



## SUDBURY CONSERVATION COMMISSION AGENDA

Monday, July 15, 2024

**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*

\*\*\*\*\*

*On March 30, 2023, Governor Healey 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/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. June 17, 2024

#### Continued Wetland Applications:

#### 2. Notice of Intent: 150 Prides Crossing, DEP #301-1421

To install a fence after-the-fact within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Tim & Jennifer Shannon, Applicants. (Continued from July 1, 2024)

#### 3. Notice of Intent: Lot 2 Brimstone Lane, DEP #301-1409

To construct a new single-family home with associated pool, shed, stormwater management system, yard and landscaping within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Carrie Maciel, Applicant. (Continued from December 18, 2023 and February 5 and May 13, 2024.)

#### 4. 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, December 12, 2022 and July 1, 2024)

#### 5. Notice of Intent: 94 Puritan Lane, DEP #301-1423

To rebuild patio and rock wall within the 100-foot Buffer Zone within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Christina McCarthy, Applicant. (Continued from July 1, 2024)

#### 6. Notice of Intent: 11 Allene Avenue, DEP #301-1419

To construct a detached garage within the 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Jeffrey Gray, Applicant. (Continued from June 3 and June 17, 2024)

#### 7. Notice of Intent: 104 Plympton Road, DEP #301-1420

To construct an addition, swimming pool, fencing, driveway, and walkway, reconstruct a deck, and relocate a shed within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Andrew & Emily Bouley, Applicants. (Continued from June 17, 2024)

8. **Request for Determination of Applicability: 72 Wayside Inn Road, RDA #24-12**  
To construct a porch, ramp and steps within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Steve Pickford, Applicant. (Continued from June 3, 2024) *To be continued to August, 12, 2024, without discussion.*
9. **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 August 26, 2024, without discussion.*

#### **Certificate of Compliance:**

10. **Shannon, 150 Prides Crossing, DEP #301-0940**
11. **McCarthy, 94 Prides Crossing, DEP #301-396**

#### **New Wetland Applications:**

12. **Request for Determination of Applicability: 1011 Concord Road, RDA #24-17**  
To replace existing fence and install new fence within the 100-foot Buffer Zone and Bordering Land Subject to Flooding, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Allison Goldfarb, Applicant.
13. **Notice of Intent: 170 Greystone Lane, DEP #301-1422**  
To construct an addition and expand the septic system within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Peter Wykoff, Applicant.

#### **Extensions:**

14. **Order of Resource Area Delineation: 74-80 Maynard Road, DEP #301-1220**
15. **Order of Conditions: 74-80 Maynard Road, SWAB #190211**
16. **Order of Conditions: 239 Concord Road, DEP #301-1351**

#### **Adjourn Meeting**

-----  
**2024 Meeting Schedule:** July 29, August 12 and 26, September 9 and 23, October 7 and 21