



# Town of Sudbury

## Planning Board

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### MINUTES

SEPTEMBER 23, 2020 AT 7:30 PM

### VIRTUAL MEETING

**Members Present:** Chair Stephen Garvin, Vice Chair Charles Karustis, Clerk John Hincks, Justin Finnicum, John Sugrue, and Associate Member Anuraj Shah

**Others Present:** Director of Planning and Community Development Adam Duchesneau and Environmental Planner Beth Suedmeyer

Mr. Karustis, as the Acting Chair, opened the meeting at 7:30 PM.

**Immediately Continued Public Hearing – Stormwater Management Permit - 183 Boston Post Road (Sudbury-Hudson Transmission Reliability and Mass Central Rail Trail Project) (Assessor's Maps K10-0014, K11-5000, K09-5000, K08-5000, K07-5000, J06-5000, J05-5000, and H03-5000)**

Mr. Duchesneau noted the Applicant had requested a continuance of the public hearing to October 28, 2020 and an extension of the review period to December 1, 2020. Ms. Suedmeyer stated the review by the Conservation Commission was also being considered for extension.

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit for 183 Boston Post Road (Sudbury-Hudson Transmission Reliability and Mass Central Rail Trail Project) (Assessor's Maps K10-0014, K11-5000, K09-5000, K08-5000, K07-5000, J06-5000, J05-5000, and H03-5000) to the Planning Board meeting on October 28, 2020 and to extend the review period to December 1, 2020. Mr. Karustis seconded the motion Roll Call Vote: Mr. Garvin – Absent, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

**Immediately Continued Public Hearing – Modifications and Time Extension to Definitive Conventional Subdivision Decision, and Stormwater Management Permit - 210-212 Pratt's Mill Road (Assessor's Map G05-0022)**

Mr. Duchesneau indicated staff had reached out to the Applicant several times since the last Planning Board meeting and had not received any response from the Applicant. He suggested the Planning Board supply a final review date and deadline. The Planning Board members discussed clearing violations.

At this time Mr. Garvin joined the meeting.

Mr. Hincks motioned to continue the public hearing for the Modifications and Time Extension request to a Definitive Conventional Subdivision Decision, and Stormwater Management Permit for 210-212 Pratt's Mill Road (Assessor's Map G05-0022) to the Planning Board meeting on October 28, 2020. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

Mr. Duchesneau confirmed staff would reach out to the Applicant to indicate they must produce a plan at the October 28, 2020 meeting or other measures would be taken.

### **Town Meeting Zoning Bylaw Discussion**

Mr. Duchesneau referred to the “Potential Zoning Bylaw Amendments for 2021 Town Meeting” document which included consideration of amendments for a trailer regulation bylaw, possible expansion of the Wireless Services Overlay District, modifications to the signage bylaw, charging stations for vehicles, fence bylaw, regulations for dog kennels, and a minor update to Stormwater Management Bylaw in regard to MS4 permitting.

Mr. Karustis recommended two or three bylaw amendment topics might be enough to bring forth to the next Annual Town Meeting considering this was an unusual year due to the COVID-19 pandemic. He suggested focusing on signage, fencing, and the possible expansion of the Wireless Services Overlay District.

Mr. Garvin agreed with Mr. Karustis and added the electric vehicle charging stations and the trailer regulation bylaws to the discussion.

Mr. Hincks agreed that covering three proposed Zoning Bylaw amendments would be sufficient, including the storage trailer topic, signage, and the electric vehicle charging stations on residential properties.

Mr. Finnicum agreed with the stated priorities and opined about memorializing the topic of native species. He also stressed the importance of sidewalk creation and underground power line installation when a project was being constructed.

Mr. Garvin suggested the native species listing be incorporated in the Stormwater Management Bylaw.

Mr. Sugrue agreed with the comments of the other Planning Board members and felt the Planning Board should continue to discuss the possible expansion of the Wireless Services Overlay District. He noted the storage trailer bylaw topic might be more complex. Mr. Sugrue also mentioned the signage bylaw would be manageable, along with the fence bylaw topic.

Mr. Shah reiterated the signage bylaw, adjustments to the Demolition Delay Bylaw, and adding something to the Historic Districts Bylaw regarding landscaping would be of interest to him.

Mr. Karustis noted the Planning Board’s consensus reflected the priorities of the possible expansion of the Wireless Services Overlay District, a fence bylaw, and signage bylaw modifications, with a storage trailers bylaw next on the priority list.

Mr. Garvin suggested the importance of electric vehicle charging stations and recommended discussing five topics, even if all five topics would not be necessarily presented at 2021 Annual Town Meeting.

Select Board member Bill Schineller mentioned consideration of a nuisance bylaw for visual blight and discussed a particular property in town.

**Master Plan Update**

Mr. Duchesneau acknowledged the next Master Plan discussion by the Planning Board with Horsley Witten would take place on October 7, 2020, with comments to be submitted to the Horsley Witten consulting team by September 30, 2020.

**Administrative Report**

Mr. Duchesneau reminded the Planning Board members to sign the various documents which were located in the vestibule at the rear of Town Hall.

**Minutes for Approval: May 27, 2020**

Mr. Hincks motioned to approve the minutes for May 27, 2020. Mr. Sugrue seconded the motion.  
Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye,  
and Mr. Sugrue – Aye.

There being no further business, the meeting was adjourned at approximately 8:42 PM.