Town of Sudbury
Planning Board

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MINUTES

WEDNESDAY OCTOBER 28, 2026 AT 7:30 PM

Virtual Meeting

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

Members Absent: Clerk Ahnu Shah, 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, 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. Burney explained that the applicant has hired a new engineering team and requested that the hearing be continued to the November 18, 2026 Planning Board meeting. He added that new plans would be submitted and a peer review will take place.

Mr. Sugrue motioned to continue the Public Hearing - Stormwater Management Permit for 0 & 1011 Boston Post Road (Assessor's Maps L02-0210 & L02-0200) to the November 18, 2026 meeting of the Planning Board. Ms. Roopenian seconded the motion. It was on motion 3-0; Sugrue-aye, Roopenian-aye, Garvin-aye.

Untimed Items:

Minor Site Plan Review – Roof Top Solar 54 Boston Post Road (Assessors' Map K21-0001)

Andrew Theodes, Select Energy was present to discuss the matter with the Board.

Mr. Theodes presented the "Proposed Roof Mounted Solar PV System" plan for the Longfellow Club at 54 Boston Post Road. He confirmed that the related equipment would be located in the rear of the property.

Mr. Burney noted that the project was very similar to a solar project recently approved by the Planning Board, also in the industrial area.

Ms. Roopenian inquired about the nature of an included waiver. Mr. Burney responded that the waiver involved minor site plan as outlined in the solar bylaw with no public hearing/s required for smaller such projects, such as this one.

Ms. Roopenian inquired about possible related calculation discrepancies and asked about the number of proposed optimizers. Mr. Theodes explained the calculations in detail, confirming that 359 reflected the number of proposed optimizers; Mr. Theodes did recognize a possible typo error with the calculation description and would further review the description.

Mr. Sugrue motioned that the Planning Board approve the roof top solar installation at 54 Boston Post Road (Assessors' Map K21-0001) and fix a possible typographical error, as discussed at this meeting. Ms. Roopenian seconded the motion. It was on motion 3-0; Sugrue-aye, Roopenian-aye, Garvin-aye.

Definitive Subdivision Bond Request Bonnie Brook Estates

Mr. Burney stated that Horsley Witten had submitted the peer review report which did include several additional project considerations.

Mr. Burney confirmed that he and Lori Capone of the Conservation Commission walked the site to review the number of trees being proposed for removal.

In consideration of proposed minor modification/s, Mr. Burney noted that he spoke with the applicant regarding such modification/s and would be following up on this aspect.

Battery Energy Storage System Bylaw

Mr. Burney stated that a draft regarding the battery storage system bylaw would be completed next week and he will have such documentation ready for the Board to review at the Planning Board meeting on November 18, 2026. Mr. Burney added that such bylaw draft would be presented to the Planning Board, the Conservation Department, the Building Department and the Fire Department for possible comments.

Other proposed bylaw activity:

Stormwater

Mr. Burney mentioned that minor updates to the stormwater bylaw would be presented by late November.

Parking Lot Solar Canopy

Mr. Burney indicated that he would want to review the parking lot solar canopy topic and would welcome comments from the Board.

Mr. Burney referenced the related decision in Duxbury, MA which was covered under the Dover Amendment. Ms. Roopenian inquired about how and where such canopies would be located and the manner in which they would be implemented, and noted that she would continue such inquiry with Mr. Burney.

Open Space Plan

Mr. Burney noted that the plan was progressing and documentation would be sent to the Department of Conservation Services by November 15.

Master Plan Implementation

Mr. Burney stated that the Rail Trails are approaching final completion and the Wayland section of the MA Central Rail Trail is being reviewed by Conservation. He confirmed that DCR (Department of Conservation and Recreation) is seeking ways to hasten the proposed construction timeline.

Mr. Burney explained that the Planning and Community Development Department filed a CPC application regarding the recreational value of various open spaces in Town, such as consideration of multi-use pathways in order to access the rail trails.

Mr. Garvin inquired about electric bikes and scooters being used on the trails and related speeds of such vehicles. Mr. Burney acknowledged that many complaints regarding speed and safety have been made by the public; he noted that the bike speed on the rail trails is 15 mph. Mr. Burney stated that DCR is studying ways to increase enforcement.

Ms. Roopenian mentioned that a related article regarding the excessive speed topic was printed in the Boston Globe.

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

Minutes for Approval: October 14, 2026

Planning Board Minutes – October 14, 2026

Mr. Sugrue motioned to approve the Planning Board Minutes of October 14, 2026. Ms. Roopenian seconded the motion. It was on motion 3-0; Sugrue-aye, Roopenian-aye, Garvin-aye.

Committee Member Updates

Ms. Roopenian stated that Community Preservation Committee (CPC) continues to review submitted applications

Administrative Report

Mr. Burney provided update regarding the Eversource Scenic Road project and noted that cutting has been completed on Pantry Road and Concord Road. He added that the project continues with the goal of cutting back as much as possible before any winter storms take place.

Future Meeting Schedule:
- **November 4, 2026**
- **November 18, 2026**
- **December 16, 2026**

Adjourn:

Mr. Garvin adjourned the Planning Board meeting at 8:03 PM.