



Town of Sudbury

Planning Board

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AGENDA

Wednesday, October 26, 2022

7:30 PM

Virtual Meeting

Pursuant to Chapter 107 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* – Definitive Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Special Permit
 - Maynard Road aka Bonnie Brook Estates (Assessor’s Maps G08-0025 and G08-0500)
- 7:31 PM**
- ◆ Public Hearing – Scenic Road (Stone Wall)
 - 84 Peakham Road (Assessor’s Map K04-0008)
- 7:50 PM**
- ◆ Public Hearing – Stormwater Management Permit
 - 40 Skyview Lane (Assessor’s Map C10-0107)
- Untimed Items:**
- ◆ 423-435-437 Boston Post Road (Assessor’s Map K08-0004) – Site Plan Modification
 - ◆ 490 Boston Post Road (Assessor’s Map K07-0018) – Minor Site Plan Review
 - ◆ 183 Boston Post Road (Sudbury-Hudson Transmission Reliability and Mass Central Rail Trail Project) (Assessor’s Maps K10-0014, K11-5000, K09-5000, K08-5000, K07-5000, J06-5000, J05-5000, and H03-5000) – Performance Bond and Construction Schedule
 - ◆ Master Plan Implementation
 - o Discussion regarding Update to Select Board on Implementation

- ◆ 2023 Annual Town Meeting and Possible Future Zoning Bylaw Amendments – Discussion and Updates
 - Multi-Family Zoning Requirement for Massachusetts Bay Transportation Authority (MBTA) Communities
 - Wireless Services Overlay District
 - Footnotes in Use Table for Prohibited Uses in Water Resource Protection Overlay District
- ◆ Citizens' Comments on Items Not on Agenda (None Received)
- ◆ Minutes for Approval: May 11, 2022
- ◆ Committee Member Updates
- ◆ Administrative Report
- ◆ Possible Future Agenda Items
- ◆ Future Meeting Schedule: November 9, 2022 and November 30, 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.