



Town of Sudbury

Planning Board

PlanningBoard@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/planning

MINUTES

JANUARY 8, 2020 AT 7:30 PM

LOWER TOWN HALL, 322 CONCORD ROAD, SUDBURY, MA

Members Present: Chair Stephen Garvin, Vice Chair Charles Karustis, Clerk John Hincks, John Sugrue, and Associate Member Anuraj Shah

Members Absent: Justin Finnicum

Others Present: Director of Planning and Community Development Adam Duchesneau and Environmental Planner Beth Suedmeyer.

Mr. Garvin opened the meeting at 7:30 PM.

Continued Public Hearing – Site Plan Review and Stormwater Management Permit – 151 & 183 Boston Post Road (Assessor’s Map K11-0020 & K11-0501)

Christopher Mulhern of Harrison Mulhern Architects, Steve Burt of Buddy Dog, and Vito Colonna of Sullivan Connors and Associates, Inc. were present to discuss the application with the Planning Board. Mr. Mulhern presented project updates which had addressed requirements of the Conservation Commission and the Planning Board. He referenced the October 4, 2019 rendering. Mr. Mulhern presented Option A and Option B, both dated Novembers 25, 2019. He noted the Conservation Commission and the project team preferred Option A which contained a total of 30 parking spaces. Mr. Mulhern stated Option B retained a small amount of staff parking and moved 24 of the 30 parking spaces to the northwest corner of the site. Mr. Mulhern stated the total impervious coverage in Option A was less than Option B.

Mr. Mulhern stated Buddy Dog preferred Option A as the first choice, the October 4, 2019 plan as the second choice, and Option B as a distant third choice due to the parking arrangement, the building orientation, visual impact of the parking, and the increased site disturbance.

Mr. Duchesneau stated the Applicant had made significant efforts to address the concerns/comments of the Planning Board and those from Conservation Commission. He noted he favored Option A in consideration of qualitative green space along Boston Post Road/Route 20, as well as other determining factors.

Ms. Suedmeyer questioned the number of proposed parking spaces in addition to mitigation plans. Mr. Mulhern stated the mitigation plan was still being formulated.

Mr. Sugrue agreed that Option A was the preferred plan and addressed the parking aspect.

Mr. Karustis expressed his preference for Option A and asked if Option B satisfied the parking needs of Buddy Dog. Mr. Mulhern responded Option A and Option B provided the same number of parking spaces.

Mr. Karustis inquired about a pervious walkway between the two buildings and connecting to the parking lot, and also asked about a boardwalk as a possible addition. Mr. Mulhern responded the Conservation Commission had recommended the grassed walkway.

Mr. Karustis asked about the number of handicapped parking spaces. Mr. Mulhern stated there were two such spaces included in Option A, three in Option B, but two such spaces would fulfill the required amount. Mr. Karustis noted the mitigation included Option A was preferable.

Mr. Hincks spoke in favor of Option A and agreed with the comments made by Mr. Sugrue and Mr. Karustis. He inquired about screening for the parking which would face Boston Post Road/Route 20. Mr. Garvin affirmed there would be sufficient space for vegetated screening between the parking lot and Boston Post Road/Route 20. Mr. Hincks stated an evergreen or arborvitae-type screening would be best.

Mr. Shah inquired about the eastern curb cut and its alignment with Goodman's Hill Road. Mr. Garvin stated a related discussion with the Conservation Commission had taken place regarding that curb cut. He asked if the Applicant had met with the Massachusetts Department of Transportation (MassDOT) regarding the curb cut. Mr. Mulhern responded such a meeting had not yet taken place. Mr. Colonna mentioned a very preliminary discussion with MassDOT had taken place approximately a year ago regarding the initial plans and at that time MassDOT had not noted any particular issues.

Mr. Garvin suggested reversing the traffic flow in consideration of the Goodman's Hill Road intersection with Boston Post Road/Route 20. He suggested gathering input from the Fire and Police Departments regarding the potential impacts to traffic in the area. Mr. Garvin inquired about the composition of the fire lane. Mr. Mulhern responded it would be grass-paved with polycarbonate. Mr. Garvin opined regarding the use of polycarbonate and felt a boardwalk would be a better solution.

Selectman Janie Dretler of 286 Goodman's Hill Road stated Buddy Dog had been a good neighbor but expressed concern about retaining the exit driveway directly across from Goodman's Hill Road. She stressed the current dangers of that intersection and recommended safety improvements be implemented, such as a redirection of traffic into the Buddy Dog parking lot. Mr. Garvin recommended the curb cut be further delineated on the Site Plan.

Ms. Dretler emphasized the substantial history of vehicle crashes at the site and expressed concern regarding the creation of a sidewalk in that location.

Mr. Garvin inquired about such sidewalks and vehicle movement. Mr. Colonna stated the sidewalk existed and no addition to the sidewalk was planned. He explained a new section of sidewalk would be implemented where a different curb cut was being closed. Mr. Mulhern stated the one-way traffic proposal would help improve the current situation at Goodman's Hill Road. He also added that traffic/crash data would be reviewed. Mr. Hincks suggested a condition be included to address this matter. Mr. Garvin noted MassDOT would maintain any right-of-way or widening at the site.

Ms. Dretler inquired about the access road between Buddy Dog and Bosse Sports at the eastern end of the property. Mr. Garvin responded such access road would be reviewed.

Ms. Dretler reiterated the documented history regarding unsafe conditions at the existing entrance/exit driveway. She acknowledged writing a letter to the Zoning Board of Appeals and the Board of Selectmen in 2016 which addressed the issue and its very critical nature. Mr. Garvin affirmed the Planning Board was now approaching that level of review.

