



SUDBURY CONSERVATION COMMISSION AGENDA

Monday, December 16, 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. **November 18, 2024**
2. **December 2, 2024**

Continued Wetland Applications:

3. **Notice of Intent: Harvey's Farm Lane (Lots 1 and 2, ROW), DEP #301-1429**
To improve the existing roadway and associated stormwater infrastructure to service a new agricultural operation, within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Phil Mastroianni, Applicant. (Continued from November 4 and December 2, 2024.)
4. **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, July 24, 2023 and August 26, 2024.)
5. **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.
6. **Notice of Intent: 182 Wayside Inn Road, DEP #301-1434**
To install a gravel driveway and stream crossing after-the-fact, renovate and expand an existing garage, construct an accessory out-building, exterior pool, and replace an existing culvert within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Andrew Leverone, Applicant. (Continued from November 18, 2024.) *To be continued to January 6, 2025, without discussion.*
7. **Notice of Intent: 331 Hudson Road, DEP #301-1428**
To construct an addition, remove outbuildings, modify the driveway, and install plantings within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Frederick Hanna, Applicant. (Continued from October 21, 2024) *To be continued to January 27, 2025, 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, and October 2, 2023.) *The applicant has requested to withdraw the Notice of Intent Application.*

New Wetland Applications:

9. **Request for Determination of Applicability: 59 Highland Avenue, RDA #24-36**

To rebuild and expand an existing deck within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Kevin Mackinnon, Applicant.

10. **Request for Determination of Applicability: 193 Peakham Road, RDA #24-37**

To remove trees within the 100-foot Buffer Zone and the local 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. James Lesko, Applicant.

Certificate of Compliance

11. **Santilli, 33 Barbara Drive, DEP #301-1381**

12. **Mackinnon, Boston Post Road (Lot 3), DEP #301-753**

13. **Dinno, Harvey Farm Lane, DEP #301-1387**

Adjourn Meeting

2025 Meeting Schedule: January 6 and 27, February 10 and 24, March 10 and 24, and April 7 and 28