



Town of Sudbury

Planning Board

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MINUTES

OCTOBER 28, 2020 AT 7:30 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, Environmental Planner Beth Suedmeyer, and Janet Bernardo from the Horsley Witten Group

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

Continued Public Hearing – Stormwater Management Permit – 183 Boston Post Road (Sudbury-Hudson Transmission Reliability and Mass Central Rail Trail Project) (Assessor’s Maps K10-0014, K11-5000, K09-5000, K08-5000, K07-5000, J06-5000, J05-5000, and H03-5000)

Paul Jahnige from the Massachusetts Department of Conservation and Recreation (DCR), Ken Staffier from VHB, Mark Costa from VHB, Vivian Kimball from VHB, Katie Kinsella from VHB, Denise Bartone from Eversource Energy, and Barry Fogel of Keegan Werlin, LLP were in attendance to discuss the application with the Planning Board.

Mr. Jahnige stated the DCR’s interest in this aspect of the project was the ten-foot rail trail pathway. He recognized the modifications VHB had made to the stormwater plans, and noted the relevance of the intersection of the Mass Central Rail Trail and the Bruce Freeman Rail Trail.

Mr. Staffier presented updates to the plans in response to the peer review comments.

Ms. Bernardo provided related detail regarding the proposed 14-foot wide gravel roadway and the installation of a bike path over the roadway.

Mr. Hincks indicated it appeared a significant amount of information regarding infiltration was missing and stated he felt the overall picture was well defined.

Mr. Garvin emphasized the project had to meet the appropriate standards for stormwater treatment.

Mr. Fogel reiterated the focus of the hearing was to address the Sudbury Stormwater Management Bylaw only. He stated the intent of the project was to meet stormwater standards and maximum standards were not applicable to limited project/wetland standards. Mr. Garvin commented the Planning Board decided not to defer to the Conservation Commission regarding the stormwater management permitting for this project.

Mr. Sugrue indicated the BETA report might have been overreaching.

Mr. Karustis asked Ms. Bernardo for a summary of the main concerns. Ms. Bernardo responded about the quantity of drainage potentially impacting downgradient properties, excessive amounts of water crossing the path, and the need for assurances that potential runoff would not impact private property owners.

Mr. Finnicum mentioned standing water was a public health issue and best practices should be implemented to ensure infiltration rates would not promote an increase in the mosquito population.

Mr. Garvin stated he did not believe a linear trench was practical.

Ms. Suedmeyer confirmed she had conducted an area site walk in dry conditions and noted the Landham Road area was wet. She asked for clarification regarding the proposed grading for that area.

Ms. Suedmeyer stated she had examined the area's culverts and found them to be in poor condition. She asked if the VHB report addressed the condition of those culverts.

Rebecca Cutting of 381 Maynard Road stressed the importance of the Landham Road overpass being consistently wet and noted work was currently taking place in that location. Ms. Cutting also expressed her dismay regarding the fact the public did not have access to the documentation. Mr. Garvin responded additional documentation would be provided for a meeting where the public hearing would be continued.

Diana Warren of 32 Old Framingham Road asked if the area's culverts would remain in place. She inquired about the number of culverts being considered. Mr. Staffier responded the culverts would remain in place and would be functioning.

Ms. Warren asked if there was an improvement plan to address the culverts which were in poor condition. Mr. Garvin noted such culverts would be reviewed in the related construction management plan, which would include a culvert survey.

Ms. Warren confirmed there were multiple jurisdictions reviewing the project including the Massachusetts Department of Environmental Protection, the United States Army Corps of Engineers and the Sudbury Historical Commission.

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit for 183 Boston Post Road (Sudbury-Hudson Transmission Reliability and Mass Central Rail Trail Project) (Assessor's Maps K10-0014, K11-5000, K09-5000, K08-5000, K07-5000, J06-5000, J05-5000, and H03-5000) to the Planning Board meeting on November 18, 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.

Continued Public Hearing – Modifications and Time Extension to Definitive Conventional Subdivision Decision, and Stormwater Management Permit – 210-212 Pratt's Mill Road (Assessor's Map G05-0022)

Applicant Terrence McDonough was in attendance to discuss the application with the Planning Board. He explained financial difficulties had interrupted the progress of the project and requested a continuance of the public hearing. Mr. McDonough also confirmed a new plan would likely be presented at the next Planning Board meeting.

