



Town of Sudbury

Planning Board

PlanningBoard@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-443-0756

www.sudbury.ma.us/planning

MINUTES

WEDNESDAY, MAY 13, 2026 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Ahnu Shah

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

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

Mr. Rowan provided project timeline, stating that the original application was submitted on 3/4/26, presented to the Conservation Commission on 3/23/26 and to the Planning Board on 3/25/26.

Mr. Rowan confirmed that a response to peer review questions was submitted on 4/15/26 and a second round of peer review responses was addressed.

Mr. Rowan stated that a Conservation Commission hearing took place on 5/11/26 and the hearing was closed. He added that an Order of Conditions was drafted by the Conservation Commission.

Mr. Rowan provided a summary of plan modifications based on comments from the Conservation Commission, Planning Board, Peer Reviewer and the public. He mentioned that use of the site would remain the same.

Mr. Rowan detailed that the walkway from field 1 to field 2 had been shifted, which allows for improved grading and the removal of 150 feet of chain link fencing. He reviewed aspects of the infiltration trench, which has been leveled and lengthened.

Mr. Rowan confirmed that the grass on the field will be removed and the loam from the field will be screened and used to regrade the field. He stated the Town would like to keep the option of replacing the loam with new material; he reviewed field irrigation options.

Mr. Burney recognized that the Peer Review Report did not address removal of the infiltration fabric at the bottom of the trench.

Mr. Sugrue recommended the fence stop at the edge of the infield.

Ms. Roopenian commented on the height of the trench during construction. She expressed concern about watering, if temporary sprinklers are used instead of an installed irrigation system.

Mr. Garvin agreed with the suggestion to remove the filter fabric and to perform a soil test during construction. He suggested changing the height of the fences beyond the dugouts to 4 feet.

Mr. Rowan reviewed the comments made by the Planning Board.

Mr. Garofalo stated that using a 4-foot fence was not an issue.

Mr. Sugrue motioned that the Planning Board approve the site plan for 200 Raymond Road - Frank Feeley Field (Assessor's map L08-0012), with the condition/note that the Planning Board prefers a 4-foot fence but would allow a 6-foot fence if the Recreation Department prefers the use of a 6-foot fence. Ms. Perlman seconded the motion. It was on motion 4-0; Sugrue-aye, Pearlman-aye, Roopenian-aye, Garvin-aye.

Mr. Sugrue motioned that the Planning Board approve the Stormwater Management Plan for 200 Raymond Road - Frank Feeley Field (Assessor's map L08-0012), with the condition the filter fabric be removed as discussed. Ms. Pearlman seconded the motion. It was on motion 4-0; Sugrue-aye, Pearlman-aye, Roopenian-aye, Garvin-aye.

Minor Site Plan Application - 530A Boston Post Road (Assessor's Map K07 0022)

John Ma, 806 Ledgewood Way, Clinton MA, was present to discuss the matter with the Board.

Mr. Ma provided an update regarding the outdoor seating plan at the restaurant. He reported the neighbor, Club Pilate Studio, would not be included in such outdoor seating. He stated that the proposed 13'x 28' area used for seating, would be set off by temporary fencing to be removed when the cold weather comes.

Mr. Burney stated the space is flat, is accessible from the parking area, and includes an ADA-compliant ramp in keeping with the rest of the Meadow Walk area.

Mr. Garvin read recommendation/s from Planning Board Member Ahnu Shah, indicating that the proposed plastic fence would not be in keeping with the rest of the development. He recommended that a type of metal fencing be used instead.

Ms. Pearlman agreed.

Ms. Roopenian stated that she was not in favor of the use of a plastic fence. She commented that if such plastic fence was to be used, she wanted assurance that the fence would be properly secured.

Mr. Garvin inquired if there would be a door to the fenced off seating area from inside the restaurant.

Mr. Burney stated the restaurant had recently been granted an alcohol license from the Select Board, with no requirement for a barrier of any sort.

Mr. Sugrue motioned that the Planning Board approve the Minor Site Plan Application for 530A Boston Post Road (Assessor's Map K07-0022), noting that the Planning Board would prefer a simpler post and chain, or similar barrier, rather than the proposed use of a plastic fence. Ms. Perlman seconded the motion. It was on motion 4-0; Sugrue-aye, Pearlman-aye, Roopenian-aye, Garvin-aye.

Town Meeting Follow Up

Mr. Garvin noted that the Planning Board was not aware that the Water District had signed a cell tower installation agreement prior to Town Meeting, which likely affected the defeat of the Wireless Bylaw Article at the recent Town Meeting. He opined about the differences between a Special Permit and a Variance, which was misrepresented at Town Meeting.

Board Members discussed Town Meeting results regarding the Wireless Bylaw and spoke of a path forward.

Master Plan Implementation

Ms. Roopenian stated that during Town Meeting, it was alluded to that the Planning Board would start working on economic development and the Rte. 20 corridor.

Mr. Burney noted that he was hoping to secure granting for work regarding the Community Planning Phase and to further study the Village District with an emphasis on expansion of housing, coupled with economic development within the corridor.

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

No comments were received.

Minutes for Approval: April 8, 2026

Mr. Sugrue motioned to approve the Planning Board Minutes for 4/8/26, as amended. The motion was seconded by Ms. Pearlman. It was on motion 4-0; Sugrue-aye, Roopenian-aye, Perlman-aye, Garvin-aye.

Committee Member Updates

Mr. Sugrue reported that a rail trail way finding forum was scheduled to take place on 5/26/26 at the Goodnow Library.

Ms. Roopenian stated that the CPC is working on ways to fund such walkway construction through CPA funding.

Administrative Report

Mr. Burney reported announced the Open Space and Recreation Plan Open House at the Fairbank Community Center on 5/28/26 from 7:00 PM to 8:30 PM. He stated that the Forum would include a related presentation and opportunity for public comment.

Future Meeting Schedule: – May 27, 2026

Mr. Burney confirmed that the next meeting of the Planning Board will take place on May 27, 2026.

Adjourn:

Mr. Garvin adjourned the May 13, 2026 Planning Board Meeting at 8:41 PM.