



# Town of Sudbury

## Planning Board

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### AGENDA

**Wednesday, February 22, 2023**

**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**
- ◆ Continued Public Hearing – Stormwater Management Permit
    - 461 North Road (Assessor’s Map C08-0035)
- Untimed Items:**
- ◆ 15 & 40 Fairbank Road (Assessor’s Maps F05-0005 and F06-0001) – Site Plan Modification
  - ◆ Discussion regarding Space Use and Facility Condition Study
  - ◆ 23 Union Avenue (Assessor’s Map K08-0091) – Site Plan Modification
  - ◆ 382 Willis Road (Assessor’s Map C07-0007) – Approval Not Required (ANR) Plan
  - ◆ 38 Fox Hill Drive (Assessor’s Map B07-0210) – Discussion regarding Possible Stormwater Management Permit Modification
  - ◆ 275 Old Lancaster Road (Assessor’s Map H08-0049) – Minor Site Plan Review Modification
  - ◆ 2023 Annual Town Meeting and Possible Future Zoning Bylaw Amendments – Discussion and Updates

- o Clarification of Permissible Uses in Water Resource Protection Overlay District
- o Multi-Family Zoning Requirement for Massachusetts Bay Transportation Authority (MBTA) Communities
- o Wireless Services Overlay District
- ◆ Master Plan Implementation
- ◆ Citizens' Comments on Items Not on Agenda (None Received)
- ◆ Minutes for Approval: None
- ◆ Committee Member Updates
- ◆ Administrative Report
- ◆ Possible Future Agenda Items
- ◆ Future Meeting Schedule: March 8, 2023 and March 22, 2023

\*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, 21 days in advance of the scheduled Planning Board meeting.

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

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.