
NOTICE OF INTENT

Highcrest at Meadow Walk

2-23 Farmstead Lane
Sudbury, Massachusetts

PREPARED FOR

Pulte Homes of New England LLC
115 Flanders Road
Suite #200
Westboro, MA 01581
508.621.0876

PREPARED BY



101 Walnut Street
Watertown, MA 02471

MAY 2017



May 8, 2017

Sudbury Conservation Commission
275 Old Lancaster Road
Sudbury, MA 01776

Re: Notice of Intent
Proposed Highcrest at Meadow Walk Age Qualified Condominiums
2-23 Farmstead Lane (Formerly part of 526/528 Boston Post Road)

Dear Sudbury Conservation Commission Members:

On behalf of the Applicant, Pulte Homes of New England LLC, we are pleased to submit the enclosed Notice of Intent (NOI), which represents the final NOI in a sequence that will ultimately facilitate the full redevelopment of the overall site located at 526/528 Boston Post Road.

This NOI will allow for the construction of an age-qualified residential condominium complex consisting of 7 total buildings; 6 townhouse-style buildings totaling 21 units, and one 36-unit building, totaling 57 dwelling units. Associated parking facilities, driveways, access roads, drainage structures including subsurface infiltration systems and bio-retention areas, landscaping, and utilities will also be included within the proposed development. Also being sought under this application are permission to perform utility and access modifications to an existing emergency access lane and the construction of a pervious-surfaced walking path that will be incorporated into the passive open space portion of the greater Meadow Walk development. The activities subject to this filing are limited to previously-developed areas and do not involve any direct wetland impacts.

We are filing this NOI pursuant to the requirements of the Massachusetts Wetlands Protection Act (WPA) and the Town of Sudbury Wetlands Bylaw (the Bylaw). The activities proposed under this NOI are limited to portions of the 100-foot Buffer Zone and Adjacent Upland Resource Areas to Bordering Vegetated Wetland (BVW) as regulated under the Bylaw. As previously noted, construction activities will be confined to previously disturbed areas. Furthermore, wetland resource areas will be protected from impacts during demolition and construction through an erosion and sedimentation control program.

We respectfully request that, upon confirmation of the completeness of the materials contained in this submittal, a public hearing be scheduled for the Commission to consider the activities proposed by this NOI. As required, we have notified abutters within 100 feet of the subject property in accordance with the WPA regulations.

Two checks made payable to the Town of Sudbury are enclosed, one in the amount of \$5,600.00 for the local filing fee associated with the Sudbury Wetland Bylaw and one in the amount of \$3,162.50 for the town portion of the Wetlands Protection Act filing fee. A check made payable to the Commonwealth of Massachusetts in the amount of \$3,137.50 has been sent directly to the DEP Lock Box for the state's share of this filing fee

Engineers | Scientists | Planners | Designers

101 Walnut Street
PO Box 9151
Watertown, Massachusetts 02471
P 617.924.1770
F 617.924.2286

Sudbury Conservation Commission
Ref: 13125.08
May 8, 2017
Page 2



Should you have any questions concerning this submittal, or require additional information please contact me at 617-607-2604.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Avery", written over the typed name and title.

Meredith Avery
Senior Environmental Scientist
MAvery@vhb.com

cc: DEP Northeast Region; Pulte Homes of New England LLC

Highcrest at Meadow Walk

2-23 Farmstead Lane
Sudbury, Massachusetts

PREPARED FOR

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115 Flanders Road
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PREPARED BY



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

MAY 2017



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Notice of Intent Forms

-
- › WPA Form 3
 - › Fee Transmittal Form
 - › Copy of Filing Fee Checks



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:909387
City/Town:SUDBURY

A.General Information

1. Project Location:

a. Street Address	2-23 FARMSTEAD LANE	c. Zip Code	01776
b. City/Town	SUDBURY	e. Longitude	71.42895W
d. Latitude	42.36461N	g.Parcel/Lot #	--
f. Map/Plat #	--		

2. Applicant:

☐ Individual ☒ Organization

a. First Name	MARK	b.Last Name	MASTROIANNI
c. Organization	PULTE HOMES OF NEW ENGLAND LLC		
d. Mailing Address	115 FLANDERS ROAD SUITE #200		
e. City/Town	WESTBORO	f. State	MA
g. Zip Code	01581		
h. Phone Number	508-621-0876	i. Fax	
j. Email			

3.Property Owner:

☐ more than one owner

a. First Name		b. Last Name	
c. Organization	BPR SUDBURY DEVELOPMENT LLC		
d. Mailing Address	2310 WASHINGTON STREET		
e. City/Town	NEWTON LOWER FALLS	f.State	MA
g. Zip Code	02462		
h. Phone Number		i. Fax	
j.Email			

4.Representative:

a. First Name	MEREDITH	b. Last Name	AVERY
c. Organization	VHB		
d. Mailing Address	101 WALNUT STREET		
e. City/Town	WATERTOWN	f. State	MA
g. Zip Code	02471		
h.Phone Number	617-607-2604	i.Fax	
j.Email	mavery@vhb.com		

5.Total WPA Fee Paid (Automatically inserted from NOI Wetland Fee Transmittal Form):

a.Total Fee Paid	6,300.00	b.State Fee Paid	3,137.50	c.City/Town Fee Paid	3,162.50
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6.General Project Description:

THE APPLICANT IS SEEKING TO DEVELOP AN AGE-QUALIFIED RESIDENTIAL CONDOMINIUM COMPLEX CONSISTING OF 7 TOTAL BUILDINGS; 6 TOWNHOUSE-STYLE BUILDINGS TOTALING 21 UNITS, AND ONE 36-UNIT BUILDING, TOTALING 57 DWELLING UNITS. ASSOCIATED PARKING FACILITIES, DRIVEWAYS, ACCESS ROADS, DRAINAGE STRUCTURES INCLUDING SUBSURFACE INFILTRATION SYSTEMS AND BIORETENTION AREAS, LANDSCAPING, AND UTILITIES WILL ALSO BE INCLUDED WITHIN THE PROPOSED DEVELOPMENT. ALSO BEING SOUGHT UNDER THIS APPLICATION ARE PERMISSION TO PERFORM UTILITY AND ACCESS MODIFICATIONS TO AN EXISTING EMERGENCY ACCESS LANE AND THE CONSTRUCTION OF A PERVIOUS-SURFACED WALKING PATH THAT WILL BE INCORPORATED INTO THE PASSIVE OPEN SPACE PORTION OF THE GREATER MEADOW WALK DEVELOPMENT.

7a.Project Type:



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- | | |
|---|--|
| 1. <input type="checkbox"/> Single Family Home | 2. <input checked="" type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project:
2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County: **b. Certificate:** **c. Book:** **d. Page:**

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

☒ This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
---------------	-----------------------------	-------------------------------

a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
----------------------------------	----------------	----------------

b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
---	----------------	----------------

c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	

d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced

e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

f. ☐ Riverfront Area

1. Name of Waterway (if any)

2. Width of Riverfront Area (check one)

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project



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square feet

4. Proposed Alteration of the Riverfront Area:

- a. total square feet b. square feet within 100 ft. c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?

☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996?

☐ Yes ☐ No

3.Coastal Resource Areas: (See 310 CMR 10.25 - 10.35)

Resource Area Size of Proposed Alteration Proposed Replacement (if any)

a. <input type="checkbox"/> Designated Port Areas	Indicate size under	Land under the ocean below,
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4.Restoration/Enhancement

☐ Restoration/Replacement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been



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entered in Section B.2.b or B.3.h above, please entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. Projects Involves Stream Crossings

☐ Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of
NOI to:

Natural Heritage and Endangered Species
Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map: FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)....

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

1. ☐ Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

3. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetland jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

a. ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

b. ☐ Photographs representative of the site

c. ☐ MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

d. ☐ Vegetation cover type map of site

e. ☐ Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following



Massachusetts Department of Environmental Protection

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City/Town:SUDBURY

1. ☐ Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?

a. ☒ Not applicable - project is in inland resource area only

b. ☐ Yes ☐ No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island,
and the Cape & Islands:

North Shore - Hull to
New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase street - 3rd floor
New Bedford, MA 02740-6694

Division of Marine
Fisheries -
North Shore Office
Attn: Environmental
Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office.
For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

☐ Yes ☒ No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. ☐ Yes ☒ No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. ☐ Yes ☒ No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. ☒ Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook



Massachusetts Department of Environmental Protection

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☐ Vol.2, Chapter 3)

2. ☒ A portion of the site constitutes redevelopment

3. ☒ Proprietary BMPs are included in the Stormwater Management System

b. ☐ No, Explain why the project is exempt:

1. ☐ Single Family Home

2. ☐ Emergency Road Repair

3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department by regular mail delivery.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the ☒ Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland ☒ [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s). ☒ Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. List the titles and dates for all plans and other materials submitted with this NOI. ☒

a. Plan Title: **b. Plan Prepared By:** **c. Plan Signed/Stamped By:** **c. Revised Final Date:** **e. Scale:**

HIGHCREST AT
MEADOW WALK 2-23
FARMSTEAD LANE
SUDBURY, MA

RENE GAGNON

KAREN STAFFIER

4/26/17

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. ☒ Attach NOI Wetland Fee Transmittal Form.

