



## SUDBURY CONSERVATION COMMISSION MINUTES

Meeting Minutes of Monday, July 7, 2025

**Present:** David Henkels, Chair; Ken Holtz, Vice Chair; Jeremy Cook; Luke Faust; Bruce Porter; Mark Sevier; Harry Hoffman, Associate Member; Victor Sulkowski, Associate Member; and Lori Capone, Conservation Coordinator

**Absent:** Kasey Rogers

The meeting was called to Order by Chair Henkels at 7:01 PM via roll call.

### Minutes:

On motion by Comm. Cook to accept the minutes of the May 19, 2025 meeting, seconded by Comm. Faust, via roll call, with Comm. Holtz abstaining, the vote was unanimous in the affirmative.

### Wetland Applications:

#### **Notice of Intent: 87 Moore Road, DEP #301-1424**

Chair Henkels resumed the Hearing for the project to construct a garage with associated driveway and drainage, relocate an existing fence, and remove trees within the 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Dwight D. Henderson was the applicant. This Hearing was continued from August 26 and October 21, 2024.

On motion by Comm. Porter to continue the Hearing to August 18, 2025, seconded by Comm. Cook, via roll call the vote was unanimous in the affirmative.

#### **Notice of Intent: 20 Tavern Circle, DEP #301-TBD**

Chair Henkels resumed the Hearing for the project to remove trees within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Matthew Drew was the applicant. This Hearing was continued from January 27, 2025.

On motion by Comm. Cook to continue the Hearing to July 21, 2025, seconded by Comm. Sevier, via roll call the vote was unanimous in the affirmative.

### Certificate of Compliance:

#### **Clarence: 31 Meadow Brook Road, DEP #301-1440**

Coordinator Capone explained that this was for a septic system replacement. She added that the work has been completed and the site has been stabilized.

On motion by Comm. Faust to issue the Certificate of Compliance, seconded by Comm. Cook, via roll call the vote was unanimous in the affirmative.

#### **Hines: 27 Bowker Drive, DEP #301-285 – Partial**

Coordinator Capone explained that the original Order of Conditions dated back to 1990 and pertained to the construction of roadway drainage and grading for the subdivision. Individual lots within the subdivision, including 27 Bowker Drive, did not have their own Orders of Conditions. She noted that the property in question was subject to a Conservation Restriction required by the subdivision approval, which had been executed and was

in good standing. Based on this, she recommended issuing a Partial Certificate of Compliance to release the Order from the Deed for 27 Bowker Drive.

On motion by Comm. Sevier to issue the partial Certificate of Compliance, seconded by Comm. Cook, via roll call the vote was unanimous in the affirmative.

### Adjourn Meeting

On motion by Comm. Faust to adjourn the meeting at 7:07 PM, seconded by Comm. Holtz, via roll call the vote was unanimous in the affirmative.