



Town of Sudbury

Planning Board

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MINUTES

MAY 11, 2022 at 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Clerk John Hincks, Anuraj Shah, and John Sugrue

Members Absent: Vice Chair Justin Finnicum 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 7:32 PM.

Immediately 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)

Mr. Hincks 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 May 25, 2022. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Immediately Continued Public Hearing – Stormwater Management Permit – Lot 15 Kato Drive (Assessor’s Map J10-0615)

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit application for Lot 15 Kato Drive (Assessor’s Map J10-0615) to the Planning Board meeting on May 25, 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, John Welch from the Herb Chambers Companies, Gabe Crocker, Maggie Laracy, and David Newhall of Crocker Design Group, Architect James Mullarkey, 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. Fox provided details regarding the revisions to the plan, including the addition of a lighted 40 foot high flagpole and a slight grading change.

Mr. Newhall explained the proposed grading/contour changes.

Mr. Duchesneau noted the application had been recently approved by the Conservation Commission (with an Order of Conditions) and by the Zoning Board of Appeals.

Ms. Suedmeyer reviewed the proposed conditions associated with the Stormwater Management Permit.

Ms. Bernardo confirmed the Applicant had satisfactorily answered all of the comments she had submitted, including the provision for additional soil testing, if necessary.

Mr. Hincks inquired about proposed chemical usage at the site. Ms. Suedmeyer stated de-icing chemicals were not permitted under the proposed conditions. Mr. Crocker indicated a brine treatment (a non-chemical treatment) would be used to pre-treat ice/snow conditions.

Mr. Garvin suggested the flagpole lighting be dark-sky compliant.

Mr. Duchesneau reviewed the proposed conditions associated with the Site Plan decision.

Mr. Garvin recommended including language which included electric charging stations not being permitted on any porous pavement area.

Mr. Hincks motioned to approve the Site Plan and Stormwater Management Permit for 141 Boston Post Road (Assessor's Maps K11-0019 and K11-0019- A) with the proposed conditions as amended. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Public Hearings – Scenic Roads (Tree Removals) – 270 Marlboro Road (Assessor's Map D09-0202) - Intersection of Old Lancaster Road, Concord Road, and Union Avenue (160 & 178 Concord Road (Assessor's Map J09-0023), 165 Concord Road (Assessor's Map J08-0018), 179 Concord Road (Assessor's Map J08-0017), 200 Concord Road (Assessor's Map J09-0024), 201 Union Avenue (Assessor's Map J08-0106), and 4 Pheasant Avenue (Assessor's Map J08-0107)

Department of Public Works Deputy Director/Town Engineer Bill O'Rourke was in attendance to discuss the matters with the Planning Board.

270 Marlboro Road (Assessor's Map D09-0202)

Mr. O'Rourke stated the subject trees required removal due to the replacement of a culvert on Marlboro Road. He also noted a tenth tree would need to be removed and confirmed he would return before the Planning Board at a later time to request removal of this additional tree.

Mr. Hincks motioned to approve the tree removals at 270 Marlboro Road. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Intersection of Old Lancaster Road, Concord Road, and Union Avenue (160 & 178 Concord Road (Assessor's Map J09-0023), 165 Concord Road (Assessor's Map J08-0018), 179 Concord Road (Assessor's Map J08-0017), 200 Concord Road (Assessor's Map J09-0024), 201 Union Avenue (Assessor's Map J08-0106), and 4 Pheasant Avenue (Assessor's Map J08-0107)

Mr. O'Rourke explained the associated tree removals were being requested due to the need to relocate utility poles for a Complete Streets project at the intersection.

Issac Tesfay of 165 Concord Road asked if any trees at 165 Concord Road would be removed. Mr. O'Rourke confirmed no trees would be removed from that property.

Mr. Hincks commented about the trees around 107 Old Lancaster Road and the driveway at that site. Mr. O'Rourke confirmed negotiations did not materialize with that property owner and this proposal was unrelated.

Jackie Harder of 201 Union Avenue agreed with Mr. O'Rourke summary of the situation.

