



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

AGENDA

Wednesday, November 9, 2022

7:30 PM

Virtual Meeting

Pursuant to Chapter 107 of the Acts of 2022, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so in the following manner:

Please click the link below to join the virtual Planning Board Meeting:

<https://us02web.zoom.us/j/715844184>

For audio only, call the number below and enter the Meeting ID on your telephone keypad:

Call In Number: 978-639-3366 or 470-250-9358

Meeting ID: 715 844 184

No in-person attendance of members of the public will be permitted and public participation in any public hearing conducted during this meeting shall be by remote means only.

7:30 PM

- ♦ Immediately Continued Public Hearing* – Definitive Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Special Permit
 - Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500)

7:31 PM

- ♦ Public Hearing – Stormwater Management Permit
 - 15 Bishop Lane (Assessor's Map F10-0521)

Untimed Items:

- ♦ 89 Butler Road (Assessor's Map F05-0721) – Approval Not Required (ANR) Plan
- ♦ 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) – Construction Schedule
- ♦ 2023 Annual Town Meeting and Possible Future Zoning Bylaw Amendments – Discussion and Updates
 - o Multi-Family Zoning Requirement for Massachusetts Bay Transportation Authority (MBTA) Communities
 - o Wireless Services Overlay District
 - o Footnotes in Use Table for Prohibited Uses in Water Resource Protection Overlay District
- ♦ Master Plan Implementation

- ♦ Citizens' Comments on Items Not on Agenda (None Received)
- ♦ Minutes for Approval: None
- ♦ Committee Member Updates
- ♦ Administrative Report
- ♦ Possible Future Agenda Items
- ♦ Future Meeting Schedule: November 30, 2022, December 14, 2022, and 2023 Meeting Schedule

*Public Hearings noticed as "Immediately Continued" will not be deliberated at this meeting.

All NEW applications that require a Public Hearing must be received by 12:30 PM 30 days in advance of the scheduled Planning Board meeting.

All CONTINUED Public Hearing documents and topics for Citizens' Comments (in writing) must be received by 12:30 PM 7 days in advance of the scheduled Planning Board meeting date.

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.