



Town of Sudbury

Planning Board

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MINUTES

FEBRUARY 23, 2022 AT 7:30 PM

VIRTUAL MEETING

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

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

Mr. Garvin called the meeting to order at 7:30 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 March 9, 2022. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

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

Engineer Jacob Lemieux of Hancock Associates and the Town’s peer review engineer Janet Bernardo from the Horsley Witten Group were in attendance to discuss the matter with the Planning Board.

Mr. Lemieux presented proposed plan modifications including the widening of the driveway per the recommendation of Town Engineer. He also noted several proposed stormwater drainage modifications.

Ms. Bernardo indicated the infiltration/drainage plan was sufficient as presented and Ms. Suedmeyer concurred.

Mr. Hincks motioned to approve the Stormwater Management Permit for Lot 2 Goodman’s Hill Road (Assessor’s Maps H09-0026) with a finding the regarding curb cut width and Town staff’s recommendation for the amount of the Performance Bond. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Continued Public Hearing – Site Plan Review and Stormwater Management Permit – 141 Boston Post Road (Assessor’s Maps K11-0019 and K11-0019-A)

Attorney Joshua Fox and David Newhall of Crocker Design Group were in attendance to discuss the matter with the Planning Board.

Mr. Fox provided an update regarding the project which included the removal of all nine display pads along Boston Post Road/Route 20 and modifications to the parking configuration on the east side of the property. He reviewed concerns presented regarding noise associated with the car wash.

Mr. Newhall provided details regarding the proposed Landscape Plan which included additional vegetated buffers. He explained some architectural and door treatment changes as well.

Mr. Shah suggested further reduction in the size of the proposed parking area. Both Mr. Finnicum and Ms. Perlman echoed the same message presented by Mr. Shah.

Mr. Finnicum recommended parking be located further away from Boston Post Road/Route 20 and appreciated other modifications which had been made to the plans.

Mr. Hincks agreed with the comments made by the other Planning Board members and asked about the number of parking spaces at the Herb Chambers Dealership further east down Boston Post Road/Route 20.

Mr. Sugrue agreed with decreasing the number of parking spaces and indicated the proposed Landscape Plan was satisfactory.

Mr. Garvin agreed with the improvements which had been made, and also agreed with the Planning Board members comments regarding decreased parking and the preservation of landscaping.

Mr. Hincks motioned to continue the public hearing for the Site Plan Review and Stormwater Management Permit applications for 141 Boston Post Road (Assessor's Maps K11-0019 and K11-0019-A) to the Planning Board meeting on March 23, 2022. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Public Hearing – Stormwater Management Permit – 151 Plympton Road (Assessor's Map G10-0501)

Mr. Garvin confirmed the Applicant had requested to withdraw the Stormwater Management Permit application for 151 Plympton Road without prejudice. Mr. Duchesneau indicated that was correct.

Mr. Hincks motioned to accept the Applicant's request to withdraw without prejudice the Stormwater Management Permit application for 151 Plympton Road (Assessor's Map G10-0501). Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Public Hearing – Scenic Road (Tree Removals) – 583 Peakham Road (Assessor's Map H08-0038)

Owners Michael and Alexandra Lisavich, and Town Tree Warden Rafael Luna were in attendance to discuss the matter with the Planning Board.

Mr. Lisavich explained several tree companies had recommended removal of the existing two 42” pine trees which were not healthy.

Mr. Duchesneau noted Mr. Luna agreed the existing trees could present a risk to the dwelling unit at the property.

Mr. Shah indicated he wanted to see replacement trees planted if the two existing trees were going to be removed. Mr. Finnicum agreed with Mr. Shah regarding the replacement trees and suggested enhancement of the tossed stone wall as well.

Both Mr. Hincks and Ms. Perlman agreed with the planting of replacement trees.

Mr. Sugrue had no objections to the application and wanted to see new trees planted along the Scenic Road.

Mr. Garvin stated the replacement trees would be beneficial and enhancement of the tossed stone wall would also be consistent with the Scenic Roads Bylaw as well.

Mr. Garvin suggested the two pine trees which would be removed be replaced with four smaller trees of native species.

