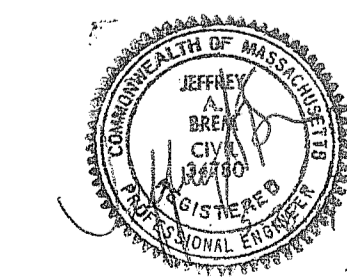
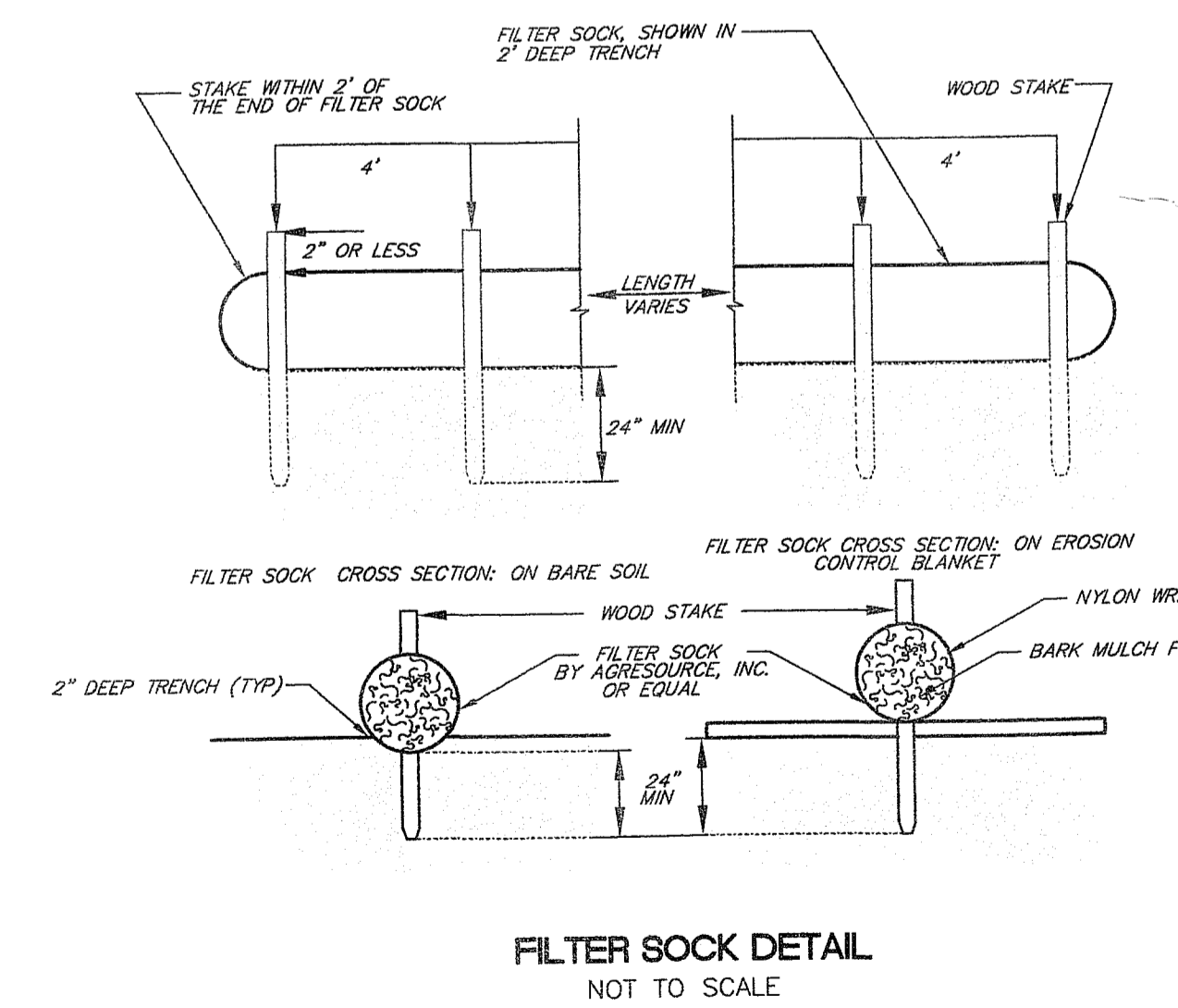
