



Town of Sudbury

Planning Board

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

PlanningBoard@sudbury.ma.us

www.sudbury.ma.us/planning

AGENDA

Wednesday, February 28, 2024

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** ♦ Immediately Continued Public Hearing* – Site Plan Review and Stormwater Management Permit
225 & 227 Boston Post Road (Assessor’s Map K10-0040 & K10-0009)
- 7:31 PM** ♦ Immediately Continued Public Hearing* – Stormwater Management Permit
Lot 2 Brimstone Lane (Assessor’s Map L04-0008)
- 7:31 PM** ♦ Immediately Continued Public Hearing* –Scenic Road Application
Lot 2 Brimstone Lane (Assessor’s Map L04-0008)
- 7:32 PM** ♦ Continued Public Hearing – Definitive Subdivision Plan, and Stormwater Management Permit
210-212 Pratt’s Mill Road (Assessor’s Map G05-0022 and G05-0922)
- 7:45 PM** ♦ Continued Public Hearing – Public Hearing – Site Plan Review and Stormwater Management Permit 631 Boston Post Road
(Assessor’s Map K06-0502)
- 8:00 PM** ♦ 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)

- Untimed Items:**
- ◆ Continued - Request for Modification to Stormwater Management Permit (# 21-13)
 - 7 (Lot 43) Fox Hill Drive (Assessor's Map B07-0215)
 - ◆ 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 – No Comments Received
 - ◆ Minutes for Approval: November 20, 2023
 - ◆ Committee Member Updates
 - ◆ Administrative Report
 - ◆ Possible Future Agenda Items
 - ◆ Ongoing Items/Hearings
 - Site Plan Review and Stormwater Management Permit
 - 502 Concord Road (Assessor's Map F10-0031)
 - CONTINUED TO MARCH 27, 2024**
 - ◆ Future Meeting Schedule:
 - March 13, 2024
 - March 27, 2024

*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.