



Town of Sudbury

Master Plan Steering Committee

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

MasterPlan@sudbury.ma.us

www.sudbury.ma.us/masterplan

MINUTES

MAY 15, 2020 AT 8:45 AM

VIRTUAL MEETING

Members Present: Chair John Sugrue, At-Large; Vice-Chair Susan Asbedian-Ciaffi, At-Large; Dan Carty, Board of Selectmen; Janie Dretler, Board of Selectmen; Nathalie Forssell, At-Large; Patricia Guthy, Commission on Disability; Jan Hardenbergh, At-Large; Dave Henkels, Conservation Commission; Ellen Joachim, Lincoln Sudbury Regional High School Committee; Lisa Kouchakdjian, Sudbury Public School Committee; Amy Lepak, Sudbury Housing Authority; and John Riordan, Zoning Board of Appeals

Members Absent: Robert May, Council on Aging; Lee Swanson, Historic Districts Commission; Fred Taylor, Historic Districts Commission; and Dick Williamson, Parks and Recreation Commission

Others Present/Public Attendance: Fabiola Alikpokou, Staff Planner, Horsley Witten Group; Adam Duchesneau, Director of Planning and Community Development; Nate Kelly, Principal, Horsley Witten Group; Krista Moravec, Senior Planner, Horsley Witten Group; and Beth Suedmeyer, Environmental Planner

Welcome

Mr. Sugrue opened the meeting at 8:45 AM.

Regular Meeting Business

Approval of Minutes

Mr. Duchesneau noted Town staff was still reviewing the April 17, 2020 minutes.

Administrative Report

Mr. Duchesneau confirmed the Planning Board had voted to reappoint all of the current Master Plan Steering Committee (MPSC) members and extend all terms to January 31, 2021.

At this time Ms. Dretler arrived at the meeting.

Annotated Outline of Volume 2/Master Plan

Ms. Moravec opened the discussion regarding the “Sudbury Master Plan – Annotated Outline,” and asked for MPSC member feedback. Ms. Moravec referred to topics contained in the Annotated Outline, in consideration of the Goals, Opportunities, Challenges/Needs, Policies & Actions, and Making Progress aspects.

Some recommendations/additions/edits provided by MPSC members included, by section:

What We Love About Sudbury

- Recommended additional detail regarding Town features

Challenges Impacting Sudbury's Future

- Distinction between the Lincoln-Sudbury Regional High School and the Sudbury Public Schools
- Change in the "Return from COVID-19" language

Economic Development

- Inclusion of a statement regarding attracting new businesses to Sudbury
- How to go forward with funding constraints due to COVID-19
- Suggested Title – Transportation and Connectivity
- Recommended detailing connections to public transportation

Historic and Cultural Identity

- Incentives for historical home owners
- Creating stand-alone historic districts
- Consideration of "spot zoning" implications

Natural Environment

- Consistency with open spaces
- Chapter 61A and 61B properties forming a separate tax category
- Protection of resources and uses

Housing

- Inclusion of the term "regional," within the presented statement: "Sudbury has achieved its 10% Subsidized Housing Inventory (SHI) goal. However, this achievement has not satisfied the local and regional need."
- Construction of smaller homes on smaller lots
- Consideration of land transfer to the Sudbury Housing Authority for small developments

Conservation and Recreation Land

- Trail Preservation/Maintenance

Mr. Kelly referenced the "Sudbury Master Plan – Project Management Assessment," which provided a proposed milestone timeline for Master Plan completion. In consideration of the emergency pandemic state, Mr. Kelly suggested the final public forum be a virtual Open House.

Ms. Dretler commented the virtual MPSC meetings had been very effective.

Open Discussion

Mr. Kelly confirmed the MPSC members would have continued opportunity to submit additional comments, edits, and recommendations to the Annotated Outline as presented at the meeting.

Next Meeting

Mr. Duchesneau stated the next MPSC meeting would be held on July 31, 2020 at 8:45 AM.

Adjournment

Mr. Sugrue motioned to adjourn the meeting at 10:50 AM. Ms. Asbedian-Ciaffi seconded the motion. Roll Call Vote: Mr. Sugrue – Aye, Ms. Asbedian-Ciaffi – Aye, Mr. Carty – Absent, Ms. Dretler – Aye, Ms. Forssell – Aye, Ms. Guthy – Aye, Mr. Hardenbergh – Aye, Mr. Henkels – Aye, Ms. Joachim – Aye, Ms. Kouchakdjian – Aye, Ms. Lepak – Aye, and Mr. Riordan – Aye.