

May 30, 2017

Sudbury Conservation Commission  
Department of Public Works Building  
275 Old Lancaster Road  
Sudbury, MA 01776

Re: Revised Site Plan, Additional Info  
4 Maynard Road, Sudbury, MA

Dear Sudbury Conservation Commission:

Goddard Consulting, LLC is pleased to submit this revised site plan along with additional information to provide more clarification on the proposed single family home project at 4 Maynard Road in Sudbury, MA. Items have been requested by the Commission (see attached e-mail) and have been addressed either in the revised site plan, addressed below in bullet form, or attached to this letter.

- Revised site plan by Connorstone Engineering dated 5/17/17:
  - Updated floodplain data
  - Revised CR line to edge of woods
  - Additional test pits
  - Sheet 2 with layout of CR area (dated 5/3/17)
- Additional Information:
  - Communication with Gary Bogue on 5/19/17 at MassDEP NERO confirmed that invasive plant removal by hand only (i.e. no motorized vehicles such as mowers or brush hogs) will not constitute as an alteration, and will act as a benefit by restoring the native plant community.
  - A letter discussing the alternative lot line has been provided by Rose Chaulk, who is the land surveyor associated with the project.
  - An assessment of the wildlife habitat in the CR has been provided by Goddard in a document dated 5/28/17.

We hope you find this information useful, and we look forward to meeting with you on June 5<sup>th</sup>.

Very truly yours,  
GODDARD CONSULTING, LLC

By 

Renee McDonough, Wetland Scientist



CSEI-1	0-12"	Ap	LOAMY SAND	10YR3/2	24°
5/17/2017	12-30"	Bw	LOAMY SAND <td>10YR5/6</td>	10YR5/6	
170.8	30-60"	C	SAND	2.5Y5/4	

PARENT MATERIAL: ABLATION TILL DEPTH TO BEDROCK: --- WEAVING FROM PIT FACE: 32" ESHWT: 168.8

CSEI-2	0-10"	Ap	LOAMY SAND	10YR3/2	36°
5/17/2017	10-24"	Bw	LOAMY SAND <td>10YR5/6</td>	10YR5/6	
172	24-64"	C	SAND	2.5Y5/4	

PARENT MATERIAL: ABLATION TILL DEPTH TO BEDROCK: --- WEAVING FROM PIT FACE: 48" ESHWT: 168.8

CSEI-3	0-12"	Ap	LOAMY SAND	10YR3/2	39°
5/17/2017	12-26"	Bw	LOAMY SAND <td>10YR5/6</td>	10YR5/6	
171.8	26-64"	C1	SAND	2.5Y5/4	

