



# Town of Sudbury

## Planning Board

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### **AGENDA**

**Wednesday, December 4, 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/88568656626>

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: 885 6865 6626

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**
- ◆ Continued Public Hearing – Site Plan Review and Stormwater Management Permit Application  
502 Concord Road (Assessor’s Map F10-0031)
- Untimed Items:**
- ◆ Release from Restrictive Covenant Request  
Landon Estates Lot 1 (5 Nolan Cir) Assessors Map B09-0011
  - ◆ Master Plan Implementation
  - ◆ Housing Production Plan Discussion
  - ◆ Accessory Dwelling Unit Bylaw Updates
  - ◆ Citizens’ Comments on Items Not on Agenda – No Comments Received
  - ◆ Minutes for Approval:
    - September 25, 2024
    - October 16, 2024
  - ◆ Committee Member Updates
  - ◆ Administrative Report
  - ◆ Review and Vote to approve the 2025 Meeting Schedule
  - ◆ Possible Future Agenda Items

Agenda Continued on Next Page

Page 1 of 2

- ◆ Ongoing Items/Hearings
  - 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)  
**CONTINUED TO DECEMBER 18, 2024**
  
- ◆ Future Meeting Schedule:
  - December 18, 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.