



Town of Sudbury

Planning Board

PlanningBoard@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-443-0756

www.sudbury.ma.us/planning

MINUTES

WEDNESDAY, SEPTEMBER 25, 2024 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Vice-Chair Justin Finnicum, Secretary John Sugrue, Member Julie Perlman

Absent: Member Ahnu Shah

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

Staff Present: Director of Planning & Community Development Adam Burney

Immediately Continued Public Hearing - Scenic Road Permit and Stormwater Management Permit Applications 24 Goodnow Road (Assessor's Map G07-0501)

Mr. Burney noted that comments from the consultant had not been received by Planning.

Mr. Sugrue motioned to continue the public hearing for Scenic Road Permit and Stormwater Management Permit Applications for 24 Goodnow Road (Assessor's Map G07-0501) to the Planning Board meeting on October 16, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye

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

Mr. Sugrue motioned to continue the public hearing for Site Plan Review and Stormwater Management Permit Application for 502 Concord Road (Assessor's Map F10-0031) to the Planning Board meeting on October 30, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye

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 continue the public hearing - 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 Planning Board meeting on October 30, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye

Continued Public Hearing – Site Plan Review and Stormwater Management Permit Application 60 Hemlock Road (Assessor’s Map H05-0029)

Maura Carty, Member Sudbury Swim and Pool Club was present to discuss the matter with the Board.

As requested by the Planning Board, Ms. Carty presented the landscape plan, detailing use of native plantings; she added that approval was granted for the Title V permit.

Mr. Burney confirmed that BOH concerns were resolved and a clean letter from Horsley Witten was received. Ms. Carty confirmed that pool steps were made ADA accessible.

Mr. Sugrue motioned to approve the Site Plan and Stormwater Management Permit Application for 60 Hemlock Road (Assessor’s Map H05-0029). Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye

Continued Public Hearing - Site Plan Review and Stormwater Management Permit Application Lots 1 & 2 Harvey’s Farm Lane (Assessor’s Map H10-0201 and H10-0202)

Nick Mastroianni, Applicant; Ray Dinno, Applicant; Vito Colonna, Engineer; Robert Dionisi, Representative for applicant; Terry Morris, Representative for applicant; John Rockwood, Wetland Scientist - EchoTec; Dan Dumais, Traffic Consultant - MDM were present to discuss the matter with the Board.

Mr. Mastroianni provided details regarding the agricultural aspects of the site plan, including the growing of fruits and vegetables to be sold at the site; as well as some 200-280 trees to be planted on the site. He confirmed most of the sales would be conducted online sales, and that the goal included the storage of leaf mulch in bins for composting and sales.

Mr. Mastroianni mentioned the planting of 6-foot Green Giant Arborvitae on the berms to reduce any associated noise.

Mr. Colonna reviewed several changes to the plan, including maintaining an undisturbed buffer in the back of the property, shortened size of the storage yard and extending the curb to accommodate trucks.

Mr. Burney noted the stormwater management plan required further detail regarding the right-of-way work, which might require an easement. He commented that Green Giants were not native plants.

Mr. Finnicum indicated this approval regarding the agricultural project and agreed with comments made by Conservation regarding limited use of fertilizers and management of invasives. He asked about proposed lighting and suggested limitations with lighting during the evening hours.

Ms. Perlman requested additional information regarding fertilizer use, pesticide use and storage. She asked if grass clippings and leaves would be stored on site. Mr. Mastroianni responded in the affirmative. Mr. Sugrue commented on the benefits of the proposed project and asked about topics included within the presented traffic report. He stressed the importance of mentioned Conservation considerations.

Mr. Garvin agreed with Conservation directives/conditioning as well as stormwater protections and possible inclusion of an easement.

Mr. Dumais provided highlights of the trip generation summary, noting the relatively low number of trips when compared to other wholesale nursery-type businesses. Mr. Dumais mentioned the inclusion of traffic signage to be included in the plan, and fire truck access.

Mr. Morris noted the easement aspect could be included as conditions. Mr. Garvin indicated a traffic peer review report should be considered.

Mr. Rockwood confirmed that a Conservation Notice of Intent (NOI) application would be filed in consideration of wetlands. Mr. Mastroianni commented that proposed lighting would be dark-sky compliant and would not be on during the night.

Resident Ronald Eisenstein, 107 Old Sudbury Road, commented that the Board should review the plans carefully in light of such a business in a residential area. He asked about the extent of proposed composting and recommended that the applicant/s should reach out to neighbors with relative information.

