



# Town of Sudbury

## Planning Board

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www.sudbury.ma.us/planning

## **AGENDA**

**Wednesday, August 13, 2025**

**7:30 PM**

**Virtual Meeting**

Pursuant to Chapter 2 of the Acts of 2025, 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://sudbury-ma-us.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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|----------------|--|
| <b>7:30 PM</b> | Immediately Continued Public Hearing* – Definitive Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Special Permit Maynard Road aka Bonnie Brook Estates<br>(Assessor's Maps G08-0025 and G08-0500) |
| <b>7:45 PM</b> | Continued Public Hearing – Stormwater Management Permit<br>Maiden Way - fka 210-212 Pratt's Mill Road<br>(Assessor's Map G05-0022 and G05-0922)  |
| <b>8:00 PM</b> | Continued Public Hearing – Site Plan Review and Stormwater Management Permit<br>694 Boston Post Road<br>(Assessor's Map K05-0017)  |
| <b>8:15 PM</b> | Continued Public Hearing – Site Plan Review<br>0, 30 and 38 Field Road – Bina Farm<br>(Assessor's Maps B10-0304, B10-0128 and B10-0305)  |

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**Untimed Items:**

- Minor Modification to Stormwater Management Permit  
Maiden Way- fka 210-212 Pratts Mill Road  
(Assessor's Map G05-02 and G08-0500)
- Cold Brook Crossing Residential Development (Assessor's Maps C12-0101 and C12-0100) - Apartments at Cold Brook Crossing, 435 & 437 Cold Brook Drive – Stormwater Management Permit Surety Bond (#1329) Release Request
- Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road (Assessor's Map B09-0001) – Definitive Subdivision and Stormwater Management Permit Partial Performance Bond Release Request
- Master Plan Implementation
- Citizens' Comments on Items Not on Agenda – No Comments Received
- Minutes for Approval:
  - June 11, 2025
  - June 25, 2025
- Committee Member Updates
- Administrative Report
- Possible Future Agenda Items

**Ongoing Items/Hearings:**

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**Future Meeting Schedule:**

- September 10, 2025
- September 24, 2025
- October 8, 2025

\*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.