

Master Plan Steering Committee Comments on *Sudbury Master Plan Volume 2* dated June 19, 2020

Comment Category 1: Grammatical and formatting comments. Addressed. No discussion. Details not provided here.

Comment Category 2: Requested additional discussion or action that is consistent with direction from MSPC to date. Addressed. No discussion.

Comment Category 3: Requested additional discussion, new action, or other change that requires further discussion with the MPSC. Highlighted **yellow**.

Page in draft	Section	Comment	Comment Category	Commenter	How comment was addressed
-	General	I made this comment after reading several sections: "Execution requires resources." If volume three doesn't come with its own calendarized and prioritized funding, accountability, and staffing plan, I am concerned the town will not get the pay back it deserves.	3	Bob May	To be discussed with Volume 3, Action Plan & Implementation
-	General	This volume makes a strong impression as to what we reviewed and the detailed findings. It is so large though as to imply it will be a reference tool. I estimate few town citizens would read all. Seniors or others with limited computer skills will be at a disadvantage. That is a challenge as the seniors are 24% of the pop and an excess of 30 % of the voters.	3	Bob May	
-	General	Mass Central Rail Trail is mentioned numerous time throughout this document but we should also note that at the time of this writing the Town of Sudbury was opposed to the current DCR plan/partnership with Eversource and does not support their Mass Central Rail Trail plan...I didn't see that mentioned once in here but it should be. See https://s3-us-west-2.amazonaws.com/cdn.sudbury.ma.us/wp-content/uploads/sites/342/2017/08/Sudbury-MCRT-Meeting-Letter-20170801.pdf?version=0dd3b2e9bf82445c7b9dd467d24ab82d)	3	Dan Carty	Discussion with MPSC
-	General	"Will" replaced with "should" throughout	3	Dan Carty	Discussion with MPSC
10	Challenges	New challenge added: Escalating Loss of Sudbury's Historic Fabric	3	Historic Commission/Fred Taylor	Discussion with MPSC; see separate attachment
15	Rt 20	If the Town is going to subsidize the sewer system, it also needs to subsidize Rt. 20 transportation to get the Millennials to & from. Transportation is key to Rte 20.	3	Jan Hardenbergh	Discussion with MPSC
52	Conservation & Recreation Land	New E.3 Continue exploration of developing the proposed Mass Central Rail Trail.	3	Jan Hardenbergh	Discussion with MPSC

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64	Housing	I think we should try to define 'unmet needs in the community'. The goal of this section is "Allow for a wide range of housing options that accommodate the diverse needs of Sudbury residents at all stages of life" – the key point there is Sudbury residents. In data the Master Plan SC rec'd we have seen that more than half of the affordable housing we have built have been occupied by residents from outside of Sudbury. I appreciate that this has been changed from "local need" to "needs of the community: but I still think that the "community need" needs to be in synch with the goal as defined)	3	Dan Carty	Discussion with MPSC
-	Historic & Cultural Assets	Rewrite	3	Historic Commission/ Historic District Commission	Discussion with MPSC; See separate attachment
-	Housing	The housing actions here do not include changes I requested (and no one objected to) at our 5/15 Zoom meeting. Specifically, the only zoning changes mentioned are in relation to larger parcels and areas around Route 20. While inclusionary zoning is important and the new box is a welcome expansion and explanation, the simple act of allowing smaller lot sizes and/or duplexes by right where percing allows would add flexibility for both the Housing Authority, private developers, and potentially the Housing Trust. A Housing Strategy project as suggested might be able to address this possibility but I'd prefer to be more upfront about it.	2	Amy Lepak	Update
-	Town F, S, I	The issue of schools needs to be more clearly called out as critical yet not addressed in the plan specifically. It is important that in 5-10 years this document is not picked up by others and questioned for why schools were not the primary focus. We have valid reasons we are not focused on them (other plans are and they are good, etc.) but we should make that very clear.	2	John Sugrue	Revisit
8	Challenges/ Demographic Trends	<i>One of several challenges Sudbury is sharing with the nation as a whole is a predominant shift in age demographics...</i> Does the Baseline Report have any reference sources e.g. UMass Donahue Institute? Over the next 20 years school aged children are going to flatten then start increasing again, per Donahue Inst...the official demographic data source of the Commonwealth of Mass (I believe?)	2	Dan Carty	Update with references
10	Challenges/ Climate change	<i>In Sudbury, increased frequency and severity of storms with winds and ice, drought, and localized flooding represent the primary threats at the local level</i> (is there a data source for this? If so it should be included, if not we should consider striking this).	2	Dan Carty	Update with references

