



Town of Sudbury

Planning Board

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AGENDA

Wednesday, May 10, 2023

7:30 PM

Virtual Meeting

Pursuant to Chapter 2 of the Acts of 2023, 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.

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|-----------------------|---|
| 7:30 PM | <ul style="list-style-type: none">◆ Immediately Continued Public Hearing* – Definitive Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Special Permit<ul style="list-style-type: none">- Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500) |
| 7:31 PM | <ul style="list-style-type: none">◆ Immediately Continued Public Hearing* – Stormwater Management Permit<ul style="list-style-type: none">- 15 Bishop Lane (Assessor's Map F10-0521) |
| 7:32 PM | <ul style="list-style-type: none">◆ Public Hearing – Stormwater Management Permit Modification<ul style="list-style-type: none">- 38 Fox Hill Drive (Assessor's Map B07-0210) |
| Untimed Items: | <ul style="list-style-type: none">◆ 36 Hudson Road (Assessor's Map G09-0002) – Minor Site Plan Review◆ 423-435-437 Boston Post Road (Assessor's Map K08-0004) – Site Plan Modification◆ Cold Brook Crossing Residential Development (Assessor's Maps C12-0101 and C12-0100):<ul style="list-style-type: none">o North Road Residential Overlay District – Phase 2 Surety Bond for Stormwater Management Permit Performance Bondo North Road Residential Overlay District – Phase 3 Surety Bond for Stormwater Management Permit Performance Bond |

- ♦ 2023 Annual Town Meeting and Possible Future Zoning Bylaw Amendments – Discussion and Updates
 - o Multi-Family Zoning Requirement for Massachusetts Bay Transportation Authority (MBTA) Communities
 - o Wireless Services Overlay District
- ♦ Master Plan Implementation
- ♦ Board Appointments
 - o Community Preservation Committee
 - o Land Acquisition Review Committee
 - o Rail Trails Advisory Committee – John Sugrue
- ♦ Citizens' Comments on Items Not on Agenda (None Received)
- ♦ Minutes for Approval: September 28, 2022
- ♦ Committee Member Updates
- ♦ Administrative Report
- ♦ Possible Future Agenda Items
- ♦ Future Meeting Schedule: May 24, 2023 and June 14, 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.