Mr. Hincks motioned to approve the tree removals at the Intersection of Old Lancaster Road, Concord Road, and Union Avenue (160 & 178 Concord Road (Assessor's Map J09-0023) 165 Concord Road (Assessor's Map J08-0018), 179 Concord Road (Assessor's Map J08-0017), 200 Concord Road (Assessor's Map J09-0024), 201 Union Avenue (Assessor's Map J08-0106), and 4 Pheasant Avenue (Assessor's Map J08-0107). Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Lot 38 Fox Hill Drive (Assessor's Map B07-0210) – Stormwater Management Permit Decision Modification

Engineer Brian Geaudreau 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. Geaudreau requested the elimination of a retaining wall on the site and a reduction of impervious area.

Ms. Suedmeyer inquired about the type of plantings to be installed. Ms. Bernardo agreed with the Applicant who noted this amendment would be a minor change. She commented about the location of the catch basin and suggested increasing the grade to encourage stormwater flow to the catch basin.

Mr. Shah inquired about the grading near the abutting lot and Mr. Geaudreau explained the proposed grading for that area.

Mr. Garvin opined about softening the wall somewhat and presenting a more aesthetically pleasing façade. Mr. Geaudreau confirmed the area addressed would involve appropriately landscaping the slope.

Mr. Hincks motioned to approve the Stormwater Management Permit Modification at Lot 38 Fox Hill Drive (Assessor's Map B07-0210). Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Board Appointments

Permanent Building Committee – Craig Blake

Mr. Duchesneau indicated Mr. Blake was seeking a three-year term to serve on the Permanent Building Committee.

Mr. Hincks motioned to reappoint Craig Blake to the Permanent Building Committee for a three-year term ending May 31, 2025 to represent the Planning Board. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Design Review Board – Susan Vollaro

Mr. Duchesneau noted Ms. Vollaro was seeking another three-year term to serve on the Design Review Board.

Mr. Hincks motioned to reappoint Susan Vollaro to the Design Review Board for a three-year term ending May 31, 2025. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Community Preservation Committee – John Hincks

Mr. Garvin motioned to reappoint John Hincks to the Community Preservation Committee for a one-year term ending May 31, 2023 to represent the Planning Board. Mr. Sugrue seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Bruce Freeman Rail Trail Advisory Task Force – John Sugrue

Mr. Hincks motioned to reappoint John Sugrue to the Bruce Freeman Rail Trail Advisory Task Force for a one-year term ending May 31, 2023 to represent the Planning Board. Mr. Shah seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

Minuteman Advisory Group on Interlocal Coordination – Adam Duchesneau

Mr. Hincks motioned to reappoint Adam Duchesneau to the Minuteman Advisory Group on Interlocal Coordination for a term of one-year as the Planning Board's representative. Mr. Sugrue seconded 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

Warrant Articles

Mr. Duchesneau stated the proposed Fence Bylaw Warrant Article did not pass at the May 2022 Annual Town Meeting.

Wireless Services Overlay District

Mr. Duchesneau provided an update regarding the consulting proposals submitted by IDK Communications and Isotrope LLC. Mr. Sugrue stated the Isotrope LLC proposal was clearer and less costly. The Planning Board members agreed the Isotrope LLC proposal was the preferred proposal.

Mr. Hincks motioned to authorize the Director of Planning and Community Development to work with Planning Board member John Sugrue to engage Isotrope LLC on the Wireless Services Overlay District consulting project. Mr. Shah seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Hincks – Aye, Mr. Shah – Aye, and Mr. Sugrue – Aye.

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

Mr. Garvin suggested taking this item off the Planning Board's discussion list until further notice.

Master Plan Implementation

Mr. Garvin informed the Planning Board he had a recent conversation with the Select Board Chair who requested the Planning Board provide the Select Board with an update regarding the implementation of the Master Plan Action Items during the fall of 2022.

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

There were no topics discussed under this item.

Minutes for Approval: December 15, 2021 (if prepared)

There were no topics discussed under this item.

Committee Member Updates

There were no topics discussed under this item.

Administrative Report

There were no topics discussed under this item.

Future Meeting Schedule: May 25, 2022 and June 8, 2022

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

Mr. Garvin adjourned the meeting at 9:36 PM.