



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY SEPTEMBER 24, 2025 AT 7:30 PM

VIRTUAL MEETING

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

Absent: Member Julie Perlman

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

Staff Present: Director of Planning & Community Development Adam Burney

Public Hearing – Stormwater Management Permit 0, 30, & 38 Field Road (Assessor's Maps B10-0304, B-10-0305, and B10-0128)

Jacob Lemieux, Engineer - Hancock Associates, Babak and Coryn Bina, owners were present to discuss the matter with the Board.

Mr. Lemieux provided details regarding the stormwater management plan.

Mr. Shah mentioned that the notes state there are 12 parking spaces, but only ten are shown on the plan.

Ms. Roopenian questioned the drainage from the sheds located in the pasture and the effect that they have on the soils in the area.

Mr. Garvin commented that the soil type is rapidly infiltrating.

Mr. Lemieux confirmed there would be no work in the 100-foot buffer zone.

Resident Ellen Glenden, 64 Stone Root Lane, Concord Ma stated no one has spoken about Bina Farm events which produce trash.

Mr. Garvin replied this meeting is for stormwater review only.

Mr. Shah motioned to continue the Stormwater Management Permit for 0, 30, & 38 Field Road (Assessor's Maps B10-0304, B-10-0305 and B10-0128) to the October 8, 2025 meeting of the Planning Board. Mr. Sugrue seconded the motion. It was on motion 4-0; Sugrue-aye, Roopenian-aye, Garvin-aye, Shah-aye.

Approval Not Required Plan (ANR) – Lot 7 Cutting Lane (Assessor's Map E06-0547)

Rebecca Cutting, 381 Maynard Road was present to discuss the matter with the Board.

Ms. Cutting stated the lot was purchased to include it back into the farm stead.

Mr. Burney stated the proposal makes the abutting lot more conforming.

Mr. Shah motioned to endorse the Approval Not Required ANR) Plan for Lot 7 Cutting Lane (Assessor's Map E06-0547). Mr. Sugrue seconded the motion. It was on motion 4-0; Sugrue-aye, Roopenian-aye, Garvin-aye, Shah-aye.

Approval Not Required Plan(ANR) – 435 Cold Brook Drive (fka 0, 16 & 36 North Road) (Assessor's Map C12-0101)

Chris Claussen, 2134 Sybil Way Naples Florida was present to discuss the matter with the Board.

Mr. Claussen explained the request proposes to extinguish the line between two parcels of land, which have a common owner.

Mr. Shah motioned to endorse the Approval Not Required Plan (ANR) for 435 Cold Brook Drive (fka 0, 16 & 36 North Road) (Assessor's Map C12-0101). Mr. Sugrue seconded the motion. It was on motion 4-0; Sugrue-aye, Roopenian-aye, Garvin-aye, Shah-aye.

Master Plan Implementation

Mr. Burney stated the action matrix was split into zoning, infrastructure and economic development. He stated the majority of the zoning recommendations revolve around the village business district.

Mr. Garvin stated the sandwich signs are out of control and felt that additional controls were needed.

Mr. Burney stated changes to the village business district leads to a more robust discussion on the infrastructure items.

Board members discussed the integration of the Rt 20 study into the Master Plan Implementation.

Citizens' Comments on Items Not on Agenda – No Comments Received

No Comments.

Minutes for Approval:

Mr. Shah motioned to approve the minutes of the Planning Board for 8/13/25 as submitted. Sugrue seconded the motion. It was on motion 4-0; Sugrue-aye, Roopenian-aye, Garvin-abstain, Shah-aye.

Committee Member Updates

Ms. Roopenian provided summary of the recent CPC meeting.

Administrative Report

Mr. Burney stated the bylaw provided by the state on cluster subdivisions; which is cluster development by right and development by special permit was recently enacted by Acton.

Ongoing Items/Hearings:

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) CONTINUED TO OCTOBER 8, 2025

Future Meeting Schedule:

October 8, 2025, October 22, 2025, and November 12, 2025

Adjourn

Mr. Garvin adjourned the meeting at 8:26 PM