9. ☒ Attach Stormwater Report, if needed.



**Massachusetts Department of Environmental
Protection**

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #:

eDEP Transaction #:909387

City/Town:SUDBURY

E. Fees

1.

Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number <u>321887</u>	3. Check date <u>5/4/17</u>
4. State Check Number <u>321864</u>	5. Check date <u>5/4/17</u>
6. Payer name on check: First Name <u>VHB Inc.</u>	7. Payer name on check: Last Name <u></u>

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant <u>[Signature]</u> Agent for PULTE Homes of New England LLC	2. Date <u>5/5/17</u>
3. Signature of Property Owner (if different) <u>[Signature]</u> Agent for BPR Sudbury Development LLC	4. Date <u>5/4/2017</u>
5. Signature of Representative (if any) <u>[Signature]</u>	6. Date <u>5/4/2017</u>

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:909387
City/Town:SUDBURY

A. Applicant Information

1. Applicant:					
a. First Name	MARK		b. Last Name	MASTROIANNI	
c. Organization	PULTE HOMES OF NEW ENGLAND LLC				
d. Mailing Address	115 FLANDERS ROAD SUITE #200				
e. City/Town	WESTBORO	f. State	MA	g. Zip Code	01581
h. Phone Number	5086210876	i. Fax		j. Email	

2. Property Owner:(if different)					
a. First Name			b. Last Name		
c. Organization	BPR SUDBURY DEVELOPMENT LLC				
d. Mailing Address	2310 WASHINGTON STREET				
e. City/Town	NEWTON LOWER FALLS	f. State	MA	g. Zip Code	02462
h. Phone Number		i. Fax		j. Email	

3. Project Location:			
a. Street Address	2-23 FARMSTEAD LANE	b. City/Town	SUDBURY

Are you exempted from Fee? ☐ (YOU HAVE SELECTED 'NO')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
B.) EACH BUILDING (FOR DEVELOPMENT) INCLUDING SITE;	6	1050.00		6300.00
		City/Town share of filling fee	State share of filing fee	Total Project Fee
		\$3,162.50	\$3,137.50	\$6,300.00

VANASSE HANGEN BRUSTLIN, INC.

101 WALNUT STREET • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471

CITIZENS BANK
MASSACHUSETTS
5-7017/2110

321864

CHECK DATE

May 4, 2017

Three Thousand One Hundred Thirty Seven and 50/100

AMOUNT

\$3,137.50

Commonwealth of Massachusetts
DEP-Department of Environmental Protection
P.O. Box 4062
Boston, MA 02211

Michael J. Hanger
MP
AUTHORIZED SIGNATURE



⑈321864⑈ ⑆211070175⑆ 1130161371⑈

VANASSE HANGEN BRUSTLIN, INC.

101 WALNUT STREET • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471

CITIZENS BANK
MASSACHUSETTS
5-7017/2110

321887

CHECK DATE

May 4, 2017

Three Thousand One Hundred Sixty Two and 50/100

AMOUNT

\$3,162.50

Town of Sudbury
278 Old Sudbury Road
Sudbury, MA 01776

Michael J. Hanger
MP
AUTHORIZED SIGNATURE



⑈321887⑈ ⑆211070175⑆ 1130161371⑈

VANASSE HANGEN BRUSTLIN, INC.

101 WALNUT STREET • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471

CITIZENS BANK
MASSACHUSETTS
5-7017/2110

321888

CHECK DATE

May 4, 2017

Five Thousand Six Hundred and 00/100

AMOUNT

\$5,600.00

Town of Sudbury
278 Old Sudbury Road
Sudbury, MA 01776

Michael J. Hanger
MP
AUTHORIZED SIGNATURE

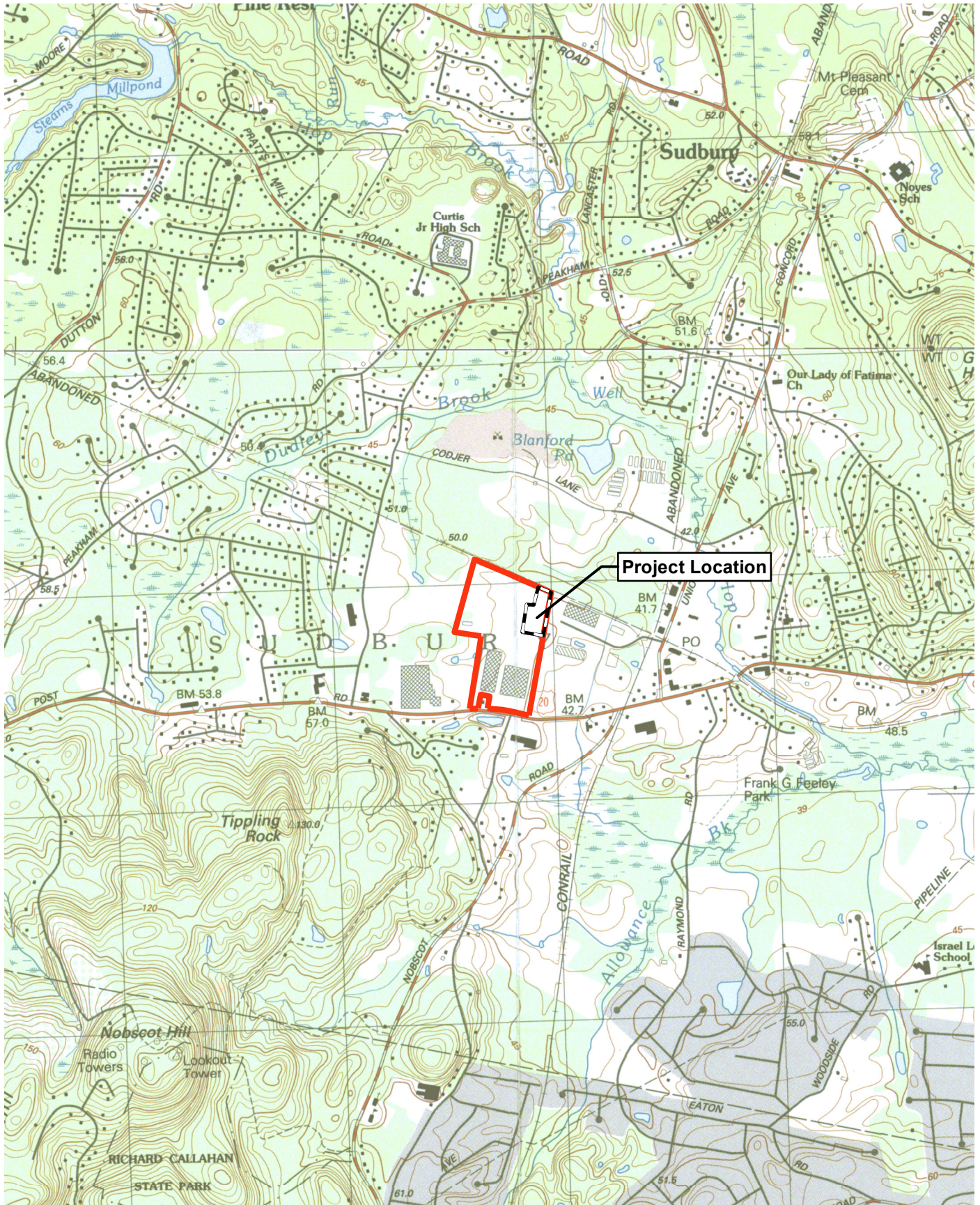


⑈321888⑈ ⑆211070175⑆ 1130161371⑈



Notice of Intent Figures

-
- › Figure 1 – USGS Locus
 - › Figure 2 – Aerial
 - › Figure 3 –NHESP
 - › Figure 4 – FEMA
 - › Figure 5 – Zone II Wellhead



