



# Town of Sudbury

## Planning Board

PlanningBoard@sudbury.ma.us

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

www.sudbury.ma.us/planning

## AGENDA

**Wednesday, January 22, 2025**

**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**

- Untimed Items:**
- ◆ Release from Restrictive Covenant Request Landon Estates Lot 2- 21 Nolan Circle (Assessors Map B09-0012)
  - ◆ Master Plan Implementation
  - ◆ Accessory Dwelling Unit Bylaw Updates
  - ◆ Citizens' Comments on Items Not on Agenda – No Comments Received
  - ◆ Review and Approve 2024 Annual Town Report
  - ◆ Minutes for Approval:
    - November 13, 2024
    - December 4, 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 March 26, 2025**

Agenda Continued on Next Page

Page 1 of 2

- ◆ Future Meeting Schedule:
  - February 12, 2025
  - February 26, 2025
  
- ◆ **Executive Session:** Vote to close Open Session and enter Executive Session to discuss strategy with respect to litigation (Lots 1 & 2 Harvey’s Farm Lane Appeal) if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares, pursuant to (M.G.L. Chapter 30A, §21(a)( Exemption 3).
  
- ◆ Continue Executive Session to review and approve Executive Session meeting minutes pursuant to G.L. c. 30A, § 21(a)(7) “to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements” (“Purpose 7”), citing to the Open Meeting Law, G.L. c. 30A, §§ 22(f), (g).

Minutes for Approval:

- November 18, 2020
  - December 9, 2020
  - February 10, 2021
- 
- ◆ Vote to end Executive Session and not return to Open Session

\*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.