



Town of Sudbury

Planning Board

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MINUTES

FEBRUARY 9, 2022 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Vice Chair Justin Finnicum, Clerk John Hincks, John Sugrue, and Associate Member Julie Zelermyer Perlman

Absent: Anuraj Shah

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

Mr. Garvin called the meeting to order at 7:31 PM.

Immediately Continued Public Hearing – Stormwater Management Permit – 25, 35, 45, & 55 Widow Rites Lane (Assessor’s Maps E07-0146, E07-0147, E07-0148, E07-0154, E07-0155, and E07-0459)

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit application for 25, 35, 45, & 55 Widow Rites Lane (Assessor’s Maps E07-0146, E07-0147, E07-0148, E07-0154, E07-0155, and E07-0459) to the Planning Board meeting on February 23, 2022. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Immediately Continued Public Hearing – Stormwater Management Permit – 565 and Lot B Concord Road (Assessor’s Maps F10-0013 and F10-0229)

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit application for 565 and Lot B Concord Road (Assessor’s Maps F10-0013 and F10-0229) to the Planning Board meeting on March 9, 2022. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Immediately Continued Public Hearing – Definitive Subdivision Plan and Stormwater Management Permit – Maynard Road aka Bonnie Brook Estates (Assessor’s Maps G08-0025 and G08-0500)

Mr. Hincks motioned to continue the public hearing for the Definitive Subdivision Plan and Stormwater Management Permit applications for Maynard Road aka Bonnie Brook Estate (Assessor’s Maps G08-0025 and G08-0500) to the Planning Board meeting on March 9, 2022. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Immediately Continued Public Hearing – Stormwater Management Permit – Lot 2 Goodman’s Hill Road (Assessor’s Maps H09-0026)

Mr. Hincks motioned to continue the public hearing for Stormwater Management Permit application for Lot 2 Goodman’s Hill Road (Assessor’s Maps H09-0026) to the Planning Board meeting on February 23, 2022. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Continued Public Hearing – Stormwater Management Permit – 150 Wayside Inn Road (Assessor’s Map K02-0002)

Engineer Peter Bemis was in attendance to discuss the matter with the Planning Board. He stated the family/owner had drafted and submitted a Trust agreement which highlighted the updated ownership status of the property.

Mr. Duchesneau confirmed the Applicant had submitted the appropriate documentation.

Ms. Suedmeyer stated the Stormwater Management Permit ran with the property and did not lapse.

Mr. Hincks acknowledged the need for a modification of the final clause of the agreement.

Mr. Garvin stated the Stormwater Management Permit conditions should include a required recording of the permit at the Registry of Deeds.

Ms. Suedmeyer reviewed the conditions which had been previously agreed upon.

Mr. Hincks motioned to approve the Stormwater Management Permit for 150 Wayside Inn Road (Assessor’s Map K02-0002) with the conditions as presented and that the Trustee’s Certificate be modified, in accordance with guidance from Town staff, to comply with the Planning Board’s guidelines. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Huckleberry Lane (Pine Grove Subdivision) Recommendation regarding Street Acceptance

Mr. Duchesneau indicated the street was part of a subdivision which had been completed in 2016 and noted the Town had been maintaining the roadway as a public way since its completion.

Mr. Garvin inquired about drainage aspects of the roadway, easements, and possible maintenance required to be conducted by the Town.

Mr. Hincks motioned to recommend the acceptance of Huckleberry Lane as a Town right-of-way at the 2022 Annual Town Meeting, subject to the satisfactory review of the drainage easements shown on the plans. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

2022 Annual Town Meeting and Future Zoning Bylaw Amendments

Fence Zoning Bylaw

Mr. Duchesneau confirmed the proposed Fence Zoning Bylaw Warrant Article had been finalized, and submitted to the Select Board and Town Counsel. He noted the Select Board had included the proposed Fence Zoning Bylaw on the list of Warrant Articles for the May 2022 Annual Town Meeting.

Stormwater Management Bylaw

Mr. Garvin pointed out the change in the definition of “impervious area” in the new proposed definition.

Mr. Hincks noted many projects were using gravel instead of other pervious materials and claiming a benefit of reducing impervious area. Mr. Garvin confirmed Sudbury defined gravel as an impervious surface, which was different than the state’s definition.

Wireless Services Overlay Districts

Mr. Duchesneau referred to the proposal for engineering services related to wireless communications for Sudbury as submitted by wireless consultant Ivan Pagacik of IDK Communications.

Mr. Sugrue supported determining where coverage gaps might exist within the Town to help determine if the existing Wireless Communications Zoning Bylaw would require modification.

The Planning Board members opined about how occupancy at the Cold Brook Crossing residential development would affect Sudbury’s wireless network. Mr. Garvin noted larger developments in Wayland and Maynard might also affect the different wireless networks.

Ms. Perlman indicated she had submitted written comments to Town staff. She noted she had inquired if the proposed wireless study would consider 5G technology calculations and how this might affect capacity during peak times. Mr. Hincks stated recent trends, such as an increased number of people working from home, should be considered as well.

Multi-Family Zoning Requirement for Massachusetts Bay Transportation Authority (MBTA) Communities

Mr. Duchesneau explained Sudbury was being classified as a MBTA Adjacent Community, as depicted by new state legislation. He acknowledged Sudbury would not be eligible for three state grant programs if the Town was not compliant with this new multi-family legislation by the end of 2024. Mr. Duchesneau indicated the Town could submit comments on the draft Compliance Guidelines for Multi-Family Districts by March 31, 2022 for consideration by the state.

The Planning Board members discussed the validity of Sudbury being included as a MBTA Adjacent Community. Mr. Garvin noted Sudbury residents must drive to get to any MBTA transit mode.

Mr. Hincks pointed out parts of the Master Plan advocated for additional alternative housing opportunities within the Town and the Planning Board supported that objective. However, he wondered if the MBTA Communities zoning proposal would be the best way to meet that goal for Sudbury. The Planning Board members agreed with Mr. Hincks and indicated the proposed requirements should be more clearly defined by the state.

Mr. Duchesneau stated the Planning Board would be meeting with the Select Board to discuss the comments to be submitted by the March 31, 2022 deadline.

Master Plan Implementation

Mr. Duchesneau referred to the Master Plan Action Item priorities, as identified by the Planning Board, and suggested Town staff could request updates from the various working groups, to share with the Planning Board. Mr. Garvin agreed with the outreach idea presented by Mr. Duchesneau.

Citizens' Comments on Items Not on Agenda

There were no topics discussed under this item.

Minutes for Approval: July 14, 2021

The Planning Board members agreed to postpone the discussion of the July 14, 2021 minutes until their next meeting on February 23, 2022.

Committee Member Updates

There were no topics discussed under this item.

Administrative Report

Mr. Duchesneau confirmed the state had extended the ability to hold remote/virtual meetings until the end of March of 2022.

Possible Future Agenda Items

Mr. Finnicum suggested the Planning Board consider and further discuss a lighting Zoning Bylaw.

Future Meeting Schedule: February 23, 2022 and March 9, 2022

Mr. Garvin announced the upcoming meetings of the Planning Board as indicated on the agenda.

Mr. Garvin adjourned the meeting at 9:54 PM.