



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, APRIL 22, 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

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 Public Hearing – Site Plan and Stormwater Management Permit 200 Raymond Road- Frank Feeley Field (Assessor’s Map L08-0012), to the Planning Board meeting on 5/13/26. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Roopenian-aye, Perlman-aye, Garvin-aye.

Public Hearing Definitive Subdivision Plan Modification Permit Maynard Road aka Bonnie Brook Estates (Assessor’s Maps G08-0025 and G08-0500)

John Derderian, Owner - Bonnie Brook Realty, 82 Maynard Road; Bruce Saluk, Engineer were present to discuss the matter with the Board

Mr. Derderian reviewed the letter dated 7/16/2025 sent to the Planning Board requesting waivers for the proposed development:

Mr. Saluk listed the requested waivers:

- Waiver #1 - Section 4c3p - location of trees over 8 inches in diameter located within 10 feet of the right-of-way.
- Waiver #2 - Section 43v - for location of large trees over 18 inches in diameter.
- Waiver #3 - Section 5b1d - 50-foot separation from the right-of-way from the property line.
- Waiver #4 - Section 5b2g - offset from public or private-right-of way.
- Waiver #5 - Section 6N - curbing and guardrails.

- Waiver #6 - Section 6M - walkways.

Mr. Burney stated that the first four waivers are a reasonable request from the applicant.

Mr. Sugrue commented that limiting the amount of work makes sense, and that he is inclined to not change the sidewalk plans, as approved.

Mr. Shah mentioned that the Board considers project benefits, and not all of the listed waivers require change.

Ms. Perlman stated granite curbs are preferable as they will last longer.

Ms. Roopenian stated that the cape cod berm, if installed properly, would simplify construction, but granite is better for longevity.

Mr. Burney replied the road will be a private road, which does not prevent future owners from petitioning the Town to change the designation requiring approval at Town Meeting.

Ms. Roopenian questioned the sidewalk waiver. Mr. Garvin mentioned there would be some savings to the developer, but the Planning Board endorses donation to the sidewalk fund.

Mr. Garvin stated the first four waivers had been worked into the final approval. He stated he was not in favor of sloped curbing at the entrance, as it ties into the right-of-way.

Mr. Garvin listed the benefits of each different type of curbing and stated if the Board grants a waiver for the curbing; they would recommend the street remain a private street.

Mr. Garvin stated there was significant conversation about the inclusion of sidewalks, which would tie into the rail trail at the end of the right-of-way.

Mr. Derderian inquired about the possibility of installing sidewalks without curbing. Mr. Garvin replied that if the standard for sidewalk and curbing is not met, then the development would remain a private way.

Mr. Burney recommended the Board approve the preferred plan; he noted that anyone who purchases the subdivision retains the right to come back to the Board and request modification. He further recommended the Board require the developer submit associated HOA documentation for review by Town Counsel.

Mr. Derderian stated that he intended to include a HOA for the cultec system, but not the road.

Mr. Garvin highlighted the benefits of installing granite curbing.

Mr. Saluk stated granite curbing is required where the road slope exceeds 3% and at the entrance to the cul-de-sac.

Mr. Sugrue stated he is not opposed to granting the waiver, but when deviating from the Town standard, there is a risk the Town will not accept the cul-de-sac as a Town street. He indicated that sidewalks should remain as part of the project.

Mr. Shah agreed that sidewalks should stay in the plans, based on the length of the street and access to Town land towards the rear. He noted that it would be easier to keep the Town standards in the plans.

Ms. Roopenian indicated her preference that the applicant make donation to the sidewalk fund and she would support the Board's decision.

Ms. Perlman inquired if granite curbing is required with sidewalks. Mr. Garvin replied that at this time, the plans do not show any curbing.

Mr. Garvin reviewed the Board's stand on the request: Waivers 1-4 have support of the Board, Waiver 5 - Board is in favor of sidewalks, Waiver 6: Board supports the Waiver, but if granted, it would hinder any possibility of the Town changing the designation from a private to public street in the future.

Mr. Saluk stated that if the waiver for the curbing is granted then a statement will be added to each deed, indicating that the road was not built to Town standard.

Mr. Burney acknowledged that Mr. Derderian had repeated his intention to sell the subdivision several times, but approval of Waiver 5 would create work for the buyer with associated legal costs.

Mr. Shah motioned the Planning Board approve the following waivers for the Definitive Subdivision Plan Modification Permit Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500): Section 4c3p, Section 43v, Section 5b1d and Section 5b2g, (for the rationale see letter dated 7/16/25 from Bruce Saluk of Saluk Associates). Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Roopenian-aye, Perlman-aye, Garvin-aye.

