



# Town of Sudbury

## Planning Board

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### **TOWN OF SUDBURY NOTICE OF PUBLIC HEARING**

In accordance with the provisions of M.G.L. Chapter 41, Section 81T and the Sudbury Planning Board Rules & Regulations Governing the Subdivision of Land, and Article V(F), Section 5.C of the Town of Sudbury Bylaws (Stormwater Management), the Sudbury Planning Board will hold a public hearing on Wednesday, May 14, 2024 at 7:30 PM as a Virtual Meeting if allowed under the Open Meeting Law or, if not permitted, the meeting will be held in the Lower Town Hall, 322 Concord Road, Sudbury, Massachusetts, regarding an application submitted by Octavian Development Pratts Mill Development, LLC (Applicant and Owner) for approval of a Modification to an approved Definitive Conventional Subdivision and Stormwater Management Permit, as shown on a plan entitled “Definitive Subdivision Plan Residential Subdivision Pratts Mill Road, Sudbury, MA, 01776” prepared by Hancock Associates, dated November 7, 2023, last revised April 18, 2025 proposing a subdivision on approximately 3.06 acres for the construction of two single family dwellings with a new cul-de-sac, shared driveway and associated improvements thereon. Said property is located on Pratts Mill Road (Assessor’s Map G05-0022 and G05-0922) and will involve the disturbance of approximately 97,246 sq. ft. of land area and which contains areas with slopes greater than 10% and results in a net increase in impervious surface of approximately 19,324 sq. ft.

Application materials are available in the Planning and Community Development Department and may be inspected during regular office hours.

Any person interested or wishing to be heard on the proposed application should appear at the time and place designated.

Stephen Garvin, Chair  
Sudbury Planning Board

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