



Town of Sudbury

Planning Board

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TOWN OF SUDBURY PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the provisions of MGL Chapter 41, Sections 81K through 81GG, Section 5600 Inclusion of Affordable Housing of the Town of Sudbury Zoning Bylaw, and the Planning Board Rules and Regulations Governing the Subdivision of Land, and Chapter 252 of the Town of Sudbury Bylaws (Stormwater Management, the Sudbury Planning Board will hold a public hearing on August 13, 2025 at 7:30 PM as a Virtual Meeting if allowed under the Open Meeting Law or, if not permitted, the meeting will be held in the Lower Town Hall, 322 Concord Road, Sudbury, Massachusetts regarding an application submitted by John Derderian, Applicant, and Bonnie Brook Realty Corporation, Owner, for a proposed Definitive Subdivision Plan, Special Permit, and Stormwater Management Permit as shown on a plan entitled "Bonnie Brook Estates, Definitive Subdivision Plan, Maynard Road, Sudbury, MA" prepared by Bruce Saluk & Associates, Inc., dated October 1, 2020 and revised through March 18, 2025, proposing a subdivision of approximately 31 acres into six (6) buildable lots for single-family dwellings including associated improvements thereon. Said property is located off Maynard Road (Assessor's Maps G08-0025 and G08-0500), Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts, and will involve the disturbance of approximately 320,200 sq. ft. of land area which contains areas with slopes greater than 10% resulting in a net increase in impervious surface of approximately 74,500 sq. ft.

Application materials are available in the Planning and Community Development Department and may be inspected during regular office hours.

Any person interested or wishing to be heard on the proposed application should appear at the time and place designated.

Stephen R. Garvin, Chair
Sudbury Planning Board

To be published in the MetroWest Daily News on July 30, 2025 and August 6, 2025.

**NOTE: The original application submitted on August 25, 2021 was formally withdrawn without prejudice on June 11, 2025, and refiled on July 21, 2025.*