



Town of Sudbury

Design Review Board

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Meeting Minutes

March 27, 2019

Lower Town Hall, 322 Concord Road, Sudbury, MA

Present: Deborah Kruskal, Jennifer Koffel, Jim Parker, and Susan Vollaro

Absent: Dan Martin

Review of Proposed Site Plan – Joint Meeting with the Planning Board – Sudbury Department of Public Works – 275 Old Lancaster Road

In attendance to discuss the application with the Planning Board were James Fair, P.E., Weston & Sampson; Project Manager Zachary Wallen, E.I.T., Weston & Sampson; Department of Public Works Director Dan Nason; and Design Review Board members Deborah Kruskal, Susan Vollaro, Jennifer Koffel, and Jim Parker.

Mr. Fair presented a brief overview of the proposed project and stated the underground fuel system at the Department of Public Works (DPW) fueling station, which is 26 years old, was going to be replaced with an above ground system. Mr. Fair indicated the new system would be a vast improvement from the current one.

Mr. Wallen presented the Grading and Drainage Plan (Sheet C3.01), the Landscaping Plan (Sheet C4.01), the Fuel System Plan and Elevation (Sheet EQ-1.01).

DPW Director Dan Nason stated there were no current plans to build-out the existing DPW facility. He also indicated the DPW has reached out to the abutters in order to discuss proposed screening for the project.

Mr. Duchesneau noted the proposed location for the fueling station would be well screened from abutters and Old Lancaster Road. He also discussed the installation methods to prevent stormwater runoff. Mr. Duchesneau asked if the canopy size was sufficient to protect users when refueling vehicles during inclement weather and Mr. Fair responded in the affirmative.

Ms. Suedmeyer noted the Horsley Witten Group had provided some peer review comments which would be addressed at the next meeting and added the Conservation Commission would be discussing this project at their meeting the following week. A related mitigation discussion then took place. Ms. Suedmeyer also mentioned the possibility of a solar installation on the fueling station as well.

Mr. Garvin then asked the Design Review Board if they had any comments on the proposed project. Ms. Kruskal suggested staggering the vegetative plantings along the northern property line and Mr. Fair agreed.

Mr. Parker asked about the longevity of the above ground fueling tanks and Mr. Fair stated their life would be approximately 30 years if they were maintained properly.

Mr. Karustis stated it was wise to factor in potential expansion plans when considering the location of this proposed facility. Mr. Hincks expressed the same sentiment.

Ms. Kilcoyne asked about the number of proposed fuel tanks and Mr. Fair confirmed there would be two tanks.

Mr. Finnicum commented on the fuel barrier mechanisms and detail was provided by Mr. Fair. Mr. Finnicum also inquired about maintenance and Mr. Fair explained the monitoring plan was included in the long-term maintenance plan detail.

Mr. Garvin recommended the plans be amended to improve hydrograph calculations from a fair to good status, as recommended by the Horsley Witten Group. He also recommended watershed calculations be revised to reflect full support in the catch basin and suggested labeling the project as new construction.

Andrew Basinski of 17 Wildwood Lane stated there was only a minimal barrier between his home and the proposed facility. He inquired if another location on the DPW property could be considered. Mr. Nason stated he understood the concerns and further explained the restrictions with relocating the proposed tanks, as well as maintaining compliance with the Conservation Commission's regulations. Mr. Nason indicated necessary mitigation would be utilized.

Mr. Basinski inquired about his ability to conduct controlled burns in consideration of the fuel tanks which would only be 150 feet away. Mr. Fair responded an open burn would not affect the fuel tanks as they would be fully enclosed. Mr. Basinski suggested an increase in the proposed vegetation and landscaping along the DPW property line.

Ann Fisher of 24 Wildwood Lane stated she had noticed much of the foliage had disappeared over the last several years and lights were now shining into her home. She indicated she was sensitive to noise and had concerns about the proposed barriers. Ms. Fisher asked about the colors of the tanks and Mr. Fair indicated they would likely be white. Ms. Fisher spoke of the wildlife inhabiting the area and would appreciate further consideration of the proposed barrier methods. Mr. Fair referred to the planting renderings. Mr. Nason stated he would do what he could with the barriers in consideration of fiscal responsibility.

Steven Fisher of 24 Wildwood Lane requested the lights on the proposed fueling station be put on a timer/sensor. Mr. Nason responded the existing fueling tanks have a sensory timer and the new facility would be the same. Mr. Fisher stated one of the existing lights was not responding to the sensor and Mr. Nason indicated he would look into that issue.

Mr. Garvin suggested a meeting on site would be beneficial to address the lighting situation.

Mr. Hincks motioned to continue the public hearing for Site Plan Review, Stormwater Management Permit, and Water Resource Protection Overlay District Special Permit application for 275 Old Lancaster Road (Assessor's Map H08-0049) to the Planning Board meeting on April 10, 2019. Mr. Karustis seconded the motion. The vote was unanimous, 4-0.

At this time, the Design Review Board recessed their meeting and reconvened at approximately 8:40 p.m. in the Silva Room, Flynn Building, 278 Old Sudbury Road, Sudbury, MA.

Discussion of Potential Signage – 415 Boston Post Road

The applicant was not present when the Board arrived at the Silva Room of the Flynn Building, therefore there was no discussion and the Board adjourned their meeting.