



Town of Sudbury

Planning Board

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

PlanningBoard@sudbury.ma.us

www.sudbury.ma.us/planning

AGENDA

Wednesday, April 27, 2022

7:30 PM

Virtual Meeting

Pursuant to Chapter 22 of the Acts of 2022, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so in the following manner:

Please click the link below to join the virtual Planning Board Meeting:

<https://us02web.zoom.us/j/715844184>

For audio only, call the number below and enter the Meeting ID on your telephone keypad:

Call In Number: 978-639-3366 or 470-250-9358

Meeting ID: 715 844 184

No in-person attendance of members of the public will be permitted and public participation in any public hearing conducted during this meeting shall be by remote means only.

- 7:30 PM**
- ◆ Immediately Continued Public Hearing* – Site Plan Review, Stormwater Management Permit, and Water Resource Protection Overlay District Special Permit
 - 540 & 550 Boston Post Road (Assessor's Maps K07-0012 and K07-0026)
- 7:31 PM**
- ◆ Continued Public Hearing – Definitive Subdivision Plan and Stormwater Management Permit
 - Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500)
- 7:45 PM**
- ◆ Continued Public Hearing – Stormwater Management Permit
 - 565 and Lot B Concord Road (Assessor's Maps F10-0013 and F10-0229)
- 7:55 PM**
- ◆ Public Hearing – Stormwater Management Permit
 - Lot 15 Kato Drive (Assessor's Map J10-0615)
- Untimed Items:**
- ◆ 2022 Annual Town Meeting and Possible Future Zoning Bylaw Amendments – Discussion and Updates
 - o Warrant Articles
 - o Fence Bylaw
 - o Stormwater Management Bylaw

- o Wireless Services Overlay District
- o Multi-Family Zoning Requirement for Massachusetts Bay Transportation Authority (MBTA) Communities
- ◆ Master Plan Implementation
- ◆ Citizens' Comments on Items Not on Agenda (None Received)
- ◆ Minutes for Approval: October 27, 2021 and November 10, 2021
- ◆ Board Appointments
 - o Community Preservation Committee – John Hincks
 - o Bruce Freeman Rail Trail Advisory Task Force – John Sugrue
 - o Permanent Building Committee – Craig Blake
 - o Minuteman Advisory Group on Interlocal Coordination – Adam Duchesneau
- ◆ Committee Member Updates
- ◆ Administrative Report
- ◆ Possible Future Agenda Items
- ◆ Future Meeting Schedule: May 2, 2022 (Town Meeting), May 11, 2022, and May 25, 2022

*Public Hearings noticed as “Immediately Continued” will not be deliberated at this meeting.

All NEW applications that require a Public Hearing must be received by 12:30 PM 30 days in advance of the scheduled Planning Board meeting.

All CONTINUED Public Hearing documents and topics for Citizens' Comments (in writing) must be received by 12:30 PM 7 days in advance of the scheduled Planning Board meeting date.

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.