



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, February 26, 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://sudbury-ma-us.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

- ◆ Public Hearing – Proposed Zoning Amendments for the May 2025 Annual Town Meeting including Discussion and Vote on Warrant Articles:
 - Amend Zoning Bylaw Section 5500 Accessory Dwelling Units in Residence Districts, and Section 7110 Definitions, permitting by-right to comply with Section 3A of Chapter 40A of the General Law also known as the Affordable Homes Act of 2024.

Untimed Items:

- ◆ Release from Restrictive Covenant Request Landon Estates Lot 2- 21 Nolan Circle (Assessors Map B09-0012)
- ◆ Master Plan Implementation
- ◆ Citizens' Comments on Items Not on Agenda – No Comments Received
- ◆ Minutes for Approval:
 - January 22, 2025
- ◆ 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)

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and G08-0500) - **Continued to March 26, 2025**

- ◆ Future Meeting Schedule:
 - March 12, 2025
 - March 26, 2025

*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.