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10	Challenges/ Climate Change	<p><i>As a broad objective for its future, to the extent possible, Sudbury will do its part by reducing its carbon footprint.</i></p> <p>This seems like a critical topic that was not addressed to much of a degree in the process. While we may not address it in a meaningful way in this plan, at this stage, perhaps the master plan can set up a goal that the Town should begin to set carbon and climate related goals and develop a carbon reduction plan.</p>	2	John Sugrue	Reference where town has this goal and highlight policies/actions that support this goal
10	Challenges/ Pandemic	<p>This topic is important and should definitely be part of the Plan, however it feels a little out of place here because it reads as though it has passed and is group with all the other challenges which we have data for and have studied. I think this needs to be written to be clear that the master plan was completed while we were still in the middle of the pandemic and have not yet discovered what the implications of it are.</p> <p>Maybe this topic is something that could be organized into callout boxes/sidebar graphically so it is different from the main body of the document. That would also open the opportunity to insert key questions or unknowns related to COVID that may be relevant to other areas of the document.</p>	2	John Sugrue	Revisit
11	Intent of the MP	<p>In reading the text below (from 2001) the language focuses too much on 'sustainability' which makes it somewhat out of place with this document. This is more a language issue than content. I think the content is still good and in line with the master plan, but it does not, as written, feel like it is part of the 2020 plan.</p> <p>One option is that we quote this previous text and then follow it with additional text about how the 202 plan builds off these principles and focuses on specific areas of interest related to the overarching goal. The other option I see is using this as a guide, but writing new Intent text that is more in line with what is in the Plan and what was done during the process.</p> <p>Or the third option is the ensure that we are using similar language about sustainable community throughout the report.</p>	2	John Sugrue	Revisit
11	Intent of the MP	<p>Add: Ensure that all individuals are able to access the resources, programs and facilities offered in the Town.</p>	2	Pat Guthy	Add

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12	Rt 20	<i>With costs of municipal services continuing to rise, a boost in development along Route 20 could provide a significant source of tax revenue.</i> This may need a reference or footnote to where this is explained/backed up (baseline report?). It is important that it is not misconstrued as opening up a huge increase in commercial tax base as I believe we have shown that is not the case.	2	John Sugrue	Follow up with Camoin
13	Rt 20	A closer look at water resources "A review of the regulations ... Since that time, many municipalities have improved upon the same model used by Sudbury and these changes could be beneficial to the Town and its water resources." Need to be more specific about what improvements are possible, and/or give towns.	2	Jan Hardenbergh	Revisit
14	Rt 20	Do we need to point out anything critical that the 2015 study did not do that makes a new study important? If I recall correctly, that work did not study the corridor as a whole so did not address ideas such as rear connections and trail links to provide more off-20 circulation. On individual sites it also does not look at wholesale redevelopment into a new form, it looks mainly at densifying while maintaining existing buildings and keeping the general car-oriented design. The main point we should make is that it is important to rethink 20 and look at new solutions and that the 2015 plan (while not that old) did not really do this.	2	John Sugrue	Revisit
16	Rt 20 Policy B	This is an important action item, but it seems to come out of nowhere in the section. Action A is directly built from the main content of the section, while this is not directly addressed in the previous text. There should be a section above about transit along the corridor.	2	John Sugrue	Add discussion
16	Rt 20	Add Action B.3 I heard that the stores with big parking lots do not want stops in their parking lots because they did not want people parking. It would be good thing for Cold Brook Crossing to host some municipal parking for a shuttle to Alewife.	2	Jan Hardenbergh	Add discussion about talking with private property owners
16	Rt 20 Action A.6	Is this a bit backwards? Shouldn't the Housing strategy be developed first before we state that more affordable housing will have to be created?	2	Dan Carty	Revisit