0 1000 2000 4000 Feet

Project Location

Overall Project Site

Highcrest at Meadow Walk
2-23 Farmstead Lane

Sudbury, MA


Figure 1 - Locus Map
NOI

Source Info: USGS



0 500 1000 2000 Feet

 Project Location

 Overall Project Site

Highcrest at Meadow Walk
2-23 Farmstead Lane

Sudbury, MA

Figure 2 - Aerial Map
NOI

Source Info: MassGIS



0 500 1000 2000 Feet



Project Location



Overall Project Site



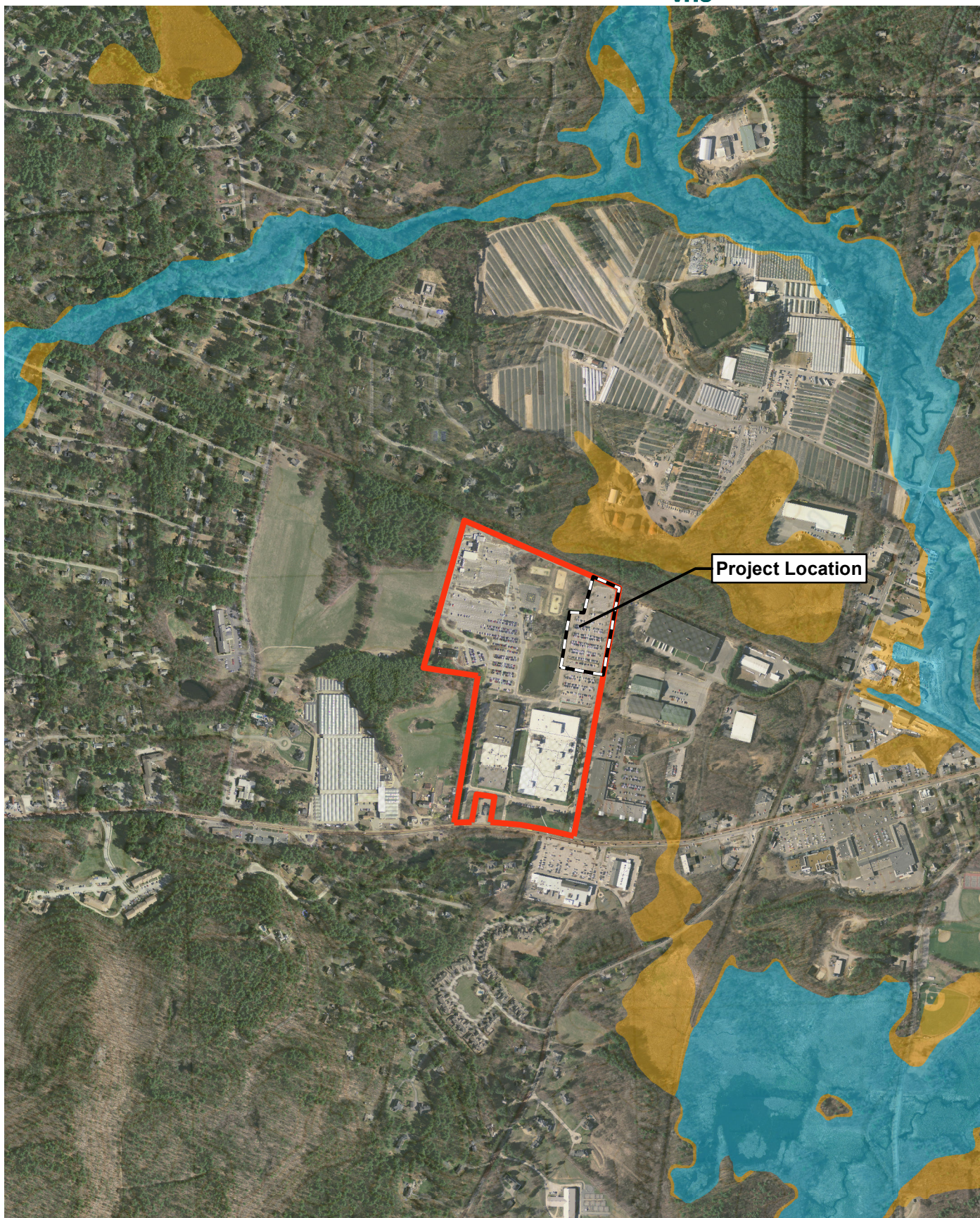
NHESP Priority & Estimated Habitat

Highcrest at Meadow Walk
2-23 Farmstead Lane

Sudbury, MA

**Figure 3 - NHESP Map
NOI**

Source Info: MassGIS



0 500 1000 2000 Feet



Project Location



Overall Project Site

FEMA National Flood Hazard Layer

Flood Zone Designations

100-yr Floodplain

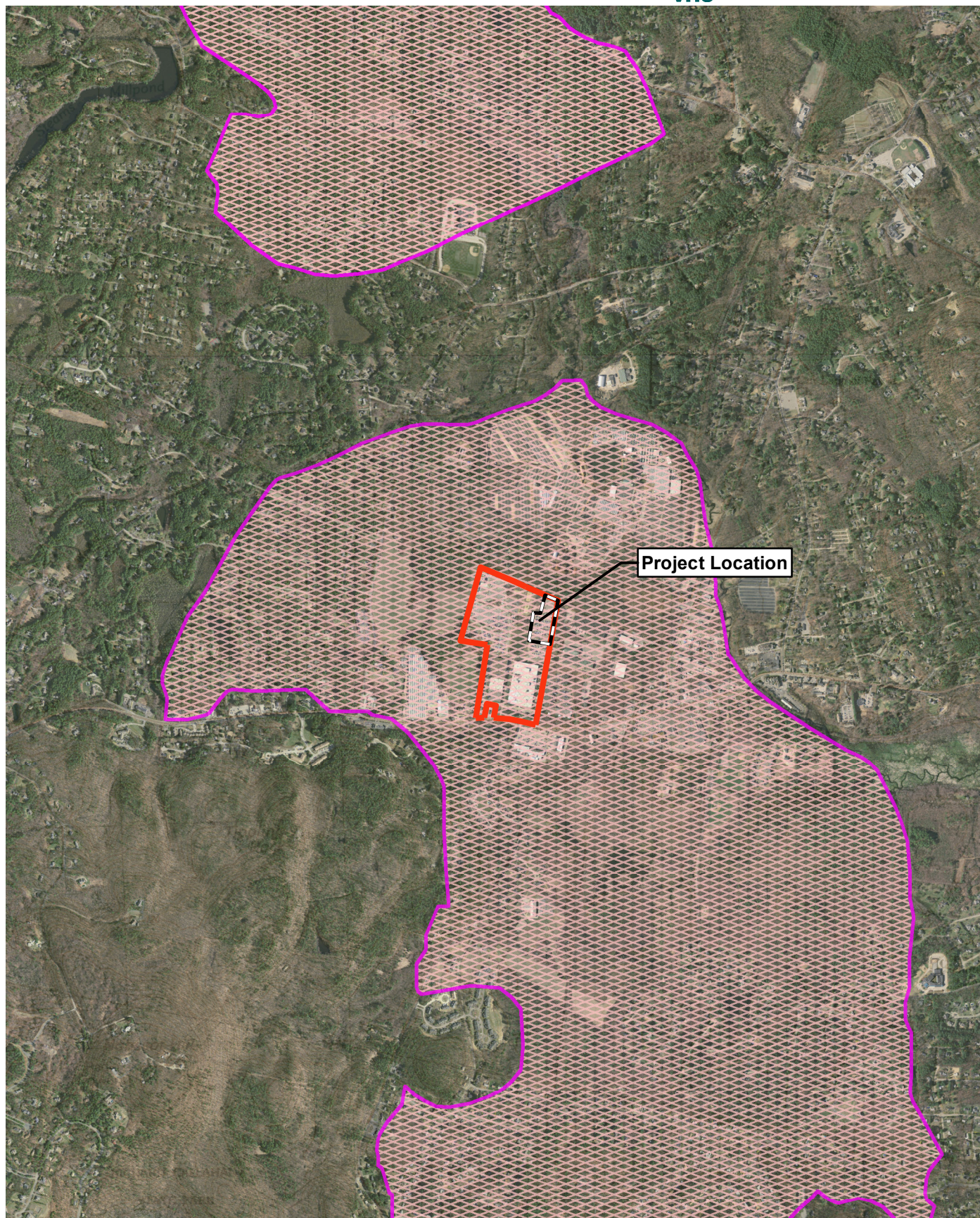
500-yr Floodplain

Highcrest at Meadow Walk
2-23 Farmstead Lane

Sudbury, MA

Figure 4 - FEMA Map
NOI

Source Info: MassGIS



0 1000 2000 4000 Feet



Project Location



Overall Project Site



Zone II DEP Wellhead Protection Areas

Resources not Present in the vicinity of the project:
 -Areas of Critical Environmental Concern (ACEC)
 -Outstanding Resource Waters (ORW)

Highcrest at Meadow Walk
2-23 Farmstead Lane

Sudbury, MA

**Figure 5 - Critical Resources Map
 NOI**

Source Info: MassGIS



Attachment A – Narrative

-
- › *Introduction*
 - › *Site Description*
 - › *Work Description*
 - › *Mitigation Measures*
 - › *Regulatory Compliance*
 - › *Summary*



Attachment A - Notice of Intent Narrative

This Notice of Intent (NOI) is filed pursuant to the Massachusetts Wetlands Protection Act (WPA) (MGL Chapter 131, Section 40) and its implementing regulations (310 CMR 10.00) and the Town of Sudbury Wetlands Administration Bylaw and Regulations (the Bylaw) (revised August 11, 2014).

