



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY FEBRUARY 25, 2026 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: Ms. Roopenian-present, Ms. Perlman-present, Mr. Shah-present, Mr. Sugrue-present, Mr. Garvin-present

Staff Present: Director of Planning & Community Development Adam Burney

Untimed Items:

Grouse Hill Condominium Capital Project Request Unit 32 Old Framingham Road (Assessors Map M07-0006)

Robert Liberman, Unit 41 Grouse Hill Condominium - 32 Old Framingham Road was present to discuss the matter with the Board.

Mr. Burney provided background regarding the sale price regarding Unit 32 at the price-restricted senior development site. A capital improvement policy was adopted at that site in 2017, which outlines possible capital improvement aspects. Mr. Burney acknowledged that the owner of Unit 41 has replaced a significant number of appliances and systems in the unit, which qualify as capital improvements.

Mr. Lieberman provided a list of such improvements, including the heating system. Mr. Lieberman stated that the list he provided totaled \$18,812.00

Ms. Perlman asked Mr. Burney if the capital improvement policy includes warranties on the new equipment. Mr. Burney noted that most warranties could not be transferable; he detailed that some of the appliances were replaced three (3) years ago and he would calculate a depreciation schedule for the appliances and confer with Liz Rust of the Regional Housing Services Office (RHSO).

Mr. Shah motioned the Planning Board determined that replacement of appliances and systems at Grouse Hill Condominium - Unit 41; 32 Old Framingham Road are recognized as a capital improvement as defined in the 2017 condominium capital improvement policy. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye.

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

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

Mr. Burney presented the draft Wireless Services Overlay District Document, as reviewed and edited by Ms. Roopenian.

Ms. Roopenian confirmed that edits made reflected minor style changes, such as punctuation.

Mr. Burney asked Mr. Lawton had any other changes, additions or comments to be added to the Document to be presented at Town Meeting. Mr. Lawton responded that there were no changes to the Document Town Meeting Warrant Article.

Mr. Garvin recommended that if any new rulings were made by the regulatory organizations before the Article was presented at Sudbury Annual Town Meeting in May, Mr. Lawton would notify Planning of such changes to ensure that the Document was up to date. Mr. Lawton agreed to provide such notice to Planning if any such updates were made.

Mr. Burney inquired if Mr. Lawton had any additional changes to make. Mr. Lawton replied he did not.

Mr. Burney confirmed that the Document would be finalized and submitted to the Select Board for inclusion in the Annual Town Meeting Warrant.

Master Plan Implementation

Mr. Burney reminded all that the Open Space Town Forum would be held tomorrow evening, February 26, 2026. He explained that the Forum would not cover the Master Plan as such, but concepts of the Master Plan would reflect public input via comments and related survey to be presented in an Open Plan Report in late spring or early summer.

Mr. Burney confirmed that the Open Space Town Survey would be accessed via the Town Website and would be launched tomorrow evening.

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

There were no comments received.

Board Appointment - Minuteman Advisory Group on Interlocal Coordination – Adam Burney

Mr. Shah motioned that the Planning Board appoint Adam Burney as the Planning Board representative to the Minuteman Advisory Group on Interlocal Coordination. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye.

Minutes for Approval: January 28, 2026

Mr. Shah motioned to approve the Planning Board Minutes for January 28, 2026, as edited. The motion was seconded by Mr. Sugrue. It was on motion 3-0-2; Shah-aye, Sugrue-abstain, Perlman-abstain, Roopenian-aye, Garvin-aye.

Mr. Sugrue and Ms. Perlman noted that they were not in attendance at the January 28, 2026 Planning Board Meeting.

Committee Member Updates

There were no updates presented.

Administrative Report

No report presented.

Possible Future Agenda Items Ongoing Items/Hearings:

Future Meeting Schedule:

Mr. Garvin confirmed the Planning Board would be meeting on March 11, 2026.

Adjourn

Mr. Garvin adjourned the Planning Board Meeting of February 25, 2025 at 8:01 PM.