



Town of Sudbury

Planning Board

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3387
Fax: 978-443-0756

planningboard@sudbury.ma.us

<http://www.sudbury.ma.us/services/planning>

TOWN OF SUDBURY NOTICE OF PUBLIC HEARING

In accordance with the provisions of M.G.L. Chapter 41, Section 81T and the Sudbury Planning Board Rules & Regulations Governing the Subdivision of Land, and Article V(F), Section 5.C of the Town of Sudbury Bylaws (Stormwater Management), the Sudbury Planning Board will hold a public hearing on Wednesday, November 29, 2023 at 7:30 PM as a Virtual Meeting if allowed under the Open Meeting Law or, if not permitted, the meeting will be held in the Lower Town Hall, 322 Concord Road, Sudbury, Massachusetts, regarding an application submitted by Octavian Development Pratts Mill Development, LLC (Applicant and Owner) for approval of a Definitive Conventional Subdivision and Stormwater Management Permit, as shown on a plan entitled "Definitive Subdivision Plan Residential Subdivision Pratts Mill Road, Sudbury, MA, 01776" prepared by Hancock Associates, dated November 7, 2023 proposing a subdivision on approximately 3.06 acres for the construction of two single family dwellings with a new cul-de-sac, shared driveway and associated improvements thereon. Said property is located on Pratts Mill Road (Assessor's Map G05-0022 and G05-0922) and will involve the disturbance of approximately 97,246 sq. ft. of land area and which contains areas with slopes greater than 10% and results in a net increase in impervious surface of approximately 11,363 sq. ft.

Application materials are available in the Planning and Community Development Department and may be inspected during regular office hours.

Any person interested or wishing to be heard on the proposed application should appear at the time and place designated.

Stephen Garvin, Chair
Sudbury Planning Board

To be published in the MetroWest Daily Newspaper on November 15, 2023 and November 22, 2023.