



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY, MARCH 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, Mr. Shah-present, Mr. Sugrue-present, Ms. Perlman-present, Mr. Garvin-present

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

**Public Hearing – Site Plan and Stormwater Management Permit 200 Raymond Road – Frank Feeley Field (Assessor’s Map L08-0012)**

Finance Director/Assistant Town Manager Victor Garofalo, Project Manager Kyle Rowan - Gale Associates, 300 Ledgewood Place, Rockland MA, were present to discuss the matter with the Board.

Mr. Rowan summarized that the project reflects including two dugouts and 36-bench seats. He added the Site Plan Review and Stormwater Management Permit was submitted to the Planning Department on 3/4/26 and a Notice of Intent application was submitted to the Conservation Commission on 3/9/26 and first Conservation Commission meeting was held on 3/23/26.

Mr. Rowan reported the top soil has a depth of 6-24 inches and has a high clay content with a compacted soil that leads to an issue regarding standing water which prohibits the use of the field early in the spring.

The goals of the project were outlined:

1. Extend ADA access to field 2
2. Address the drainage issues
3. Add dugouts, backstop and semi-permanent 36-seat bleachers
4. Installation of irrigation system.

Mr. Rowan suggested various modifications to better control project expenses; remove north walkway running up the slope, remove the proposed dugout structures, remove the flat panel drain and collector system and remove extended the irrigation scope.

Mr. Burney reported Conservation Commission may make an alteration to the irrigation layout as there is no irrigation permitted within the 100-foot buffer zone. He stated the project reflects earth removal with minimal changes to the site.

Mr. Shah favored the accessibility aspect.

Ms. Roopenian inquired about the complexity of the irrigation system. She asked who would be responsible for maintaining the stormwater system.

Ms. Perlman inquired if placing the dugouts side-by-side would satisfy the need for a retaining wall.

Mr. Garvin questioned the balance of cut and fill, as opposed to bringing new soil for the field as loam is not a useful soil in this application.

Mr. Garvin stated pretreatment of the stormwater runoff was not necessary.

Mr. Rowan stated that keeping the irrigation heads out of the 100 ft. wetland buffer zone as required by the Conservation Commission.

Mr. Garofalo stated the DPW Parks and Grounds Division would be responsible for maintenance.

Ms. Roopenian inquired if the project would have to again be reviewed by CPC, if additional funding is necessary. Mr. Garofalo replied the funds approved by the CPC should be sufficient to complete the project plans, as presented.

Resident Timothy Rasmussen, 245 Ramond Road, stated the hill between the parking lot and the lower field is used by neighborhood children for sledding and this plan would eliminate the sledding hill.

Resident Gail Walsh, 236 Raymond Road, stated that fencing at the bottom of the hill would affect sledding activities.

Resident Tim Walsh, 236 Raymond Road, stated that currently sledding takes place and this activity was not considered by the consultants when developing this plan. Mr. Garvin responded Park and Recreation defined the current use of the field.

Resident Patina Westerberg, 239 Raymond Road, expressed her desire to keep the sledding hill when upgrading the softball fields.

Mr. Garvin stated a 6-foot-high fence was too high, and suggested leaving a significant gap in the fence to accommodate the sledders. He also suggested using a removable fence.

**Mr. Shah motioned to continue the Public Hearing – Site Plan and Stormwater Management Permit - 200 Raymond Road – Frank Feeley Field (Assessor’s Map L08-0012), to Planning Board Meeting on 4/8/26. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Roopenian-aye, Perlman-aye, Shah-aye, Garvin-aye**

**Public Hearing – Proposed Zoning Amendments for the May 4, 2026 Annual Town Meeting including Discussion and Vote on Warrant Article:**

Mr. Burney provided the details regarding proposed changes to the Wireless Services Overlay District:

- Master Plan recommendation to amend support infrastructure
- Consider that wireless coverage outside Boston Post Road Corridor is inconsistent

- Preserve the character of Sudbury while providing a path for the potential to locate new wireless service facilities

Mr. Burney reported that it's been fifteen (15) years since additional towers have been constructed in Sudbury.

Board Members recognized the proposed Zoning Amendment will amend the Zoning Bylaw by striking and replacing language in Section 4300 Wireless Services Overlay District.

Proposed changes include:

- Update Bylaw to reflect the needs of Sudbury.
- Provide a more defined path for the location of wireless facilities outside of the overlay district
- Expand the evaluation criteria to better reflect contemporary wireless facilities
- Increase the number of abutter notifications
- Creates a well-defined and specific application process
- Requires the submission of a decommissioning bond for the removal of any wireless facilities

Resident Patina Westerberg, 239 Raymond Road, that cell towers not be concentrated to a particular area. Mr. Burney stated that per the previous bylaw, a co-location requirement needed to be met before a new cell tower was permitted.

**Mr. Shah motioned to close Planning Board Public Hearing – Proposed Zoning Amendments for the May 4<sup>th</sup> 2026 Annual Town Meeting to amend the Zoning Bylaw by striking and replacing language in Section 4300 Wireless Services Overlay District. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Roopenian-aye, Perlman-aye, Shah-aye, Garvin-aye**

**Minor Modification to Approved Site Plan & Stormwater Management Permit 12 Harvey's Farm Lane (Assessor's Map H10-0201)**

Applicant Nick Mastroiani, 101 Pine Street, Newton MA, was present to discuss the matter with the Board.

Mr. Mastroiani provided updates to the plan. He reported the changes would allow for additional plantings.

Mr. Shah commented that by shifting the planting row to the other side of the road, there is additional resident barrio. Ms. Roopenian agreed.

Mr. Garvin stated his concern about the location of the mixing area next to the filter strip, and suggested relocation of the mixing area or providing a screening backing would be beneficial.

**Mr. Shah motioned the Planning Board approve the minor modification to Approved Site Plan & Stormwater Management Permit - 12 Harvey's Farm Lane (Assessor's Map H10-0201). Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Roopenian-aye, Perlman-aye, Shah-aye, Garvin-aye**

**Master Plan Implementation**

No additional comments were presented.

**Citizens' Comments on Items Not on Agenda**

No comments received.

**Minutes for Approval: February 25, 2026**

**Mr. Shah motioned to approve the Planning Board Minutes for 2/25/26, as submitted. The motion was seconded by Mr. Sugrue. It was on motion 5-0; Shah-aye, Sugrue-aye, Roopenian-aye, Perlman-aye, Garvin-aye**

**Committee Member Updates**

No updates were provided.

**Administrative Report**

Mr. Burney reported the Open Space Plan was progressing. He stated the Community Preservation Committee is holding their annual public hearing on 4/15/26.

**Future Meeting Schedule: – April 8, 2026, April 22, 2026, and May 13, 2026**

Mr. Garvin stated the next meeting will be held on 4/8/26.

**Adjourn:**

Mr. Garvin adjourned the March 25, 2026 Planning Board Meeting at 8:45 PM.