PARENT MATERIAL: ABLATION TILL DEPTH TO BEDROCK: --- WEAVING FROM PIT FACE: 34" ESHWT: 168.7

CONDUCTED BY: VITO COLONNA - CONNORSTONE ENGINEERING, SE#2811  
DATE: 5/17/2017

### SCHEDULE OF ELEVATIONS

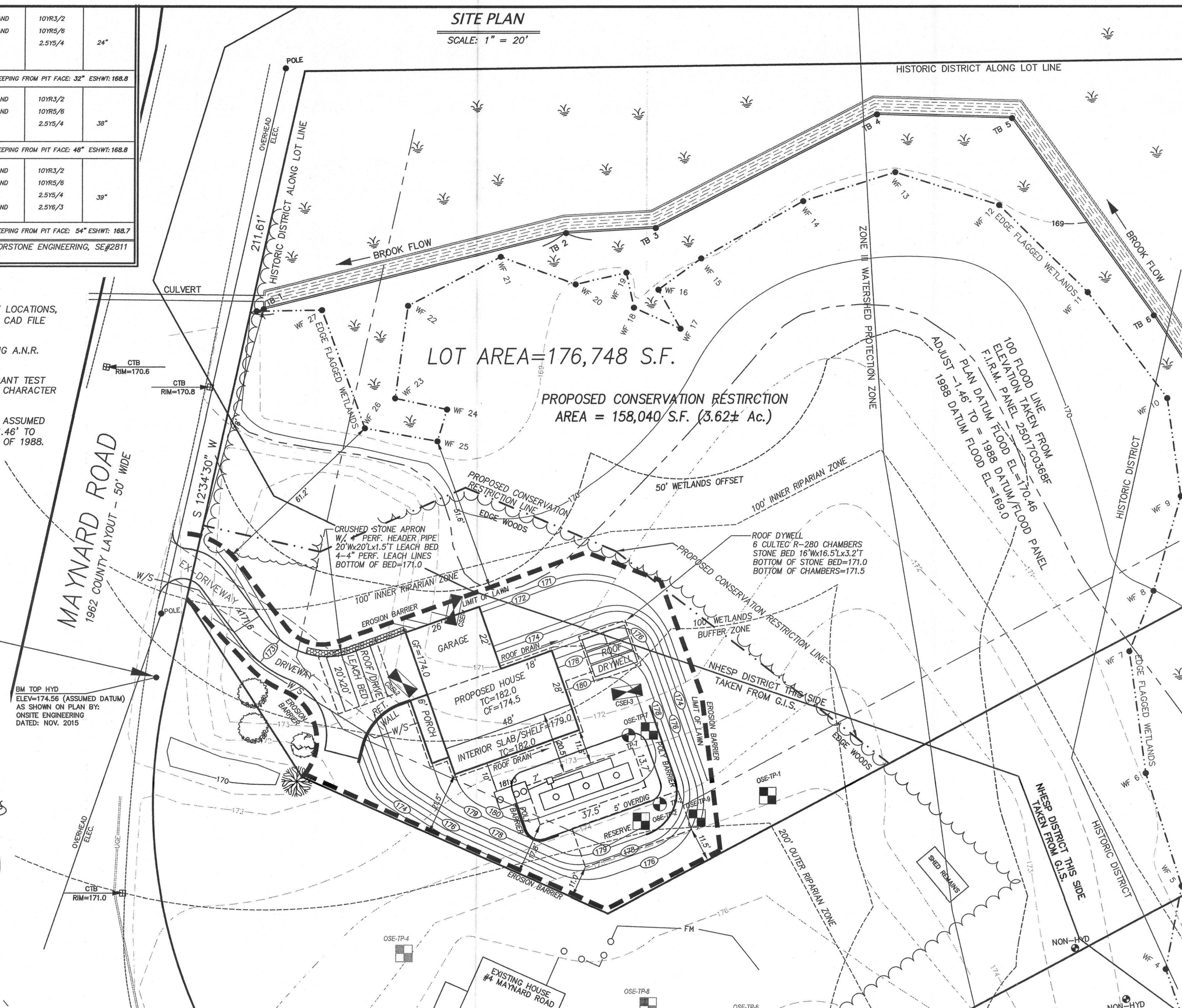
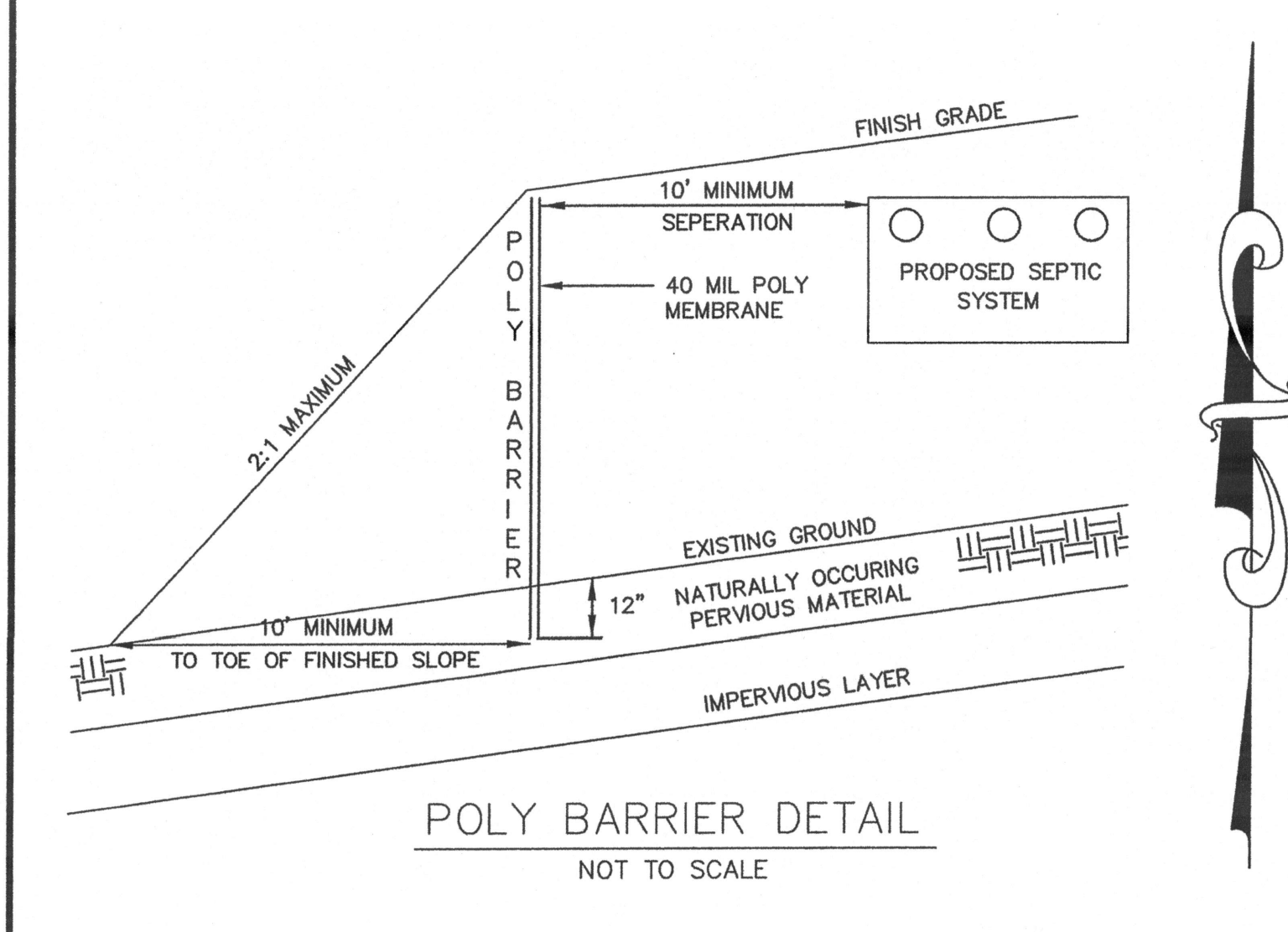
TOP OF FOUNDATION T.C. =	182.0
BASEMENT FLOOR FIN. C.F. =	174.5
INVERT OF PIPE AT FOUNDATION =	179.6
INVERT AT SEPTIC TANK INLET =	179.3
INVERT AT SEPTIC TANK OUTLET =	179.1
INVERT AT DISTRIBUTION BOX INLET =	178.9
INVERT AT DISTRIBUTION BOX OUTLET =	178.7
INVERT AT LEACHING GALLEY (IN) =	178.5
ELEVATION OF GALLEY BOTTOM =	176.5
FINISH GRADE OVER LEACHING AREA =	181

