



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY SEPTEMBER 9, 2026 AT 7:30 PM

### VIRTUAL MEETING

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

**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

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

Mr. Shah motioned to continue the Public Hearing – Stormwater Management Permit for 0 & 1011 Boston Post Road (Assessor's Maps L02-0210 & L02-0200) to October 28, 2026. 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)**

Brian Marchetti, McCarthy Engineering – Leominster, MA was present to discuss the matter with the Board.

Mr. Marchetti stated that all peer review comments had been addressed and plans were updated.

Mr. Burney noted that Peer Review comments and Staff comments had been addressed; there are no outstanding issues.

Mr. Garvin noted that in their letter, Horsley-Witten presented four suggested conditions: erosion control placed inside the buffer zone per the Conservation Commission; inclusion of a stormwater management operation and maintenance plan to be signed by the applicant; that the Planning Board confirm that the property owner recognizes the long-term pollution prevention plan, and that the existing system be cleaned. Mr. Garvin stated that the Board should include the conditions recommended by Horsley-Witten.

**Mr. Shah motioned that the Planning Board approve the Stormwater Management – Permit Modification for 157 Woodside Road (Assessor's Map M09-0500) with the condition that the four (4)**

**recommended conditions in the September 1, 2026 Horsley-Witten Group review document be included. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye**

**Mr. Shah motioned that the Planning Board approve the Site Plan Modification for 157 Woodside Road (Assessor's Map M09-0500). Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye**

**Public Hearing – Scenic Road Stone Wall Removal - 0 Mossman Road (Assessor's Map E08-0802)**

Mr. Shah read aloud the Public Notice for Scenic Road Stone Wall Removal at 0 Mossman Road (Assessor's Map E08-0802).

Mr. Garvin recommended that the public hearing be paused until a representative for the public hearing arrives.

Mr. Garvin recommended that the driveway itself not be modified, but that an additional foot be added for wall removal to provide a twenty (20) foot clear in consideration of fire vehicle access.

Mr. Shah added that the Scenic Road Bylaw requires twelve feet for the road and eighteen (18) for the stone wall openings.

**Mr. Shah motioned that the Planning Board continue the Public Hearing for Scenic Road Stone Wall Removal at 0 Mossman Road (Assessor's Map E08-0802) to the September 23, 2026 meeting. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye**

**Untimed Items:**

**Gary Benos -7 Fox Hill Road Bond Release Request**

Mr. Burney confirmed that the applicant and the owner appeared before the Board in the Spring to release most of the Bond. He noted that erosion controls needed to be removed and grass growth needed to be addressed.

Mr. Burney confirmed that he recently visited the site and stated that erosion controls had been removed and grass is filling in nicely.

**Mr. Shah motioned that the Planning Board approve the Bond Release Request for 7 Fox Hill Road. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye**

**Lot Release Request Landon Estates Lot 2- 21 Nolan Circle (Assessors Map B09-0012)**

Scott Poirier, 23 Southgate Road, Wellesley, MA; Charles Chaves, 34 Turner Street, Waltham, MA, Contractor for 21 Nolan Circle were present to discuss the matter with the Board.

Mr. Burney acknowledged that there was one single bond for this development. He provided chronology regarding the history of the development; he acknowledged that Mr. Poirier and his team assumed the property as lenders. He noted that the Board would not release the bond at 21 Nolan Circle some time ago, due to outstanding road issues, especially in consideration of curbing around the four-bay garage, faults with guardrail and general paving issues.

Mr. Burney acknowledged that at his visit to the site yesterday, he observed that the guardrail was repaired, new pavement and stone was installed around the garage and vegetation has established. He stated that he was concerned about several divots in the road which may encourage ponding and the formation of ice which may adversely affect the new pavement.

Mr. Shah opined about how the remaining issues might be addressed.

Ms. Roopenian asked about the severity of the mentioned concerns.

Ms. Perlman commented about improvements at the site.

Mr. Garvin presented several pictures of the mentioned divots. The Horsley Witten representative agreed that addressing the road divots would be preferred.

Mr. Chaves displayed several additional photos of the pavement around the entrance to the four-bay garage including the guardrail.

Mr. Poirier stated the process in question was extensive and reflects a private entry to 21 Nolan Circle and request release of the road so that Mr. Chaves can sell the property.

Mr. Burney explained that the Bond being held was a bit over \$100,000.00 and would need to be voted on separately. He added that the buyer's attorney would not allow the new owners to close without such release of the property by the Planning Board.

Mr. Shah asked to receive additional information about the pavement installed.

Mr. Garvin commented that he has seen many such pavements and this one appears to be well-done in consideration that it is not a public road and is not heavily traveled, and that perhaps in two years there maybe signs of some stress.

Mr. Garvin recommended the release of lot and establish a \$10,000.00 bond for a period of two years and good faith would be exercised. Board Members agreed.

**Mr. Shah motioned that the Planning Board approve the Lot Release Request for Landon Estates Lot 2-21 Nolan Circle (Assessors Map B09-0012). Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye**

Mr. Burney confirmed he would draft a lot release document to be signed by the Planning Board Chair.

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

**Minutes for Approval: August 12, 2026**

**Mr. Shah motioned that the Planning Board approve the Planning Board Minutes for August 12, 2026 as amended with the one spelling correction. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye**

**Committee Member Updates**

No updates were presented.

**Administrative Updates**

Mr. Burney noted that \$150,000 is available in the Economic Development Bond Bill put in place by Representative Carmine Gentile to help with addressing zoning considerations along Rte. 20, as recommended in the Rte. 20 Corridor Study.

Mr. Burney announced an Open Space and Recreation Plan Public Forum will take place on October 15, 2026. He added that draft goals, recommendations and action plan will be presented at that Public Forum, and that Board Members may consider participation in the Forum.

Mr. Burney stated that the Planning Board Chair received request from the Select Board regarding support for a legislative petition regarding inclusion of sidewalk implementation under CPA funding. Mr. Garvin recommended that such Planning Board discussion take place at a Planning Board meeting in October as he would not be present at the next Planning Board meeting on September 23, 2026.

**Future Meeting Schedule:**

- September 23, 2026
- October 14, 2026
- October 28, 2026

**Adjourn**

Mr. Garvin adjourned the Planning Board Meeting at 8:21 PM.