



## SUDBURY CONSERVATION COMMISSION AGENDA

Monday, July 24, 2023

**7:00 Virtual Meeting**

\*\*\*\*\*

*Applicants and their representatives must limit their total presentation time to ten minutes.  
Follow up comments and statements shall be limited to a maximum of three minutes per speaker.  
The Chairman may take any of the following agenda items out of order to accommodate people present*

\*\*\*\*\*

*In light of the ongoing COVID-19 outbreak, on March 30, 2023, Governor Baker extended certain provisions of the State of Emergency Order issued on March 12, 2020, allowing public bodies greater flexibility in utilizing technology in the conduct of meetings under Open Meeting Law. The Town has decided to extend the "remote participation" procedures allowed under Governor Baker's emergency Order.*

**The public may participate in this meeting via Remote Participation:**

- From your computer, smart phone or tablet: <https://us02web.zoom.us/j/98803339162>
- From your phone: 978-639-3366 or 470-250-9358
- Meeting ID: 988 0333 9162

### [Call Meeting to Order via Roll Call](#)

#### [Minutes](#)

1. **May 22, 2023**
2. **June 5, 2023**

#### [Continued Wetland Applications:](#)

3. **Notice of Intent: 1 Liberty Ledge (Camp Sewataro), DEP #301-1393**  
To construct handicap accessible parking, walkways, and picnic areas within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Andrew Sheehan, Applicant. (Continued from May 8, and July 10, 2023.)
4. **Notice of Intent: 58 Massasoit Avenue, DEP #301-1376**  
To demolish and reconstruct a single-family home within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Jonatas Storck, Applicant. (Continued from September 12, October 3, and October 17, 2022.)
5. **Notice of Intent: 4 Demarco Road, DEP #301-1392**  
To construct an addition and expand the septic system and driveway within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Horizon Holding LLC, Applicant. (Continued from May 8, 2023.) *To be continued to August 7, 2023 without discussion.*
6. **Notice of Intent: 74 and 80 Maynard Road: Bonnie Brook Realty Corp., DEP #301-1341**  
Construction of a roadway and associated drainage system and utilities in 100-ft buffer zone and Adjacent Upland Resource Area for a 6-lot residential subdivision, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, continued from June 7, August 9, September 27, 2021 and August 22, 2022. John Derderian, Applicant.
7. **Notice of Intent: 86-92 Boston Post Road, DEP #301-1397**  
To construct a Valvoline Instant Oil Change garage with parking lot within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Robert Ladas, Applicant. (Continued from June 26, 2023.) *To be continued to August 7, 2023 without discussion.*
8. **Notice of Intent: 502 Concord Road, DEP #301-1398**  
To construct a new school building with parking, grading and associated utilities within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Joel Gordon, Applicant. (Continued from July 10, 2023.) *To be continued to August 21, 2023 without discussion.*

9. **Notice of Intent: 5 Hunt Road, DEP #301-1380**

To construct an addition to an existing single-family house within the 100-foot Buffer Zone and the 100-foot Adjacent Upland Resource Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Richard Albee, Applicant. (Continued from October 17 and December 12, 2022). *To be continued to August 21, 2023, without discussion.*

**New Wetland Applications**

10. **Request for Determination of Applicability: 247 Dutton Road, RDA #23-7**

To upgrade a septic system within the 100-foot Buffer Zone and 200-foot Riverfront, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. KVC Builders, Applicant.

**Enforcement Order:**

11. **Jatinder – 31 Lincoln Lane, DEP #301-1364**: Discuss violation and restoration proposal

**Certificate of Compliance:**

12. **5 Taylor Road, DEP #301-1275**: Landscaping Improvement Project

13. **11 Cedar Creek, DEP #301-1360**: Septic System Replacement

**Other Business:**

14. **Emergency Certification Ratification**: Fix Drainage Blockage Causing Flooding of Concord Road/ New Bridge Road

**Adjourn Meeting**

-----  
**2023 Meeting Schedule:** August 7, August 21, September 11, October 2 (dates subject to minor changes)