



SUDBURY CONSERVATION COMMISSION AGENDA

Monday, May 11, 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. April 6, 2026

New Wetland Applications:

2. **Request for Amendment to Order of Conditions: Bruce Freeman Rail Trail, DEP #301-1362**
To reconstruct a shared-use path and connector ramp within the 100-foot Buffer Zone and the local 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. MADOT, Applicant.
3. **Request for Determination of Applicability: 14 Buckmaster Drive, RDA #26-07**
To install a playset and remove and plant 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. Jesse Patterson, Applicant.
4. **Request for Determination of Applicability: 101 Longfellow Road, RDA #26-08**
To remove and plant trees with associated grading within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. David Teebagy, Applicant.

Continued Wetland Applications:

5. **Notice of Intent: 200 Raymond Road (Feeley Field), DEP #301-1460**
To reconstruct softball fields and install an irrigation system and subsurface stormwater infrastructure, ADA walkway, dugout, and bleachers within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Victor Garofalo, Applicant. (Continued from March 23, 2026.)
6. **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. (Continued from April 6 and 27, 2026.)

7. **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. (Continued from April 6, 2026.)
8. **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. (Continued from April 6, 2026.)
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 8, 2025.)
10. **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, February 9 and April 27, 2026.)
11. **Notice of Intent: 9 Trevor Way, DEP #301-1461**
To construct a house and associated septic system, driveway, utilities, and appurtenances within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. John Berglund, Applicant. (Continued from March 23, 2026) *To be continued to June 15, 2026, without discussion.*
12. **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 outbuilding, 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, June 23, August 4, and December 8, 2025.) *To be continued, without discussion.*
13. **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, January 26 and April 6, 2026.) Discussion on the road connection from 150 Wayside Inn Road and removal of the driveway from 94 Prides Crossing Road. *To be continued to June 1, 2026, without discussion.*

Certificate of Compliance:

14. **Priscolli, 94 and 100 Pride's Crossing Road, DEP #301-728:** To be tabled to June 1, 2026
15. **Lui, 36 Plantation Circle, DEP #301-578 (Partial)**
16. **Jimmie, 15 Elmwood Avenue, DEP #301-1384**

Adjourn Meeting

Meeting Schedule: June 1, 15 and 29, July 13, and 27, August 10 and 24, September 14 and 28