



# Town of Sudbury

## Planning Board

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### MINUTES

**MARCH 24, 2021 AT 7:30 PM**

### VIRTUAL MEETING

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

**Members Absent:** Associate Member Anuraj Shah

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

Mr. Garvin called the meeting to order at 7:30 PM.

#### **Immediately Continued Public Hearing – Site Plan Review – 423 & 437 Boston Post Road (Assessor’s Map K08-0004)**

Mr. Hincks motioned to continue the public hearing for the Site Plan Review application for 423 & 437 Boston Post Road (Assessor’s Map K08-0004) to the Planning Board meeting on April 14, 2021. Mr. Karustis seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

#### **Public Hearing – Stormwater Management Permit – Lot 42 Fox Hill Drive (Assessor’s Map B07-0214)**

Engineer Brian Waterman and Applicant/Owner Gary Bennos were present to discuss the matter with the Planning Board.

Mr. Waterman provided a project summary regarding the construction of a single-family home. He added additional soil testing would be performed. Mr. Waterman requested a continuance of the public hearing in order to address the peer review consultant’s and Engineering Department’s comments.

Ms. Suedmeyer mentioned the Horsley Witten Group’s peer review provided a considerable number of comments. Reference was made regarding the steepest slopes on the property in relation to erosion control.

Mr. Finnicum questioned the drain locations near the property line.

Mr. Garvin suggested grading modifications.

Mr. Hincks commented about slope stabilization.

Mr. Karustis mentioned runoff from the driveway was a particular concern.

Mr. Sugrue asked about the proposed clearing areas.

Mr. Garvin questioned the abutting septic easement. He noted plan inconsistencies regarding drainage and grading.

Sarah and Paul Castellani of 19 Fox Hill Drive asked if ledge had been found on the property. Mr. Waterman responded ledge had not been found at ten feet, noting old rock had been deposited on the site.

Mr. Hincks motioned to continue the public hearing for the Stormwater Management Permit for Lot 42 Fox Hill Drive (Assessor's Map B07-0214) to the Planning Board meeting on April 28, 2021. Mr. Karustis seconded the motion. Roll Call Vote: Mr. Garvin – Aye, Mr. Karustis – Aye, Mr. Hincks – Aye, Mr. Finnicum – Aye, and Mr. Sugrue – Aye.

### **Americans with Disabilities Act (ADA) Transition Plan Comments – Kay Bell**

Kay Bell, a member of the Commission on Disability and of 348 Old Lancaster Road, was in attendance to discuss the matter with the Planning Board. Ms. Bell provided details regarding the federal and state ADA regulations, noting the New England ADA Center provided associated guidance. She also mentioned the ADA Action Guide. Ms. Bell recommended all Planning Board members view the ADA programming on SudburyTV. She also noted all municipalities must have an ADA Self-Assessment and Transition Plan in place.

Ms. Bell indicated the ADA status/reporting of all Town-owned properties had been completed and the assessments were now available on the Town website. Ms. Bell also stated community input was being requested in order to help formulate action plans.

The Planning Board members confirmed they provided recommendations regarding accessibility details for each application which came before them. Mr. Sugrue affirmed the Commission on Disability involvement with the Master Plan had been beneficial.

### **Master Plan Update (Internal Discussion of Final Documents)**

Master Plan consultants Nate Kelly and Krista Moravec from the Horsley Witten group were in attendance to discuss the matter with the Planning Board.

Mr. Kelly noted many public comments were submitted which included editing and recommendation aspects.

The Planning Board members discussed particular public comments and edits, as well as various areas/segments of the Master Plan including:

- Boston Post Road/Route 20
- Economic Development
- Transportation and Connectivity
- Historic and Cultural Identity
- Natural Environment
- Conservation and Recreation
- Town Services and Infrastructure

- Housing

The Planning Board members discussed various Action Items which could be included in the Master Plan.

Mr. Garvin suggested the inclusion of additional graphics.

Mr. Sugrue suggested a land use section be added to the Master Plan. The Planning Board members agreed with the addition of such a section and the inclusion of appendices.

Mr. Duchesneau agreed with the Planning Board's suggestion about eliminating a separate Master Plan, Volume Three document.

Mr. Duchesneau recommended edits and additions discussed at the meeting be incorporated into the finalized Master Plan, and that the Planning Board vote to approve the Master Plan at their March 28, 2021 meeting. Mr. Kelly and the Planning Board members agreed.

### **Bruce Freeman Rail Trail Update**

Ms. Suedmeyer announced the Select Board had approved the Bruce Freeman Rail Trail amenities, related location features, and signage plans at their previous meeting. She indicated the Fuss & O'Neill consultant team would be completing the Bruce Freeman Rail Trail 75% design plan for submission to MassDOT in April of 2021.

### **Town Meeting Zoning Bylaw Amendments**

Mr. Duchesneau confirmed the Select Board had approved the proposed Zoning Bylaw amendments for inclusion in the 2021 Annual Town Meeting Warrant at their meeting the previous night.

### **Minutes for Approval: October 7, 2020**

Mr. Duchesneau indicated the draft meeting minutes from October 7, 2020 had not yet been compiled.

### **Future Meeting Schedule April 14, 2021 and April 28, 2021**

The Planning Board members indicated their ability to attend the April 14, 2021 and April 28, 2021 meetings.

Mr. Finnicum acknowledged considerable clear-cutting had taken place at the 150 Wayside Inn Road project. He also indicated an Erosion Control Plan was not yet in place. Mr. Finnicum recommended such a plan be submitted for the Planning Board to review as soon as possible. Mr. Duchesneau stated he would follow up on that matter.

Mr. Garvin suggested adding a formalized Citizen Comment item to the agenda for future Planning Board meetings.

Mr. Hincks suggested the Citizen Comment items be scheduled at the beginning of the untimed agenda item segment of the meeting.

Mr. Garvin adjourned the meeting at 10:30 PM.