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17	Economic Development	<i>A healthy economy makes Sudbury an attractive place to live because easy access to job opportunities provides income for residents, while supporting robust property values allows homeowners to build wealth. At the same time, the availability of diverse and attainable housing options ensures a ready supply of workers for the Town's variety of businesses. We may want to revisit the verbiage here since at the MPSC meetings much discussion took place about the likelihood that the Town would be able to attract large businesses and that due to income requirement to live in the town it was not realistic to see residents working in the Town See info in the next section Geographic constraints.</i>	2	Pat Guthy	Consult Camoin
21	Economic Development Action A.2	A.2 would benefit from further explanation. Many people will not know what façade programs are as an example. Since the above text does not get into any details, this seems to be too general and short.	2	John Sugrue	Add discussion
21	Economic Development Action C.1	This would benefit from expanded explanation based on current (COVID) experience. It is clear that more people are likely to work remotely in the future. What is not clear is if the isolation of working from home will draw people's interest in office space they can use in Town in place of their home even if they have an office in Boston or elsewhere. Minimally the Plan should acknowledge that at the moment we really do not know if this type of space will no longer be in demand at all or if it will be in even greater demand.	2	John Sugrue	Add discussion
21	Economic Development Action C.2	This one is a great idea, but again it is a single sentence talking about an action that has no clear argument or rationale coming out of the previous text. I do not want to expand the document to be too long, but some of these ideas that we discussed and developed are important and then when they are presented a simply an action they are either losing their importance or easily questioned as they have not been shown to be needed.	2	John Sugrue	Add discussion
26	Transportation	<i>Sudbury's current payment structure for school bus travel also provides incentives for parents to drive children to school, increasing commuter time traffic and associated safety concerns (see Town Services, Facilities, and Infrastructure).</i> Make this an action item.	2	John Sugrue	Add action

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27	Transportation	<p><i>As also discussed earlier, there are many gaps and “missing links” in the walkway network...</i></p> <p>This paragraph is confusing as it discusses the importance of sidewalks and the fact there are missing pieces, yet it then discusses that there are many places where the ROW and other conditions make sidewalks impossible to implement. There needs to be connection or distinction among these statements to better present a position or goal. Are we generally advocating for sidewalks anywhere? Are we developing a plan to finish connections even if it means buying property or taking? Should future walks be contingent on determining the connections being made and the ability to complete them?</p> <p>Some of the above comment is addressed in Policy D, so perhaps this is OK to not expand too much but rather organize differently?</p>	2	John Sugrue	Revisit
31	Transportation Policy E	Add an action to this about rethinking the busing cost structure to encourage bus use and discourage car drop-off/pick-up.	2	John Sugrue	Add action
51	Conservation & Recreation Action C.3	I am not sure this is an action that people would support as it became reality. The introduction of tall lights at many fields would likely be contentious. Confirm that this was really a strong desire by a majority of people or eliminate.	2	John Sugrue	Discussion with Beth and determine if stays
51	Conservation & Recreation Action D.1	Add a related action about including promotion of acquired lands and the opportunities for public use as part of any future acquisition in order to continue to ensure the community benefits from the funds spent and continues to support initiatives.	2	John Sugrue	Add action
52	Conservation & Recreation Land	E.1. Support the completion and expansion of Sudbury’s Bruce Freeman Rail Trail.	2	Jan Hardenbergh	Revise
54	Town F, S, I	<p>Not sure we need the full list and bullets that follow this. Many of them relate to other sections like transportation and outdoor spaces and it also pulls out this report as specifically more important than any other report referenced since it is given its own summary. If that is true, then it should probably come somewhere up front since it relates to other topics already covered. If not true, then this should be reduced to only include essential information and reference the report for more information.</p> <p>It also puts too much emphasis on older population. While this is of course a critical part of the master plan, I have always been concerned that we are cautious to not make other groups feel excluded and that all of this work is about a demographic that is still going to only be 25% of the population. That is a big number, but there are equally important other groups.</p>	2	John Sugrue	Revisit

