



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, APRIL 8, 2026 AT 7:30 PM

VIRTUAL MEETING

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

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. Sugrue-present, Mr. Shah-present, Ms. Perlman-present, Ms. Roopenian-present, Mr. Garvin-present

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

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 April 22, 2026. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Perlman-aye, Roopenian-aye, Garvin-aye

Untimed Items:

Town Meeting Article 19 Qualified Consultant Services for Liberty Ledge/Sewataro Visioning

Mr. Burney confirmed that he had presented the Wireless Services Town Meeting Article to the Select Board recently and that Board asked if the Planning Board would be providing comment regarding the hiring of a Liberty Ledge/Sewataro Visioning Consultant to help with engagement aspects of the appointed Sewataro Committee and ultimately the report that group will produce.

Mr. Garvin mentioned that the Planning Board is always in support of planning processes for the Town and would support this Article. Mr. Sugrue was in agreement. Mr. Garvin opined about the \$20,000 stipend to be used for such consultant services. Mr. Burney commented that he was not presently involved in the process, and felt that such unbiased hire would be more involved in facilitating/moderating Sewataro committee direction and associated public engagement and not be responsible for engineering or survey study of Sewataro.

Mr. Shah mentioned other related Town property reviews. Mr. Burney noted that the Sewataro Camp contract agreement will be expiring soon and this provides an ideal time for review of the property and if the Camp remains, various modifications might be considered.

Ms. Roopenian stated that this article is more specific when compared to other Articles presented to the Community Preservation Committee (CPC) and does not reflect a blank check for a full plan for the site

and this proposed consultant would help “synthesize” views presented by the elected committee members. She also supported the Article for such consultant.

Mr. Sugrue agreed with the Article as well, adding that such consultant would help the committee formulate several possible options/ideas for the site. He stressed the importance of facilitation.

Mr. Shah motioned that the Planning Board support Town Meeting Article 19 - Qualified Consultant Services for Liberty Ledge/Sewataro Visioning. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Perlman-aye, Roopenian-aye, Garvin-aye

Master Plan Implementation

Mr. Burney acknowledged that the Open Space open house session will take place on May 28th at the Fairbanks Community Center Multi-Purpose Room. He added that the session will be interactive and much like the Rte. 20 session/presentation with related mapping exercises and idea sharing activities.

Mr. Burney detailed that the Sudbury Housing Trust and Housing Authority are moving forward with a Housing Roundtable to take place in early June. He stated that Planning is advancing with implementation of several related aspects as included in the Master Plan.

Mr. Burney acknowledged that the final version of the Planning Board sponsored Wireless Article, would be presented to the Board at the next Planning Board meeting in two weeks. Mr. Burney stated that the Select Board did not take a position on the Wireless article to date as they brought up consideration of various wireless expansion locations in Town. Mr. Burney commented that his response to the Select Board was that the Planning Board is providing the opportunity for cell towers to be built in limited circumstances and the Town would be the body that would improve those services. Mr. Garvin stated that the Planning Board article allows for such expansion with “guard rails,” were there was no such provision before. Board Members agreed.

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

Minutes for Approval: March 11, 2026

Mr. Shah motioned to approve the March 11, 2026 Planning Board Minutes, to include the correct spelling of Ms. Perlman’s name. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Perlman-aye, Roopenian-aye, Garvin-aye

Committee Member Updates

Ms. Roopenian mentioned that Mr. Burney would be hosting a hybrid meeting/ CPC Forum at Town Hall. Mr. Burney noted that a similar event was conducted last year.

Administrative Report

Mr. Burney recognized that the Sustainability Coordinator inquired about updating of the Solar Bylaw and/or introducing a battery storage system bylaw to be in conformance with some of the newer regulations that the State is putting together. Mr. Burney commented that the Town’s Solar Bylaw is in good shape and ensures that it was appropriately reviewed. He stated that he would consider doing more

research regarding the battery storage system process and department heads will soon be completing internal work first. Mr. Burney emphasized that he would be bringing updates to the Planning Board before any related action is further considered and everything about zoning comes before the Board first.

Mr. Burney stated that the Energy Siting Board Regulations regarding solar facilities must be approved on a twelve-month basis with an extended basis involving new consolidated permitting processes. He explained that such process would not affect Planning Board site approvals, but would require additional review and preparation time from the Planning Department.

Mr. Burney confirmed that such solar facility permitting process must be in place by October 1, 2026. He added that several communities have started to implement related solar facility bylaws; adding that he would be very cautious about going forward with such a bylaw for Sudbury in consideration of the State changing regulations and other implications. He stated that additional information would be coming along during the summer months.

Mr. Burney stated that the Department of Public Works (DPW) Director has completed a final draft of the Town Walkway Policy and the Walkway Prioritization Plan, including Board comments and the Americans with Disabilities Act (ADA) comments would likely not be included in the document because all walkways must include ADA consideration and related feasibility aspects would be addressed.

Mr. Burney stated that Planning Department is in the process of hiring an assistant planning director to provide additional technical and administrative services for the Planning Office. He added that additional information would be provided within the next six to eight weeks.

Possible Future Agenda Items:

- Continuation of Bonnie Brook Public Hearing
- Continuation of Feeley Field Public Hearing
- Solar Public Hearing

Upcoming Meeting: April 22, 2026

Adjourn

Mr. Garvin adjourned the Planning Board Meeting at 7:56 PM.