



# 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, DECEMBER 18, 2024 AT 7:30 PM

### VIRTUAL MEETING

**Members Present:** Chair Stephen Garvin, Vice-Chair Justin Finnicum, Anuraj Shah,

**Absent:** Clerk John Sugrue, Julie Perlman

**Staff Present:** Director of Planning & Community Development Adam Burney, Planning Assistant Marcia Rasmussen

Mr. Garvin opened the Planning Board meeting at 7:30 PM, and requested roll call: Finnicum-present, Shah-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. Finnicum motioned to continue the Public Hearing for 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) to the Planning Board Meeting on March 26, 2025. Mr. Shah seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, Shah-aye,**

**Public Hearing – Scenic Road Application – 223 Old Lancaster Road (Assessor’s Maps J08-0101)**

Marcia Rasmussen Planning Assistant was present to discuss the matter with the Board.

Ms. Rasmussen explained that two trees were currently blocking the flashing beacons/lighting in connection with the BFRT. She confirmed that by removing the subject Oak and Pine trees, the batteries would not be blocked and would effectively energize solar-run flashing lights.

Ms. Rasmussen noted that the Town Tree Warden had no problems with this proposal.

Mr. Burney confirmed that the Oak tree was distressed with a large branch hanging over the road. He added that the tree had significant root damage, and would not likely survive.

Mr. Shah agreed to the removal of the two trees and confirmed the stump should be removed as well.

Mr. Garvin stressed the safety aspect of the existing two trees, and the benefit of a solar-powered signal. He mentioned possible replacement of the tree furthest away from the solar-run beacons. Ms. Rasmussen agreed that such placement on the north side would be possible.

Mr. Finnicum agreed with replacing the existing Oak tree with another Oak tree.

Resident Linda Hewett Clayton, 8 Pineridge Road, supported the removal of the two trees, as did several other residents who submitted related emails.

**Mr. Finnicum motioned to authorize the removal of 36” Oak Tree and Pine tree at Old Lancaster Road, and to plant an Oak tree and remove both tree stumps. Mr. Shah seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, Shah-aye**

### **Untimed Items**

#### **Release from Restrictive Covenant Request Landon Estates Lot 3 (10 Nolan Cir) Assessors Map B09-0011**

Scott Poirer/Investor Applicant, 23 Southgate Road, Wellesley was present to discuss the matter with the Board.

Mr. Poirer summarized that a prospective buyer was being considered. Mr. Burney confirmed that good progress had been made for the roadway and utilities at the development site.

Board Members indicated that such progress was much appreciated. Mr. Garvin noted that lot 2 would be the last remaining lot. Mr. Poirer said the agreement had been signed with a developer to build a slightly smaller home.

Mr. Garvin strongly recommended that paving not be considered until the spring.

**Mr. Finnicum motioned to approve the Release from Restrictive Covenant Request for Landon Estates Lot 3 (10 Nolan Cir) Assessors Map B09-0011. Mr. Shah seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, Shah-aye**

#### **Minor Site Plan Review – 72 Wayside Inn Road (Assessor’s Map L03-0002)**

James Hill, Applicant was present to discuss the matter with the Board.

Mr. Hill presented the plan to replace a farmer’s porch on 72 Wayside Inn Road and replacing to what was there before the fire in 1955. It was noted that a drainage report was received today.

Mr. Burney stated the related permit could be finalized administratively, and Conservation would also be voting on the project at a later time.

Mr. Finnicum and Mr. Shah indicated the plan looked great.

Mr. Garvin inquired about associated landscaping at the site. Mr. Hill said landscaping would be installed to the side of the building and in front of the farmer’s porch.

**Mr. Finnicum motioned to approve the Minor Site Plan Review for 72 Wayside Inn Road (Assessor’s Map L03-0002). Mr. Shah seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, Shah-aye**

### **Master Plan Implementation**

Mr. Burney noted a matrix associated with the economic plan would be distributed after the holidays.

### **Housing Production Plan**

Mr. Burney commented that a Housing Production Plan was scheduled for tomorrow and a draft document would be distributed before December 30, 2024.

### **Accessory Dwelling Unit Bylaw Update**

Mr. Burney noted that some edits were required in consideration of the “by-right process.” He noted the short-term language was added to the draft and regulations should be reviewed by the Board in order to adopt a statutory definition of the ADU and make that part of the article.

Mr. Burney explained that three residential zones in town would be regarded as “by right” ADU locations. Mr. Burney recommended the draft be reviewed by Town Counsel.

Board Members agreed that a final review by Town Counsel would be beneficial.

### **Citizens’ Comments on Items Not on Agenda**

No Comments

### **Minutes for Approval – 10/8/24 and 10/30/24**

**Mr. Finnicum motioned to approve the Planning Board Minutes of 10/8/24 and 10/30/24, as presented. Mr. Shah seconded the motion. It was on motion 3-0; Garvin-aye, Finnicum-aye, Shah-aye,**

### **Committee Member Updates**

Mr. Finnicum noted that he missed several CPC meetings due to scheduled Planning Board meetings.

### **Adjourn**

Mr. Garvin adjourned the Planning Board Meeting at 8:03 PM