



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, JUNE 10, 2026 AT 7:30 PM

VIRTUAL MEETING

Members Present: Vice-Chair John Sugrue, Clerk Anu Shah, Member Kirsten Roopenian

Members Absent: Chair Stephen Garvin, Member Julie Perlman

Staff Present: Director of Planning & Community Development Adam Burney

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

Public Hearing

Scenic Road Stone Wall Reconstruction – 85 Goodmans Hill Road (Assessor’s Map K10-0032)

Trevor and Meg Haydon, Owners - 85 Goodman’s Hill Road were present to discuss the matter with the Board.

Mr. Haydon stated a car had hit the fire hydrant about eight years ago and the Sudbury Water Department replaced the fire hydrant. Mr. Haydon detailed that recently invasive/choker vines were removed from the area where the stone wall is situated.

Mr. Sugrue reported he received a note from Mr. Garvin, Chair of Sudbury Planning Board, supporting this application.

Associated renditions were presented to the Board.

Mr. Shah indicated his support for the proposed plan as presented, provided that it does not mimic the presented AI rendering which does not follow the tossed wall as it appears on the right side of the picture (the natural tossed stone wall).

Ms. Roopenian was in agreement with comments presented by Mr. Shah; she asked about the fire hydrant location and related aspects.

Mr. Hayden explained that Lynch Tree Company recommended a semicircle around the back of the fire hydrant. Ms. Roopenian expressed her support for the plan (minus the AI depiction) and agreed with the suggested provision for the fire hydrant.

Mr. Sugrue endorsed the plan as well, and stated the proposed plan reflected great improvement.

Mr. Shah recommended that a motion condition be included regarding the AI rendering, as presented. Mr. Burney was in agreement with such conditioning, and recommended the proposed semi-circle be included in the motion as well.

Mr. Shah motioned that the Planning Board approve the Scenic Road Stone Wall Reconstruction at 85 Goodman's Hill Road (Assessor's Map K10-0032) as presented, with the following conditions: that the reconstructed stone wall to the left or south of the driveway, is similar to the look and feel of the stone wall on the right or north side of the driveway; and that the stone wall will be built in a semi-circle around the fire hydrant to provide necessary clearance. Ms. Roopenian seconded the motion. It was on motion 3-0; Shah-aye, Roopenian-aye, Sugrue-aye

Mr. Burney recommended that the owners provide the Planning Department with related photographs of the wall after the proposed reconstruction work is completed.

Master Plan Implementation

Mr. Burney stated that Open Space planning is moving forward.

Mr. Burney acknowledged that last night, the Housing Authority and the Housing Trust co-hosted the Town's first Housing Round Table session, which included strategy put forward via the Housing Production Plans. He noted that the affordable housing aspect was the primary focus, and lively discussion took place.

Mr. Burney announced that a second Housing Round Table session will take place in October; he hoped that related conversations would continue at that time.

Citizens' Comments on Items Not on Agenda

No Comments Received

Minutes for Approval:

- April 22, 2026
- May 13, 2026

Mr. Shah motioned to approve the Planning Board Minutes of April 22, 2026, and May 13, 2026, as presented. Ms. Roopenian seconded the motion. It was on motion 3-0; Shah-aye, Roopenian-aye, Sugrue-aye

Committee Member Updates

Mr. Sugrue announced the official opening/ribbon-cutting event for the Massachusetts Central Rail Rail (MCRT) on Tuesday, June 23rd at 11:00AM.

Mr. Burney added that after the ceremony, a commemorative bike ride would follow. He added that the ribbon-cutting event would take place at the diamond intersection, with recommended parking at Feeley Field.

Administrative Report

Mr. Burney noted that a scenic road project would be presented at the June 24th Planning Board Meeting.

Mr. Burney indicated that he was waiting for Eversource to finalize related plan submission.

Possible Future Agenda Items Ongoing Items/Hearings:

Mr. Burney stated that three or four items would be included on the next meeting agenda, including the previously mentioned Scenic Road application. He added that a considerable amount of related information would be circulated to the Board before the June 24th meeting; he recommended feedback from the Board.

Future Meeting Schedule:

- June 24, 2026
- July 15, 2026
- August 12, 2026

Adjourn

Mr. Sugrue adjourned the 6/10/26 Planning Board Meeting.

There being no further business, the meeting of the Sudbury Planning Board adjourned at 7:48 PM.