



Town of Sudbury

Planning Board

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MINUTES

JANUARY 11, 2023 AT 7:30 PM

VIRTUAL MEETING

Members Present: Vice-Chair Justin Finnicum, Clerk John Hincks, John Sugrue, Ahnu Shah, Julie Perlman

Others Present: Director of Planning and Community Development Adam Duchesneau

Absent: Chair Stephen Garvin

Mr. Finnicum opened the meeting at 7:34 PM. Roll call: Hincks-present, Sugrue-present, Shah-present, Perlman-present, Finnicum-present

Immediately Continued Public Hearing – Stormwater Management Permit - 15 Bishop Lane (Assessor's Map F10-0521)

Mr. Hincks motioned to Immediately Continue the Public Hearing - Stormwater Management Permit for 15 Bishop Lane (Assessor's Map F10-0521), to February 8, 2023. Mr. Finnicum seconded the motion. It was on motion 4-0-1; Hincks-aye, Finnicum-aye, Shah-aye, Perlman-aye, Sugrue-abstain.

Continued Public Hearing – Stormwater Management Permit - 40 Skyview Lane (Assessor's Map C10-0107)

Marc Brassard, Engineer; Karen Trevisan, Owner were in attendance to discuss the matter with the Planning Board.

Mr. Brassard provided project description, including plans for selective tree removal.

Mr. Duchesneau stated that the peer-reviewer provided a clean letter, and he suggested that the subject trees be tagged.

Mr. Hincks motioned to approve the Stormwater Management Permit for 40 Skyview Lane (Assessor's Map C10-0107), as amended at this meeting. Mr. Sugrue seconded the motion. It was on motion 4-0-1; Hincks-aye, Sugrue-aye, Shah-abstain, Perlman-aye, Finnicum-aye

Public Hearing – Proposed Zoning Bylaw Amendment for the May 2023 Annual Town Meeting, including Discussion and Vote on Warrant Article

• Clarification of Permissible Uses in Water Resource Protection Overlay District

Mr. Duchesneau reviewed the proposed Zoning Bylaw Amendment – Water Resource Protection Overlay District, dated November 7, 2022; mentioning “uses allowed as of right or by Special Permit in the underlying zoning district which are not listed in Sections 4241 or 4242” and

“uses allowed as of right or by Special Permit in the underlying zoning district which are listed in Section 4251 or 4252.”

Mr. Hincks motioned to advance the proposed amendments to the Water Resource Protection Overlay District. Mr. Sugrue seconded the motion. It was on motion 5-0; Hincks-aye, Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

Untimed Items:

68 Old County Road aka 128 Boston Post Road (Assessor's Map K11- 0004) – Site Plan Modification

Josh Fox, Attorney for Applicant, John Welsh, Construction Manager for Herb Chambers, Tim Onderdonk, Designer, Mark Regent; Architect and David Newhall, Landscape Engineer were in attendance to discuss the matter with the Planning Board.

Attorney Fox explained aspects of the application, including proposed interior renovations, panel cladding, and a car drop-off area.

Mr. Duchesneau acknowledged the proposed drop-off area had been approved by the ZBA.

Mr. Hinks motioned to approve the site plan modification for 68 Old County Road aka 128 Boston Post Road (Assessor's Map K11- 0004), with the condition that replacement of any light fixtures be dark-sky compliant. Mr. Sugrue seconded the motion. It was on motion 5-0; Hincks-aye, Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

210-212 Pratts Mill Road (Assessor's Maps G05-0922 and G05-0022) – Discussion regarding Proposed Subdivision

Ben Maiden, Owner/Developer, 210 Pratt's Mill Road and Felix Zemel, Engineer were in attendance to discuss the matter with the Planning Board.

Mr. Maiden detailed he was presenting a plan for the development of three lots, in consideration of Board input.

Mr. Zemel presented two proposed waivers, in order to create three lots.

Mr. Shah maintained that the initial endorsement reflected two lots, with a waiver and elimination of the existing machine shop.

Mr. Hincks stated the two-lot subdivision was allowed due to the existing machine shop on the site, and opined about the possible benefit to the Town. Mr. Zemel mentioned a possible land trust and affordable housing funding.

