



# Town of Sudbury

## Planning Board

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### MINUTES

**JULY 29, 2020 AT 7:00 PM**

### VIRTUAL MEETING

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

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

Mr. Garvin opened the meeting at 7:00 PM.

**Continued Public Hearing – Final Plan Approval, Plan Approval, and Stormwater Management Permits – 16 & 36 North Road (Cold Brook Crossing) (Assessor’s Maps C12-0003, C12-0004, and C12-0100)**

Applicants Chris Claussen and Chris Kennedy, Matt Leidner of Civil Design Group, LLC, and attorney William Henchy were in attendance to discuss the matter with the Planning Board. Attorney Jonathan Silverstein from Town Counsel (KP Law) was also in attendance on behalf of the Town.

Mr. Garvin stated the focus of the hearing would be discussion related to sidewalks/walkways.

Mr. Claussen described the proposed sidewalk/walkway plan and stressed the objective was to maintain the berm and extend the driveway as far as possible. With his PowerPoint presentation, Mr. Claussen referred to the proposed 600 linear feet of added sidewalk.

Mr. Finnicum reiterated the Planning Board had advocated for connectivity, noting the presented plan was not perfect but would advance connections and could be improved upon.

Mr. Hincks commented the presented sidewalk plan served to close the loop for Cold Brook Crossing residents, but he was hoping for a design that would best benefit all pedestrians (present and future) in the area.

Mr. Sugrue indicated the plan should be viewed as more of a public sidewalk system and this plan felt more like a dead-end.

Mr. Shah agreed the proposed plan did not satisfy what the Planning Board was envisioning and provided suggestions for modifications.

Mr. Karustis stated he was not in favor of installing a retaining wall along North Road/Route 117 and noted that without such a wall, connectivity would be increased. He highlighted the desired eventual connection to the Bruce Freeman Rail Trail as well.

Mr. Garvin mentioned the maintenance of trees behind the proposed walkway would help to bring the initial loop closer to the road. Mr. Leidner indicated such implementation would be explored and agreed with Mr. Garvin. Mr. Claussen confirmed a draft plan could be completed by the end of the week.

Mr. Hincks noted the adjacent property was owned by the Town and later on might have a specific use for the Town. Mr. Garvin agreed with extending a part of the proposed walkway across Cold Brook Drive.

Mr. Garvin recommended the submission of an updated sidewalk/walkway plan as discussed at the meeting for next week and indicated the Planning Board might be able to approve the conditions regarding the proposed sidewalk.

Mr. Duchesneau agreed with the Planning Board's suggestions to amend the proposed sidewalk plan submitted by the Applicant.

Ms. Suedmeyer favored the Planning Board's plan recommendation and indicated she looked forward to seeing the new rendering at the next Planning Board meeting.

At this time, Mr. Claussen presented a draft Definitive Subdivision Plan, including proposed minor waivers.

Mr. Garvin noted waivers were generally not permitted unless they provided a public benefit or improvement.

Mr. Silverstein indicated the project represented a unique situation and was a unitary development. He noted this aspect of the proposal could be regarded as an Approval Not Required (ANR) Plan and felt there was no issue with the proposed waivers.

Mr. Karustis asked for explanation/rationale regarding the proposed waivers. Mr. Claussen indicated his team would prepare a document that would explain the reasoning for the waivers which would be requested.

Mr. Duchesneau confirmed the Planning Board had the authority to grant waivers with provided documentation explaining the reasoning for the requested waivers.

Catherine Rowan of 10 Northwood Drive expressed concerns about the tree buffer and was seeking a firm commitment by the developer to retain or implement one between the Northwood condominium and the project site.

Lois Schiappa of 50 Northwood Drive asked about a proposed traffic light at the intersection of Cold Brook Drive and North Road/Route 117. Mr. Garvin stated no such traffic light would be installed and a left turn lane was being added at the recommendation of several traffic studies. Mr. Claussen confirmed the recommendations from the traffic studies which had also been peer reviewed as well. He noted the traffic studies could be found on the Town's website and then provided additional details about the studies.