Mr. Hincks motioned to approve the removal of two (2) pine trees at 583 Peakham Road with the condition the two (2) trees be replaced with four (4) trees of native species as agreed upon by the Town’s Tree Warden and the Applicants/Owners. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Bruce Freeman Rail Trail – Stormwater Management Consultation

Aaron Keegan and Eric Bernardin from Fuss & O’Neill, Inc., and the Town’s peer review engineer Janet Bernardo from the Horsley Witten Group were in attendance to discuss the matter with the Planning Board.

Ms. Suedmeyer stated the Bruce Freeman Rail Trail 100% Design Plan was under review by the Massachusetts Department of Transportation (MassDOT).

Mr. Keegan presented the “Bruce Freeman Rail Trail Phase 2D - Stormwater Consultation” dated February 23, 2022 which included an Existing Conditions Plan, a typical trail section diagram, a Broadacres Farm Parking Area Location Plan, and the proposed Broadacres Parking Lot Design.

Mr. Bernardin presented specifications regarding the Broadacres Parking Lot Design. Ms. Bernardo confirmed all drainage comments had been satisfied.

Ms. Perlman asked about piping of the proposed bathrooms and Ms. Suedmeyer noted the proposed bathrooms were still under consideration by MassDOT.

Mr. Hincks motioned for the Planning Board to endorse the Stormwater Management Plan for the Bruce Freeman Rail Trail as it meets the spirit of the Town of Sudbury’s Stormwater Management Bylaw and had been reviewed by the Town’s Peer Review Engineer. Mr. Finnicum

seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

2022 Annual Town Meeting Zoning Bylaw Amendments

Wireless Services Overlay District

Mr. Duchesneau confirmed he and Mr. Sugrue had drafted a related letter to the wireless services consultant.

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

Mr. Duchesneau confirmed the Planning Board members would be discussing this matter with the Select Board at a joint meeting on March 1, 2022. He stated related comments should be submitted to the Planning & Community Development Department before the joint meeting.

Ms. Perlman inquired about multi-family dwelling unit and single-family dwelling unit ratios.

Mr. Sugrue reiterated the Town's MBTA Communities comments needed to be submitted to the state by March 31, 2022 and the Town's MBTA Community Information Form needed to be submitted by May 2, 2022.

Fence Bylaw

There was no discussion regarding this item.

Stormwater Management Bylaw

There was no discussion regarding this item.

Master Plan Implementation

Short-Term Action Items

Mr. Duchesneau noted Short-Term Action Item comments had been received from various Town Departments. He stated the Park & Recreation Department had indicated necessary funding for such action planning/public events was challenging. The Planning Board members discussed volunteer possibilities.

The Planning Board discussed the progress which had been made on the Historic Preservation Plan under the direction of the Historical Commission. Mr. Duchesneau referenced commentary submitted by the Chairs of the Historical Commission and Historic Districts Commission.

Historical Commission Chair Chris Hagger submitted a written response indicating the Town's Historic Preservation Plan would likely be completed by June of 2022.

Mr. Duchesneau confirmed the Town Facilities Director would be presenting a Warrant Article at May 2022 Annual Town Meeting regarding advancing a Comprehensive Facilities Assessment and Maintenance Plan.

Citizens' Comments on Items Not on Agenda (None Received)

There were no topics discussed under this item.

Minutes for Approval: December 3, 2019, June 29, 2021, July 14, 2021, and September 8, 2021

Mr. Hincks motioned to approve the minutes of December 3, 2019, June 29, 2021 as amended, July 14, 2021, and September 8, 2021. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Committee Member Updates

There were no topics discussed under this item.

Administrative Report

There were no topics discussed under this item.

Possible Future Agenda Items

Mr. Duchesneau noted discussion regarding the Planning Board's 2022 Annual Town Meeting Warrant Articles and Master Plan Action Items would be included on upcoming agendas.

Future Meeting Schedule: Potentially March 1, 2022 (Joint with Select Board), March 9, 2022, and March 23, 2022

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

Mr. Hincks confirmed he would not be able to attend the March 1, 2022 meeting. Mr. Finnicum indicated he might have a scheduling conflict with the March 23, 2022 meeting.

Mr. Garvin adjourned the meeting at 9:55 PM.