Mr. Finnicum sought a guarantee there would be content to review at the next Planning Board meeting in December. Other Planning Board members agreed with Mr. Finnicum.

Mr. Duchesneau noted the application would involve a modification. He acknowledged the expired permit required an extension, which could be granted by the Planning Board.

Mr. Hincks motioned to continue the public hearing for the Modifications and Time Extension request to a Definitive Conventional Subdivision Decision, and Stormwater Management Permit for 210-212 Pratt's Mill Road (Assessor's Map G05-0022) to the Planning Board meeting on December 9, 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.

Immediately Continued: 554 & 560 Boston Post Road (Assessor's Map K06-0602) – Site Plan Modification

Mr. Hincks motioned to continue the 554 & 560 Boston Post Road (Assessor's Map K06-0602) Site Plan Modification item to the Planning Board meeting on November 18, 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.

Town Meeting Zoning Bylaw Discussion, including but not limited to:

- Storage Trailers by Special Permit**
- Expansion of Wireless Services Overlay District**
- Modifications to Section 3200. Signs and Advertising Devices**
- Fence Height Limitation**
- Section 2110 – References to Overlay Districts**

Mr. Duchesneau informed the Planning Board the Zoning Board of Appeals would be reviewing and providing suggestions regarding storage trailer permitting at their meeting on November 9, 2020.

In reference to the possible expansion of the Wireless Services Overlay District, Mr. Duchesneau confirmed he would be speaking with the Sudbury Water District members, and would report back to the Planning Board with additional details.

Mr. Duchesneau also stated he had received comments from the Design Review Board regarding modifications to Section 3200. Signs and Advertising Devices.

The Planning Board reviewed various fencing bylaw options as they might relate to a fence height limitation being considered. The Planning Board also considered and discussed a Fence Zoning Ordinance from Southfield, Michigan, as an example.

Mr. Hincks indicated his approval of the Southfield, Michigan Ordinance and stated there was much in that ordinance which could be considered for a fence bylaw in Sudbury.

Mr. Shah expressed his approval regarding the specificity of the Southfield, Michigan Ordinance, which might work for Sudbury if modified appropriately.

Mr. Finnicum mentioned his familiarity with the Southfield, Michigan area and indicated certain aspects of the Southfield, Michigan Ordinance might be applicable for Sudbury.

Mr. Sugrue agreed about some areas of the Southfield, Michigan Ordinance being applicable for Sudbury.

Mr. Hincks mentioned Sudbury Zoning Board of Appeals might present other options as well.

Mr. Garvin suggested the Planning Board members send related comments to Mr. Duchesneau.

After speaking with Building Inspector Andrew Lewis, Mr. Duchesneau stated there were concerns about numerous aspects of a fencing bylaw being somewhat cumbersome for the Town to enforce.

Ms. Suedmeyer stated a fencing bylaw could always be revised.

Metropolitan Area Planning Council (MAPC) Appointment

Mr. Garvin motioned to recommend to the Select Board and Town Manager that Director of Planning and Community Development Adam Duchesneau be appointed as the Town of Sudbury's Metropolitan Area Planning Council (MAPC) representative, and Environmental Planner Beth Suedmeyer be appointed as the alternate representative. Mr. Hincks seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

Master Plan Update

Mr. Duchesneau provided an update and affirmed the Master Plan had been edited by the Horsley Witten Group consultants, and would be available for the Planning Board and staff to review. He indicated the Master Plan would be available to the public at the Virtual Open House from November 9, 2020 through December 2, 2020; and public comments would be reviewed by the Planning Board. Mr. Duchesneau anticipated the final Master Plan document would be finalized in January of 2021.

Administrative Report

Mr. Duchesneau informed the Planning Board the Town would continue with virtual meetings into 2021.

Minutes for Approval: June 2, 2020

Mr. Hincks motioned to approve the minutes for June 2, 2020 as amended. Mr. Karustis 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: November 18, 2020 and December 9, 2020

The Planning Board members confirmed their availability for those meetings.

There being no further business, the meeting was adjourned at approximately 9:56 PM.