



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY JUNE 24, 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

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, Ms. Perlman-present, Mr. Sugrue-present
Mr. Garvin joined the meeting.

Public Hearing

Site Plan Modification and Stormwater Management Permit Modification - 157 Woodside Road (Assessor's Map M09-0500)

Brian Marchetti Civil Engineer, 42 Tucker Ave Leominster, MA; and Jennifer Eckler, Owner were present to discuss the matter with the Board.

Ms. Eckler provided the history of the property, noting that the existing preschool opened in 2017 and is ever popular with many students. The preschool run on the property was opened in 2017 and has a considerable waiting list.

Mr. Marchetti stated all of the areas with the livestock will be maintained during and after construction. He provided detail regarding the proposed addition, stating the entire impact of the addition will be in open space, and no additional tree removal will be required. Mr. Marchetti confirmed that the proposed increase to 80, includes staff and children.

Mr. Burney acknowledged there is an existing stream associated with wetlands on the property. He reminded the applicant the Conservation Commission will be looking for documentation proving that any proposed work will not be within 200 feet of the stream, or to prove that the stream is not a perennial stream.

Mr. Burney stated the plan shows a buried propane tank within 12 feet of the present building and there is a question if the tank was permitted.

Ms. Roopenian inquired about several issues: if the hydrologic study captures all the runoff from the new impervious area, if the recharge basins will remain functional during construction, confirmation regarding the distance of the infiltration centers to the wetlands, and who would be responsible for the long-term maintenance of the infiltration centers. She expressed her concern about traffic issues.

Ms. Perlman asked if there will be an additional curb cut. Mr. Garvin replied no. She asked if the play area would be expanded and/or relocated.

Mr. Sugrue stated his concern about the parking and the width of the driveway in consideration of the increased volume.

Mr. Shah joined the meeting.

Mr. Garvin stated all of the parking spaces should be delineated on the plans, and a test pit process would be needed, and review of the history of the operation and maintenance plan, which was previously approved.

Mr. Marchetti provided brief responses to the issues raised by the Planning Board members.

Ms. Eckler stated that her building had been approved by the Mass Department of Early Education. She reviewed the state standards and stressed that it fits the published standards.

Mr. Shah motioned to continue Site Plan Modification and Stormwater Management Permit Modification for 157 Woodside Road (Assessor's Map M09-0500), to the 7/15/26 meeting of the Planning Board. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Roopenian-aye, Perlman-aye, Shah-aye, Garvin-aye.

Stormwater Management Permit - 0 & 1011 Boston Post Road (Assessor's Maps L02-0210 & L02-0200)

Stephen Balcewicz, 214 Worcester Ave., Grafton, MA; and John Olivador, 3278 Clapboard Tree Ave., Westwood were present to discuss the matter with the Board.

Mr. Balcewicz reported that the application proposes a two 2-family resident development with a common driveway.

Mr. Burney stated that there was no stormwater capture or infiltration plan for the roofs of either proposed home, and in addition, he mentioned his reservations about pervious pavement maintenance by the homeowners.

Mr. Burney stated that the Conservation Commission sent their concerns about the soil testing and the lack of stormwater treatment plan.

Ms. Roopenian expressed her concern about the impervious area, access to the common driveway, width of the driveway, sign-off by Department of Public Works and Fire Department, and the State approval of the proposed curb cut.

Mr. Shah stated the site has interesting topography and noted that improved topography was needed to blend the development into the surrounding area.

Mr. Sugrue stated a better stormwater management plan was needed.

Mr. Garvin stated his concerns about the construction of the pervious pavement driveway without soil testing. He opined on the site's stonewalls and significant trees and how they would be affected by the development. Mr. Balcewicz stated that access to the second lot would come from using the common driveway.

Mr. Balcewicz requested the peer reviewer perform a site walk to review the boulder field which contains stones too large to move.

Mr. Burney stated any association documents need to be submitted to the Board for review by Town Counsel.

Mr. Garvin stated that LID (Low Impact Development) for the proposed development, does not meet the true standards.

Mr. Olivador commented that the team has worked with Mass Department of Transportation before.

Mr. Shah motioned to continue Stormwater Management Permit for 0 & 1011 - Boston Post Road (Assessor's Maps L02-0210 & L02-0200) to the 8/12/26 meeting of the Planning Board. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Roopenian-aye, Perlman-aye, Shah-aye, Garvin-aye.

Master Plan Implementation

Mr. Burney reported that Planning was working on a CPC application to review the boundaries of the historic districts. He confirmed that Open Space planning continues to be a priority, and should be completed by the end of the year.

Citizens' Comments on Items Not on Agenda

No Comments Received

Minutes for Approval:

May 27, 2026 and June 10, 2026

Mr. Shah motioned to approve the Planning Board Minutes of May 27, 2026, as presented. Mr. Sugrue seconded the motion. It was on motion 3-0-2; Sugrue-aye, Shah-abstain, Roopenian-aye, Perlman-abstain, Garvin-aye

Mr. Shah motioned to approve the Planning Board Minutes of June 10, 2026, as presented. Mr. Sugrue seconded the motion. It was on motion 3-0-2; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-abstain, Garvin-abstain.

Committee Member Updates

Mr. Sugrue reported the official opening/ribbon-cutting event for the MCRT had been rescheduled to July 16, 2026

Administrative Report

Mr. Burney stated the State has established new timeline guidelines for approval through the permit process regarding all battery and storage facilities. He noted that as of October, an approval by all town boards must be completed within a 12-month period.

Possible Future Agenda Items Ongoing Items/Hearings:

No additional items were discussed.

Future Meeting Schedule:

Mr. Garvin announced the future meetings of the Planning Board, which are scheduled for July 15, 2026, August 12, 2026 and September 9, 2026.

Adjourn

Mr. Garvin adjourned the June 24, 2026 Planning Board Meeting.

There being no further business, the meeting of the Sudbury Planning Board adjourned at 9:08 PM.