



Town of Sudbury

Planning Board

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AGENDA

Wednesday, March 27, 2024

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.

- 7:30 PM** ♦ Immediately Continued Public Hearing* – Stormwater Management Permit Application
Lot 2 Brimstone Lane (Assessor's Map L04-0008)
- 7:31 PM** ♦ Immediately Continued Public Hearing* – Scenic Road Application
Lot 2 Brimstone Lane (Assessor's Map L04-0008)
- 7:32 PM** ♦ Immediately Continued Public Hearing* – Site Plan Review and Stormwater Management Permit
631 Boston Post Road (Assessor's Map K06-0502)
- 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** ♦ Public Hearing – Proposed Zoning Amendments for the May 2024 Annual Town Meeting including Discussion and Vote on Warrant Articles
 - Section 6300 Site Plan Review – Change of Appeals Process
 - Compliance with MBTA Communities Law – Creation of a Multi-Family Overlay District, Alteration of the Zoning Map, and Addition of Definitions to Section 7000
 - Section 5600 Inclusion of Affordable Housing – Add the Exclusion of proposed Multi-Family Overlay District

- Untimed Items:**
- ◆ 2024 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
 - Site Plan Review
 - ◆ Master Plan Implementation
 - ◆ Citizens’ Comments on Items Not on Agenda – No Comments Received
 - ◆ Minutes for Approval: January 24, 2024
 - ◆ Committee Member Updates
 - ◆ Administrative Report
 - ◆ Possible Future Agenda Items
 - ◆ Ongoing Items/Hearings
 - 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)
CONTINUED TO April 24, 2024
 - Site Plan Review and Stormwater Management Permit
225 & 227 Boston Post Road
(Assessor’s Map K10-0040 & K10-0009)
CONTINUED TO April 10, 2024
 - ◆ Future Meeting Schedule:
 - April 10, 2024
 - April 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.