Introduction

By this filing, the Applicant, Pulte Homes of New England LLC, is seeking approval to construct an age qualified condominium complex at 2-23 Farmstead Lane (formerly part of 526/528 Boston Post Road) in Sudbury, MA. This phase is the final phase of a multi-phase site redevelopment plan (**Figures 1 and 2**). The activities subject to this filing are limited to previously-developed areas and do not involve any direct wetland impacts. Work planned within portions of the Buffer Zone or otherwise subject to the Bylaw proposed under this NOI includes: (i) the construction of the 7-building condominium complex, site driveway, access road and parking facilities and (ii) improvements to the onsite stormwater management features on the eastern side of the property including three underground infiltration systems, two new bio-retention features and utility and water connections adjacent to the Site's existing fire access road (refer to Site Plans titled "*Highcrest at Meadow Walk*", **Attachment C**).

This NOI represents the final NOI in a sequence that will facilitate the full redevelopment of the Overall Site (defined hereinafter) located at 526/528 Boston Post Road. Previous NOI filings for the site include: (MassDEP# 301-1169), which authorized the demolition of the existing Buildings 2, 3 and 4 and approved the wetland delineation for the overall site; (MassDEP#301-1181) which authorized the construction of a supermarket and retail property; MassDEP#301-1190 which authorized the construction of the Avalon Bay 40B development; MassDEP #301-1196 which authorized the memory care facility, and MassDEP # (pending) authorizing offsite improvements.

The activities proposed under this NOI are limited to areas regulated as 100-foot Buffer Zone under the Wetlands Protection Act and Adjacent Upland Resource Areas to Bordering Vegetated Wetland (BVW) as regulated under the Sudbury Bylaw. As previously noted, construction activities will be confined to previously disturbed areas and will not occur within Areas Subject to Protection under the WPA. Furthermore, wetland resource areas will be protected from impacts during demolition and construction through an erosion and sedimentation control program. This program includes minimizing areas of disturbance through phasing and sequencing, limiting erosion through stabilization, and preventing sedimentation by installing structural controls. Runoff generated from the Project will be collected and



treated in accordance with design guidelines¹ developed by Department of Environmental Protection (DEP) and standards contained in the WPA Regulations and the Massachusetts Contingency Plan (MCP). Erosion and sediment controls are described below and detailed on the site plans in **Attachment C**. The activities detailed in this NOI will require that the contractor develop a Storm Water Pollution Prevention Plan under the NPDES Construction General Permit and in accordance with the Sudbury Planning bylaws. A copy of the draft SWPPP is included with the stormwater report (Attached).

Site Description

The approximately 8.09-acre Project Site (the Site) for this phase of redevelopment is located at 2-23 Farmstead Lane in the northeast portion of the 50-acre site (the Overall Site) located at 526/528 Boston Post Road in Sudbury, Massachusetts. The Overall Site refers to the entire property to be redeveloped in multiple phases by the Applicant.

The existing conditions on the Site include impervious parking surfaces, stormwater control features, and landscaped areas. Approximately 28 acres of the 50-acre Overall Site are impervious. The Overall Site redevelopment will result in a reduction of impervious area as compared to existing conditions.

According to the most recently available data provided by the Massachusetts Natural Heritage and Endangered Species Program² (NHESP), the Site is not located within any Priority Habitat of Rare Species and Estimated Habitat of Rare Wildlife (**Figure 3**). There are no certified or potential vernal pools located on or adjacent to the Site. No portion of the Site is located within an Area of Critical Environmental Concern (ACEC). According to DEP, the Site is not located in an area designated as an Outstanding Resource Water³. The most recently issued Flood Insurance Rate Map (FIRM)⁴ for the area indicates that the Project Site is not located within a 100- or 500-year floodplain (**Figure 4**). The Site is located within a Zone II Interim Wellhead Protection Area and within the water resource protection overlay district⁵ (**Figure 5**).

The Natural Resources Conservation Service⁶ soil survey has mapped the Site and surrounding area and classified soils as Udorthents-Urban land complex with Deerfield loamy sand, 3 to 8 percent slopes associated with adjacent resource areas.

The Overall Site has a generally flat topography sloping down towards the west and is considered a Land Use with Higher Potential Pollutant Loads (LUHPPL) in the existing condition. The Overall Site contains an on-site sewage treatment plant and associated leaching beds, a large central stormwater management retention pond and wetland resource areas. Drainage from the Site is directed to a series of vegetated swales, wetlands and a central stormwater retention pond, either by underground pipes or surface runoff. Stormwater flows through these features to the east and is carried in a pipe running south across Boston Post Road and ultimately discharges to a large wetland east of the Sudbury Plaza. This wetland flows to an

¹ DEP, 2008. Massachusetts *Stormwater Handbook*.

² NHESP, 2008. Massachusetts Natural Heritage Atlas. 13th Edition.

³ DEP, 2010. Designated Outstanding Resource Waters of Massachusetts.

⁴ FEMA Floodway Map Number 25017C0506F, Panel 506, dated July 7, 2014, Federal Emergency Management Agency, National Hazard Flood Layer, Digital Flood Insurance Rate Map (DFIRM).

⁵ DEP, 2012. Approved Wellhead Protection Areas (Zone II).

⁶ Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey.



unnamed stream which ultimately outlets to Hop Brook. Hop Brook is listed as impaired for phosphorous, although no Total Maximum Daily Load (TMDL) has been established for this waterway.

The existing Site contains a stormwater management system that was constructed prior to the current DEP Stormwater Management Standards and as such is a “grandfathered” existing condition. Raytheon recently undertook a significant maintenance effort, with approval of the Sudbury Conservation Commission, to re-establish and enhance the functional characteristics of the on-Site stormwater management system. While the existing system is compliant as an existing condition, the water quality treatment is not consistent with current state or local stormwater management standards.

Wetland resource areas on/near the Site are described below.

Wetland Resource Areas

The limits of the adjacent wetland resource areas were field identified to establish the limits of the 100-foot Buffer Zones and local Adjacent Upland Resource Areas that extend onto the Site. Wetlands adjacent to the Overall Site were delineated on September 15 and 24, 2015 by environmental scientists with VHB in accordance with methods developed by the DEP⁷ and the U.S. Army Corps of Engineers⁸. The boundaries were marked with plastic surveying tape (flags) affixed to vegetation or wire stakes. The flags were located in the field by survey and were plotted on the site plans included with the previous NOI; the flags are also shown on the site plans included as **Attachment C**. Confirmation of the wetland lines for the Overall Site was requested in the first NOI submitted to the Sudbury Conservation Commission (DEP FILE #301-1169). The wetland boundaries on site were reviewed by the Sudbury Conservation Commission and supported and confirmed by Peer Review. The Peer Review report, provided by David Burke, is included as **Attachment E**. The Commission approved the wetland delineation by issuance of the earlier Order of Conditions (MassDEP# 301-1169) for the Site.

The following sections of this narrative describe the wetland resource areas on and adjacent to the proposed site of the Highcrest at Meadow Walk development that are regulated under the WPA Regulations (310 CMR 10.00) and the Sudbury Wetlands Administration Bylaw.

Bordering Vegetated Wetland (BVW) and Bank are the only state-regulated wetland resource areas identified within 100 feet of the proposed work for this phase of the Site redevelopment. These resources are also regulated by the Sudbury Wetlands Administration Bylaw as defined by the WPA. BVW is defined under the Wetlands Protection Act Regulations (310 CMR 10.00) as follows:

- **BVW:** As defined by 310 CMR 10.55(2)(a) and (c), BVWs are “*freshwater wetlands that border on creeks, rivers, streams, ponds, and lakes.*” The boundary of BVW is determined by the presence of 50 percent or more of wetland indicator plants and saturated or inundated conditions.
- **Bank:** As defined by 310 CMR 10.54(2)(a) and (c), Bank is “...the portion of the land surface that normally abuts and confines a water body.” This land surface “...may be partially or totally vegetated, or it may be comprised of exposed soil, gravel, or stone.” The upper boundary of a

⁷ DEP, 1995. *Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act.*

⁸ USACE, 2012. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0.*



Bank is defined as “the first observable break in slope or the mean annual flood level, whichever is lower.”

- **ILSF:** *As defined by 310 CMR 10.57(2)(b), ILSF is “...an isolated depression or closed basin without an inlet or an outlet and at least once a year confines standing water to a volume of at least ¼ acre-feet and to an average depth of at least six inches.” The boundary of ILSF is “the perimeter of the largest observed or recorded volume of water confined in said area.”*

Wetland resource areas in proximity to the Project Site are summarized in the table below and are described in more detail in the following sections. The wetland summaries also describe the 100-foot buffer zone and Adjacent Upland Resource Areas. Wetland resource areas are illustrated on plans in Attachment C.

