

Joint Meeting with the Design Review Board and Public Hearing: Site Plan Application – National Development – 526 & 528 Boston Post Road (Assessor’s Map K07-0011 & K07-0013) and Stormwater Management Permit Application

Present: Design Review Board (DRB) Chairman Dan Martin, DRB Members Jennifer Koffel, and Deborah Kruskal and National Development Project Manager Steve Senna, National Development’s Attorneys Peter Tamm and Kristofer Machado, National Development architect Michael Giardina, VHB representative Karen Staffier and Whole Foods Construction Coordinator Jim Strain

Mr. Lizotte recused himself from the discussion, and he left the Meeting for the remainder of the evening.

At 8:00 p.m., Chairman Abair opened a Public Hearing regarding the application of BPR Development LLC c/o National Development, Owner Raytheon Company, for Site Plan approval pursuant to Section 6300 of the Zoning Bylaw, and a Stormwater Management permit pursuant to Article V (F), Section 5.C of the Town Bylaws, to construct a new 40,000 square-foot grocery store, parking and associated improvements on property located at 526 and 528 Boston Post Road, zoned Limited Industrial, Town Assessor’s Map K07-0011 and K07-0013, which was continued from December 9, 2015. He also announced this portion of tonight’s meeting has been scheduled as a Joint Meeting with the Design Review Board (DRB). The Board was previously in receipt of copies of a letter from BPR Development LLC c/o National Development dated December 29, 2015, an email from Sudbury resident Binbin Liu

dated December 4, 2015, an email from Sudbury resident Jim Gish, 35 Rolling Lane, dated January 1, 2016, a letter from the State’s Department of Environmental Protection (DEP) Northeast Regional Office to Sudbury resident Robert Abrams dated December 30, 2015, the “Meadow Walk 526-528 Boston Post Road Sudbury, Massachusetts Traffic Impact and Access Study” prepared by VHB, two memoranda from VHB, both dated January 7, 2016, a letter from Engineering Advantage, Inc. dated December 28, 2015, and exhibit photographs and renderings of the grocery store and elevation plans and exterior materials exhibit. In addition, National Development Project Manager Steve Senna distributed copies to the Board of the PowerPoint slides for his presentation tonight.

Mr. Senna reintroduced the proposed grocery store project, noting supplemental applications materials have been provided since the Board’s last meeting, the applicant has responded to comments received from Town Departments, and a “full-build” traffic report has been completed. It was noted the traffic report would be reviewed at the Board’s January 27, 2016 Meeting, when the consultant and Sudbury’s Peer Reviewer can both be in attendance. An aerial photo of the existing conditions was displayed as well as the Initial Master Plan and Grocery Store – Retail Site Plan renderings.

Mr. Senna explained the applicants are looking at possibly relocating the driveway to a different location, which is more acceptable to the owner of the Shaws’ plaza across the street. Mr. Garvin asked if this information has been shared with the Peer Reviewer. Mr. Senna stated the Peer Reviewer has been informed to focus on a report which reflects a relocated driveway. He further stated the traffic report and appropriate documents will be amended accordingly, once this decision is made.

Mr. Senna provided a brief update on the applicant’s permitting efforts with the ZBA, noting a slight tweak to parking counts from 298 spaces to 291 spaces has been recommended. He also displayed slides of the existing evergreen vegetative buffers, which they will be obligated to maintain. Mr. Morely

highlighted an additional buffer should be considered along the first 150 feet where there is no green fence, and where there is an abutting home within view. He and Ms. Kablack noted a site visit prior to the Board's next meeting would be helpful to assess this situation and other factors.

Mr. Senna explained current utility lines do not allow for additional buffers in certain locations.

In response to a question from Mr. Garvin regarding whether the swales would be part of the pre-treatment plan, however Ms. Kablack stated the full Stormwater Management Plan has not been submitted yet.

Mr. Senna noted additional sidewalk options have been discussed with the ZBA, and this will be re-evaluated.

Mr. Morely suggested that if the driveway is relocated the buffer he previously mentioned would be even more important. He suggested the applicant might want to consider and inquire about a planting easement on the abutter's land to the east.