### DESIGN CRITERIA

- ESTIMATED FLOW = 4 BORMS X 110 GPD/BR=440 GPD
- DESIGN PERCOLATION RATE = 8 MPI
- LEACHING AREA CALCULATION = LOCAL BYLAW 50 S.F./BEDROOM - GALLEY SYSTEM = 200 S.F. SA=2(2'x(13.7'+37.5'))=204 SF > 717 SF(0.66 GPD/SF)=473 GPD BA= 13.7'x37.5' = 513 SF

### RIVER ZONE AREA TABULATION:

TOTAL RIVERFRONT AREA ON-SITE = 11,845 S.F.  
10% OF RIVERFRONT AREA = 1,184 S.F.  
PROPOSED WORK IN THE RIVERFRONT AREA = 11,370 S.F.



- ### GENERAL NOTES:
- Contractor shall call Digsafe at (888) 344-7233 a minimum of 72 hours prior to commencing any construction activities on site.
  - Inspections by Design Engineer and Board of Health are as required by the Board of Health.
  - This plan was prepared for the design of the subsurface sewage disposal system only and is based on the subsurface explorations and percolation tests listed below.
  - System was designed only to accommodate sanitary sewage associated with normal domestic usage, consisting of water-carried putrescible waste, and for flows indicated in the design criteria.
  - The system must be vented through the buildings plumbing in accordance with the state building code.
  - Owner shall verify effective zoning regulations prior to construction.
  - Plans show only features that were visually apparent on the date of the topographic survey, and the absence of subsurface structures, utilities, etc. is not guaranteed.
  - Contractor to determine if site conditions are suitable for construction of proposed system, and must promptly notify the Design Engineer and Owner, in writing, of any plan deficiencies, unforeseen subsurface conditions, or required changes.
  - There are no wells located within 100 feet of the proposed leaching area or within 100 feet of the proposed septic tank (except as shown).
  - The subject property is located within a Zone II of a public drinking water supply well.
  - All construction is to conform to the requirements of the Massachusetts Environmental Code, Title V, and the town of SUDBURY Board of Health regulations.
  - There are no bordering vegetated wetlands, inland banks, or surface waters within 100' of the proposed system.
  - There are no surface or subsurface drains which are used to lower the ground water.
  - All elevations refer to TBM TOP HYD. EL.=174.56
  - For proper performance, septic tank should be pumped annually.
  - System cannot be backfilled or concealed until design firm and board of health have inspected the system and permission to backfill has been given.
  - Design firm must prepare and submit "As-Built" plan to Board of Health. This plan must certify that the system was installed in accordance with state and local regulations and that it complies with the proposed plan.
  - Property lines are approximate and are not to be used for boundary survey purposes. Surface features and topography outside of work area are approximate.
  - System is not designed to accommodate a garbage grinder.

