



Town of Sudbury

Planning Board

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MINUTES

JANUARY 25, 2023 AT 7:30 PM

VIRTUAL MEETING

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

Others Present: Director of Planning and Community Development Adam Duchesneau

Mr. Garvin opened the meeting at 7:30 PM. Roll Call: Finnicum-present, Sugrue-present, Shah-present, Perlman-present, Garvin-present

Immediately Continued Public Hearing* – Definitive Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Special Permit - Maynard Road aka Bonnie Brook Estates (Assessor’s Maps G08- 0025 and G08-0500)

Mr. Sugrue motioned to Immediately Continue the Public Hearing for Definitive Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Special Permit at Maynard Road aka Bonnie Brook Estates (Assessor’s Maps G08- 0025 and G08-0500) to February 22, 2023. Mr. Finnicum second the motion. It was on motion 5-0; Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye, Garvin-aye

Immediately Continued Public Hearing* – Stormwater Management Permit - 461 North Road (Assessor’s Map C08-0035)

Mr. Sugrue motioned to continue the Public Hearing – Stormwater Management Permit – for 461 North Road (Assessor’s Map C08-0035) to February 23, 2023. Mr. Finnicum second the motion. It was on motion 5-0; Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye, Garvin-aye

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 Stormwater Management System Perpetual Performance

Mr. Duchesneau described the proposed surety bond for the two apartment buildings in the amount of \$5,000.

Mr. Sugrue motioned to accept the surety bond for Apartments at Cold Brook Crossing, 435 & 437 Cold Brook Drive. Mr. Finnicum seconded the motion. It was on motion 5-0; Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye, Garvin-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. Sugrue offered to provide assistance with this requirement and help to examine it broadly with the “compliance tool.” Mr. Garvin agreed that examining the “compliance tool” would be beneficial. Mr. Duchesneau stated that a related discussion with the Select Board would be scheduled sometime in the spring.

Wireless Services Overlay District

Mr. Duchesneau shared the latest version for the placement of Small Wireless Facilities in Public Ways Bylaw, as proposed by the Select Board. Planning Board members offered some suggestions to the Bylaw draft, as presented in December by the Select Board. Mr. Garvin suggested inclusion of cleaning the affected areas, perhaps reducing the number of poles and encouraging underground installations.

Mr. Hincks joined the meeting at 7:50 PM.

Clarification of Permissible Uses in Water Resource Protection Overlay District

Mr. Duchesneau summarized that sections 4243.N. and 4353.K would be included in the Article titled: “Amend Zoning Bylaw, Article IX, Section 4200.” He noted that the Article name and description would be reviewed by Town Counsel.

Mr. Hincks motioned to approve the zoning bylaw Article - Permissible Uses in Water Resource Protection Overlay District, for presentation at Annual Town Meeting, and to authorize Town Staff to amend as needed, and submit. It was on motion 6-0; Hincks-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye, Garvin-aye

Master Plan Implementation

Mr. Duchesneau presented the Action Item Spread Sheet from 2022, with short-term, ongoing action items going into 2023.

Mr. Garvin asked about the appointment of a Sustainability Coordinator. Mr. Duchesneau confirmed that the Select Board would be discussing the Warrant Article at their next meeting. He stated he would be providing an update to the Planning Board after the Select Board met.

Historic and Cultural Identity

Mr. Shah added that the topic was being advanced by the Historical Commission and the Historic Districts Commission, and that he was now the Chair of the Historic Districts Commission. Mr. Hincks confirmed CPC was voting to advance several historical studies, including the indigenous cultural landscape study and proposed work for the Hosmer House.

Economic Development

Mr. Duchesneau confirmed the Planning Board provided suggestions regarding an economic development consultant, with some ARPA funding being considered. He mentioned that after the Town Meeting preparations were completed, the Planning Board could resume related discussion.

Transportation & Connectivity

Mr. Duchesneau opined that getting a consultant on board would likely help advance the connectivity and transportation topics, and the hiring of a senior planner/environmental planner would greatly help this effort, as well.

Revised Scenic Road Application Form

Board Members reviewed the proposed Scenic Road Application Form. Mr. Garvin suggested adding a section to include a detail regarding review by an arborist/tree professional, or tree warden. Ms. Perlman recommended including mention of such specialists on the application form. Mr. Finnicum suggested including a link to tree wardens/arborists.

Mr. Sugrue suggested adding a section to the document that a removed tree should be replaced. Mr. Hincks agreed with tree replacement or contribution to a tree fund.

Mr. Hincks motioned to approve the revised Scenic Road Application Form, as edited. Mr. Finnicum seconded the motion. It was on motion 6-0; Hincks-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye, Garvin-aye

2022 Annual Report

After Board review, Members reviewed the 2022 Annual Report.

After reviewing the 2022 Annual Report, Board Members made two minor word changes.

Mr. Hincks motioned to approve the 2022 Planning Annual Report, as amended. Mr. Finnicum seconded the motion. It was on motion 6-0; Hincks-aye, Finnicum-aye, Sugrue-aye, Shah-aye, Perlman-aye, Garvin-aye

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

Minutes for Approval: June 22, 2022

Mr. Hincks motioned to approve the June 22, 2022 Planning Board Minutes. Mr. Finnicum seconded the motion. It was on motion 6-0; Hincks-aye, Finnicum-aye, Sugrue-abstain, Shah-aye, Perlman-aye, Garvin-aye

Committee Member Updates

Mr. Hincks provided CPC funding update, with most Articles being approved, with the exception of one or two items.

Administrative Report

Mr. Duchesneau noted that BFRT preliminary clearing of evasive growth had begun, and could be completed in several months.

Future Meeting Schedule: February 8, 2023 February 22, 2023

Mr. Finnicum closed the meeting at 8:59 PM.