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56	Town F, S, I	Advances in automobile technology... If this is included it needs explanation as to how it relates to town services. What should Town be doing related to AVs and/or what should Town be trying to gain from them. As written it is useful technology information, but not related to the Plan.	2	John Sugrue	Revisit
57	Town F, S, I	<i>Unfortunately, maintaining municipal infrastructure and facilities is an issue largely ignored by the general public until something goes wrong or until budgets need to be approved</i> (is this true? I think there is plenty of day to day and periodic maintenance that happens, I believe it's the larger capital projects like roof and building renovations that fall into this description.	2	Dan Carty	Revisit
57	Town F, S, I	Deferred maintenance and upgrades can lead to larger investments in the future to fix problems that <u>if addressed earlier</u> might not have occurred had smaller, incremental maintenance taken place. and may not have involved large expenditures to fix.	2	Pat Guthy	Revisit (with above)
59	Town F, S, I Action C.2	This is repetitive to actions in other section. In this location can it be more specific to relate to funding and future maintenance?	2	John Sugrue	Revisit
60	Town F, S, I Action E.2	I am not sure this is the correct place to add, but somewhere in the discussion of accessibility it would be good to include some statement that we believe the value of our historic structures are in their continued part of Town life. They are more important as living history that is utilized today than as museum pieces that cannot serve the community, therefore it is critical we ensure they are accessible and usable even when that may mean some transformation from the original design.	2	John Sugrue	Revisit
62	Housing	<i>Importantly, approximately 20 years from now, the Millennial cohort will be at the height of its wealth and will bring a preference for smaller housing options to the market</i> (will it? Is there a source for this? It may be the general preference for Millennials currently but is there any prediction their tastes will be the same in 20 years? This should be backed up with a reference source).	2	Dan Carty	Add references

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65	Housing Last paragraph	In certain places in the document the tone or writing style shifts to something like this paragraph where it specifically discusses the process or discussions during the creation of the Plan. My perspective is to lean more toward presenting the ideas and concepts as the plan rather than describing the process and opinions specifically, it feels like these are things still up for discussion or less committed to when they pop up. At the end of the process, if the committee or the planning board does not agree that these elements should be part of the plan they should be removed, so the writing does not need to specify the discussion specifically. That is clearly my opinion on the style of the narrative, so it certainly needs to be based on the greater opinion of the larger group. Perhaps this is the more preferred way to tell the story rather than changing it as I have suggested.	2	John Sugrue	Revisit
66	Housing	Traditional Duplex and Triplex images I know these are placeholders images, but just as a note, I think we need different images here. These both look out of scale with what you might place in a neighborhood of single family homes.	2	John Sugrue	Revisit
67	Housing Policy A	Add another action (or include with this one) about incentivizing new development to include smaller, more affordable typologies rather than 3,000+ sf single family homes.	2	John Sugrue	Revisit
72	Resiliency	<i>The inequities of these impacts arise from many existing socioeconomic conditions, particularly barriers to access health care, secure employment, quality housing, healthy foods, and transportation.</i> (data source here would be helpful)	2	Dan Carty	Add references
78	Public Health & Social Wellbeing	This is against the law: E.2. Ensure the voting process is inclusive and equitable such as providing voting options online This is not possible, it is against the law	2	Pat Guthy	Revise
78	Public Health & Social Wellbeing	We (town meeting) already meet in the evening.	2	Path Guthy	Revise
78	Public Health & Social Wellbeing Action E.2	Is this a concept for Town Meeting? Or general voting? This should be specific because there are different hurdles to overcome depending what we are talking about and if it can be done at a local level or requires state level effort.	2	John Sugrue	Revise
78	Public Health & Social Wellbeing Action E.3	Not sure I understand this action. Annual Town Meeting and most other boards all meet at night. If anything, exploring other options like weekend meetings might be important as many people do not have night free to attend. E.2 (online/remote) is far more important in my opinion.	2	John Sugrue	Revise

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80	Future Land Uses	<p>I really like the idea of including this map. I am sure people will get confused by it related to zoning despite the disclaimer, but I still think it is important and a great inclusion. I wonder If it would help to have an existing land use map that is as streamlined and simple to compare to? Obviously something exists along 20, so seeing the change might be helpful?</p> <p>As a detail, I find the water and flood overlays make it a little harder to read. They are important, but maybe there are two maps. One is clean without them, but includes schools (and any other landmark land uses) and the other that has the 2 overlays. Including schools might help reinforce land use rather than zoning since they are a use, but zoning is still single family.</p>	2	John Sugrue	Revisit map
82	FLUM	The map which appears on page 82 maybe would be better positions before the verbiage which now appears on pages 80-81	2	Pat Guthy	Revisit map