- ### TECHNICAL NOTES:
- Building sewer shall be in accordance with state plumbing code and have a minimum of 4" of cover in landscaped areas. A minimum of 12" of cover and/or appropriate sleeving shall be used in areas subject to vehicular traffic.
  - All tanks, including septic tanks, distribution boxes, dosing chambers, and grease traps shall be either watertight through manufacturer's specification and warranty, or made watertight by the manufacturer or other individual by means and persons as approved in 310 CMR 15.221. Septic tank shall be constructed and placed in accordance with 310 CMR 15.223 through 310 CMR 15.228.
  - Septic tanks shall have at least three (3) 20" manholes with at least one (1) of these manholes located no more than 6" below finish grade. (Systems over 1,000 gpd shall have access ports at both inlet and outlet lines.)
  - Distribution box ("d-box") shall be of watertight construction, installed level on a firm base, and installed in accordance with 310 CMR 15.232.
  - Septic tank covers and d-box are to be brought within 6" and 9" of finish grade respectively by the use of riser sections.
  - When the SAS is installed within the top and subsoil layers or above natural grade, all topsoil and subsoil shall be removed below and laterally a minimum of 5 feet surrounding the SAS. Removed material shall be replaced with clean granular material in accordance with 310 CMR 15.25(5).
  - All disturbed areas shall be loam seeded, and maintained so as to prevent erosion.
  - All native soil interfaces which will contact the SAS shall be scarified prior to placement of stone.

### PERCOLATION TESTS

HOLE NO. & DATE	TOP ELEVATION	DEPTH (In.)	SATURATION (Min.)	12"-9" DROP (Min.)	9"-6" DROP (Min.)	PERC. RATE (Min./In.)
PT-2 1/15/15		20-38"				<2 MN/IN
PT-7 1/15/15		16-34"				7 MN/IN

### DEEP OBSERVATION HOLE LOG

NO., DATE & ELEV.	DEPTH (In.)	SOIL HORIZON	TEXTURE (USDA)	COLOR (MUNSELL)	SOIL MOTTLING	OTHER
OSE-TP-1 1/15/15	0-10"	Ap	SANDY LOAM	10YR3/2		
	10-40"	Bw	SANDY LOAM	10YR5/6	36°	
	40-62"	C1	VERY FINE SAND	2.5Y5/2		
	62-112"	C2	LOAMY SAND	2.5Y5/2		

PARENT MATERIAL: ABLATION TILL DEPTH TO BEDROCK: >112" STANDING WATER: 84" WEAVING FROM PIT FACE: 60" ESHWT: 171.90

OSE-TP-2	0-8"	Ap	SANDY LOAM	10YR3/2	40°
1/15/15	8-16"	Bw	SANDY LOAM <th>10YR5/6</th>	10YR5/6	
174.3	16-64"	C1	LOAMY SAND <th>2.5Y5/3</th>	2.5Y5/3	

