



SUDBURY CONSERVATION COMMISSION AGENDA

Monday, April 6, 2026

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 28, 2025, 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, smartphone 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. March 23, 2026

New Wetland Applications:

2. **Notice of Intent: 447 Peakham Road, DEP #301-1464**
To remove a deck and construct an addition within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Jaedra Stahan, Applicant.
3. **Notice of Intent: 1011 Boston Post Road (Lot 10a), DEP #301-1463**
To grade, clear, install utilities, and construct a common driveway within the 100-foot Buffer Zone and the local 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Reinaldo Faria (Faria Home Improvement), Applicant.
4. **Notice of Intent: 1011 Boston Post Road (Lot 11), DEP #301-1462**
To construct a house with associated common driveway, utilities, grading and clearing within the 100-foot Buffer Zone and the local 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Reinaldo Faria (Faria Home Improvement), Applicant.
5. **Notice of Intent: 33 Douglas Drive, DEP #301-1465**
To construct an addition, porch, and deck, relocate the shed, and replace a septic system within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Joao Bitencourt, Applicant.
6. **Request for Determination of Applicability: 104 Plympton Road, RDA #26-03**
To construct a soil absorption system within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Andrew & Emily Bouley, Applicant.

Continued Wetland Applications:

7. **Notice of Intent: 87 Moore Road, DEP #301-1424**
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, Applicant. (Continued from August 26, October 21, 2024 and October 20, 2025.) *To be continued, without discussion.*

8. **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 the 100-foot 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, August 26, and December 16, 2024, and February 9, 2026.) *To be continued to April 27, 2026, without discussion.*

9. **Notice of Intent: 32 Emerson Way, DEP #301-1458**

To construct a detached garage within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Frank Vincentelli, Applicant. (Continued from December 12, 2025.) *To be continued to April 27, 2026, without discussion.*

10. **Notice of Intent: 94 Pride's Crossing Road, DEP #301-1455**

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. (Continued from September 29, November 17, December 29, 2025 and January 26, 2026.) Discussion on the road connection from 150 Wayside Inn Road and removal of the driveway from 94 Prides Crossing Road.

Certificate of Compliance:

11. **Priscolli, 94 and 100 Pride's Crossing Road, DEP #301-728**

Adjourn Meeting

Meeting Schedule: April 27, May 11, June 1, 15 and 29, July 13, and 27, August 10 and 24