



Town of Sudbury

Planning Board

PlanningBoard@sudbury.ma.us

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

www.sudbury.ma.us/planning

MINUTES

APRIL 13, 2022 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Clerk John Hincks, Ahnu Shah, John Sugrue, and Associate Member Julie Zelermeyer Perlman

Members Absent: Vice Chair Justin Finnicum

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 – 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 Estates (Assessor’s Maps G08- 0025 and G08-0500) to the Planning Board meeting on April 27, 2022. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

554 & 560 Boston Post Road (Assessor’s Map K06-0602) – Site Plan Modification

Quentin Nowland was in attendance to discuss the matter with the Planning Board. He described the lighting proposed for the building and the driveway. Mr. Nowland indicated the lights were not necessary.

Mr. Duchesneau confirmed he had visited the site the previous night and agreed the existing lighting was sufficient.

Mr. Hincks motioned to approve the Site Plan Modification for 554 & 560 Boston Post Road (Assessor’s Map K06-0602). Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Continued Public Hearing – Site Plan Review, Stormwater Management Permit, and Water Resource Protection Overlay District Special Permit – 540 & 550 Boston Post Road (Assessor’s Maps K07-0012 and K07-0026) – Joint Meeting Item with Design Review Board

Project Manager Kevin Witzell, Engineer Steve Powers, Engineer Hussein Alhady, and Landscape Architect David McKinley were in attendance to discuss the matter with the Planning Board.

Design Review Board Members in attendance were Chair Susan Vollaro, Chris Alfonso, and Jim Parker.

At this time Mr. Garvin recused himself from the meeting and Mr. Hincks assumed the role of Acting Chair.

Ms. Vollaro then opened the Design Review Board meeting.

Mr. Witzell provided an overview of Fire Station #2 and the timing considerations. He noted the Fire Station would be more administrative in nature and intended for those seeking medical attention.

Mr. Powers presented the Erosion & Sediment Control Plan, the Utility Plan, and the Stormwater Management Plan.

Mr. McKinley described the Landscape Plan detailing various species of trees and plantings being proposed. He also reviewed the Lighting Plan as well.

Mr. Duchesneau stated the Town's peer review engineer recommended screening of the transformer, dumpster, and bike racks.

Ms. Suedmeyer acknowledged the Town's peer review engineer included comments regarding additional soil testing. She also noted a Request for Determination of Applicability (RDA) would be required for the project.

Ms. Vollaro inquired about extending the sidewalk from Boston Post Road/Route 20 to the entrance of the Fire Station. She suggested moving the visitor parking sign to the north side to allow for better visibility.

Mr. Parker asked about the location of the dayroom. Mr. Witzell indicated the proposed design maximized access and considered the future addition to the building.

Mr. Parker inquired about the preliminary plans for Phase II of the Fire Station project.

Mr. McKinley provided the plans for snow storage.

Mr. Sugrue agreed the proposed plan was well designed.

Mr. Shah noted the effectiveness of the design and appreciated the screening of the dumpster and transformer. He suggested staggering the arborvitae plantings to create an improved landscape buffer.

Ms. Zelsermyer Perlman recommended shifting the signage towards the road for better visibility. She also asked about graphic signage for directions to the emergency areas.

Permanent Building Committee member Craig Blake emphasized the Fire Chief's goal to eliminate any confusion regarding the location of the public entrance.

Mr. Hincks then recommended the public hearing be continued to a future meeting date and suggested a meeting be scheduled to discuss the stormwater management aspects of the project.

Mr. Sugrue motioned to continue the public hearing for the Site Plan Review, Stormwater Management Permit, and Water Resource Protection Overlay District Special Permit applications for 540 & 550 Boston Post Road (Assessor's Maps K07-0012 and K07-0026) to the Planning Board meeting on April 27, 2022. Mr. Shah seconded the motion. Roll Call Vote: Mr. Garvin – Absent, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

At this time Ms. Vollaro adjourned the Design Review Board meeting.

At this time Mr. Garvin rejoined the meeting and resumed his role as Chair.

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)

Engineer Peter Bemis was in attendance to discuss the matter with the Planning Board. He provided updates to the proposed plan.

Mr. Garvin noted many improvements had been made to the project. He inquired about the homeowner's association maintenance form. Mr. Garvin also questioned whether patios/decks were to be included in the plans and whether those additions would require approval by the Planning Board.

Mr. Duchesneau stated Mr. Shah and Ms. Zelermeyer Perlman would not be voting on this application.

