



Town of Sudbury

Planning Board

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AGENDA

Wednesday, August 9, 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.

- 7:31 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)

- 7:32 PM**
 - ◆ Immediately Continued Public Hearing* – Site Plan Review and Stormwater Management Permit
 - 694 Boston Post Road (Assessor’s Map K05-0017)

- 7:33 PM**
 - ◆ Immediately Continued Public Hearing* – Site Plan Review and Stormwater Management Permit
 - 502 Concord Road (Assessor’s Map F10-0031)

- 7:34 PM**
 - ◆ Continued Public Hearing – Scenic Road (Stone Wall)
 - 272 Willis Road (Assessor’s Map D07-0024)

- 7:35 PM**
 - ◆ Continued Public Hearing – Site Plan Review and Stormwater Management Permit
 - 86-92 Boston Post Road (Assessor’s Map K11-0011)

- Untimed Items:**
 - ◆ 328 Maynard Road (Assessor’s Map E06-0353) – Stormwater Management Permit Modification

- ◆ 23 Union Ave (Assessor's Map K08-0091) – Site Plan Modification
- ◆ 423-435-437 Boston Post Road (Assessor's Map K08-0004) – Site Plan Modification
- ◆ Nolan Circle/Landon Estates Subdivision (fka Woodward Glen/Greenscape Park) off Powers Road (Assessor's Maps B09-0011, B09-0012, B09-0013, and B09-0014 (fka Assessor's Map B09-0001)) – Time Extension Request for Definitive Subdivision Decision and Stormwater Management Permit
- ◆ 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
- ◆ Master Plan Implementation
- ◆ Citizens' Comments on Items Not on Agenda (None Received)
- ◆ Minutes for Approval: October 25, 2022
 October 26, 2022
 November 30, 2022
 December 14, 2022
 January 11, 2023
 January 25, 2023
- ◆ Committee Member Updates
- ◆ Administrative Report
- ◆ Possible Future Agenda Items
- ◆ Future Meeting Schedule: September 13, 2023 & September 27, 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.