Ms. Perlman commented about the unusual shape of the proposed lots. She inquired about Fire Department requirements for access.

Mr. Sugrue maintained important aspect involved how much disturbance was previously approved. Mr. Finnium agreed.

Mr. Finnicum opined that three lots would appear to be excessive. Mr. Finnicum suggested the developer come back with additional information for Board consideration. Board members agreed.

Cold Brook Crossing Residential Development (Assessor's Maps C12- 0101 and C12-0100):

Apartments at Cold Brook Crossing, 435 & 437 Cold Brook Drive – Surety Bond for Landscaping and Site Work

Mr. Duchesneau confirmed the apartment construction was nearing completion and awaiting certificate of occupancy for the second rental project; with additional vegetation to be planted in the spring.

Mr. Hincks inquired about the created berm. Related discussion took place. Mr. Duchesneau confirmed vegetation around the area would be planted in the spring.

Mr. Hincks motioned to approve the surety bond for landscaping and site work at 435 & 437 Cold Brook Drive. Mr. Sugrue seconded the motion. It was on motion 5-0; Hincks-aye, Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

North Road Residential Overlay District – Cash Bond for Stormwater Management Permit Performance Bond

Mr. Duchesneau stated that the residential overlay district included the large condominium building and the town homes at the project site. He added the performance bond was intended for the perpetual operation and maintenance of the stormwater maintenance system and porous pavement. Mr. Duchesneau explained the \$10,000 bond was agreed upon, and when used, would be replenished and stays with the Town.

Mr. Hincks motioned to approve the cash bond for stormwater management performance at the North Road Residential Overlay District. Mr. Sugrue seconded the motion. It was on motion 5-0; Hincks-aye, Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

Apartments at Cold Brook Crossing, 435 & 437 Cold Brook Drive – Release of Stormwater Management Permit Performance Bond

Mr. Duchesneau explained that the bond was issued in the amount of \$72,800.00, and the stormwater management system for the apartments at 435 & 437 Cold Brook Drive has been completed. Town Engineer and peer-reviewer have officially signed off on the installation per plan.

Mr. Hincks motioned to approve the release of the stormwater Management Permit Performance Bond at 435 & 437 Cold Brook Drive. Mr. Sugrue seconded the motion. It was on motion 5-0; Hincks-aye, Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

2023 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 he would be completing the (MBTA) Communities

documentation, as authorized by the Planning Board and the Select Board which will allow the Town to be compliant with legislation by the end of 2024. He added that the Planning Board (Chair Steve Garvin) and Select Board (Chair Charlie Russo) have started such discussion.

Wireless Services Overlay District

Mr. Duchesneau confirmed that the Select Board voted to advance the small wireless services in the right-of-way and the wireless consultant would be checking both bylaws for consistency. He noted, that potentially, any amendments to the bylaw could be included in a Fall Special Town Meeting or the Spring Town Meeting

Master Plan Implementation

Mr. Duchesneau reviewed various Master Plan topics and action items currently in process.

Mr. Sugrue suggested that the Board should review what other Town groups/committees are doing. Board members agreed.

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

Minutes for Approval: June 8, 2022

Mr. Hincks motioned to approve the Planning Board Minutes for June 8, 2022. Mr. Sugrue seconded the motion. It was on motion 5-0; Hincks-aye, Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

Committee Member Updates

Mr. Hincks addressed the CPC Article related to the Sport Court at the Fairbank Community Center needing lighting and fencing, with some funding from the State. He opined about the proposed 8' chain link fence.

Mr. Sugrue stated the bylaw exempted sports-related usage. Mr. Shah said the chain link would be close to the housing development on the site. Mr. Finnicum suggested using green vinyl chain link fencing.

Mr. Hincks stated he would not be running for re-election on the Planning Board. Mr. Duchesneau confirmed that election papers had to be submitted by the end of January.

Mr. Duchesneau provided update on the BFRT project, noting that a contractor had been selected. He mentioned partnering with the City of Framingham regarding extension of the rail trail.

Administrative Report

Mr. Duchesneau confirmed that the Annual Town Meeting would be held on May 1, 2023.

Future Meeting Schedule: January 25, 2023 and February 8, 2023

Mr. Finnicum adjourned the Planning Board meeting at 10:10 PM.