



Town of Sudbury

Planning Board

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MINUTES

NOVEMBER 9, 2022 AT 7:30 PM

VIRTUAL MEETING

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

Absent: John Sugrue, Anuraj Shah

Others Present: Adam Duchesneau, Director of Planning and Community Development

Mr. Garvin opened the meeting at 7:30 PM, and requested Board roll call; Mr. Garvin-present, Mr. Finnicum – present, Mr. Hincks – present, and Ms. Perlman-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. Hincks motioned to 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 the Planning Board meeting on November 30, 2022. Mr. Finnicum seconded the motion. It was on motion 4-0; Mr. Garvin-aye Mr. Hincks-aye, Ms. Perlman-aye, and Mr. Finnicum-aye.

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

Stephen Pool, Engineer and James McCann, Owner, were in attendance to discuss the matter with the Planning Board.

Mr. Garvin mentioned a peer review would be required for the stormwater design in connection with the proposed removal and relocation of the exiting driveway, including plantings and associated improvements.

Mr. Pool presented an overview of the project, and requested a waiver regarding peer review. He noted that far less impervious ground cover was being proposed in comparison to the description indicated in the public notice. Mr. Pool agreed to provide additional related calculations in respect to existing conditions. Mr. McCann thanked the Board for their consideration.

Mr. Hincks motioned to continue the Stormwater Management Permit for 15 Bishop Lane (Assessor's Map F10-0521) to the Planning Board meeting on November 30, 2022. Mr. Finnicum seconded the motion. It was on motion 4-0; Mr. Garvin-aye Mr. Hincks-aye, Ms. Perlman-aye, and Mr. Finnicum-aye.

Untimed Items

89 Butler Road (Assessor's Map F05-0721) – Approval Not Required (ANR) Plan

Marcel Maillet, Applicant, was in attendance to discuss the matter with the Planning Board.

Mr. Maillet provided related background information, indicating that he would use 89 Butler Road for garage space. He added the proposal was approved by ZBA.

Mr. Hincks motioned to endorse the ANR Plan for 89 Butler Road (Assessor's Map F05-0721), subject to a note being added to the mylars, that neither Parcel A/Parcel B, could be treated as a buildable lot. Mr. Finnicum seconded the motion. It was on motion 4-0; Mr. Garvin-aye Mr. Hincks-aye, Ms. Perlman-aye, and Mr. Finnicum-aye.

183 Boston Post Road (Sudbury-Hudson Transmission Reliability and Mass Central Rail Trail Project) (Assessor's Maps K10-0014, K11- 5000, K09-5000, K08-5000, K07-5000, J06-5000, J05-5000, and H03- 5000) – Construction Schedule

Mr. Duchesneau presented two construction schedules, one dated March, 2022 and an updated schedule which covers all aspects of work to be done, inclusive of the Stormwater Management aspect. He noted that the schedule would be continually updated as various aspects of the project advance.

Board Members discussed aspects of a proposed stormwater management plan and related milestones.

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 presented the “Action Plan for MBTA Communities” form to the Board to be finalized and submitted to DHCD by the end of January 2023. Mr. Duchesneau noted that with a plan for compliance, there might be some flexibility granted in the deadline, and the ability to participate in State grant programs.

Mr. Duchesneau stressed the importance of public outreach and its continuation throughout the process. Board Members discussed related topics.

Mr. Garvin opined about potential risks vs. potential gains when considering the MBTA Communities plan. He suggested the Planning Board might want to present related aspects to the Select Board.

Mr. Duchesneau confirmed that Town Manager Assistant, Patty Golden, asked him if the Planning Board would have interest in scheduling a joint meeting with the Select Board on November 15, 2022, per Select Board Chair. Chair Garvin mentioned that several Board members would not be available on November 15th, and that a joint meeting could be scheduled after the Select Board reviews the completed form at their next meeting.

Resident and Select Board Chair Janie Dretler confirmed she was a member of MAGIC (Minuteman Advisory Group on Interlocal Coordination) and a member of the Sudbury Housing Trust, and like Mr. Duchesneau, she attended the recent MBTA Communities seminar. She asked the Board how Sudbury might relate to other communities on the housing plan, and possible impacts for the Town. Ms. Dretler commented that the Town might be impacted by grant status if participation in the MBTA Communities plan was not advanced.

Mr. Hincks motioned that the Planning Board endorse the “Action Plan for MBTA Communities” submission, as edited; and request similar endorsement from the Select Board. Mr. Finnicum seconded the motion. It was on motion 4-0; Mr. Garvin-aye Mr. Hincks-aye, Ms. Perlman-aye, and Mr. Finnicum-aye.

Wireless Services Overlay District

Mr. Duchesneau acknowledged that Isotrope, LLC would be providing updates with the Board when their analysis is completed.

Footnotes in Use Table for Prohibited Uses in Water Resource Protection Overlay District

Mr. Duchesneau presented the draft titled “Proposed Zoning Bylaw Amendment Water Resource Protection Overlay District,” dated November 7, 2022, which includes suggested text regarding various water district usages.

Master Plan Implementation

Mr. Duchesneau mentioned the recent completion of the “Historic Preservation Plan,” which is posted on the Historic District Commission and Historical Commission websites.

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

Administrative Report

Mr. Duchesneau noted that the Select Board would be interviewing Town Manager candidates this week.

Future Meeting Schedule: November 30, 2022, December 14, 2022, and 2023 Meeting Schedule

Board Members reviewed the 2023 Meeting Schedule. Members agreed to vote on the Meeting Schedule at the next meeting.

Adjourn

Mr. Garvin adjourned the meeting at 8:55 PM.