



# Town of Sudbury

## Planning Board

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### **AGENDA**

**Wednesday, November 29, 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.

- 7:30 PM**
- ◆ Public Hearing – Site Plan Review  
187 Boston Post Road (Assessor Map K10-0081)
- 7:45 PM**
- ◆ Public Hearing – Public Hearing – Definitive Subdivision Plan, and Stormwater Management Permit  
210-212 Pratt’s Mill Road (Assessor’s Map G05-0022 and G05-0922)
- Untimed Items:**
- ◆ Lot 38 Fox Hill Drive (Assessor’s Map B07-0210) – Partial Release of Bond for Stormwater Management
  - ◆ 2024 Annual Town Meeting and Possible Future Zoning Bylaw Amendments – Discussion and Updates
    - Multi-Family Zoning Requirement for Massachusetts Bay Transportation Authority (MBTA) Communities
    - Wireless Services Overlay District
    - Site Plan Review
  - ◆ Master Plan Implementation
  - ◆ Citizens’ Comments on Items Not on Agenda
    - Madison Herel
    - Landon Estates Abutters (Mary Sterling, Kurt Schillinger, Fred Burnham, Armin Sethna, Amy & Mike Robinson)

- ◆ Review and Approve 2024 Meeting Schedule
- ◆ Minutes for Approval: June 28, 2023  
July 9, 2023
- ◆ Committee Member Updates
- ◆ Administrative Report
- ◆ Possible Future Agenda Items
- ◆ Ongoing Items/Hearings
  - 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) **CONTINUED TO** 20 December 2023
  - Site Plan Review and Stormwater Management Permit
    - 502 Concord Road (Assessor’s Map F10-0031)  
**CONTINUED TO** 20 December 2023
- ◆ Future Meeting Schedule:  
December 20, 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.