PARENT MATERIAL: ABLATION TILL DEPTH TO BEDROCK: >96" STANDING WATER: 75" WEAVING FROM PIT FACE: 48" ESHWT: 170.96

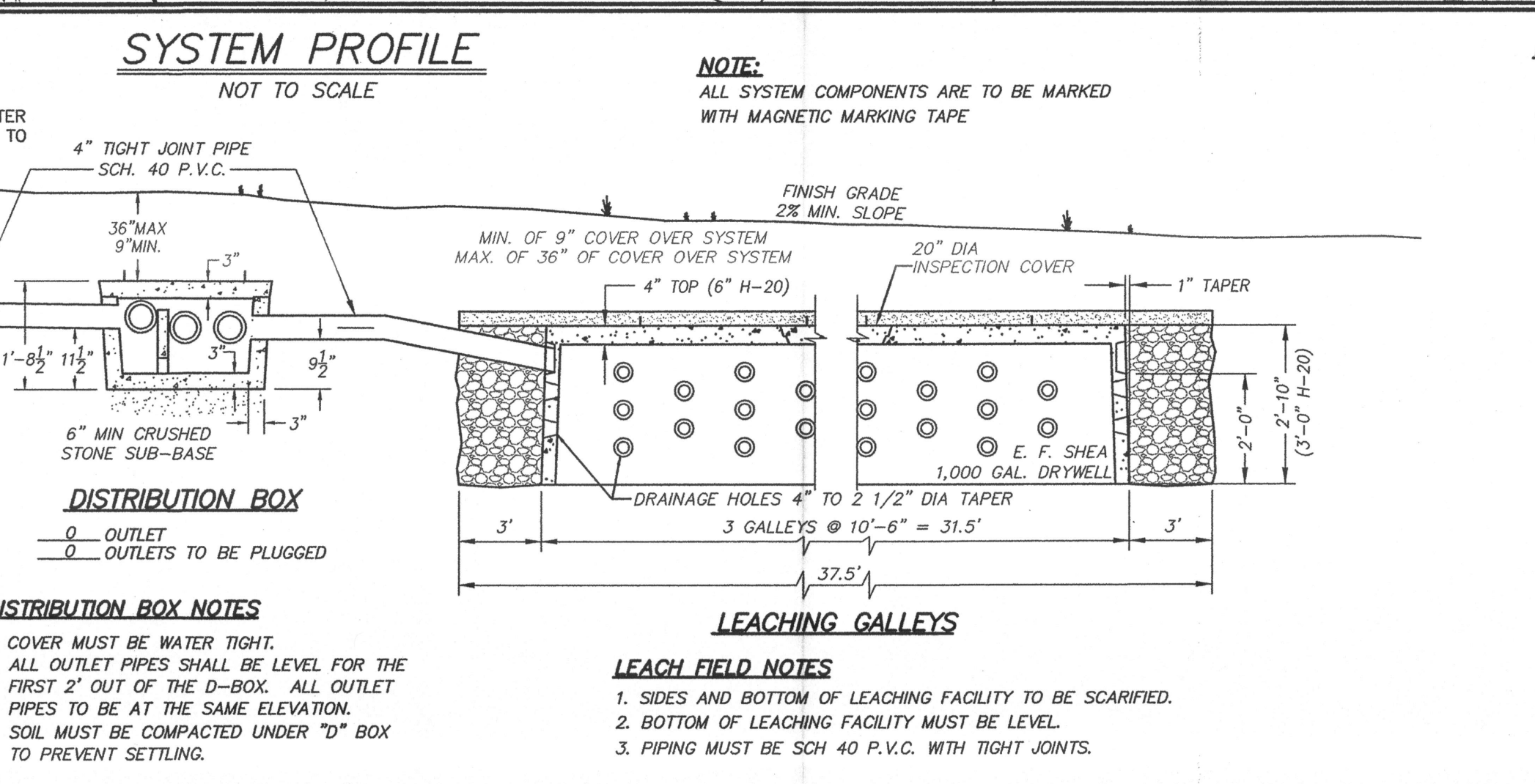
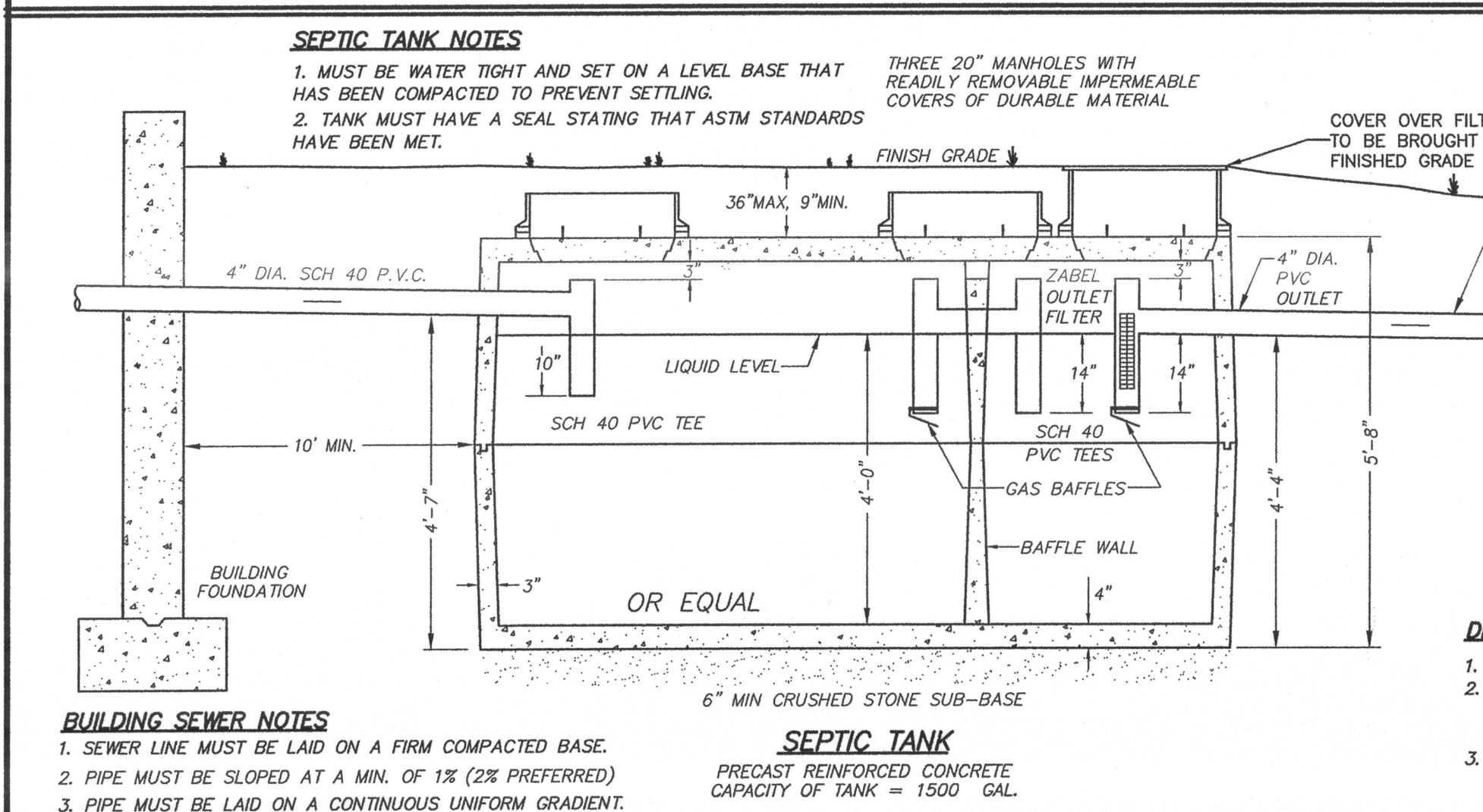
OSE-TP-7	0-12"	Ap	SANDY LOAM	10YR3/2	41°
1/15/15	12-33"	Bw	SANDY LOAM <th>10YR5/6</th>	10YR5/6	
172.7	33-44"	C1	SANDY LOAM <th>2.5Y5/3</th>	2.5Y5/3	

