



Town of Sudbury

Planning Board

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AGENDA

Wednesday, December 20, 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 | ♦ Comprehensive Stormwater Management Plan Presentation (DPW Director Dan Nason & Jack Troidl, Woodward and Curran) |
| 7:45 PM | ♦ Immediately Continued Public Hearing* – Site Plan Review and Stormwater Management Permit <ul style="list-style-type: none">- 502 Concord Road (Assessor's Map F10-0031) |
| 7:50 PM | ♦ Public Hearing – Site Plan Review and Stormwater Management Permit <ul style="list-style-type: none">- 631 Boston Post Road (Assessor's Map K06-0502) |
| 8:00 PM | ♦ Public Hearing – Stormwater Management Permit <ul style="list-style-type: none">- Lot 2 Brimstone Lane (Assessor's Map L04-0008) |
| 8:00 PM | ♦ Public Hearing – Scenic Road Application <ul style="list-style-type: none">- Lot 2 Brimstone Lane (Assessor's Map L04-0008) |
| Untimed Items: | ♦ 2024 Annual Town Meeting and Possible Future Zoning Bylaw Amendments – Discussion and Updates <ul style="list-style-type: none">o Multi-Family Zoning Requirement for Massachusetts Bay Transportation Authority (MBTA) Communities |

- o Wireless Services Overlay District
- o Site Plan Review
- ♦ Master Plan Implementation
- ♦ Discussion and Vote to adopt M.G.L. c.110G, regarding the use of electronic signatures by Council/ Board/Commission members pursuant to Amendment 13-7 to the Massachusetts Deed Indexing Standards 2018, effective April 17, 2020
- ♦ Citizens' Comments on Items Not on Agenda
- ♦ Minutes for Approval: August 9, 2023
September 13, 2023
- ♦ Committee Member Updates
- ♦ Administrative Report
- ♦ Possible Future Agenda Items
- ♦ Ongoing Items/Hearings
 - Public Hearing – Definitive Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Special Permit Maynard Road aka Bonnie Brook Estates **CONTINUED TO** January 10, 2023 (Assessor's Maps G08-0025 and G08-0500)
 - Public Hearing – Definitive Subdivision Plan, and Stormwater Management Permit 210-212 Pratt's Mill Road (Assessor's Map G05-0022 and G05-0922) **CONTINUED TO** January 10, 2023
- ♦ Future Meeting Schedule:
 - January 10, 2024
 - January 24, 2024

*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.