, Goodard Consulting were present to discuss the matter with the Board.

Mr. Elbag provided detail regarding the project which involved the construction of a residential structure mimicking barn design and extension of a driveway, which would reflect an added 6,300 sq. ft. increase in impervious area.

Mr. Burney acknowledged that the site was part of a five-lot ANR (Approval Not Required) decision in 2022; the original construction plan for an accessory structure has now become a residential structure which includes various outstanding files.

Mr. Shah inquired about potential driveway runoff and grading. Mr. Burney responded that trees were previously cleared at the site, which resulted in an OOC; he mentioned that some level of grading would be required around the driveway.

Ms. Roopenian asked about the size of the proposed residence.

Mr. Garvin commented about limit of disturbance regarding septic installation, adding that a different engineer is now guiding the project. Mr. Garvin stated that the modifications appeared to be substantial and changes to the original stormwater calculations would likely require third party review.

Mr. Garvin stressed the importance of engineering consistency and stated that licensed engineer review and stamp were required.

Mr. Delli Priscoli confirmed that he owned several lots on Wayside Inn Road and had been involved with this project for several years. He stated that he has been a Trustee of the Wayside Inn for some twenty years and advocates for the historical district. Mr. Delli Priscoli stated that several notable trees are being preserved and most of the area is classified as agricultural use.

Mr. Delli Priscoli commented that all abutters were in support of the project. Mr. Garvin agreed with the installation of a smaller residence at the site, noting that due to proposed disturbance, a peer review must be included in the planning.

Mr. Burney recognized that major Stormwater changes on Lot A were significant regarding the APR plan.

Mr. Garvin suggested the applicant check with the Fire Department regarding fire truck and emergency vehicle access. Board members agreed with contacting the Fire Department.

The applicant agreed to address various areas suggested by the Board and be ready to share related information with the Board at an upcoming Planning Board Meeting.

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

Michael Lawton, Isotrope Wireless Services Consultant – 94 Old Shirley Road, Harvard, MA was present to discuss the matter with the Board.

Mr. Garvin referred to the “Personal Wireless Services Facilities” document, as drafted by Mr. Lawton.

Board Members provided recommendations and edits to the document.

Referencing page one, item #6 language of the document “Protect the character of the Town while meeting the needs of its citizens to access Personal Wireless Services,” Mr. Garvin recommended including the Master Plan aspect which highlights language depicting the character of Sudbury.

Mr. Burney commented about the “Applications Form and Permits Required” section and tabled graph, and mentioned that specific parcels and zoning were not necessary to be distinguished from each other. Mr. Burney mentioned that references to “Land Use Department,” should be changed to “Planning and Community Development.”

Mr. Garvin suggested the phrase “by carrier,” be used to replace other language; he recommended that other language replace the “residential values” phrase.

Within page 3, under “Quantitative Criteria,” Mr. Shah stated that a new tower would not be visible from a scenic road. Mr. Burney suggested that the front used in that table be changed, due to difficulty in reading. He also recommended that page numbers be included in the page footer.

Mr. Burney recommended using “Special Permit Granting Authority,” language with consistency throughout the document.

Board Members discussed the “Design Criteria for All Personal Wireless Services Facilities” on page 5, suggesting that “lattice tower” language be removed.

Mr. Garvin provided some alternative language within the “Noise” section on page 6. Mr. Lawton commented that when the generator is on, there is no noise.

Mr. Burney recommended that “dark-sky compliance” language be used in the “Lighting” section on page 6.

Ms. Roopenian mentioned several spellings and grammatic changes.

Mr. Lawton commented that most of the language used in the draft are commonly used in the industry.

Mr. Garvin inquired about related “abandonment” specifications. Mr. Lawton explained the process. Mr. Garvin suggested adding language to indicate that bond amounts would be reviewed every five years. Mr. Lawton agreed to made the document edits as recommended by the Board and Mr. Burney and submit the modified document tomorrow.

Mr. Burney indicated that final language review would likely be included before print time; he would get back to the Board and Mr. Lawton with a specific date.

#### **Vote to submit Town Meeting Warrant Article for Wireless Services Overlay District**

Board Members reviewed the Warrant Article language. Board Members provided several changes to the Article language.

**Mr. Shah motioned to approve and submit the Town Meeting Warrant Article for Wireless Services Overlay District, as amended at this meeting. Ms. Roopenian seconded the motion. It was on motion 3-0; Shah-aye, Roopenian-aye, Garvin-aye**

### **Review & Approve the Planning Board 2026 Annual Report**

Board Members reviewed and discussed the Planning Board 2026 Annual Report; they agreed the report was well-written and presented several possible edits.

**Mr. Shah motioned to approve the Planning Board 2026 Annual Report, as amended at this meeting. Ms. Roopenian seconded the motion. It was on motion 3-0; Shah-aye, Roopenian-aye, Garvin-aye**

### **Master Plan Implementation**

Mr. Burney detailed that the Open Space Plan will be the Town Forum Topic to be held in February. He added that the Town has contracted with BSC Group in connection with the Town Forum.

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

### **Minutes for Approval**

December 17, 2025

**Mr. Shah motioned to approve the 12/17/25 Planning Board Minutes, as amended at this meeting. Ms. Roopenian seconded the motion. It was on motion 3-0; Shah-aye, Roopenian-aye, Garvin-aye**

### **Committee Member Updates**

Ms. Roopenian detailed that CPC did not move forward with the Parkinson Field parking lot proposal as there appears to be many unknowns associated with the proposal. She confirmed that the Broadacres proposal will go forward. Ms. Roopenian mentioned that the Earth Removal Board met last evening and the Eversource matter was resolved. She added that she is the new member on that Board.

Mr. Shah noted that in relation to Master Plan Implementation, the Sudbury Historic Districts Commission hired a consultant to work on design guidelines.

### **Administrative Report**

Mr. Burney announced that CPC funding has been granted for hiring a Rail Trails Administrator in the next six or seven months.

### **Future Meeting Schedule:**

February 11, 2026

### **Adjourn**

Mr. Garvin adjourned the Planning Board Meeting at 9:11 PM.