



Town of Sudbury

Planning Board

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AGENDA

Wednesday, September 13, 2023

7:30 PM

Virtual Meeting

Pursuant to Chapter 2 of the Acts of 2023, 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.

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|-----------------------|--|
| 7:30 PM | <ul style="list-style-type: none">♦ Immediately Continued Public Hearing – Site Plan Review and Stormwater Management Permit<ul style="list-style-type: none">- 502 Concord Road (Assessor's Map F10-0031) |
| 7:31 PM | <ul style="list-style-type: none">♦ Immediately Continued Public Hearing – Site Plan Review and Stormwater Management Permit –<ul style="list-style-type: none">- 86-92 Boston Post Road (Assessor's Map K11-0011) |
| 7:32 PM | <ul style="list-style-type: none">♦ Continued Public Hearing – Site Plan Review and Stormwater Management Permit<ul style="list-style-type: none">- 694 Boston Post Road (Assessor's Map K05-0017) |
| Untimed Items: | <ul style="list-style-type: none">♦ 40 Skyview Lane (Assessor's Map C10-0107) – Stormwater Management Permit Modification♦ Cold Brook Crossing Residential Development (Assessor's Maps C12-0101 and C12-0100) Apartments at Cold Brook Crossing, 435 & 437 Cold Brook Drive – Release of Surety Bond for Landscaping and Site Work♦ 7 Fox Hill Drive (fka Lot 43) - Surety Bond for Stormwater Management Permit Performance Bond |

- ♦ 2024 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
- ♦ Master Plan Implementation
- ♦ Citizens' Comments on Items Not on Agenda (None Received)
- ♦ Minutes for Approval: October 12, 2022
November 9, 2022
February 8, 2023
February 22, 2023
March 8, 2023
March 22, 2023
April 12, 2023
- ♦ Committee Member Updates
- ♦ Administrative Report
- ♦ Possible Future Agenda Items
- ♦ Future Meeting Schedule: September 27, 2023 & October 11, 2023

*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, 21 days in advance of the scheduled Planning Board meeting.

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

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.