Mr. Hincks motioned to approve the Stormwater Management Permit for 25, 35, 45, & 55 Widow Rites Lane (Assessor's Maps E07-0146, E07-0147, E07-0148, E07-0154, E07-0155, and E07-0459) with the proposed conditions as amended. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Abstain, and Mr. Sugrue – Aye.

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

Engineer Bert Corey, Owner Chantel Charles, realtor Lanre Olusekun, and Landscape Architect Clara Batchelor were in attendance to discuss the matter with the Planning Board.

Mr. Corey provided details regarding the Stormwater Management Plan for the site. He confirmed a small amount of impervious area would be added as part of the project.

Mr. Shah indicated he appreciated the added vegetation and increased natural setting aspects.

Mr. Sugrue inquired about the steep driveway and rendition/drawing of the proposed building.

Mr. Hincks recommended the Planning Board be presented with the building footprint and asked if the proposed structure would be seen from the street. Ms. Batchelor indicated she believed the structure would not be visible from Concord Road.

Mr. Garvin expressed his concerns about the proposed catch basin tie-in and related maintenance factors. He recommended the Applicant discuss the catch basin tie-in proposal with the Town Engineer, as well as consulting with the Fire Chief regarding firetruck accessibility when entering the driveway. Mr. Corey agreed to consult with the Town Engineer and Fire Chief before the next Planning Board meeting.

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 April 27, 2022. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – 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, David Newhall and Gabe Crocker of Crocker Design Group, and Landscape Architect Alan Ackman were in attendance to discuss the matter with the Planning Board.

Mr. Fox confirmed the Zoning Board of Appeals had approved the proposed plan on April 4, 2022 with conditions. He detailed the plan modifications, emphasizing the reduction in the main parking area with additional parking located behind the knoll.

Mr. Newhall explained the revised Grading Plan and Mr. Ackman reviewed the updates to the Landscape Plan.

Ms. Zelsermyer Perlman inquired about tandem parking and vehicle storage. Mr. Fox responded the tandem spaces would be reserved for new cars.

Mr. Shah asked about the elevation of the parking area. Mr. Fox replied the height of the parking area would be level with the building.

Mr. Hincks inquired about changes to the parking area and Mr. Fox replied the parking spaces would be reduced from 300 to 282 spaces.

Mr. Hincks asked how many vehicles were stored at the Jaguar-Land Rover dealership site and Mr. Fox noted there were 150 vehicles.

Mr. Sugrue echoed the comments made by Mr. Hincks noting the improved grading, increased tree retention, and lower plantings, which all would help screen the project.

Mr. Garvin concurred with the Planning Board members' comments. He asked if the wall could be extended further towards the building, which might provide better screening.

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 May 11, 2022. Mr. Sugrue second the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

2022 Annual Town Meeting and Possible Future Zoning Bylaw Amendments – Discussion and Updates

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

Mr. Duchesneau confirmed the letter compiled by the Planning Board had been submitted to the Department of Housing and Community Development and neighboring communities had also responded with similar comments.

Wireless Services Overlay District

Mr. Duchesneau provided a related update regarding the proposal from Isotrope LLC (the wireless services consultant).

Mr. Garvin indicated another Planning Board meeting with the Isotrope LLC would be beneficial.

Warrant Articles

Mr. Garvin recommended Planning Board members consider which Warrant Articles they might want to discuss at the next meeting.

Master Plan Implementation

Mr. Garvin suggested continuing the discussion regarding the Master Plan Implementation at the next Planning Board meeting.

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

There were no topics discussed under this item.

Minutes for Approval: August 11, 2021, September 13, 2021, October 13, 2021, and October 21, 2021

Mr. Hincks motioned to approve the minutes of August 11, 2021, September 13, 2021, October 13, 2021, and October 21, 2021. Mr. Sugrue second the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Committee Member Updates

Mr. Sugrue stated the Bruce Freeman Rail Trail Advisory Task Force would be meeting the following day.

Mr. Shah recommended the Planning Board review its Permanent Building Committee member appointment status. Mr. Duchesneau stated the Permanent Building Committee appointment listing could be reviewed at the next Planning Board meeting.

Administrative Report

Mr. Duchesneau mentioned the Net Zero Stretch Code was being worked on at the state level and Sudbury already had a Stretch Code in place.

Future Meeting Schedule: April 27, 2022, May 2, 2022 (Town Meeting), and May 11, 2022

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

Mr. Garvin adjourned the meeting at 10:32 PM.