



Town of Sudbury

Planning Board

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AGENDA

Wednesday, December 3, 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.

7:30 PM

Public Hearing – Stormwater Management Permit

0 Powdermill Road – Eversource Substation Transformer Replacement Project
(Assessor's Map A07-0200)

Untimed Items:

- Stormwater Management Permit Celebree Daycare
631 Boston Post Road (Assessor's Map K06-0502)
Request for Bond (Cash)
- Discussion with Isotrope RE: Updates to the Wireless Services Overlay District
- Planning Board 2026 Meeting Schedule
- Master Plan Implementation
- Citizens' Comments on Items Not on Agenda – No Comments Received
- Minutes for Approval:
 - o October 8, 2025
- Committee Member Updates
- Administrative Report
- Possible Future Agenda Items

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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 December 17, 2025

Future Meeting Schedule:

- December 17, 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.