

## **Minutes of the Planning Board Meeting of January 7, 2021**

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 9:30 a.m. on January 7, 2021 and held a virtual online public meeting via <https://zoom.us>

The meeting was recorded and will be available on the Minuteman Media Network.

Ms. Ferguson asked for a roll call of the Planning Board. Members present were Mr. Sayegh, Mr. Bosdet, Ms. Orvedal, Ms. Miller, and Ms. Ferguson. Mr. Flint joined the meeting at 9:33 a.m. and the Chair acknowledged his presence. Ms. McEneaney was absent.

Town Planner Elizabeth Hughes was present.

### **Approval Not Required Plan #20-16, 48Y Fitchburg Turnpike, Parcel 3419**

Town Planner Hughes presented the plan to the Board. She explained that property is located in Residence AA Zoning District, which requires 80,000 s.f. of area and 200 feet of frontage for a buildable lot, and that the property is located on the north side of Fitchburg Turnpike (Rt. 117) on the Concord/Sudbury Town line with no frontage. The plan shows the creation of an 18,813 s.f. non-buildable parcel (Parcel A).

Mr. Flint asked about Parcel A shown on the plan. Town Planner Hughes explained that Note 7 on the Plan states that “Parcel A is not to be considered a building lot.”

Mr. Flint moved that the Planning Board authorize endorse the Chair, Clerk, Town Planner or DPLM Director to endorse the plan titled “Proposed Plan of Lan Map 15E, Parcel 3419, Concord, Mass.” dated December 18, 2020 for the Town of Sudbury, prepared by Sullivan, Connors and Associates, as Approval Not Required because the plan is not a “subdivision” because it shows a proposed conveyance which changes the size and shape of a lot in such a manner that frontage is not affected. Mr. Bosdet seconded. All voted in favor. The roll call vote was Mr. Sayegh, yes; Ms. Miller, yes; Ms. Orvedal, yes; Mr. Bosdet, yes; Mr. Flint, yes; and Ms. Ferguson, yes.

The meeting adjourned at 9:37 a.m.

Documents presented which are on file in the Planning Division Office at 141 Keyes Road, Concord, MA:

- Approval Not Required Form A and Plan, 48Y Fitchburg Turnpike

Respectfully submitted,

Nathan Bosdet, Clerk

Minutes approved on: 1/26/21