



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 27, 2026 AT 7:30 PM

VIRTUAL MEETING

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

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

Members Absent: Ahnu Shah, Julie Perlman

Staff Present: Director of Planning & Community Development Adam Burney

Public Hearing—Scenic Road Tree Removal - 25 Plympton Road (Assessor's Map H11-0004)

Vito Colonna, Cornerstone Engineering; Lee Webster, Owner - 25 Plympton Road were present to discuss the matter with the Board.

Mr. Colonna stated the owners presently share a driveway. He detailed that recently the owner called the Fire Department, and the fire trucks were unable to gain access. The Fire Department recommended getting a new curb cut which would allow better access to the house.

Mr. Colonna reported the proposed plan has been approved by the Engineering Department. He noted the presented route was selected to avoid some of the larger trees. He added that the applicant had consulted a landscaper, and they have proposed tree replication by planting two Sugar Maples and one American Hornbeam in place of the cutting of smaller trees.

Mr. Burney confirmed there was communication from the Town Tree Warden who concurred that removal of some six (6) smaller trees would not be of concern. The Assistant Fire Chief reported the new driveway would allow better access for emergency vehicles.

Ms. Roopenian inquired about the large tree next to the proposed driveway. Mr. Colonna explained that the entrance to the driveway would be angled so that the large tree would not be affected.

Mr. Sugrue indicated his appreciation regarding preservation of the larger trees.

Mr. Garvin suggested that removal of another sapling would improve site distance aspects.

Mr. Sugrue motioned to approve the Scenic Road tree removal application for 25 Plympton Road (Assessor's Map H11-0004), with the following conditions: clearing of the saplings under 4 inches in the sight distance triangle and the grinding of the tree stumps per Tree Warden request. Ms. Roopenian seconded the motion. It was on motion 3-0; Sugrue-aye, Roopenian-aye, Garvin-aye.

Untimed Items:

Master Plan Implementation

Mr. Burney reminded the Board that tomorrow, May 28th, the Open Space Open House will take place at the Fairbank Community Center.

Mr. Burney announced that the Housing Round Table will be held on June 9th. He detailed that discussion at the Housing Round Table would include the Town's housing policy and related process going forward.

Citizens' Comments on Items Not on Agenda

No Comments Received

Minutes for Approval: April 22, 2026 – if presented

No minutes were presented.

Committee Report

Mr. Sugrue stated the ribbon cutting ceremony for the Mass Central Rail Trail (MCRT) would be held in June.

Administrative Report

Mr. Burney reported that the Assistant Planning Director position had been filled.

Possible Future Agenda Items

Mr. Burney explained that the new owner of the Bonnie Brook development may come back to the Board regarding alterations to the approved plans.

Ongoing Items/Hearings:

Mr. Burney mentioned that a possible stormwater application for Boston Post Road may be included on an upcoming Planning Board meeting agenda.

Future Meeting Schedule:

- June 10, 2026
- June 24, 2026

Adjourn

Mr. Garvin adjourned the 5/27/26 Sudbury Planning Board Meeting.

There being no further business, the meeting was adjourned at 7:50 PM.