



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY, MARCH 11, 2026 AT 7:30 PM

### VIRTUAL MEETING

**Members Present:** Chair Stephen Garvin, Vice-Chair John Sugrue, Clerk Ahnu Shah, Member Kirsten Roopenian

**Absent:** Member Julie Perlman

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

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

### **Public Comments:**

There were no comments presented.

### **7:30 PM Untimed Items:**

### **25, 35 & 45 Widow Rites Lane (Assessor's Maps E07-0155, E07-0154 & E07 0147) - Time Extension Request for Stormwater Management Permit #21-04**

Rob Cellberti - 906 North Bedford Street, East Bridgewater was present to discuss the matter with the Board.

Mr. Cellberti provided a brief history of the Widow Rites Lane development, and requested a time extension regarding the related Stormwater Management Permit.

Mr. Burney mentioned that the applicant has been responsive to all questions/comments from the Planning Department.

Mr. Garvin inquired if the requested extension would reflect a sufficient amount of time to complete the project regarding the stormwater aspect. He also inquired if the design of the septic and foundations would affect the impervious areas and related clearing.

Mr. Burney indicated that the requested extension period would likely be sufficient. Mr. Cellberti stated that normally his team would work through the winter and this winter no work could be done.

**Mr. Shah motioned that the Planning Board extend the Stormwater Management Permit # 21-04 for 25, 35 & 45 Widow Rites Lane to October 31, 2027. Mr. Sugrue seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Roopenian-aye, Garvin-aye.**

### **Department of Public Works (DPW) Sidewalk Request Policy Discussion**

Mr. Burney presented the document titled “Walkway Request Guidelines, Next Steps, Attachment 1 – Walkway Request Form, Attachment 2 – Walkway Neighborhood Petition Form”. He acknowledged that the Town of Sudbury had a prioritization plan that was completed many years ago, and recently a number of town residents are seeking to expand the walkability of Sudbury. Mr. Burney stated that DPW Director Tina Rivard recognized that there is limited capacity and funding for construction of new sidewalks at this time.

Mr. Burney mentioned that the application requests “can only be made on publicly owned right-of-way’s and accepted roadways”. He stated that a neighborhood petition could be submitted to the Planning and Community Development Department requesting walkway construction and the petition must include signatures from as many “affected” property owners as possible, but not less than 75%.

Mr. Burney highlighted other important aspects of the Walkway Request Guidelines:

- Petition shall include contact information regarding an assigned neighborhood coordinator and completion of a Walkway Request Form
- The Planning and Community Development Department – Planning Board will submit the walkway request to the Department of Public Works to provide a memo of preliminary findings based on Constructability (feasibility, “rough” cost estimates for requested walkway, easements, right-of-way impacts) and Connectivity (proximity to schools, trail networks and businesses).

Mr. Burney explained that such requests would be accepted on an on-going basis and if the Planning Board approves the request, those projects will be added to the prioritization list. He added that most of walkway funding would be dependent on approval at Town Meeting.

Mr. Burney provided specifications associated with next steps when a sidewalk request is approved/accepted by the Planning Board and what can be expected after the Planning Board provides the DPW with notice to proceed.

Mr. Garvin commented that a map to be submitted with the request and would be accepted by the Planning Department or the Planning Board. He added that definitions of an acceptable map need to be established to allow some flexibility.

Mr. Garvin suggested that in addition to neighbor coordinator e-mail and cell phone contact information, the petition should include an abutters list. He also recommended that associated natural features, such as wetlands, be included on the Neighborhood Request Form.

In consideration of next steps, Board discussion took place regarding necessary easements, ADA compliance and possible added funding, included Community Preservation Act (CPA) contributions.

Ms. Roopenian commented that Community Preservation Committee (CPC) is advocating for sidewalk construction connecting to the rail trails.

Mr. Sugrue commented that #8 regarding next steps, “seek funding mechanism” should include clearer/more specific funding language that might guarantee a specific number of sidewalks to be constructed each year.

**Minutes for Approval: February 11, 2026**

**Mr. Shah motioned to approve the Planning Board Minutes for 2/11/26, as submitted. The motion was seconded by Mr. Sugrue. It was on motion 4-0; Shah-aye, Sugrue-aye, Roopenian-aye, Garvin-aye.**

**Master Plan Implementation**

Mr. Garvin confirmed that the recent DPW Sidewalk Request discussion was recommended in accordance with the Master Plan.

**Committee Member Updates**

As a member of the Planning Board, Ms. Roopenian asked if the Planning Board would be involved with the Liberty Ledge/Sewataro Committee being established. Mr. Garvin responded that if concerns regarding zoning or related overlay aspects, the Board would participate.

Mr. Burney stated that he would ask Town Manager Sheehan about such participation by Planning.

**Possible Future Agenda Items Ongoing Items/Hearings:**

Mr. Burney acknowledged that two public hearings would be presented at the upcoming Planning Board meeting.

**Future Meeting Schedule:**

- March 25, 2026
- April 8, 2026
- April 22, 2026

**Adjourn:**

Mr. Garvin adjourned the March 11, 2026 Planning Board Meeting at 8:18 PM.