Table 1 – Wetland Resources in Project Area

Wetland	Type*	Resource Areas
1	PEM/PFO	BVW
2	Isolated PFO	ILSF
3	PEM (Stormwater Basin)	BVW, Bank, LUWW
9	PFO	BVW

Source: VHB, 2015

*NOTE: Wetland classification acronyms are defined as follows: PEM-Palustrine emergent, PFO- Palustrine forested, PSS-Palustrine scrub-shrub.⁹

Adjacent Upland Resource Area is a locally-regulated wetland resource area identified on the Site defined under the Sudbury Wetland Administration Regulations as follows:

- **Adjacent Upland Resource Area:** *As defined by Section 9.1 of the Wetlands Administration Bylaw Regulations, “all lands within 100-feet of wetland resource areas... This includes all undisturbed areas meeting this criterion that may be separated from the associated resources by some obstacle, structure, or other developed area.”*

Wetland 1

Wetland 1 is located in the northeast portion of the site and consists of a vegetated swale and an area of Bordering Vegetated Wetland. It was previously delineated with flagging numbered WF1-100 through WF1-154. This wetland receives drainage from the adjacent parking area. Vegetation within this wetland is dominated by cattails (*Typha latifolia*). A second swale joins this wetland from the west and was not shown on the original delineation. Conversations with the facility manager indicates that this swale as well as other features of the on-site drainage were cleaned out recently. Wetland 1 is jurisdictional under state, local and federal definitions.

⁹ Classification of Wetlands and Deepwater Habitats of the United States, Cowardin et al. 1979



Wetland 1 is regulated as BVW, under the WPA and the Bylaw. A 100-foot state BVW buffer zone extends from the wetland's limits. As described above, most of the surrounding upland is paved road or maintained lawn. There is no natural vegetation or undisturbed land within 100 feet of this wetland.

Wetland 2

Wetland 2 is an isolated depression located to the north of the open water pond (Wetland 3). This wetland is delineated with flags numbered WF2-100 through WF3-126. There are two monitoring wells located at the perimeter of this resource area to the north. This wetland is hydraulically connected to Wetland 1 to the east. Under the Massachusetts Wetlands Protection Act (the Act) and the Sudbury Wetlands Protection bylaw, Wetland 2 contains the resources Bordering Vegetated Wetlands (BVW) and Bank.

A 100-foot buffer extends horizontally outward from the limits of BVW and Bank. Under the local bylaw, a 100-foot Adjacent Upland Resource Area exists from the edge of any regulated resource area. The AURA on the Site has been previously altered and is comprised of either paved parking areas or grassed landscaped areas.

Wetland 3

Wetland 3 is a large stormwater basin with steep mowed banks located in the center of the site. The wetland is an emergent marsh dominated by cattail with areas of standing water. Wetlands 1, 4 and 6 discharge to Wetland 3 through pipes. Wetland 3 is dominated by soft rush (*Juncus effusus*), cattail (*Typha latifolia*), and bulrush (*Schoenoplectus tabernaemontani*). The adjacent upland areas consist of mowed grass to the north, paved parking lot to the east and west, and landscaped trees and paved driveway to the south.

Wetland 3 is delineated by flags WF3-100 through WF3-127. It is regulated as Bank and BVW, under the WPA and the Bylaw. A 100-foot state BVW buffer zone extends from the wetland's limits. As described above, most of the surrounding upland is paved road or maintained lawn. There is no natural vegetation or undisturbed land within 100 feet of this wetland.

Wetland 9

Wetland 9 is located outside the fenced area to the east, on the northern half of the Overall site directly east of the proposed age-restricted condominium development. This area consists of a forested wetland and includes red maple,



cinnamon fern, common reed, sensitive fern and eastern white pine. It is delineated with flagging numbered WF9-100 through WF9-111. The flagging does not encompass the entire boundary of the resource as it is located on the adjacent property. Under the Massachusetts Wetlands Protection Act (the Act) and the Sudbury Wetlands Protection bylaw, Wetland C contains the resource Bordering Vegetated Wetlands (BVW).

A 100-foot buffer extends horizontally outward from the limits of BVW. Under the local bylaw, a 100-foot Upland Resource exists from the edge of any regulated resource area.

The following sections describe the 100-foot Buffer Zone and Adjacent Upland Resource Areas that extend onto the Project Site from the adjacent Areas Subject to Protection. The limits of wetlands, Buffer Zones and AURAS are illustrated on plans in **Attachment C**.

100-foot Buffer Zone

The limits of the 100-foot buffer zone of BVW Wetlands 1,2, 3, and 9 are within the footprint of the site work associated with the Highcrest at Meadow walk age-restricted condominium complex as illustrated on plans in **Attachment C**. Portions of six of the seven proposed condominium buildings, garden areas, and one of its driveways that leads to onsite parking are located within Buffer Zone. The Buffer Zone within the Site consists of paved parking lots and driveways, above ground electrical utility features and landscaped areas. To the east, the chain link site fence and eastern driveway separate the Site and Wetland 9. The chain link fence also continues along the Overall Site perimeter to the north of the project area and parallel to an old railroad Right-of-Way.

Adjacent Upland Resource Areas (AURAs)

A majority of the upland areas on the Site consist of previously-developed impervious surfaces including paved driveway and parking areas parking lot. Mowed grass and landscaped plantings exist within small areas bound by curbing and pavement, therefore AURAs are separated from their adjacent wetland resources by impervious surfaces and landscaped areas. These areas do not provide suitable cover and mast for wildlife due to the highly developed and fragmented location; rather, these areas essentially function as infiltration and buffer features for stormwater runoff from buildings and driveways. Overall, AURA areas were not determined by VHB and the Peer Reviewer to have a high functional value contributing to the wetland resources or wildlife on the Site.



Project Description

The proposed Project involves the redevelopment of part of the northeast portion of the 50-acre Overall Site at 526/528 Boston Post Road as the final vertical development phase of a multi-phase site redevelopment plan. The Project scope consists of the construction of an age qualified condominium complex, which will be made up of seven separate buildings and additionally require the construction of associated driveways, parking facilities, pedestrian facilities, various utilities, landscaped islands, drainage structures and bio-retention features for stormwater management.

The proposed work that includes areas within the 100-foot Buffer Zone and local Adjacent Upland Resource Areas will consist of

- Construction of portions of the age-restricted condominium buildings along with parking areas driveways and landscaping features. The project will include a total 57 residential units, 21 of which will be within 6 townhouses and 36 in a garden apartment structure that will also contain a ground level parking area. The town homes will have will be constructed with foundations and will require grading to provide all rear units to have partial full walk out basements. This grading will not result in any impacts to adjacent wetland resource areas. All units will be constructed so that the first floor will be located one foot above the level of groundwater.
- Construction of two stormwater and bio-retention features. One will be located on the western side of the site to the north of Wetland 1 and the other on the south side of the site adjacent to the southernmost town house structures. The retention basins consist of depressions filled with sandy soil topped with a thick layer of mulch and planted vegetation.
- Construction of three Underground stormwater treatment units. These will consist of Stormtech Chambers that include permeable bottom that allows for maximum exfiltration of runoff from the system to the groundwater.
- Design elements that will allow for snow removal and storage areas within the site. These areas will be located exclusively in landscaped areas in the front yards and driveways of the townhouses and garden apartments. No snow storage will occur within any wetland resource areas.
- Narrowing of the existing paved fire access road by 6 feet over a 375-foot section of roadway to allow for the installation of subsurface utility features. This work is required to accommodate electrical and drainage features within the project area.

Reduction of the fire access roadway will result in a reduction of approximately 2,250 square feet in impervious surface. Following completion of the entire project, the reduction of impervious surface across the site will be approximately 74,000 square feet.



Project Impacts

No impacts to wetland resources will occur as a result of the proposed Project. Refer to **Attachment C** – Project Plans for project details.

Portions of the proposed Project are located within previously developed 100-Foot Buffer Zone and AURA of adjacent BVW. The proposed work will occur outside of all Resource Areas subject to the WPA. Work proposed within 100-Foot Buffer Zone and locally regulated AURA include portions of the town home and apartment buildings, parking areas, utilities, and stormwater management features.

These activities will all take place within previously developed portions of the Site. The 100-Foot Buffer Zone and AURAs on the Project Site are separated from their associated wetland resource areas by previously disturbed areas consisting of paved driveways, and landscaping features. Therefore, the Project will not result in the degradation of the existing functions and values of these resources.

The redevelopment of the Overall Site has been designed to increase recharge volume from existing conditions by providing an approximately 2.5-acre reduction in impervious area. The Stormwater Management Master Plan for the redevelopment of the Overall Site will implement stormwater Best Management Practices and Low Impact Development techniques.

Overall Site Stormwater management controls will be implemented for this phase of redevelopment and are described in detail in the Stormwater Report in **Attachment D**.

Mitigation Measures

While the Project does not result in any impacts to wetland resource areas, mitigation measures are proposed to prevent short- and long-term impacts to adjacent wetland resource areas. These measures include construction period sediment and erosion control measures and construction debris and dust management, described in detail in the Storm Water Pollution Prevention Plan.

