



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, FEBRUARY 28, 2024 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Vice-Chair Justin Finnicum, Clerk John Sugrue, Anuraj Shah

Members Absent: Julie Perlman

Staff Present: Adam Burney Director of Planning & Community Development

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

Immediately Continued Public Hearing – Site Plan Review and Stormwater Management Permit 225-227 Boston Post Road (Assessor’s Map K10-0040 and K10-0009)

Mr. Sugrue motioned to continue the Public Hearing for Site Plan Review and Stormwater Management Permit for 225 & 227 Boston Post Road (Assessor’s Map K10-00409 and K10-00009) to March 13, 2024 Planning Board meeting. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye

Immediately Continued Public Hearing – Stormwater Management Permit Lot 2 Brimstone Lane (Assessor’s Map L04-0008)

Immediately Continued Public Hearing – Scenic Road Application Lot 2 Brimstone Lane (Assessor’s Map L04-0008)

Mr. Sugrue motioned to continue the Public Hearing – Stormwater Management Permit and Scenic Road Application to for Lot 2 Brimstone Lane (Assessor’s Map L04-0008) to March 27, 2024 Planning Board meeting. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye

Continued Public Hearing – Definitive Subdivision Plan, and Stormwater Management Permit 210-212 Pratt’s Mill Road (Assessor’s Map G05-0022 and G05-0922)

Jacob Lemieux, Engineer Hancock Associates and Ben Maiden, Applicant were present to discuss the matter with the Planning Board.

Mr. Lemieux requested a continuance of the Definitive Subdivision Plan, and Stormwater Management Permit Hearing for 210-212 Pratt’s Mill Road (Assessor’s Map G05-0022 and G05-0922).

Mr. Burney reminded the applicant that Board members have very specific ideas about the landscaping associated with this property.

Mr. Sugrue motioned to continue Definitive Subdivision Plan and Stormwater Management Permit 210-212 for Pratt's Mill Road (Assessor's Map G05-0022 and G05-0922) to 3/13/24 Planning Board meeting. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye

Untimed Items:

Minutes for Approval: November 20, 2023

Mr. Sugrue motioned to approve the Planning Board Minutes for November 20, 2023, as presented. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye

Continued – Request for Modification to Stormwater Management Permit (#21-13) – 7 (Lot 43) Fox Hill Drive (Assessor's Map B07-0215)

Jacob Lemieux, Engineer - Hancock Associates was present to discuss the matter with the Planning Board.

Mr. Lemieux provided an update on the proposed changes to the Stormwater Management Plan.

Mr. Garvin confirmed the applicant had received a clean letter of review from the Peer Reviewer.

Mr. Sugrue motioned to approve the modification to Stormwater Management Permit (#21-13) - 7 (Lot 43) Fox Hill Drive (Assessor's Map B07-0215). The motion was seconded by Mr. Finnicum. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye

Continued Public Hearing – Site Plan Review and Stormwater Management Permit 631 Boston Post Road (Assessor's Map K06-0502)

Vito Colonna, Engineer, Jake Parsons, Applicant, and Josh Fox, Attorney for Applicant were present to discuss the matter with the Planning Board.

Mr. Colonna provided summary of the updates submitted by the Applicant.

Mr. Burney confirmed that he will participate in a meeting with the Board of Health and Town Counsel concerning aspects of the septic system at 631 Boston Post Road.

Mr. Shah encouraged discussion regarding a more robust planting plan, focusing on the front of the proposed wall.

Mr. Sugrue motioned to continue the Site Plan Review and Stormwater Management Permit for 631 Boston Post Road (Assessor's Map K06-0502) to the Planning Board meeting on March 27, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye

Untimed Items

Committee Member Updates

Mr. Sugrue announced the Rail Trails Advisory Committee would hold a Public Forum on April 23, 2024, with focus on Phase 3 of the BFRT.

Mr. Burney announced that a second Housing Production Plan Forum will take place on March 21, 2024. Goals and strategies associated with the Housing Production Plan will be discussed.

Mr. Burney stated the MBTA Communities draft had been submitted to Town Counsel for review.

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)

John Derderian, Applicant was present to discuss the matter with the Planning Board.

Mr. Burney mentioned aspects and interpretation of the affordable housing bylaw and the restrictions on multi-family units; as compared to traditional two-family units.

Mr. Finnicum stated the applicant should provide a related sketch/rendering with his proposal, so the Board can more easily discuss the proposal.

Mr. Shah stated the applicant should provide the Board with multiple options for consideration, and that he would be open to the idea of a 2-family dwelling.

Mr. Garvin opined that the applicant might consider having the Sudbury Housing Trust build the affordable units.

Mr. Derderian asked if the Board would agree with construction of a less intrusive road, or donation of less than 1/3 of the land to the Town in order to increase the size of the lots.

Mr. Shah expressed his concerns about home owners developing larger lots.

Mr. Finnicum stated the best solution would reflect simplifying the effect on the land.

Resident Lana Schwartz, 72 Maynard Road, stated all neighborhood water comes from wells, and residents are concerned about the impact of multi-family dwellings on that water source.

Resident Doreen Neal, 75 Quick Robin Road, asked if related construction plans for the proposed development were available. Mr. Garvin replied there are copies of the latest plans at the Planning Office for public viewing.

Mr. Sugrue motioned to continue the Definitive Subdivision Plan, Stormwater Management Permit and Inclusion of Affordable Housing Special Permit for Maynard Road aka Bonnie Brook Estates (Assessor’s Maps G08-0025 and G08-0500) to the 4/24/24 Planning Board meeting. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye

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

Mr. Burney stated that MBTA Communities consultants from VHB recommended adding EV charging stations to the draft to equal 10% of the parking spaces required.

Board Members discussed related topics.

Wireless Services Overlay District

Mr. Burney stated there was no new information.

Site Plan Review

Mr. Burney stated the Site Plan Review material had been filed and sent to Town Counsel for review.

Future Meeting Schedule

March 13, 2024, and March 27, 2024

Ongoing Items/Hearings

Site Plan Review and Stormwater Management Permit – 502 Concord Road (Assessor’s Map F10-0031)
– Continued to March 27, 2024

Adjourn

Mr. Garvin closed the meeting at 8:41 PM.