Thad Jackson of 40 Northwood Drive stated he was concerned about keeping/having a natural buffer between the project site and his dwelling unit, and inquired about a plan for this item. Mr. Claussen detailed his efforts with the Northwood Trustees and referred to the 50-foot setback requirement as

conditioned in the development agreement with the Town. He further described the topographic changes between the Northwood condominium property and the Cold Brook Crossing residential project.

Mr. Leidner referred to the topographic map of the property. He confirmed there would be additional landscaping on the slope and a screening plan would be developed with the Northwood Trustees. He stated the existing trees on the lot line would not be removed (as much as possible). Mr. Jackson indicated his strong approval of retaining as many of those trees as possible.

Andrew Palus of 35 Northwood Drive asked if the Applicant could provide a video to display the limit and scope of work. Mr. Garvin agreed a prepared presentation would be beneficial. Mr. Claussen affirmed that such a presentation could be made available.

Ms. Rowan indicated she liked the tree screening and would not mind if the proposed sidewalk looped near her property.

Mr. Duchesneau noted there was communication from Attorney Mark Kablack who asked for the following aspects to be reviewed at the August 12, 2020 Planning Board meeting:

- Buffer limit of work
- Draft conditions
- Sidewalk alteration plan

Mr. Karustis asked which particular traffic mitigation items would be implemented and Mr. Garvin stated those decisions would be presented to the Board of Selectmen for those determinations.

Mr. Hincks motioned to continue the public hearing for the Final Plan Approval, Plan Approval, and Stormwater Management Permits for 16 & 36 North Road (Cold Brook Crossing) (Assessor's Maps C12-0003, C12-0004, and C12-0100) to the Planning Board meeting on August 12, 2020. Mr. Karustis seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

### **Bruce Freeman Rail Trail 25% Design Public Hearing Comment Letter**

Mr. Garvin indicated he felt the draft letter composed by Ms. Suedmeyer was very comprehensive and other Planning Board members agreed. Mr. Garvin stated he would be pleased to sign the Bruce Freeman Rail Trail 25% Design Public Hearing Comment Letter.

Mr. Duchesneau thanked Ms. Suedmeyer for all her efforts to advance the Bruce Freeman Rail Trail project.

### **Master Plan Update**

Mr. Duchesneau stated the Master Plan Steering Committee would be meeting on July 31, 2020. He explained the consultants from the Horsley Witten Group would review the draft with submitted edits/comments and would proceed to revise the document after that meeting.

### **Town Meeting Zoning Bylaw Discussion**

Mr. Duchesneau stated Town Meeting Warrant Articles 37 and 38 were officially voted on and supported by the Board of Selectmen. He announced the public hearing regarding both of the proposed Zoning Bylaw amendments would take place at the August 12, 2020 Planning Board meeting.

Mr. Duchesneau then described the outdoor Annual Town Meeting procedure scheduled for September 12, 2020. He noted some of the Warrant Articles would likely be put on the consent agenda in consideration of providing a more expedited Town Meeting.

### **Administrative Report**

Mr. Duchesneau indicated all Town board, committee, and commission meetings would continue to be conducted virtually.

### **Minutes for Approval: April 8, 2020**

Mr. Karustis motioned to approve the April 8, 2020 minutes. Mr. Hincks seconded the motion.  
Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

### **Future Meeting Schedule: August 12, 2020 and September 9, 2020**

The Planning Board members confirmed they had no scheduling conflicts regarding the August 12, 2020 meeting.

Mr. Duchesneau stated the 2020 Annual Town Meeting was scheduled for September 12, 2020 at 9:00 AM outdoors at the field at Lincoln-Sudbury Regional High School.

There being no further business, the meeting was adjourned at approximately 8:45 PM.