



Town of Sudbury

Planning Board

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MINUTES

JANUARY 12, 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 7:30 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. Sugrue 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 January 26, 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 – 150 Wayside Inn Road (Assessor's Map K02-0002)

Mr. Sugrue motioned to continue the public hearing for the Stormwater Management Permit application for 150 Wayside Inn Road (Assessor's Map K02-0002) to the Planning Board meeting on January 26, 2022. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

The Planning Board members concurred that if application submissions lagged on their agendas for extended periods of time, withdrawals and re-submissions of the applications would be necessary. The Planning Board members and Town staff also agreed re-application fees would be required, but Applicants could be charged a re-application fee at 50% of the rate, not to exceed \$250.00 for a given application.

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

Mr. Sugrue 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 February 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. Sugrue motioned to continue the public hearing for the Definitive Subdivision Plan and Stormwater Management Permit applications for Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500) to the Planning Board meeting on January 26, 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 Map H09-0026)

Mr. Sugrue motioned to continue the public hearing for the Stormwater Management Permit application for Lot 2 Goodman's Hill Road (Assessor's Map H09-0026) to the Planning Board meeting on January 26, 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 – Site Plan Review and Stormwater Management Permit – 199 Raymond Road (Assessor's Map L08-0001)

Sudbury Water District Executive Director Vin Roy, project manager Kyle Hay, engineer Jesse Johnson, engineer Sara Francis, 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. Johnson provided a project update. Mr. Duchesneau confirmed Town staff recommended approval of the project, with conditions, including one to specifically require a natural color be used for the covering of the structure (not white). Mr. Finnicum stated the colors of green or light grey would be appropriate.

Ms. Bernardo suggested sediment be removed at a certain point/time. Mr. Garvin recommended when the related volume reached one-fourth in height, sediment must be removed and such removal should be included as a minor amendment to the Stormwater Management Permit decision.

Mr. Garvin recommended a limit of work for the gravel be included and shown on the As-Built Plan.

Mr. Hincks motioned to approve the Site Plan and Stormwater Management Permit for 199 Raymond Road (Assessor's Map L08-0001) with the minor adjustments as discussed. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Continued Public Hearing – Site Plan Review and Stormwater Management Permit – 15 & 40 Fairbank Road (Assessor's Maps F05-0005 and F06-0001)

Architect Joel Bargmann, project manager Chris Eberly, Fairbank Working Group Member and Park and Recreation Commission Chair Mara Huston, Permanent Building Committee Member Jennifer Pincus, 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.

At this time, Mr. Garvin recused himself from the meeting.

Ms. Huston confirmed the Park and Recreation Commission had submitted a letter to the Planning Board and the Permanent Building Committee regarding windows in the pool area. She noted the Park and Recreation Commission did not support such window installation due to the cost, the scoreboard removal, excessive size of the proposed window(s), and safety considerations.

Mr. Hincks mentioned many Atkinson Pool members were in favor of having windows included in the proposed project.

Mr. Finnicum acknowledged the Planning Board had conducted a special meeting on the pool window topic which covered the following items as well as others:

- Natural light in pool areas has many health benefits and does not necessarily increase glare
- Any related glare can be mitigated with shades

For the record, Mr. Hincks read a letter from Claire Denatale, R.N., Arbor Glen Drive, Stow, MA; current swimmer at the Atkinson Pool and former Sudbury resident who strongly supported the inclusion of windows at the pool.

Mr. Sugrue commented other changes would be made to the pool area and the construction plans should attempt to construct the best pool area possible.

Ms. Zelermyer Perlman suggested consideration of an add alternate, whereby the pool planning could move forward and the window request could be secured. She stressed it would be best to complete all aspects of the project at one time.

Ms. Pincus agreed the window aspect could be considered later to allow the project to move forward.

Select Board Vice Chair Charles Russo of 30 Juniper Road, speaking as a resident, stated the Town could only spend the funds available. He added a water main concern was recently discovered.

Mr. Hincks motioned to continue the public hearing for the Site Plan Review and Stormwater Management Permit applications for 15 & 40 Fairbank Road (Assessor's Maps F05-0005 and F06-0001) to the Planning Board meeting on January 26, 2022. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Absent, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

2022 Annual Town Meeting Zoning Bylaw Amendments

At this time, Mr. Garvin rejoined the meeting.

Fence Bylaw

Mr. Duchesneau noted a resident had submitted a letter to Planning Board expressing objection regarding the proposed Special Permit for electrified or barbed wire fencing for agricultural uses.

The Planning Board members discussed the live stock and vegetation language to be incorporated into the proposed bylaw.

Mr. Duchesneau noted the public hearing for the proposed Zoning Bylaw amendments would take place at the Planning Board meeting on January 26, 2022 and public comment would be received at that meeting.

Stormwater Management Bylaw

Mr. Garvin pointed out the Planning Board's earlier discussion regarding the re-submittal of Stormwater Management Permit applications and associated fees could be included in this bylaw. Ms. Suedmeyer reviewed the draft of the updated Stormwater Management Bylaw. She noted that impervious services could be included in the updated bylaw, as edited at the previous meeting. Ms. Suedmeyer also mentioned the Municipal Separate Storm Sewer System (MS4) compliance language that would be added to the updated bylaw as well.

Wireless Services Overlay District

Mr. Duchesneau provided an update on the topic noting the consultant was working on a draft proposal to share with the Planning Board sometime within the month.

Master Plan Implementation

Mr. Duchesneau noted the Facilities Assessment and Maintenance Plan and several of the historic items were being considered as more-immediate topics for implementation.

Mr. Garvin confirmed the Master Plan Implementation topic would be included on each Planning Board agenda moving forward.

Thank You Letter to Design Review Board Member Daniel Martin

Mr. Duchesneau stated Mr. Martin had provided the Town with some twenty-one years of service. Mr. Garvin offered to work with Town staff to draft a thank you letter for Mr. Martin.

Mr. Hincks motioned to designate Chair Stephen Garvin, on behalf of the Planning Board, to work with Town staff on the thank you letter to Design Review Board Member Daniel Martin. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Citizens' Comments on Items Not on Agenda

There were no topics discussed under this item.

Minutes for Approval: June 16, 2021

Mr. Hincks motioned to approve the minutes for June 16, 2021. Mr. Finnicum seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Finnicum – Aye, Mr. Hincks – Aye, and Mr. Sugrue – Aye.

Committee Member Updates

Mr. Hincks noted final projects would be considered at the next Community Preservation Committee meeting.

Ms. Suedmeyer stated the 100% Bruce Freeman Rail Trail Design Plan would be submitted to the Massachusetts Department of Transportation (MassDOT) next week. She indicated the Notice of Intent had been submitted to the Conservation Commission. Ms. Suedmeyer noted the public hearing for the Notice of Intent had taken place on January 7, 2022 and would continue on February 7, 2022.

Ms. Suedmeyer confirmed the Planning Board would be consulted regarding the Bruce Freeman Rail Trail stormwater management design and other possible aspects associated with the project.

Administrative Report

Mr. Duchesneau stated the 2022 Annual Town Meeting had been scheduled for May 2, 2022.

Possible Future Agenda Items

Mr. Finnicum suggested the Planning Board consider the offer of a Sudbury resident who was a lighting expert to assist in drafting a lighting Zoning Bylaw. Mr. Garvin indicated he supported the suggestion.

Future Meeting Schedule: January 26, 2022 and February 9, 2022

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

Mr. Garvin adjourned the meeting at 9:37 PM.