



## SUDBURY CONSERVATION COMMISSION AGENDA

Monday, January 8, 2024

**7:00 Virtual Meeting**

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***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***

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*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://zoom.us/j/83278091591>
- **From your phone:** 978-639-3366 or 470-250-9358
- **Meeting ID:** 832 7809 1591

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

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

1. **Notice of Intent: 25 Bridle Path, DEP #301-1407**  
After-the-fact removal of trees and installation of a playset, and to replant trees and shrubs, remove invasive plants, prune trees, rebuild an existing deck, remove a hot tub, install a new deck, replace existing patio, and expand porch within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. David & Eva Watson, Applicants. (Continued from November 13, 2023.)
2. **Notice of Intent: 38 Stubtoe Lane, DEP #301-1405**  
To demolish an existing garage and porch, and construct an addition with garage, driveway, associated grading and utilities, within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Yang Jin & Scott Tingley, Applicant. (Continued from October 30, 2023.)  
*To be continued to January 22, 2024, without discussion.*
3. **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, and October 2, 2023.) *To be continued to February 5, 2024, without discussion.*
4. **Notice of Intent: 143 Union Avenue, DEP #301-1402**  
To construct an addition to a single-family home within the 100-foot Buffer Zone and the local 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Faye Zou, Applicant. *To be continued to January 22, 2024, without discussion.*
5. **Notice of Intent: 74 and 80 Maynard Road: Bonnie Brook Realty Corp., DEP #301-1341**  
To construct 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. John Derderian, Applicant. (Continued from June 7, August 9, September 27, 2021, August 22, 2022 and July 24, 2023.) *To be continued to January 22, 2024, without discussion.*

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

6. **Request for Determination of Applicability: 25 Plympton Road, RDA #23-18**  
To replace a septic system within the 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and the Sudbury Wetlands Administration Bylaw. David Barone, Applicant.

7. **Request for Determination of Applicability: 33 Ronald Road, RDA #23-17**  
To install a septic tank outlet line within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and the Sudbury Wetlands Administration Bylaw. Christopher Giunta, Applicant.

**Certificate of Compliance:**

8. **Precourt, 46 and 48 Union Avenue, DEP #301-1330**

**Other Business:**

9. **Warrant Articles**
10. **Discuss Bylaw Fee Structure**
11. **Discuss Conservation Land Regulations Revisions**

**Adjourn Meeting**

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**2024 Meeting Schedule:** January 22, February 5 and 26, March 11 and 25, April 8 and 29