Mr. Burttt stated he would rather eliminate the curb cut and asserted the curb cut was permitted when first constructed with an easement which was still in effect.

Mr. Mulhern confirmed Option A was the preferred option of the Planning Board and noted the project team would proceed with more detailed planning using Option A. Mr. Garvin responded affirmatively and recommended traffic considerations be included.

Mr. Duchesneau mentioned the project timeline and discussed the continuance period with regard to the application. Mr. Burttt and Mr. Mulhern agreed with the timeline scheduling.

Mr. Hincks motioned to continue the Site Plan Review and Stormwater Management Permit public hearing for 151 & 183 Boston Post Road (Assessor's Map K11-0020 & K11-0501) to the January 22, 2020 Planning Board meeting. Mr. Karustis seconded the motion. The vote was unanimous, 4-0.

Public Hearing – Scenic Roads Application (Tree Removal) 149 Goodman's Hill Road (Assessor's Map J10-0501)

Lauren Kaplan of 149 Goodman's Hill Road was present to discuss the application with the Planning Board. Ms. Kaplan provided a description of a dead pine tree and requested removal of the tree. She stated Rafael Luna, the Town's Tree Warden, had confirmed the pine tree was dead and created a potential hazard.

Mr. Duchesneau indicated the Department of Public Works would be able to remove the tree after Ms. Kaplan had received approval under the Scenic Roads Bylaw. He added the Tree Warden had confirmed the tree was dead and was located within the public right of way.

Mr. Garvin stated a site plan sketch, depicting the property line in relationship to the tree, and pictures of the tree should always be required when these types of applications came before the Planning Board. Related discussion took place. Mr. Garvin noted tree and stone wall removals located on Scenic Roads mandated permitting per state statute.

Mr. Hincks motioned to approve the request under the Scenic Roads Bylaw to remove the tree at 149 Goodman's Hill Road (Assessor's Map J10-0501). Mr. Karustis seconded the motion. The vote was unanimous, 4-0.

Quarry North Road Residential Development Discussion and Site Plan Progress Update

Attorney William Henchy and Chris Kennedy, Principal for Quarry North Road, LLC, were present to discuss the matter with the Planning Board. Mr. Henchy provided a project update and a brief history of the project for the benefit of the new Planning Board members. He reviewed proposed changes to the plans, including the relocation of the wastewater treatment facility which had been recently approved by the Massachusetts Department of Environmental Protection. Mr. Henchy reported they had found a significant amount of ledge on the site which presented design issues for three of the proposed buildings.

He presented alternative building design concepts and suggested changes to the emergency egress due to the ledge which had been found.

Mr. Duchesneau asked about the proposed flat roof line of the buildings, which reflected a significant change in design. He suggested a preference for mimicking the original peaked roof design. Mr. Kennedy suggested further discussion.

Mr. Shah noted the newly proposed design did fit the topography and was better than blasting ledge. He was not particularly concerned about the proposed flat roofing for the buildings.

Mr. Hincks stated adjusting the proposal from four buildings to three was not problematic for him, but he did have questions regarding the look of the flat-roofed buildings. Mr. Kennedy stated the development team would be coming back before the Planning Board to address the building designs.

Mr. Karustis affirmed that seeing an architectural rendering would be beneficial, as changing the design from a flat roof to a pitched roof was significant.

Mr. Garvin asked if design renderings for the buildings had been presented at Town Meeting and Mr. Henchy indicated they were not.

Mr. Karustis asked if any programming was planned for the leaching field. Mr. Henchy stated nothing was planned except a grass covering for that area. Mr. Garvin noted the area could serve as a recreational space.

Mr. Sugrue echoed the comments of Mr. Karustis and Mr. Garvin.

Mr. Garvin noted a decrease in the total number of buildings would be a benefit to the overall project.

Mr. Duchesneau stated he would further review the proposal.

Town Meeting Zoning Bylaw Discussion

The Planning Board discussed the draft proposed Inclusion of Affordable Housing Zoning Bylaw and the draft proposed Solar Energy Systems Zoning Bylaw comments which had been submitted. Mr. Duchesneau confirmed both drafts had been sent to Town Counsel for review. The Planning Board then discussed Section 5620. Applicability of the draft Inclusion of Affordable Housing Zoning Bylaw.

Mr. Karustis stressed the critical impact of the Inclusion of Affordable Housing Zoning Bylaw. Members agreed with the sentiment expressed.

Mr. Karustis also indicated he felt the draft Solar Energy Systems Zoning Bylaw was near completion and the other Planning Board members agreed.

Mr. Garvin recommended Town staff contact Liz Rust of the Regional Housing Services Office to obtain input regarding incentives for senior affordable housing as it might apply to the Inclusion of Affordable Housing Zoning Bylaw.

Mr. Garvin affirmed the proposed Zoning Bylaw amendments would proceed towards finalization at the January 22, 2020 Planning Board meeting.

Mr. Karustis proposed several changes to the draft Solar Energy Systems Zoning Bylaw and related group discussion took place.

Minutes for Approval: October 9, 2019

Mr. Hincks motioned to approve the minutes of October 9, 2019. Mr. Garvin seconded the motion. The vote was 3-0-1, with Mr. Garvin, Mr. Hincks, and Mr. Sugrue voting in favor, and Mr. Karustis abstaining.

There being no further business, the meeting was adjourned at approximately 10:15 PM.