



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY JULY 16, 2025 AT 7:30 PM

### VIRTUAL MEETING

**Members Present:** Chair Stephen Garvin, Vice-Chair John Sugrue, Clerk Ahnu Shah, Kirsten Roopenian, Julie Perlman

**Staff Present:** Director of Planning & Community Development Adam Burney

Mr. Garvin opened the Planning Board meeting at 7:31 PM, and requested roll call: Mr. Sugrue-present, Mr. Shah-present, Ms. Roopenian-present, Ms. Perlman-present, Mr. Garvin-present

**Immediately Continued Public Hearing – Stormwater Management Permit – Maiden Way – fka 210-212 Pratt’s Mill Road (Assessor’s Map G05-0022 and G09-0922)**

Mr. Burney noted that after discussion with the project engineer, the proposal would be ready for the Board to consider at the next Planning Board meeting.

**Mr. Shah motioned to continue the Public Hearing – Stormwater Management Permit for Maiden Way – fka 210-212 Pratt’s Mill Road (Assessor’s Map G05-0022 and G09-0922), to the Planning Board meeting on August 13, 2025. Mr. Sugrue seconded the motion. It was on motion 5-0; Garvin-aye Sugrue-aye, Shah-aye, Perlman-aye, Roopenian-aye.**

**Public Hearing – Site Plan Review – 0, 30 and 38 Field Road – Bina Farm (Assessor’s Maps B10-0304, B10-0128 and B10-0305)**

Robert Dionisi, Attorney for the Applicant; Coryn Bina and Babak Bina, 1 Franklin Street, Boston - Co-Founders of Bina Farm; Chessie Stufano, 45 Willow Street, Dover, MA - Executive Director were present to discuss the matter with the Board.

Ms. Bina provided a history of Bina Farm, a therapeutic equestrian center for children, which was begun in 2009. She noted that the center has several locations, the primary site in Lexington and a satellite location at Dana Hall School in Wellesley. She stated that Sudbury would be ideal for such a center.

Mr. Bina explained the mission of the center and thanked the Town and the neighbors at Field Road and would be happy to address any related questions. He detailed that all the therapy sessions is by appointment and for families with various interests. Sudbury would replace the Lexington location, and the Dana Hall location would remain.

Mr. Bina shared the proposed site plan/structures and parking spaces, with the Board, with compliant ADA provisions. Mr. Burney acknowledged that the displayed plan was submitted to the Planning Department yesterday.

Mr. Bina confirmed that community services days at the Farm would take place and would look forward to interacting with various Sudbury groups, with the mission being to bring people together and work with the community. He confirmed that the Farm does not conduct events such as weddings.

Ms. Stufano mentioned the programs – clinical programs, agriculture program, vocational life-skills program lead by licensed professionals. he detailed the function of various non-residential buildings on the site. Small-scale camp programs would also be offered, employ 20-25 staff members and volunteers.

Mr. Burney acknowledged that the Health Department requested a manure management plan, with inclusion of annual barn and animal inspections per State regulations. He indicated that stormwater aspects required a professional plan, adding that the Dover Amendment covered agriculture and education uses for the site.

Mr. Shah asked about the parking section in proximity to the barn and shed buildings.

Ms. Roopenian asked about the size of the sheds, types of horses being housed, wetland considerations, manure storage removal, traffic considerations with the LEAP School in the area. She also questioned the parking plan, size of vehicles on Field Road, condition of existing barn and septic considerations.

Ms. Perlman echoed comments made by Board Members and stressed that Dakin Road has several major challenges.

Mr. Sugrue presented site plan questions, including parking accessibility and calculations and ADA compliance regarding gravel pathway/s.

Mr. Garvin recognized the absence of professional endorsement/stamp on the site plan, additional parking information, trees proposed to be removed, vegetation considerations, a Conservation Restriction, manure management plan and mentioned service events. Mr. Garvin indicated that the program would likely be of benefit and was looking forward to receiving additional information.

Mr. Dionisi confirmed an WPA OOC decision was issued in 2003, and a Conservation Restriction was never recorded. He acknowledged that a wetland specialist was completing a comprehensive report to include submittal of a COC to address previous work at the site. He also provided detail regarding Board concerns, adding that the applicants were anticipating purchasing the property in late August.

Mr. Bina noted that 12 horses and one miniature horse would be on site and shed use was for temporary rest spots for the horses. He confirmed that there would be no boarding of horses.

Resident Shelly Field, 65 Mary Catherine Lane, indicated her support of the project.

Resident Michael Reich, 35 Field Road, asked about proposed lighting and dark-sky compliance.

Resident Pui Reich, 35 Field Road, inquired about hours of operation.

Resident Mary Menna, 21 Field Road acknowledged she has submitted a list of concerns to the Planning Department. She mentioned traffic concerns, and the transfer of all Lexington clients to the site. She stressed the narrowness of Field Road.

Mr. Reich inquired about traffic coming from Rte. 117 and speeding limits on Dakin Road.

Ms. Menna stated that Mr. Bina stated the non-profit organization was not used as an educational site. Mr. Bina stated that the site is not reflective of a school, but is recognized under the Dover Amendment. He added there would be no changes in lighting and that a property manager would live on-site and would address associated maintenance, thus vehicles would not be traveling to the site during early morning hours.

**Mr. Shah motioned to continue the Public Hearing – Site Plan Review – 0, 30 and 38 Field Road – Bina Farm (Assessor’s Maps B10-0304, B10-0128 and B10-0305) to the Planning Board Meeting on August 13, 2025. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye.**

#### **Interview for Vacant Design Review Board Seat**

Candidate Ark Pang, 50 Ridge Hill Road was present to discuss the matter with the Board.

Mr. Pang stated he has been a resident of Sudbury for 39 years and was a chemical engineer before retiring. He noted that he is a member of the Sudbury Capital Advisory Committee and serves as a volunteer Town Election worker.

Board Members asked Mr. Pang about related Town considerations. Mr. Pang indicated that his favorite building in Town is the Sudbury Town Hall.

**Mr. Shah motioned to appoint Ark Pang to the Design Review Board. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye.**

#### **Master Plan Implementation**

Nothing to report this evening.

#### **Citizens’ Comments on Items Not on Agenda – No comments received** **Minutes for Approval:**

**May 28, 2025**

**Mr. Shah motioned to approve the May 28, 2025 Planning Board Minutes, as potentially corrected. Mr. Sugrue seconded the motion. It was on motion 5-0; Sugrue-aye, Shah-aye, Perlman-aye, Roopenian-aye, Garvin-aye.**

#### **Committee Member Updates**

No updates provided at this meeting.

#### **Administrative Report**

Mr. Burney had nothing further to report.

Ms. Roopenian inquired about a site visit to Bina Farm. Mr. Burney responded he would ask for such visit.

**Possible Future Agenda Items**

- Bonnie Brook
- 694 Boston Post Road

**Future Meeting Schedule**

August 13, 2025  
September 10, 2025  
September 24, 2025

**Adjourn**

Mr. Garvin adjourned the meeting at 9:11 PM.