



Town of Sudbury

Planning Board

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MINUTES

Wednesday, September 23, 2026 at 7:30 PM

Virtual Meeting

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

Members Absent: Chair Stephen Garvin

Mr. Sugrue opened the Planning Board meeting at 7:30 PM, and acknowledged presence of Mr. Shah, Ms. Perlman, Ms. Roopenian and himself. Roll Call was taken: Mr. Shah-present, Ms. Roopenian-present, Ms. Perlman-present, Mr. Sugrue-present

Staff Present: Director of Planning & Community Development Adam Burney

Timed Items:

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

Matthew Mitchell, Eversource Arborist, 247 Station Ave., Westwood, MA was present to discuss the matter with the Board.

Mr. Mitchell provided update regarding the Scenic Tree Removal; he stated that storm resilience tree work clearance is meant to reduce power outages and avoid road blockage during major storm events.

Mr. Mitchell mentioned that standing decomposing trees are a wildlife resource and reported that Eversource had not received any complaints about the tree work on Water Row.

Mr. Mitchell stated that the most substantial work will be performed on Plympton Road and added that most of the limbs are between 6 to 19 inches at the site. He referred to the diseased Oak tree at 96 Plympton Road with rot and snowplow damage.

Mr. Burney confirmed that he visited both work sites and mentioned that viewing the “before and after” pictures was helpful. Mr. Burney agreed to modify the letter of approval and replace Candy Hill Road with Pantry Road.

Mr. Shah stated that the work was done continuously and looks like regular maintenance and agree with Mr. Mitchell regarding proposed work on the Oak Tree at 96 Plympton Road.

Ms. Perlman asked if there were any public comments received. Mr. Burney reported a public records request was received regarding the proposed Eversource work and the approval from the Planning Board. He confirmed that requested documents were gathered and mailed to the requester.

Ms. Roopenian inquired about the larger branches being removed from the Oak Tree on 96 Plympton Road. Mr. Mitchell commented that this was an example of a tree being biologically healthy with serious structural concerns.

Mr. Sugrue noted that the work had been done well, and he did not see any reason not to finish the project as described.

Mr. Shah motioned to approve the continuation of the Scenic Road Tree Removal (Eversource) along Concord Road, Plympton Road, Pantry Road and Water Run, as presented. Ms. Perlman seconded the motion. It was on motion 4-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye

Mr. Shah motioned to approve the removal of level 1 trees listed on the application for the Scenic Tree Removal from Eversource along Concord Road, Plympton Road, Pantry Road and Water Run, as presented. Ms. Perlman seconded the motion. It was on motion 4-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye

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

Vito Colonna, Engineer - Cornerstone Engineering was present to discuss the matter with the Board.

Mr. Colonna provided summation of detail regarding the application to remove a stone wall at 0 Mossman Road, which is in disrepair.

Mr. Burney confirmed that the applicant is working through the stormwater review at this time.

Mr. Shah stated that the proposed plan presented the best place for the driveway.

Mr. Shah motioned that the Planning Board approve the Scenic Road Removal and 0 Mossman Road (Assessor's Map E08-0802) as presented. Ms. Perlman seconded the motion. It was on motion 4-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye

Untimed Items:

– 8 Maiden Way – Stormwater Management Permit Modification - fka 212 Pratt's Mill Road (Assessor's Map G05-0922)

Jacob Lemieux, Engineer - Hancock Associates, 315 Elm Street, Marlboro, MA was present to discuss the matter with the Board.

Mr. Lemieux confirmed that the site had been stabilized except for the berm around the infiltration basin. He added the application proposed the installation of several area drains to capture and water flow.

Mr. Burney explained that third-party reviewer, Horsely Witten, had reviewed the proposal and approved the adjustments as presented.

Mr. Burney reported that Mr. Garvin reviewed the proposal and indicated that he was in agreement with the Horsley Witten recommendations.

Ms. Perlman indicated that the request reflected a minor modification to the approved permit.

Mr. Shah motioned that the Planning Board determine that the 8 Maiden Way – Stormwater Management Permit Modification, fka 212 Pratt's Mill Road (Assessor's Map G05-0922) be viewed as a minor modification. Ms. Perlman seconded the motion. It was on motion 4-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye

Mr. Shah motioned that the Planning Board approve the 8 Maiden Way – Stormwater Management Permit Minor Modification – fka 212 Pratt's Mill Road (Assessor's Map G05-0922), as presented. Ms. Perlman seconded the motion. It was on motion 4-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye

– Mahoney Farms Lease of Unit

Eileen Horne, 30 Nobscot Road, Unit 2, Sudbury, MA was present to discuss the matter with the Board.

Ms. Horne reported that when reviewing the deed for the property, it stated that the Planning Board is required to approve the leasing of the unit.

Mr. Burney concurred that within the Master Deed for the property, the Planning Board is assigned approval for the renting/leasing of the unit. He stated that the Meadow Farm Association has approved the proposed lease.

Ms. Perlman inquired if this development has any specific incentives. Mr. Burney reported the Mahone Farms was developed within the senior housing bylaw.

Mr. Shah motioned that the Planning Board approve the Mahoney Farms Lease of Unit #2, as presented. Ms. Perlman seconded the motion. It was on motion 4-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye

– 115 Brimstone Lane – Stormwater Management Bond Release Request

Mr. Burney explained that the owners placed a bond in order to receive an occupancy permit within two (2) weeks of occupying the property. He stated that sod installation has taken beautifully.

Mr. Shah motioned that the Planning Board approve the 115 Brimstone Lane Stormwater Management Bond Release Request. Ms. Perlman seconded the motion. It was on motion 4-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye

– Battery Energy Storage System Bylaw

Related discussion did not take place.

– Master Plan Implementation

Mr. Burney announced that a Public Input Session regarding the Open Space Plan will be held on October 15, 2026.

Mr. Burney confirmed that the Sewataro Advisory Committee will be holding a second Public Input Session to include the presentation of draft recommendations related to the use of the Liberty Ledge/Sewataro site.

Mr. Burney noted that the Planning Department is waiting to receive notice that funds from the Economic Bond Bill could be used toward the Rte. 20 zoning work. Mr. Burney stated that he would present related language to the Planning Board to amend the zoning bylaw.

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

– Minutes for Approval: o September 9, 2026

Mr. Shah motioned that the Planning Board approve the Planning Board Minutes of September 9, 2026, as amended with one spelling correction. Ms. Perlman seconded the motion. It was on motion 4-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye

– Committee Member Updates

Ms. Roopenian stated that the season's first CPC meeting will take place on 10/7/26 and that she would report back to the Board.

Mr. Sugrue reported that the Rail Trail Advisory Committee meeting is scheduled for this week.

– Possible Future Agenda Items

Ongoing Items/Hearings:

– Public Hearing – Stormwater Management Permit 0 & 1011 Boston Post Road (Assessor's Maps L02-0210 & L02-0200) - **Continued to October 28, 2026**

Future Meeting Schedule:

- October 14, 2026
- October 28, 2026
- November 4, 2026

Adjourn

Mr. Sugrue adjourned the Planning Board Meeting at 8:20 PM.