Erosion and Sediment Control

During construction, the Applicant will implement an erosion and sedimentation control program to minimize off-site transport of sediment during the construction phase of the Project. The program incorporates Best Management Practices (BMPs) specified in guidelines developed by the DEP¹⁰ and the U.S. Environmental Protection Agency (EPA)¹¹, as indicated on sheet C-4.1 of the site plans provided in **Attachment C**.

Proper implementation of the erosion and sedimentation control program will:

- › minimize exposed soil areas through sequencing and temporary stabilization;

¹⁰ DEP, 1997. *Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas: A Guide for Planners, Designers, and Municipal Officials*.

¹¹ EPA, 2007. *Interim Developing Your Stormwater Pollution Prevention Plan: A Guide for Construction Sites*. Office of Water. Report EPA 833-R-060-04.



- › place structures to manage stormwater runoff and erosion; and,
- › establish a permanent vegetative cover or other forms of stabilization as soon as practicable.

The following sections describe the controls that will be used and practices that will be followed during construction. These practices comply with criteria contained in the NPDES General Permit for Discharges from Large and Small Construction Activities issued by the EPA and will be included in the Project's NPDES SWPPP. A copy of the SWPPP will be provided to the Conservation Commission prior to construction.

Non-Structural Practices

Non-structural practices to be used during construction include temporary stabilization, permanent seeding, pavement sweeping and dust control. These practices will be initiated as soon as practicable in appropriate areas on the Site and will be binding on the site contractor as contractual obligations. Both the Order of Conditions resulting from this NOI and a draft SWPPP will be contract exhibits for both the general contractor and the Site subcontractor. The contractor will finalize the SWPPP prior to commencing construction.

Temporary Stabilization

Any areas of exposed soil or stockpiles that will remain inactive for more than 14 days will be covered with a layer of straw mulch applied at a rate of 90 pounds per 1,000 square feet. The mulch will be anchored with a tacking coat (non-tar) applied by a hydroseeder. Steeper slopes (greater than 10 percent) will be covered with a bonded fiber matrix (EcoAegis® or similar) per the recommendations provided by the manufacturer.

Temporary Seeding

If conditions allow, a temporary vegetative cover will be established on areas of exposed soils (including stockpiles) that remain un-stabilized for a period of more than 60 days. The seeded surfaces will be covered with a layer of straw mulch or bonded fiber matrix as described above. The seed mix shall include a blend of rapid germinating grasses that are indigenous to Massachusetts.

Permanent Seeding

Upon completion of final grading, any areas not covered by pavement, other forms of stabilization, or other methods of landscaping will be seeded and covered with mulch or bonded fiber matrix as described above.

Pavement Sweeping

The portion of the street that fronts the Site shall be swept as needed during construction. The sweeping program will remove sediment and other contaminants directly from paved surfaces before their release into stormwater runoff. Pavement sweeping has been demonstrated to be an effective initial treatment for reducing pollutant loading into stormwater¹². A street sweeper shall be kept at the Site or at a nearby

¹² U.S. Environmental Protection Agency, 1979. *Demonstration of Nonpoint Pollution Abatement Through Improved Street Cleaning Practices*.



location to facilitate this practice. Once construction has been completed, sweeping at the Project site will occur as required under the Operation and Maintenance Plan.

Dust Control

The erosion and sediment control program includes provisions to minimize the generation of dust during dry and windy conditions. When necessary, larger areas of exposed soil will be wetted to prevent wind-borne transport of fine grained sediment. Enough water shall be applied to wet the upper 0.5 inches of soil. The water will be applied as a fine spray to prevent erosion. A water truck will be kept on the property (or at a nearby location) to facilitate this practice.

Structural Practices

Structural erosion and sedimentation controls to be used on the Site include barriers and catch basin inlet protection. Construction practices including dewatering and infiltration methodologies have been reviewed by a Licensed Site Professional and were determined to be appropriate measures for this Site. Within all MCP boundary areas earthwork will be performed under a Post-RAO Release Abatement Measure (RAM) Plan in accordance with the MCP (310 CMR 40.0440).

Erosion Control Barriers

Prior to any ground disturbance, an approved erosion control barrier will be installed at the down gradient limit of work as specified in the attached drawings on sheet C-3 of the site plans provided in **Attachment C**. As construction progresses, additional barriers may be installed around the base of stockpiles and other erosion prone areas, as needed. The barriers will be entrenched into the substrate to prevent underflow.

If sediment has accumulated to a depth which impairs proper functioning of the barrier, it will be removed by hand or by machinery operating upslope of the barriers. This material will be either reused in the Project area or disposed of at a suitable offsite location. Any damaged sections of the barrier will be repaired or replaced immediately upon discovery.

Catch Basin Inlet Protection

The inlets of existing and proposed catch basins will be protected from sediment inflow during the work period by surrounding them with a barrier of staked straw bales or by installing Silt Sacks®. If straw bales are used, a layer of non-woven filter fabric shall be placed beneath the grate of each basin. If sediment has collected behind the barrier or in the Silt Sack® to a point where it impairs proper functioning, it will be removed and will be either reused onsite or disposed of at a suitable offsite location.

Stabilized Construction Exits

Stone anti-tracking pads will be installed at each access point to the work area to prevent the offsite transport of sediment by construction vehicles as specified in the attached drawings on sheet C-3 of the site plans provided in Attachment C. The stabilized construction exits will be at least fifty feet long and will consist of a 4-inch thick layer of crushed stone (1.5 to 2.5 inches in diameter). The stone will be placed over a layer of non-woven filter fabric. The anti-tracking pads will remain in place until a binder coat of pavement has been established on paved surfaces.



Temporary Sediment Basins

Temporary sediment basins will be designed either as excavations or bermed structures (depending on grading) that will retain runoff for a sufficient period to allow suspended soil particles to settle out prior to discharge. These temporary basins will be located at the low points on the Site (upslope of the perimeter barrier) and will receive runoff via temporary diversion swales. Discharge from the basin will be controlled by a perforated riser surrounded by a crushed stone filter. Points of discharge from sediment basins will be stabilized with rip rap to minimize erosion.

Once constructed, the basins will be temporarily stabilized by covering them with bonded fiber matrix. If sediment has accumulated to a depth which impairs proper functioning of the basin, it will be removed and will be either reused on the Site or disposed of at a suitable offsite location. Any eroded or damaged areas will be repaired immediately upon discovery.

Diversion Swales

If needed, diversion swales will be constructed to collect runoff from construction areas and convey it to the temporary sediment basins. The swales will be lined with a non-woven erosion control blanket (BonTerra HP-90® or equivalent) installed according to the manufacturer's recommendations or a bonded fiber matrix. The temporary diversion swales will remain in place until the sediment basin is no longer required.

Dewatering Filters

Dewatering will be directed to either a straw bale basin or a dewatering filter bag. The straw bale basins will consist of a ring of staked straw bales overlain by non-woven geotextile filter fabric and crushed stone. Discharge water will be pumped into the basin and allowed to drain through the fabric onto relatively-flat stabilized surfaces. Again, all dewatering within MCP boundary areas will be done in compliance with MCP and the site's RAM plan.

Dewatering filter bags may be used in place of straw bale basins. The bags will be placed on relatively flat terrain, free of brush and stumps, to avoid ruptures and punctures. A maximum of one six-inch discharge hose will be allowed per filter bag. To help prevent punctures, geotextile fabric will be placed beneath the filter bag when used in wooded locations. Unattended filter bags will be encircled with a straw bale and silt fence barrier.

All dewatering structures will be placed as far away from wetland resources as possible. Filter bags used during construction will be bundled and removed for proper disposal.

Regulatory Compliance

As demonstrated below, all work in the 100-foot Buffer Zone and AURA fully complies with applicable requirements contained in the WPA regulations and the Bylaw.



Work in 100-Foot Buffer Zone

All work in the 100-foot Buffer Zone fully complies with applicable requirements under the WPA regulations. As identified in 310 CMR 10.53(1) of the WPA regulations, work within the Buffer Zone may not alter the adjacent wetland. The proposed Project has been designed to avoid impacts and alteration to the adjacent wetland resource areas. Proposed construction activities within Buffer Zones will be limited to previously-developed uplands consisting of demolished areas, pavement and landscaped areas surrounded by pavement. As identified in the Mitigation Measures section of this attachment, an erosion and sedimentation control program will be implemented to prevent adverse impacts during construction.

Work in Adjacent Upland Resource Areas

Under this filing, all demolition and construction within adjacent uplands will be confined to paved or landscaped areas bound by pavement. No new permanent alteration will occur within any undisturbed Adjacent Upland Resource Areas and existing functions and values of the AURAs will not be degraded.