PARENT MATERIAL: ABLATION TILL DEPTH TO BEDROCK: >92" STANDING WATER: 41" WEAVING FROM PIT FACE: 41" ESHWT: 168.28

OSE-TP-9	0-12"	Ap	SANDY LOAM	10YR3/2	40°
1/15/15	12-35"	Bw	SANDY LOAM <th>10YR5/6</th>	10YR5/6	
174.9	35-88"	C1	VERY FINE SAND <th>2.5Y5/3</th>	2.5Y5/3	

PARENT MATERIAL: ABLATION TILL DEPTH TO BEDROCK: >88" STANDING WATER: 88" WEAVING FROM PIT FACE: 42" ESHWT: 171.42

TESTS CONDUCTED BY: RAYMOND WILLIS - ONSITE ENGINEERING  
TELEVS OBSERVED BY: BILL MURPHY DATE: 1/15/15



### FINAL GRADING NOTES

- 2% SLOPE MUST BE PROVIDED OVER AND AROUND SYSTEM.
- SURFACE DRAINAGE MUST BE AWAY FROM SYSTEM.
- GRADING MUST BE DONE TO PREVENT PONDING.

### GALLEY CROSS SECTION

APPLICANT		LOCATION	
WALKER DEVELOPMENT CORP.		MAYNARD ROAD SUDBURY, MA	
		ASSESSORS MAP G08 & PARCEL 12	

NO.	DATE	REVISION:	BY:
1.	3/21/17	STORMWATER APPLICATION	VC
2.	4/27/17	DATUM NOTE	RM
3.	5/3/17	ADDITIONAL DATUM NOTES	RM
4.	5/12/17	DPW COMMENTS	RM
5.	5/17/17	ADDITIONAL TEST PITS	VC

PROPOSED SEWAGE DISPOSAL SYSTEM

**CONNORSTONE ENGINEERING**  
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

VITO COLONNA  
REGISTERED PROFESSIONAL ENGINEER  
No. 47635

DATE: 03/16/2017 SHEET 1 OF 2

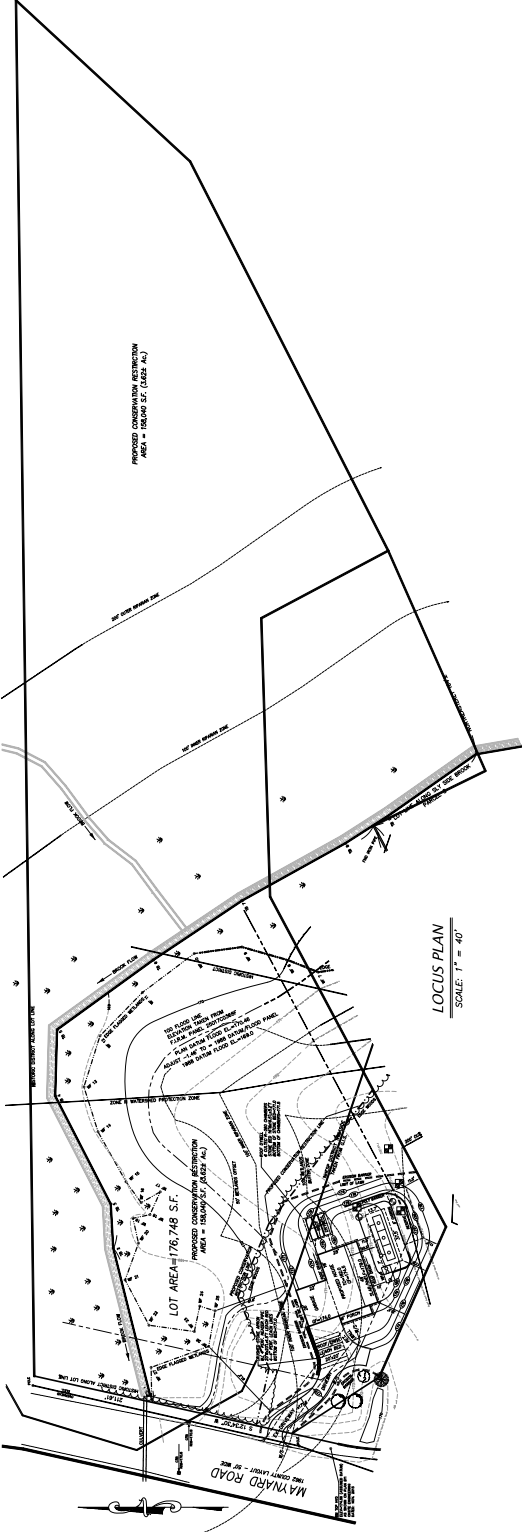
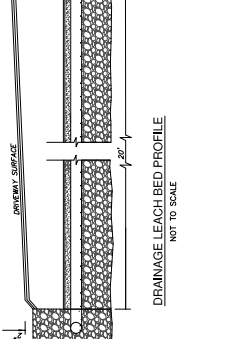
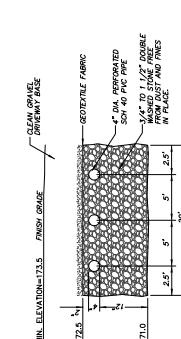
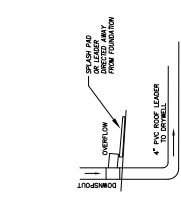
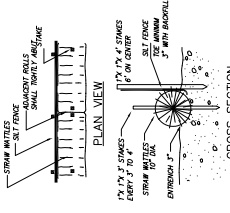
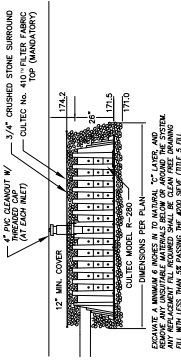