642 Boston Post Road – Minor Site Plan Application (Assessor's Map K06 0004)

Wissen Taboubi, 71 Merrimac Street, Woburn., MA was present to discuss the matter with the Board.

Mr. Taboubi stated the plan involved mounting solar panels at 642 Boston Post Road.

Mr. Burney confirmed the proposed installation site was not located in a historic area and there would be some visibility from the road.

Mr. Garvin inquired if a stormwater management permit site plan approval was outstanding. Mr. Burney replied that he was not aware of any outstanding permits.

Ms. Roopenian asked if the building was structurally adequate for the additional weight of the solar panels. She inquired about the electrical interconnect and long-term maintenance. Mr. Taboubi stated the system is low maintenance.

Mr. Garvin indicated that he wanted assurance that all open permits were satisfied and requested a timeline be submitted to the Board before an additional permit is granted. Mr. Burney replied a permit was extended in 2020 or 2021.

Mr. Shah motioned that the Planning Board approve 642 Boston Post Road Minor Site Plan Application (Assessor's Map K06-0004), as presented. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Roopenian-aye, Perlman-aye, Garvin-aye.

527 Boston Post Road – Minor Site Plan Application (Assessor's Map K07 0005)

Giovanni Cesar, Stone Field Engineering, 120 Washington Street, Salem MA was present to discuss the matter with the Board.

Mr. Cesar provided summary regarding the proposed solar installation. He noted that the solar panels were slim, thin, and low profile.

Mr. Shah motioned that the Planning Board approve the Minor Site Plan for 527 Boston Post Road Application (Assessor's Map K07-0005), as presented. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Roopenian-aye, Perlman-aye, Garvin-aye.

Stormwater Management Permit - Request for Bond (Cash) 115 Brimstone Lane (Assessor's Map L04-0008)

Carrie Maciel, 6 Baldwin Drive, Stow, MA was present to discuss the matter with the Board.

Ms. Maciel explained that the intent was to secure a Temporary Certificate of Occupancy.

Mr. Burney confirmed that a final inspection and submission of an "As Built" plan by the engineer was required. He suggested a bond of \$22,000 be held by the Town and a reasonable date for release would be sometime in November. Mr. Garvin suggested a date of November 1.

Mr. Shah motioned that the Planning Board approve acceptance of a \$22,000 bond for remaining work regarding the Stormwater Permit at 115 Brimstone Lane (Assessor's Map L04-0008). Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Roopenian-aye, Perlman-aye, Garvin-aye.

Discussion of Annual Town Meeting Articles 26 & 36 per request of RTAC

Article 26

Mr. Burney stated that Article 26 proposes the granting of an easement at the entrance of Chiswick Park for the design and construction of added parking area and stormwater infrastructure for both the Bruce Freeman Rail Trail and the Mass Central Rail Trail.

Mr. Sugrue stated there are cars parked on Union Street for people using the Trails.

Mr. Garvin inquired about any possible liability issues. Mr. Burney replied in the negative and that all such possibilities had been reviewed.

Mr. Shah motioned that the Board to recommend support of Article 26 at the 2027 Annual Town Meeting. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Roopenian-aye, Perlman-aye, Garvin-aye.

Article 36

Mr. Burney stated Article 36 pertains to the design, engineering, and construction of a parking area to connect Duck Pond to Dutton Road via a boardwalk.

Ms. Roopenian stated the parking is for handicapped use, only.

Mr. Shah motioned that the Board recommend support for Article 36, (27 CPA-1) at the 2027 Annual Town Meeting. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Roopenian-aye, Perlman-aye, Garvin-aye.

Master Plan Implementation

Mr. Burney reported the Wireless Bylaw will be presented at the 2027 ATM.

Mr. Burney confirmed the Open Space and Recreation Plan Open House was scheduled for May 28, 2026 at the Fairbank Community Center.

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

Minutes for Approval: March 25, 2026

Mr. Shah motioned to approve the Planning Board Minutes for 3/25/26, as amended. The motion was seconded by Mr. Sugrue. It was on motion 5-0; Shah-aye, Sugrue-aye, Roopenian-aye, Perlman-aye, Garvin-aye.

Future Meeting Schedule: – May 13, 2026

Mr. Garvin stated the next meeting will be held on 5/13/26.

Administrative Report

Mr. Burney reported that a new dog Bylaw and the Zoning Bylaw have different thresholds for requiring a dog kennel definition, and that a related public hearing will be held on 5/13/26 in preparation for presentation at Special Town Meeting.

Mr. Burney reported he sent an email chain between a resident and himself on the proposed wireless bylaw for ATM 2027. Board Members discussed the communication.

Committee Member Updates

No updates presented.

Adjourn:

Mr. Garvin adjourned the April 22, 2026 Planning Board Meeting at 9:04 PM.