



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY AUGUST 12, 2026 AT 7:30 PM

### VIRTUAL MEETING

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

**Staff Present:** Director of Planning & Community Development Adam Burney

Mr. Garvin opened the Planning Board meeting at 7:30 PM, and requested Roll Call: Mr. Sugrue-present, Mr. Shah-present, Ms. Perlman-present, Ms. Roopenian-present, Mr. Garvin-present

**Immediately Continued Public Hearing – Stormwater Management Permit - 0 & 1011 Boston Post Road (Assessor's Maps L02-0210 & L02-0200)**

Mr. Garvin reported the applicant requested a continuance to the first Planning Board meeting in September – 9/9/26.

**Mr. Shah motioned to continue the Stormwater Management Permit – 0 & 1011 Boston Post Road (Assessor's Maps L02-0210 & L02-0200) to the Planning Board Meeting on 9/09/26. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye.**

**Continued Public Hearing – Site Plan Modification and Stormwater Management Permit Modification 157 Woodside Road (Assessor's Map M09-0500)**

Mr. Burney stated the applicant had requested a continuance to the next meeting of the Planning Board on 9/09/26. He reported that the Peer Review letter from Horsley Witten was received with some minor items/comments to be addressed.

**Mr. Shah motioned to continue the Site Plan Modification and Stormwater Management Permit Modification for 157 Woodside Road (Assessor's Map M09-0500) to the Planning Board Meeting on 9/09/26. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye.**

**Continued Public Hearing – Scenic Road Tree Removal (Eversource) Along Concord Road, Plympton Road, Candy Hill Road, and Water Row**

Matthew Mitchell, Eversource - Certified Arborist, Westwood, MA was present to discuss the matter with the Board.

Mr. Garvin reported that he participated in a site visit with Mr. Burney, Mr. Mitchell and a quorum of the Planning Board members at Union Avenue to review the proposed site where Eversource tree work will be performed by Eversource. He noted that the group also reviewed the area along Concord Avenue where test cutting will take place.

Mr. Mitchell reviewed the tree list previously published at the last meeting of the Planning Board.

Mr. Mitchell replied he would like to limit the test to the Lincoln-Sudbury High School property along Concord Road.

Mr. Garvin confirmed that the test area was located along the High School property abutting Concord Road and Water Row. Mr. Mitchell commented that only permitted work on Water Row would take place.

Ms. Roopenian asked if a tree was located on private property and the owner did not give permission for Eversource to trim such tree and it later fell on the wires, what action would Eversource take. Mr. Mitchell replied Eversource would cut the tree up, push the debris off the road to allow repair of the wires, and would not clean up the pile of brush after such cutting.

Mr. Burney suggested that Eversource present “a phased cutting plan” to replace the proposed cutting plan. He added that people want to see the stone walls and mature trees on a scenic road, and removing the small trees and underbrush would enhance the value of the scenic roads.

Ms. Perlman noted stated that Water Row is very narrow and winding road, which is dangerous when bicyclist or people are using the road.

Mr. Sugrue stated the test area around the High School would not require restriction on tree/limb diameter. He mentioned that Water Row is so heavily wooded, the visual impact would be reduced.

Ms. Roopenian inquired about the diameter of the limbs to be removed on Water Row. Mr. Mitchell replied that the unofficial diameter limit for pruning is six inches.

Mr. Mitchell stated that considering tree removal per hazard rating approach has been the successful plan when cutting in other neighboring towns.

**Mr. Shah motioned that the Planning Board to approve the scenic road tree removal on Concord Road from the Nixon School entry drive to Pantry Road, and on Water Row from Old Sudbury Road to Plympton Road, as presented. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye.**

**Mr. Shah motioned that the Planning Board approve the removal of all moderate trees graded as #2. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye.**

**Mr. Shah motioned to continue the Public Hearing – Scenic Road Tree Removal (Eversource) along Concord Road, Plympton Road, Candy Hill Road, and Water Row to the Planning Board meeting on 9/23/26. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye.**

**Untimed Items:**

**Minor Site Plan Review – 33 Union Ave (Assessor’s Map K07-0017)**

Andrew Theocles, Select Energy - 10 Echo Hill Road, Wilbraham, MA was present to discuss the matter with the Board.

Mr. Theocles explained that the project involved a roof top solar installation at 33 Union Ave. He noted that the inverters would be located on a pad on the back side of the building.