Resident Connie Steward, 115 Old Sudbury Road, addressed the cutting of all trees on the hillside and how such removal would affect erosion due to the drastic change in terrain. She inquired about the access for trucks and large vehicles. She stressed the importance of an independent traffic study.

Mr. Dinno confirmed he has owned the land for over 20 years and this project reflected appropriate use of the site.

Mr. Garvin stated that the traffic report must uphold national standards, and a peer review report would be required. He explained that additional specifications regarding erosion controls and drainage easement considerations must be addressed.

Board Members agreed with recommendations presented by Mr. Garvin.

Mr. Sugrue motioned to continue the Public Hearing Site Plan Review and Stormwater Management Permit Application for Lots 1 & 2 Harvey's Farm Lane (Assessor's Map H10-0201 and H10-0202) to the Planning Board meeting on October 30, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye

Untimed Items

Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road (Assessor's Maps B09-0011, B09-0012, B09-0013, and B09-0014 (fka Assessor's Map B09-0001)) – Time Extension Request for Definitive Subdivision Decision and Stormwater Management Permit

David J. Howe, Applicant/Developer was present to discuss the matter with the Board.

Mr. Burney detailed that an extension was granted in 2023, expired in August, 2024 and there was conversation about moving the project forward. He provided summary of the status of the property. Board Members agreed about the importance of the project being completed as well as the immediate importance that the applicant provide timely updates.

Mr. Burney stated that Mr. Howe's communications with the Town, the Board and neighbors has been poor and agreed upon bi-weekly updates were not provided. Mr. Burney added that the applicant did not

share actual occurrences with the department, noting that even a simple email would have been appreciated.

Mr. Burney confirmed the site was stabilized, though large weeds dominate the site and rip rap must be re-established.

Mr. Sugrue stated that any extension would be dependent on bi-weekly updates to Planning.

Ms. Perlman wanted to see assurance about progress at the site.

Mr. Garvin suggested a three-month extension to allow Town engineering review and input.

Ms. Perlman felt a 3-month extension would require extensive progress at the site.

Mr. Howe detailed that several offers to purchase had been presented on lot three. Mr. Garvin indicated that in consideration of such sale, significant progress within the three-month extension period would be anticipated.

Mr. Sugrue motioned to approve a three-month Time Extension Request for Definitive Subdivision Decision and Stormwater Management Permit for Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road (Assessor's Maps B09-0011, B09-0012, B09-0013, and B09-0014 (fka Assessor's Map B09-0001) to the last Planning Board Meeting of 2024, with the same conditions as included per the last extension. Mr. Finnicum seconded the motion. It was on motion 3-1; Garvin-aye, Finnicum-aye, Perlman-no, Sugrue-aye

490 Boston Post Road – Rising Sun Adult Day Healthcare - Minor Site Plan Application (Assessor's Map K07-0018)

Mr. Burney presented update for the minor site plan application, confirming that a Special Permit was granted for front building modifications including a warming kitchen for light cooking. There were no alterations to the exterior of building. Applicant says they are not using the increased parking spaces required.

Mr. Burney stated that he had visited the site in the day and there is much unused parking.

Mr. Sugrue motioned that 495 Boston Post – Rising Sun Adult Day Healthcare (Assessor's Map K07-0018) is a minor site plan application. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye

Master Plan Implementation

Mr. Garvin inquired about the economic development contract. Mr. Burney stated he has been working with Counsel on this contract and hopes to have it ready by September 30, 2024. Mr. Burney acknowledged the intent is to have the consultant contract signed by December 31, 2024. The contract is being funded by ARPA monies.

Citizens' Comments on Items Not on Agenda

No comments received.

Minutes for Approval: 5/22/24, 6/26/24, 7/17/24

Mr. Sugrue motioned to approve the Planning Board Minutes for 5/22/24. Mr. Finnicum seconded the motion. It was on motion 3-0-1.

Mr. Garvin abstained in consideration of his absence at the 5/22/24 meeting.

Mr. Sugrue motioned to approve the Planning Board Minutes for 6/26/24 and 7/17/24, as edited. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Perlman-aye, Sugrue-aye

Committee Member Updates

Mr. Sugrue detailed that the BFRT is coming along per the scheduled timeframe.

Mr. Finnicum confirmed he would be reporting to the Board after the first CPC meeting.

Mr. Garvin noted that the Board would likely be meeting with the Select Board at the Select Board meeting on October 8th to discuss the Town's Housing Plan/s and the Master Plan.

Future Meeting Schedule:

October 9, 2024
October 23, 2024

Adjourn

Mr. Garvin adjourned the Planning Board meeting at 9:45PM.