



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY December 17, 2025 AT 7:30 PM

VIRTUAL MEETING

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

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

Staff Present: Director of Planning & Community Development Adam Burney

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, Bonnie Brook Realty; Bruce Saluk, Engineer; Michael Radner, Landscape Architect were present to discuss the matter with the Board.

Mr. Radner presented the proposed landscape plans for the Bonnie Brook Estates definitive subdivision plan. He acknowledged there was a significant amount of leaf litter layer on the grounds of the site, which promotes microbial growth and acts as a natural fertilizer/mulch and helps to prevent erosion.

Mr. Radner proposed to restore the leaf litter layer on site with chopped tree limbs which would help retain moisture and promote natural habitat. He recommended planting smaller trees which would ensure a greater survival rate when compared to installation of larger trees.

Mr. Shah inquired if the homeowners would be required to come back to the Board with individual landscape plans. Mr. Burney responded the Stormwater Management Permit was being issued with the presented landscape plan, which reflects an acceptable restoration plan, thus individual homeowners would not be required to present individual plans to the Planning Board. Mr. Shah requested that a related landscape plan be submitted.

Mr. Sugrue inquired about the area being marked to ensure that prospective homeowners do not mistakenly destroy the tree saplings when the leaves are raked.

Ms. Roopenian inquired if the Planning Board could condition that the individual homeowners plant a certain amount of native species on their lots.

Mr. Garvin suggested the planting of several larger trees on bare spots at the site. He also recommended the inclusion of a surety bond to cover possible replacement of trees that might not survive.

Mr. Derderian indicated that the home to be built would be substantial and appropriately landscaped.

Mr. Burney reported the Town could provide owners with a list of native species for consideration.

Mr. Garvin suggested that a preconstruction conference with Staff take place after trees are removed, in order to identify any open spots which, require the planting of a larger tree.

Mr. Shah commented that with the adoption of a forest restoration plan, a formal landscape design plan for each of the individual lots, would not be necessary.

Mr. Garvin noted that all requirements associated with the Stormwater Management Plan had been satisfied. Mr. Garvin inquired about TSS (Total Suspended Solid) removal.

Mr. Saluk confirmed the Boise Cascade manufacturer provided related written detail regarding TSS removal, which he would submit to the Board.

Board Members discussed inclusion of the affordable unit/s.

Mr. Shah motioned to approve the Definitive Subdivision Plan for Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500). Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Perlman-aye, Roopenian-aye, Garvin-aye.

Mr. Shah motioned to approve the Stormwater Management Permit for Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500) as presented with the conditions: a bond be provided for repair and replacement of planted trees, to include up to 4 larger trees to fill any gaps caused by construction. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Perlman-aye, Roopenian-aye, Garvin-aye.

Mr. Shah motioned to approve the Inclusion of Affordable Housing Special Permit for Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500) as presented, with the following conditions: that there is at least one affordable unit in perpetuity/SHI eligible and the affordability of the unit is placed in the deed, the construction of the affordable unit receive the Certificate of Occupancy, prior to the issuance of the fourth building permit. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Perlman-aye, Roopenian-aye, Garvin-aye.

Untimed Items

Approval Not Required Plan (ANR) – 136 Hudson Road (Assessor's Map G08-0700)

Attorney Joshua Fox was present to discuss the matter with the Board.

Mr. Fox provided details regarding the ANR Plan for 136 Hudson Road. He confirmed the new lot will contain 1.5 acres of land with required frontage on Hudson Road.

Mr. Shah motioned to endorse the Approval Not Required Plan (ANR) for 136 Hudson Road (Assessor's Map G08-0700). Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Perlman-aye, Roopenian-aye, Garvin-aye.

Discussion RE: Updates to the Wireless Services Overlay District

Mr. Burney provided detail regarding associated zoning considerations; he stated that a majority of reviewed 10-acre lots are controlled by Federal and Town governments.

Mr. Sugrue acknowledged that the primary goal reflected modification of the existing overlay districts. Mr. Garvin opined that the wireless proposal would not be viewed as spot zoning.

Mr. Sugrue commented that a decent amount of land in the Town is open for cell tower development, as identified on highlighted parcels.

Mr. Garvin mentioned that scenic roads are a big component of Sudbury's overall feel and culture.

Board Member discussed possible effects of proposed cell towers on the Town's historical districts.

Planning Board 2026 Meeting Schedule

Board members discussed and agreed upon modification of the April 2026 proposed Planning Board meeting schedule.

Master Plan Implementation

No new discussions presented.

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

Minutes for Approval: October 22, 2025

Mr. Shah motioned to approve the Planning Board Meeting Minutes for 10/22/25, as submitted. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Sugrue-aye, Perlman-aye, Roopenian-aye, Garvin-aye.

Committee Member Updates

Ms. Roopenian reported that proposed Community Preservation Committee (CPC) projects had been presented and CPC deliberations will begin in January 2026.

Administrative Report

No additional reports were discussed.

Future Meeting Schedule

Mr. Garvin confirmed the Planning Board will meet on January 14, 2026.

Mr. Garvin closed the December 17, 2025 Planning Board meeting at 9:10PM.