Stormwater Management

As described in the Stormwater Report in **Attachment D**, the completion of this Project component will result in an overall environmental improvement by reducing the extent of overall impervious surface and improving stormwater treatment on the immediate Site and as part of the redevelopment of the Overall Site. Flow patterns will be consistent with preconstruction conditions, following the same general route to discharge to an existing pipe running southerly from the Site across Boston Post Road. The Project has been designed to comply with Stormwater Standards as described in the Stormwater Report in **Attachment D** and in accordance with the WPA Regulations. The proposed stormwater management system will enhance on site water quality through the implementation of a treatment train of BMPs that has been designed to provide 80% TSS removal of stormwater runoff from all proposed impervious surfaces as well as 44% pretreatment prior to infiltration BMPs. Additionally, the Project results in a decrease in impervious coverage on the Site, both in the interim condition and in the full-build condition, and will consequently result in an increase in recharge on the property.

A copy of the MassDEP Stormwater Checklist and supporting documents are included in the Stormwater Report which has been provided separately (**Attachment D** – Stormwater Report). The Project has been designed in accordance with the Massachusetts Stormwater Handbook, and will meet each of the ten stormwater management design criteria to the best extent practicable. The Project will not result in an increased peak rate of stormwater runoff or pollutants. The project has been designed to be consistent with the Overall Stormwater Master Plan. Work associated with the project will result in a reduction of approximately 74,000 square feet of impervious surface.



Overall Project

The Overall Site redevelopment has been designed in accordance with WPA Regulations and will result in an increase in the recharge volume over existing conditions by reducing the impervious area on the Overall Site by approximately 2.5 acres.

Under existing conditions, the 50-acre Overall Site is developed and consists of predominantly impervious surfaces with generally flat topography sloping southeasterly. The redevelopment of the Overall Site provides a unique opportunity to enhance the existing on-site stormwater management system. The stormwater management design for the redevelopment of the Overall Site will implement stormwater Best Management Practices and Low Impact Development techniques. The system will result in further attenuation of peak rates of runoff, improved water quality, improved phosphorous removal, and balanced hydrologic conditions to existing wetland resource areas. Additionally, the system will aim to treat the site runoff before discharging to the closed drainage system and introduce the opportunity for additional groundwater recharge to the underlying aquifer. The redevelopment of the Overall Site will also incorporate appropriate temporary and permanent erosion controls and a comprehensive stormwater management operations and maintenance plan to enable the long-term functionality of the drainage system and associated BMPs.

Age Qualified Condominiums Component

The proposed Project is the final phase of the multi-phase redevelopment of the Overall Site. Each phase of the development will be constructed to comply with MassDEP Stormwater Standards and the Town of Sudbury Stormwater Regulations, where applicable, to ensure that the areas for future development continue to have functional stormwater conveyance.

The Project has been designed to use overland flow and bio-retention areas to provide vegetated stormwater features while also maximizing separation from groundwater through the incorporation of underground infiltration systems. The bio-retention basins use soils, plants, and microbes to treat stormwater before it is discharged. The bio-retention cells are shallow depressions filled with sandy soil topped with a thick layer of mulch and planted vegetation.

The subsurface infiltration systems consist of underground Stormtech Chambers. The system has an "Isolator Row", which is the entrance row wrapped in geosynthetic material which collects sediment and can be easily cleaned through the manhole structures located at each end. The design of the chambers includes a permeable bottom that allows for maximum exfiltration of runoff from the system to the groundwater.

Both in the interim and the full build conditions, impervious cover will be reduced on-Site, which in addition to the proposed stormwater management system will provide an improvement to water quality and will increase groundwater recharge on the Site, benefitting the underlying aquifer. Additionally, to accommodate the installation of new subsurface utilities, the project will require the narrowing of the fire access road located to the north of the project area. This will result in a reduction in paved area and



therefore reduction in the total impervious surface area on the project site. Interim stormwater management controls for construction period will be implemented under the SWPPP.

The comprehensive stormwater management system has been developed in accordance with the Massachusetts Stormwater Handbook and applicable WPA Regulations. The water quality volume is required by the Town of Sudbury Stormwater Regulations, the existing limits of the Zone II (a critical area).

Summary

The work associated with the Project represents the final phase of the multi-phase redevelopment of the Overall Site. The Project consists of the construction of the 57-unit age-restricted condominium complex as well as its associated utilities, stormwater management features driveway and parking improvements on the Site. This is the final NOI filing as a part of the Overall Site redevelopment.

The work associated with the Project, including construction of the age-restricted condominiums, driveways, drainage and parking features, will occur outside all Resource Areas regulated by the WPA. Furthermore, the Project will not result in any adverse impact on these Resource Areas. Only limited work is proposed within previously-disturbed portions of the 100-Foot Buffer Zone and locally regulated AURA. Given the developed and highly fragmented condition of the 100-foot Buffer Zones and AURAs, there will be no degradation of the existing functions and values of these resources as a result of the project. Temporarily and permanently the Project will result in environmental enhancements to the interests protected under the WPA and Bylaw, including (i) the implementation of new stormwater management controls that meet or exceed applicable state stormwater standards and (ii) a net reduction in impervious area on the Site.

The Applicant respectfully requests that, upon review, the Town of Sudbury Conservation Commission find these measures adequately protective of the interests identified in the WPA and the Bylaw and issue an Order of Conditions approving the work described in this NOI and shown on the accompanying plans.



Attachment B – Abutter Information

-
- › *Affidavit of Service*
 - › *Notice to Abutters*
 - › *Abutter's List*

Abutters List[print this list](#)

Date: March 13, 2017

Subject Property Address: 526 BOSTON POST RD Sudbury, MA
Subject Property ID: K07-0011

Subject Property Address: 528 BOSTON POST RD Sudbury, MA
Subject Property ID: K07-0013

Search Distance: 300 Feet

Prop ID: J07-0012
Prop Location: CODJER LN Sudbury, MA
Owner: TP FARMING LLC
Co-Owner:

Prop ID: J07-0100
Prop Location: TRAILSIDE CIR Sudbury, MA
Owner: TOWN OF SUDBURY
Co-Owner: TREASURERS OFFICE

Prop ID: J07-0108
Prop Location: 57 BRIDLE PATH Sudbury, MA
Owner: SPEROU JOHN C & CHALAT T TRUST EES
Co-Owner: SPEROU REALTY TRUST

Prop ID: J07-0109
Prop Location: 3 TRAILSIDE CIR Sudbury, MA
Owner: DEITEL HARVEY M & BARBARA S
Co-Owner:

Prop ID: J07-0110
Prop Location: 11 TRAILSIDE CIR Sudbury, MA
Owner: YANZHEN JENNY & CAO YONG
Co-Owner:

Prop ID: J07-0111
Prop Location: 17 TRAILSIDE CIR Sudbury, MA
Owner: CRANE ROBERT
Co-Owner:

 Prop ID: K06-0600
 Prop Location: BOSTON POST RD Sudbury, MA
 Owner: STONE ANNE TRS
 Co-Owner: THE STONE FAMILY IRREVOCABLE T RUST

 Prop ID: K06-0602
 Prop Location: 554 BOSTON POST RD Sudbury, MA
 Owner: STONE ANNE
 Co-Owner:

 Prop ID: K07-0001
 Prop Location: 559 BOSTON POST RD Sudbury, MA
 Owner: BARTLETT DOROTHY M ET AL TRS
 Co-Owner: THI TRUST

 Prop ID: K07-0002
 Prop Location: 555 BOSTON POST RD Sudbury, MA
 Owner: BARTLETT DOROTHY M ET AL TRS
 Co-Owner: PAS TRUST

 Prop ID: K07-0003
 Prop Location: 55 HIGHLAND AVE Sudbury, MA
 Owner: BISSON KRISTEN M
 Co-Owner:

 Prop ID: K07-0005
 Prop Location: 507 BOSTON POST RD Sudbury, MA
 Owner: WELLYN INC
 Co-Owner: SUDB PLAZA C/O GRAVESTAR

 Prop ID: K07-0005
 Prop Location: 505 BOSTON POST RD Sudbury, MA
 Owner: WELLYN INC
 Co-Owner: SUDB PLAZA C/O GRAVESTAR

Prop ID: K07-0012
Prop Location: 540 BOSTON POST RD Sudbury, MA
Owner: TOWN OF SUDBURY FIRE STATION #2
Co-Owner:

Prop ID: K07-0014
Prop Location: 566 BOSTON POST RD Sudbury, MA
Owner: MCCARTHY L B, KEIGHLEY M J, BA RTLETT J P
Co-Owner: MDB TRUST

Prop ID: K07-0016
Prop Location: UNION AVE Sudbury, MA
Owner: PAUL J CAVICCHI JR TR
Co-Owner: P.N.J. 1995 REALTY TRUST

Prop ID: K07-0017
Prop Location: 33 UNION AVE Sudbury, MA
Owner: E B REALTY LLC
Co-Owner:

Prop ID: K07-0018
Prop Location: 490 BOSTON POST RD Sudbury, MA
Owner: PARIS TRUST LLC
Co-Owner:

Prop ID: K07-0018
Prop Location: 490-C BOSTON POST RD Sudbury, MA
Owner: PARIS TRUST LLC
Co-Owner:

Prop ID: K07-0018
Prop Location: 490-B BOSTON POST RD Sudbury, MA
Owner: PARIS TRUST LLC
Co-Owner:

Prop ID: K07-0018
Prop Location: 31 UNION AVE Sudbury, MA

Owner: PARIS TRUST LLC
Co-Owner:

Prop ID: K07-0102
Prop Location: 57 HIGHLAND AVE Sudbury, MA
Owner: BORGHANI SAEID
Co-Owner:

Prop ID: K07-0103
Prop Location: 59 HIGHLAND AVE Sudbury, MA
Owner: CURRAN SEAN Q & KELLY K
Co-Owner:

Prop ID: K07-0404
Prop Location: 24 WOODLAND RD Sudbury, MA
Owner: OTIS PATRICIA A
Co-Owner:

Prop ID: K07-5000
Prop Location: RAILWAY Sudbury, MA
Owner: MASS BAY TRANSPORTATION
Co-Owner:

VERIFIED Owners:

MARCH 17, 2017

JOHN J. IRISH

[Handwritten signature]

TOWN OF SUDBURY
BOARD OF ASSESSORS
278 OLD SUDBURY ROAD
SUDBURY, MA 01776



**Notification to Abutters under the Wetlands Protection Act
And the Sudbury Wetlands Administration Bylaw**

Pursuant to the requirements of the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40), you are hereby notified of the following:

BPR Development LLC and Pulte Homes of New England LLC (BPR/Pulte or the Applicants) have filed a Notice of Intent (NOI) with the Sudbury Conservation Commission seeking approval to construct an age-restricted condominium complex as well as parking features, stormwater management structures and other improvements upon the property located at 2-23 Farmstead Lane (formerly part of 528/526 Boston Post Road) in Sudbury, MA as part of a multi-phase site redevelopment plan. While no portion of the Project will occur in a Resource Area subject to regulation under the Massachusetts Wetlands Protection Act, certain activities are proposed within Buffer Zone and areas subject to jurisdiction under the Town of Sudbury Wetlands Administration Bylaw and Regulations (revised August 11, 2014).

Information regarding the NOI may be obtained by calling the Sudbury Conservation Commission at (978) 440-5471 between 9 AM and 4 PM Monday through Friday. The NOI may be viewed at the Sudbury Conservation Commission Office located at 275 Old Lancaster Road, Sudbury, MA 01776. You may also call Meredith Avery at (617) 607-2604 Monday through Friday between 9 AM and 5 PM with questions or to arrange to view the NOI.

Copies of the NOI may be obtained from the Sudbury Conservation Commission by calling the number above or by calling Meredith Avery at (617) 607-2604. You may be charged for a copy of the NOI.

The Sudbury Conservation Commission will hold a public hearing on the NOI. Notice of the public hearing (including the date, time and place) will be published in a local newspaper at least 5 business days before and posted in Town Hall at least 48 hours in advance. You may also call the Sudbury Conservation Commission (at the number identified above) to determine the date, time and place of the hearing.

Information on this NOI and the Wetlands Protection Act may also be obtained by calling the Northeast Regional Office of the Massachusetts Department of Environmental Protection at 978-694-3200.



Affidavit of Service
Under the Massachusetts Wetlands Protection Act

*(to be submitted to the Massachusetts Department of Environmental Protection
and the Sudbury Conservation Commission when filing a Notice of Intent or a Request for Determination)*

I, Meredith Avery, hereby certify under the pains and penalties of perjury that on
5/8/2017, I gave notification to abutters in compliance with the second
paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to
Abutter Notification dated April 8, 1994 and/or the Sudbury Wetlands Protection Bylaw,
in connection with the following matter:

A (check one) ☒ Notice of Intent or ☐ Request for Determination

filed under the Massachusetts Wetlands Protection Act and the Sudbury Wetlands

Bylaw by Pulte Homes of New England LLC.
(Applicant's Name)

with the Sudbury Conservation Commission on 5/8/2017,
for property located at 2-23 Farmstead Lane (formerly part of 526/528 Boston Post Road)
Sudbury, MA 01776.

Meredith Avery
Name

5/8/2017
Date



Attachment C – Site Plans (Bound Separately)

› *Project Drawings*



Attachment D – Stormwater Reports (Bound Separately)

-
- › *Preliminary Stormwater Management Master Plan (November 2015)*
 - › *Highcrest at Meadow Walk Stormwater Management Report (April 2017)*





Attachment E – Wetland Delineation Peer Review Memorandum



David W. Burke
WETLANDS RESOURCE SPECIALIST
16 Coburn Rd
Berlin MA
978-758-6957

11-16-15

*Debbie Dineen Coordinator
Sudbury Conservation Offices
275 Old Lancaster Rd
Sudbury MA 01776*

Reference: ANRAD and NOI Wetlands Boundary Delineation Review; Raytheon Site; VHB for National Dev

Dear Deb and Commissioners:

Existing Conditions

As you know for the last 2.5 weeks or so (1-29 through 11-13-15), I have been reviewing site conditions and in particular the wetlands boundary delineation on the Raytheon Campus located at 526-528 Boston Post Rd. My review began shortly after our meeting with Steve Senna PM for National Development and engineers from VHB on October 27th. A Notice of Intent was filed shortly thereafter and the Town of Sudbury agreed to fast track the wetlands boundary review as an ANRAD combined with the NOI Filing under both the MA WPA and the Sudbury Wetlands Administrative Bylaws or SWAB.

The Raytheon Campus is approximately 50 Acres in size. It is remarkably flat and evidently leveled pre-construction with large amounts of clean fill. Pre-existing wetland areas were contained and or surrounded by fill materials pre-dating wetlands regulations. The high point on site is a knoll at about elevation 163; areas below 154 tend to be wet. Low points on site may contact groundwater table.

There are 14 wetland areas described within the filing and all are represented on plan as wetlands #1-#14. Areas 1-5 area contained within the campus. Areas 9-13 are off site but contiguous with the site to the east of the fascility. Areas 7 and 8 are off site to the north. Area 6 is to the west on the Stone property and Area 14 is to the south across RT 20.

In total I estimate there are approximately 300 wetlands flags up in the field. I noted the flagging to be new, highly visible and readily discernible and legible, facilitating review. I did visit every flag location and found no flagging to be missing. I did note many "Old" flags all within inches or feet of newer flags.

With a property such as this and surrounding areas particularly to the east and south delineation between Upland and Wetland per se is not difficult (*Aside from very, very thick conditions and multiflora rose in abundance*) as the entire campus has been highly altered and our wetlands boundaries are largely determined by toe of fill or excavations below grade.

Given the very mild topography it is challenging to get water to "Move" with such little topographic relief. Generally the site drains to the middle or to wetland Area 3; a 2 acre open water detention pond which is 90% cattails (nesting mallards and muskrat houses); Area 3 drains to the east and then southerly off site.

Wetland Area 6 drains westerly onto Raytheon and then also into Area 3.

2.

Observations:

I noted an accurate and consistently “Conservative” approach to the delineation. All flags are approximately 1-2 feet above the hydric line; all basins and stream channels are included and shown on a good topographic plan.

Again most areas are defined by fill. All areas could qualify as stabilized and Highly Altered. I viewed this with a holistic approach and given the predictable nature of the flagging high visibility and fairly vast area did not knit pick the flagging. I noted several areas where flags were well above the saturation – inundation line but flags were placed in logical position given the topography.

My inspection was done during an unusually dry fall, the only areas with standing water were to the north, the south and in the center of the site (Area 3). Given the vast areas of impervious surfaces between parking, buildings and compacted areas this site must generate massive amounts of discharge in heavy rains.

I noted several areas where snow stockpiling has occurred, something to plan for with new design.

I noted a cadre of non native invasive plants including but not limited to: Multiflora rose; Russian olive; honeysuckles; buckthorn glossy and European and purple loosetrife.

I noted a variety of wildlife using the site including: Muskrat, coyote, fox, woodchuck, rabbit and skunks; wood frogs and spring peepers (seen and vocalizing).

Birds noted include: Raven (on tower twice), red tailed hawks, grackles, starlings, house sparrows, juncos, white throated sparrows, tree sparrows, song sparrows, mockingbirds, robins, cedar waxwings, woodcock, cardinal, bluebirds.

I take no exceptions with the wetlands boundary delineation on this property either under SWAB or the MWPA approach. No protectable areas were excluded and it is not an “Aggressive” delineation. It is accurate.

It appears that massive wetlands alteration has occurred on and around the site historically but it is assumed that this was done with a permit or prior to wetlands protection.

Many buffer zone areas overlap and much of this property will be regulated as Upland Resource Area (URA) under the bylaw and also noted as 100’ buffer zone under the MWPA.

I plan to attend the NOI hearing on the evening of 11-16-15 to discuss this property and its resource areas more fully.

Sincerely,

Dave Burke

David W. Burke

Wetlands Resource Specialist