



SUDBURY CONSERVATION COMMISSION AGENDA

Monday, October 19, 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

Other Business:

1. **Discussion regarding proposed Battery Energy Storage Systems Bylaw:**
Eric Sims and Venk Gopal, Energy and Sustainability Committee

New Wetland Applications:

2. **Request for Determination of Applicability: 17 Pantry Road, RDA #26-19**
To remove two trees within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Joseph Cerasuolo, Applicant.
3. **Notice of Intent: 24 Birchwood Avenue, DEP #301-TBD**
To install a septic system within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Jayne Haley, Applicant.
4. **Request for Determination of Applicability: 151 Dakin Road, RDA #26-20**
To remove invasive plants and supplement with native plants within the 100-foot Buffer Zone and the local 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Jana Gabarro, Applicant.
5. **Notice of Intent: Mass Central Rail Trail (0 Railway - Massachusetts Central Railroad Corridor, from 163 Boston Post Road to Wayland Town Line), DEP #301-TBD**
To construct a shared-use path within the 100-foot Buffer Zone, Bordering Vegetated Wetlands and Bordering Land Subject to Flooding, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Amber Christoffersen (DCR), Applicant.
6. **Notice of Intent: 199 Raymond Road, Raymond Road, Warren Road, 150 Raymond Road, 40 Warren Road, DEP #301-1473**
To upgrade existing PFAS treatment vessels, install new and replace existing water mains within existing roadways within the 100-foot Buffer Zone, the 200-foot Riverfront Area, and Bordering Land Subject to Flooding, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Vincent Roy (Sudbury Water District), Applicant.

7. **Request for Determination of Applicability: 175 Landham Road, RDA #26-21**

To install a greenhouse within the 100-foot Buffer Zone and the 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Kenneth Holtz, Applicant.

Continued Wetland Applications:

8. **Notice of Intent: 46 Witherell Drive, DEP #301-1472**

To install a firepit and patio, native plants, and remove invasive plants within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Christine Maitland, Applicant. (Continued from September 14, 2026.)

9. **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 to November 2, 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, January 26, April 6, and August 24, 2026.) *To be continued to November 16, 2026, without discussion.*

Extensions:

11. **Nashawtuc Country Club, DEP #301-1240:** Requesting a one year Extension to an Order of Conditions for the renovation of some of the tees and greens, modifications to existing bunkers, construction of new bunkers, and installation of a replacement irrigation system.

Certificate of Compliance:

12. **Perry: 23 Moore Road, DEP #301-1436**

13. **Chen: 61 Virginia Ridge Road, DEP #301-1449**

Other Business:

14. **2027 Meeting Schedule**

Adjourn Meeting

Meeting Schedule: November 2, 16, and 30, December 14 and 28