Mr. Burney stated that the building is a flat roof industrial building, which abuts the rail trail and has minimal visibility from public ways.

**Mr. Shah motioned that the Planning Board approve the Minor Site Plan Review at 33 Union Ave (Assessor’s Map K07-0017), as presented. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye.**

**Minor Modification to Site Plan 694 Boston Post Road (Assessor’s Map K05-0017)**

Heather Dudko, 27 Old Meeting House Road, Auburn, MA was present to discuss the matter with the Board.

Ms. Dudko reported that the Design Review Board suggested the monument sign be relocated to the left side of the driveway. She added that the setback is 16 feet from the street and 5 feet back from the side.

Mr. Burney reported the sign is outside the sight distance triangle and the relocation does not have any impact on the site.

**Mr. Shah motioned that the Planning Board approve the Minor Modification to Site Plan at 694 Boston Post Road (Assessor’s Map K05-0017). Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye.**

**Battery Energy Storage System Bylaw**

Eric Simms, Sustainability Coordinator Town of Sudbury was present to discuss the matter with the Board.

Mr. Simms detailed that the State had released Small Clean Energy Infrastructure Facilities siting and permitting regulations, which will become mandatory in October, 2026. He explained that the State also released model bylaws for solar arrays and battery storage.

Mr. Simms reported that the Energy and Sustainability Committee has begun conversations with key stakeholders including the Fire Department, Health Department, Building Department, Conservation and various other departments and committees.

Mr. Garvin suggested that other areas to consider include: adding definitions to the solar bylaw, adding limits to the size of the array and restricting solar/battery developments within the water resource districts.

Mr. Sugrue reported the comments from the Fire Chief were helpful.

Ms. Roopenian indicated that her biggest concern would be the effect on the water districts. She inquired if there was pressure to have the bylaw crafted by 2027 Annual Town Meeting. Mr. Garvin replied in the affirmative.

Mr. Burney explained that the bylaw language must be in place January, 2027. He stated the State and courts have grouped battery storage in with renewable energy mandates, and if the applicant is denied solar battery storage by local rules, they can appeal to a citing board at the State level.

Mr. Simms stated it is important to have good policies in place.

Mr. Garvin stated the biggest challenge is changing technology. He mentioned the idea of securing bonds for removal of discontinued battery storage, when the time is appropriate (similar to proposed creating bonds when there are changes to cell towers.)

Mr. Burney agreed that any storage greater than a residential size should be required to include bonding. Ms. Roopenian mentioned that there should be a decommissioning consideration.

Mr. Simms noted that he hoped to get additional input from the Planning Board as he completes an associated draft plan for inclusion at Annual Town Meeting.

### **Master Plan Implementation**

Mr. Burney reported that the Historic Districts Commission is putting forward a CPC article to realign the existing Historic Districts between contemporary structures in coordination with the more traditional historical structures within the Districts.

Mr. Burney added that planning is taking place with the Conservation Commission and the Rail Trails Advisory Committee as they create an engineering/planning study to identify gaps in connectivity between the sidewalks and the two rail trails (BFRT and MCRT) in consideration of trail expansion, maintenance as well as consideration of the DPW sidewalk expansion prioritization plan.

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

No comments received.

### **Minutes for Approval: July 15, 2026**

**Mr. Shah motioned to approve the July 15, 2026 Planning Board Minutes, as amended tonight. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye**

### **Committee Member Updates**

Ms. Roopenian detailed that at last night's Select Board meeting, there was discussion about use of CPA funds for sidewalk expansion in Town. She added that Select Board Members were hoping to have a joint meeting with Planning Board representatives to advance such an initiative. Ms. Roopenian confirmed that was no legislation in place to accept such CPA funding.

### **Administrative Report**

Mr. Burney mentioned that the Select Board also mentioned a Select Board goal involving economic development around the village/Rte. 20 Commercial area and the \$150,000 earmarked for such advancement. Mr. Burney noted that such earmark might be allocated to the hiring of an economic development consultant; he indicated that such economic development would be considered in increment and would likely take a significant number of years to implement.

**Future Meeting Schedule:** – September 9, 2026 – September 23, 2026 – October 14, 2026

### **Adjournment**

Mr. Garvin adjourned the Planning Board meeting at 9:02 PM.