



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, SEPTEMBER 13, 2023 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Chair Stephen Garvin

Mr. Sugrue opened the meeting at 7:30 PM, and requested roll call: Mr. Shah-present, Ms. Perlman-present, Mr. Sugrue-present, Mr. Finnicum-present

Immediately Continued Public Hearing – Site Plan Review and Stormwater Management Permit - 502 Concord Road (Assessor's Map F10-0031)

Mr. Sugrue motioned to continue the Public Hearing – Site Plan Review and Stormwater Management Permit for 502 Concord Road (Assessor's Map F10-0031) to September 27, 2023. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

Immediately Continued Public Hearing – Site Plan Review and Stormwater Management Permit – 86-92 Boston Post Road (Assessor's Map K11-0011)

Mr. Sugrue motioned to continue the Public Hearing - Site Plan Review and Stormwater Management Permit for 86-92 Boston Post Road (Assessor's Map K11-0011), to the Planning Board meeting on September 27, 2023. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

Continued Public Hearing – Site Plan Review and Stormwater Management Permit - 694 Boston Post Road (Assessor's Map K05-0017)

Vito Colonna, Engineer and Bob Livermore, Architect were present to discuss the matter with the Planning Board.

Mr. Colona presented application updates with peer review input. He noted principal modifications included the proposed entrance way and handicapped accessibility.

Mr. Livermore explained the handicapped accessibility aspect.

Ms. Perlman quested the need for a loading dock at such a small restaurant and wondered if the entry could be modified in some way. She opined about options for placement of patio furniture during the winter months.

Mr. Shah agreed the entryway was somewhat awkward and recommended the entry area be taller with additional glass.

Mr. Sugrue noted that the front entry might include an awning to distinguish that area.

Mr. Finnicum agreed with Members comments about the front entry creating a more sense of entry. Mr. Finnicum suggested lowering the roof and widening the entrance.

Mr. Livermore agreed with widening the entrance way.

Mr. Sugrue motioned that the Planning Board approve the Stormwater Management Permit for 694 Boston Post Road (Assessor's Map K05-0017). Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

Mr. Sugrue motioned that the Planning Board approve the Site Plan Review for 694 Boston Post Road (Assessor's Map K05-0017), with the condition that the plan be modified to include a wider entry and landing, reducing the overall volume by approximately one (1) foot, subject to approval of the Planning Board. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

Untimed Items

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

Marc Brassard, Engineer was present to discuss the matter with the Planning Board.

Mr. Brassard provided details regarding modifications to the plans, as well as recommendations made by the Peer Reviewer.

Mr. Brassard provided details regarding the proposed rain garden. Board Members appreciated the inclusion of the rain garden.

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

Cold Brook Crossing Residential Development (Assessor's Maps C12-0101 and C12-0100) Apartments at Cold Brook Crossing, 435 & 437 Cold Brook Drive – Release of Surety Bond for Landscaping and Site Work.

Chris Claussen, Applicant was present to discuss the matter with the Planning Board.

Mr. Claussen confirmed that the Town Engineer agreed with release of the surety bond for landscaping and site work.

Mr. Sugrue motioned to release the \$10,000 surety bond for Landscaping and Site Work at Cold Brook Crossing Residential Development (Assessor's Maps C12-0101 and C12-0100) Apartments at Cold Brook Crossing, 435 & 437 Cold Brook Drive. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

7 Fox Hill Drive (fka Lot 43) - Surety Bond for Stormwater Management Permit Performance Bond

Mr. Finnicum acknowledged the approval of the surety bond release per Town Engineer.

Mr. Sugrue motioned to release the \$135,200 surety bond for the Stormwater Management Permit Performance Bond at 7 Fox Hill Drive (fka Lot 43). Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

2024 Annual Town Meeting and Possible Future Zoning Bylaw Amendments – Discussion and Updates

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

No updates on this topic were presented.

Wireless Services Overlay District

Mr. Sugrue acknowledged that Staff provided recommendation for next steps. Mr. Finnicum suggested the item be discussed at the next Planning Board meeting.

Master Plan Implementation

Mr. Finnicum confirmed the priority Master Plan goal listing and action items would be reviewed again at the next Planning Board meeting.

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

Minutes for Approval: October 12, 2022 November 9, 2022 February 8, 2023 February 22, 2023 March 8, 2023 March 22, 2023 April 12, 2023

Mr. Sugrue motioned to approve the Planning Board Minutes of October 12, 2022, November 9, 2022, February 8, 2023 February 22, 2023 March 8, 2023 March 22, 2023 and April 12, 2023. Mr. Shah seconded the motion. It was on motion 4-0; Sugrue-aye, Shah-aye, Perlman-aye, Finnicum-aye

Committee Member Updates

Mr. Finnicum acknowledged progress taking place with the Bruce Freeman Rail Trail (BFRT). Mr. Sugrue confirmed the BFRT group would be meeting next week and he would be providing related updates to the Board at the next Planning Board meeting.

Administrative Report

No comments presented.

Possible Future Agenda Items

Mr. Finnicum mentioned the proposed Wireless Overlay and the Master Plan Priority list.

Ms. Perlman mentioned the MBTA Communities status in Sudbury. Mr. Sugrue stated Spring Town Meeting would be appropriate time to include an article related to the MBTA Communities. He indicated that assistance from an expert consultant would be considered. Mr. Sugrue stated that an important first time would include a joint meeting with the Select Board to discuss MBTA Communities status and regulations.

Future Meeting Schedule: September 27, 2023 & October 11, 2023

Adjourn

Mr. Finnicum adjourned the Planning Board meeting at 8:35 PM.