



SUDBURY CONSERVATION COMMISSION MINUTES

Meeting Minutes of Monday, November 3, 2025

Present: David Henkels, Chair; Ken Holtz, Vice Chair; Jeremy Cook (7:05 PM); Bruce Porter; Kasey Rogers; Mark Sevier; Harry Hoffman, Associate Member; Victor Sulkowski, Associate Member; and Lori Capone, Conservation Coordinator

Absent: Luke Faust

The meeting was called to Order by Chair Henkels at 7:00 PM via roll call.

Minutes

On motion by Comm. Sevier to accept the minutes of the October 20, 2025 meeting, seconded by Comm. Rogers, via roll call the vote was unanimous in the affirmative. (Comm. Cook was not present for this vote.)

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, October 21, 2024 and October 20, 2025.

On motion by Comm. Rogers to continue the Hearing to November 17, 2025, seconded by Comm. Holtz, via roll call the vote was unanimous in the affirmative. (Comm. Cook was not present for this vote.)

Notice of Intent: 182 Wayside Inn Road, DEP #301-1434

Chair Henkels resumed the Hearing for the project 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 was the applicant. This Hearing was continued from November 18, 2024, June 23 and August 4, 2025.

On motion by Comm. Holtz to continue the Hearing to November 17, 2025, seconded by Comm. Porter, via roll call the vote was unanimous in the affirmative. (Comm. Cook was not present for this vote.)

Notice of Intent: 94 Prides Crossing Road, DEP #301-1455

Chair Henkels resumed the Hearing for the project to demolish an existing carriage house and construct a single-family house within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. First Colony Development Co, Applicant. This Hearing was continued from September 29, 2025.

On motion by Comm. Sevier to continue the Hearing to November 17, 2025, seconded by Comm. Rogers, via roll call the vote was unanimous in the affirmative.

Certificate of Compliance:

Lin, 46 Eddy Street, DEP File #301-1386

Coordinator Capone explained that the project involved a small addition to a house located within the Riverfront Area, specifically in the outer riparian zone. To offset the increase in building footprint, an equivalent area of lawn within the inner riparian zone had been removed and replanted with native species. She stated that the applicants were pleased with the restoration, noting that wildlife had returned to the property. She confirmed that the restoration period had been completed and recommended issuance of a Certificate of Compliance.

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

Adjourn Meeting

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