**SEDIMENTATION AND EROSION CONTROL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF SUDBURY STORMWATER MANAGEMENT PLAN AND IMPLEMENTING REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF SUDBURY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF SUDBURY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF SUDBURY.
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5. SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION. A SEDIMENT BARRIER SHALL BE PLACED AROUND THE STOCKPILE. THE SEDIMENT BARRIER SHALL NOT BE PLACED WITHIN 10 FEET OF A WETLAND UNLESS OTHERWISE SPECIFIED.
6. DISTURBED AREAS SHALL BE STABILIZED BY PLANTING AND SEEDING, OR BY ANOTHER APPROVED METHOD. AS SOON AS POSSIBLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
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9. STREET SWEEPINGS IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT IS COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

**SOURCE CONTROL / POLLUTION PREVENTION MEASURES:**

- FOR THE TOWN OF SUDBURY STORMWATER MANAGEMENT PLAN REGULATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING MEASURES:
- STORE LAWN AND SPRING CHEMICALS UNDER COVER.
  - USE OF SLOW RELEASE NITROGEN AND LOW PHOSPHORUS FERTILIZERS IS REQUIRED.
  - NO FERTILIZATION OR PESTICIDE APPLICATION IN OR NEAR ANY WETLAND.
  - DISPOSE OF PET WASTE PROPERLY.
  - LIMIT EXCESSIVE MOWING OF TURF GRASS TO LOCATIONS THAT DRAIN TO PERVIOUS SURFACES.
  - MAINTAIN VEHICLES AND CLEAN UP FUEL SPILLS/DROPS FROM PAVED AREAS.
  - USE AN ALTERNATE SOLUBLE SOURCE FOR CALCULUM CHLORIDE AND MARCHENIUM CHLORIDE.
  - NO COAL OR COAL-BY-PRODUCTS SHALL BE USED ON ANY SITE SUBJECT TO THE CORP.



APPLICANT <b>WALKER DEVELOPMENT CORP.</b>		LOCATION <b>MAYNARD ROAD SUDBURY, MA</b>	
ASSESSORS MAP & PARCEL		DATE: 3/27/17	
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NO. 99	STORMWATER APPLICATION	DATE: 4/27/17	DATE: 9/9/17
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**PROPOSED SEWAGE DISPOSAL SYSTEM**

**CONNORSTONE ENGINEERING**  
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242  
DATE: 03/16/2017 SHEET: 2 OF 2

Rose Land Survey  
PO Box 384  
West Groton, MA 01472

RE: 4 Maynard Road

Jeff Walker  
Walker Development  
33 Lyman Street  
Westborough, MA

Dear Jeff,

In doing the ANR plan for 4 Maynard Road everything was done to make Lot 1 as compact as possible around the existing house using the current zoning requirements. The zoning requirement that most negatively affects the site is zoning section 2647 that states a corner lot needs full frontage on one street and 50% of the required frontage on the other street. This makes the total frontage of Lot 1 to be 276.89', 90' of which is on Maynard Road. This sets the corner of Lots 1 and 2 on Maynard Road and cannot be changed because of zoning. The Lot line between Lots 1 and 2 then goes back to 30' off the house, turns and goes past the septic system for Lot 1. The placement of the septic system on Lot 1 because of the design requirements is in the most logical place.

Everything possible was done to maximize the dry area of Lot 2.