Design Review Board (DRB) Chairman Dan Martin asked if questions could be addressed regarding the landscape plan. Mr. Senna stated they are not prepared tonight to discuss the landscape plan, but there would be an opportunity to do so at a future meeting, once the driveway decision is made. He further stated previous concerns expressed about the types of trees to be planted along Route 20 and the need for more shade trees have been taken into consideration. DRB member Deborah Kruskal stated attention to the streetscape is important so that it does not feel drastically different than the rest of the Town. Ms. Kablack stated a final landscape approval will be subject to final approval before implementation.

Mr. Garvin stated his strong preference for having the utility poles along the frontage of the property relocated underground. Mr. Senna stated they are aware of this preference, and they have reached out to the relevant utility companies. He further stated they have already met with Comcast and Sudbury's Fire Chief, but the cost seems prohibitive.

National Development architect Michael Giardina from Jacobs provided a summary of the revisions which have been made to the architectural design, based on feedback received. He noted comments were received regarding scale, the lack of a traditional roof and a sensitivity about the amount of white exterior material proposed. Mr. Giardina stated he drove around Sudbury to get a better feel for existing architecture, and he was inspired by the Town's barns and agricultural nature. Slides of architectural renderings were displayed reflecting revisions made to the exterior design and materials. Mr. Giardina highlighted the new form, which allows internal trusses to be visible, and that much of the exterior white material has been replaced with glass, laminated woods, and/or composite woods, which are used judiciously. He circulated material samples to the Boards for review. Mr. Giardina stated a taupe/gray color scheme has been proposed with accents of a vibrant green.

Ms. Kablack noted the proposal for signs has changed, and the ZBA has continued its Special Permit Public Hearing regarding signage.

Chairman Abair and Mr. Morely highlighted the need for the south side rear exterior design to be attractive to the many residents who will view it as neighbors and/or from Route 20. Mr. Morely suggested utilizing more differentiation of materials across the southern elevation to result in a more interesting appearance. Mr. Senna stated they would consider the suggestion. However, he further stated Whole Foods has requested some blank exterior space which does not allow the internal space to be publicly viewed.

Mr. Garvin stated he likes the revisions which have been made. Chairman Abair concurred, and he thanked the applicants for listening to feedback from the Town.

Mr. Morely stated he liked the revisions too, but he asked where the shopping carts will be stored outside and inside the store. It was also asked if outside storage will impact the parking spaces count. Mr. Senna stated some cart corals are planned in the parking lot. Whole Foods Construction Coordinator Jim Strain stated they would check how parking is impacted. Mr. Morely also asked what the pictured exterior louvers are made of, and Mr. Giardina stated they are made of wood.

Ms. Kruskal opined that the proposed road in front of the grocery store seemed very wide. Mr. Senna stated Whole Foods has requested the proposed 30-foot width, based on its prior experiences. He also stated they have proactively conducted a full access life safety plan study, which he will provide to Ms. Kablack. Ms. Kablack noted that when Sudbury Farms reconfigured its front roadway to 24 feet, it was perceived as too narrow.

Mr. Martin stated he is impressed with the revisions made by the applicant regarding massing and materials since the last meeting.

Mr. Senna reviewed the next steps for the project, including continuing the ZBA Public Hearing on January 25, 2016 to present revised signage designs and conditions for approval of a major commercial Special Permit. He also stated the Planning Board and DRB Public Hearings would continue on January 27, 2016 to review the traffic report and Peer Reviewer comments, present an updated Site Plan (hopefully with a driveway decision) and revised signage designs. Mr. Senna stated the Conservation Commission's Notice of Intent is anticipated to be filed on February 8, 2016 and the Planning Board Public Hearing to discuss open items and the stormwater management report and Peer Reviewer comments is scheduled for February 10, 2016.

A site visit was scheduled by the Boards tentatively for January 19, 2016 at 8:00 a.m., and Ms. Kablack stated she would send along a confirmation email.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding the application of BPR Development LLC c/o National Development, Owner Raytheon Company, for Site Plan approval pursuant to Section 6300 of the Zoning Bylaw, and a Stormwater Management permit pursuant to Article V (F), Section 5.C of the Town Bylaws, to construct a new 40,000 square-foot grocery store, parking and associated improvements on property located at 526 and 528 Boston Post Road, zoned Limited Industrial, Town Assessor's Map K07-0011 and K07-0013 to January 27, 2016 at 8:00 p.m.