Rose Mary Chaulk  
PLS #32090  
Rose Land Survey  
PO Box 384  
West Groton, MA 01472  
978-433-9320  
rchaulk@charter.net



May 28, 2017

Sudbury Conservation Commission  
Department of Public Works Building  
275 Old Lancaster Road  
Sudbury, MA 01776

Re: CR Values and Functions  
4 Maynard Road, Sudbury, MA

Dear Sudbury Conservation Commission:

Goddard Consulting, LLC is pleased to submit this assessment of the values and functions of the proposed 3.62+/- Conservation Restriction (CR) area associated with the single family home project at 4 Maynard Road in Sudbury, MA. The CR consists of a large portion of forested upland and wetland habitat that stretches from the edge of woods towards the center of the property and back towards the northern and northeastern boundaries.







## **Wildlife Habitat Values and Functions**

### *Important Upland/Wetland/Aquatic Food Sources*

There are a number of hard mast and fruit/berry producers at the understory and canopy level including (but not limited to) red oak, white pine, red maple, American elm, highbush blueberry, and serviceberry. These plants produce both fruit and flower to support a wide array of species including small mammals such as mice and chipmunk, larger mammals such as raccoon and porcupine, and also pollinators including insects, bees, and hummingbirds.

### *Breeding Opportunities*

Both large (18-24") and small (6-12") tree cavities exist within tree trunks and limbs that can serve as breed space. The large cavities can serve as dens for mammals such as foxes, and the smaller cavities can be utilized by songbirds, small owls, and small mammals. Dense shrub and sapling vegetation exists beneath the tree canopy that provides cover for nesting. There are a number of rocks, crevices and logs located throughout the area that provide ample cover and breeding opportunities.

### *Water Sources*

A brook located central to the CR that connects to a large BVW provides a clean water source for resident wildlife. The BVW becomes seasonally ponded which provides an additional water source for drinking, and also living space for aquatic/upland organisms such as insects, turtles, and salamanders.



### *Habitat Continuity*

The forest and BVW within the CR connect to multiple adjacent properties where the habitat continues through and into Wake Robin Conservation Area. This connectivity is important for wildlife travel and migration as they seek additional food and breeding space.



*...A large den and tree cavity*





*...Rocks, logs, and  
drinking water*



Please feel free to contact us if you have any questions.

Very truly yours,  
GODDARD CONSULTING, LLC

By 

Renee McDonough, Wetland Scientist

On May 2, 2017, at 4:38 PM, Dineen, Deborah <[dineend@sudbury.ma.us](mailto:dineend@sudbury.ma.us)> wrote:

Hi Renee,

I've looked over the revised plan dated 4/27/17 dropped off today and have a few comments.

1. I have reviewed the flood plain elevation issue with our Town Engineer as it relates to the datum issue with the flood plain elevation. Generally, the flood plain is shown as an elevation that relates back to the flood maps. I understand what the engineer has done with the adjustment, however, we have no way to confirm the line shown as the 100 year floodplain on the plan is the actual floodplain elevation. It appears that the underlying datum was arbitrary but we do not know what it is so we have no way to confirm the correction factor used. Looking at Zone AE on the FIRM panels, the distance appears that it might be relatively correct.
2. Is the edge of woods shown on the plan the existing or proposed edge of woods? Based on previous comments at the hearing, I believe it should be existing. If so, the CR line should be moved to the edge of woods as this will encompass the invasive species removal area, which is also proposed as part of the mitigation.
3. There is only a 14 sq. ft. margin of error for the allowable extent of alteration in the RFA before the 10% disturbance is reached. I suggest adding the limit of lawn to the plan. Is it the hay bale line? The NOI indicates that 6,538 sq. ft. beyond the haybales will have invasives plants removed. If this area is considered an "alteration", total site alteration will be beyond the limit permitted in the RFA.
4. Earlier conversations with Jeff included an alternatives analysis that looked at relocating the property line between the two lots when they were both under the same ownership. I see that did not happen. I'm thinking that reworking this property line may give more ability improve the area closest to the stream without exceeding the limit on disturbance. You know future homeowner's will not want to leave the area as is. What is the long-term plan for this area? Annual mowing? Allowing it to regrow woody vegetation,? Ongoing invasive removal?
5. I do not see soil testing specific to the areas of proposed infiltration. For example, the drywell to the northeast shows (on Jan. 15, 2015) the bottom of the stone bed at elevation 171'. The closest test pit #7 shows estimated high water table at 171.48'. this test pit is at least 22' upgradient from the leach pit.
6. A CR is proposed for mitigation. We will need a plan showing the extent of the CR on the 3.54 acres.
7. I had previously discussed with Dan the need to provide an assessment of the RFA to be disturbed (which did have a description of the wildlife habitat values in the NOI), as compared with the values and functions of the area to be placed in the CR. The intent is to show that the area proposed for permanent protection provides greater protected (WPA & bylaw) values and functions than the area to be lost. I did not see this evaluation/comparison in the NOI.

Debbie

*Deborah Dineen*  
*Sudbury Conservation Coordinator*  
*275 Old Lancaster Road*  
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