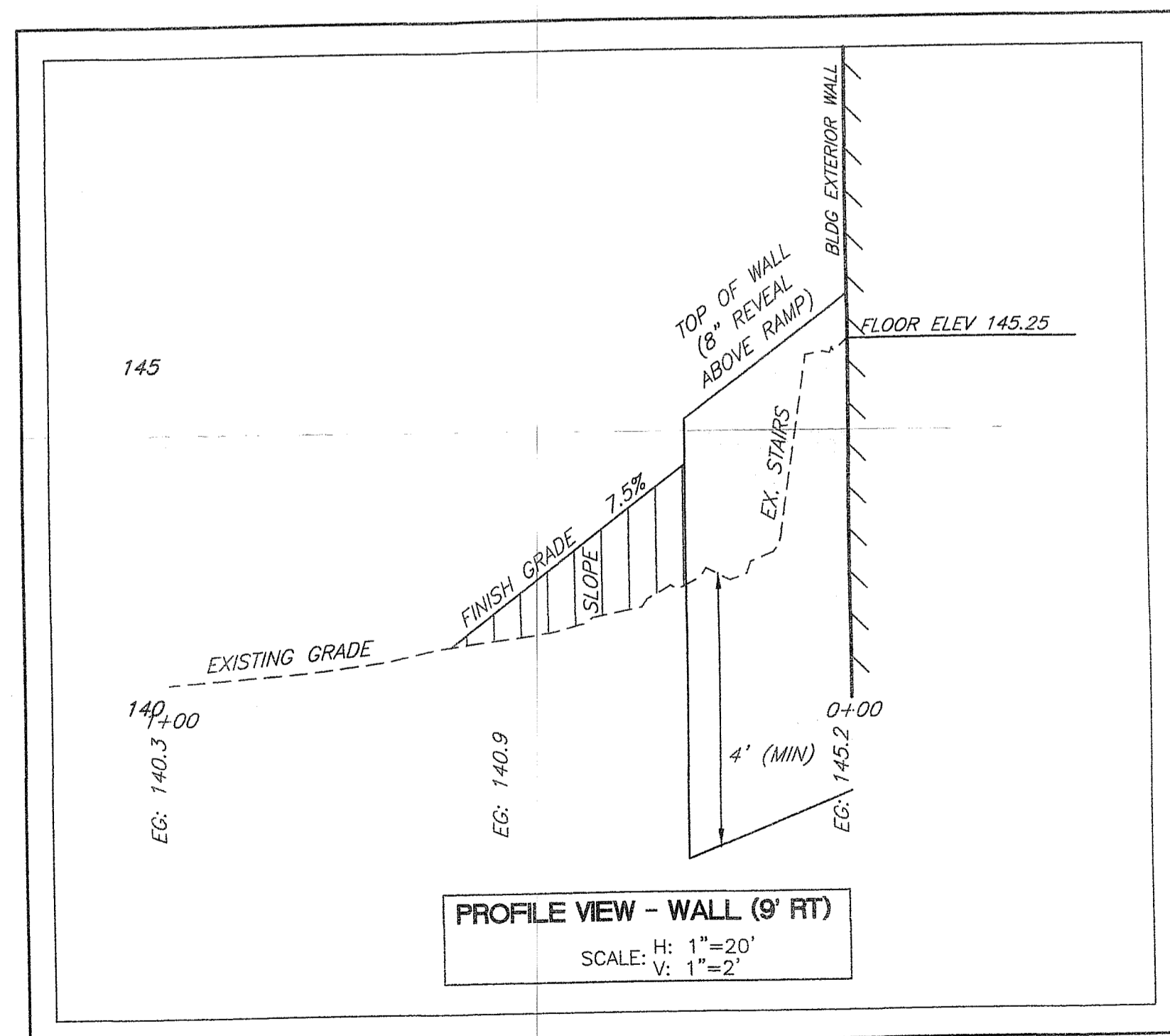
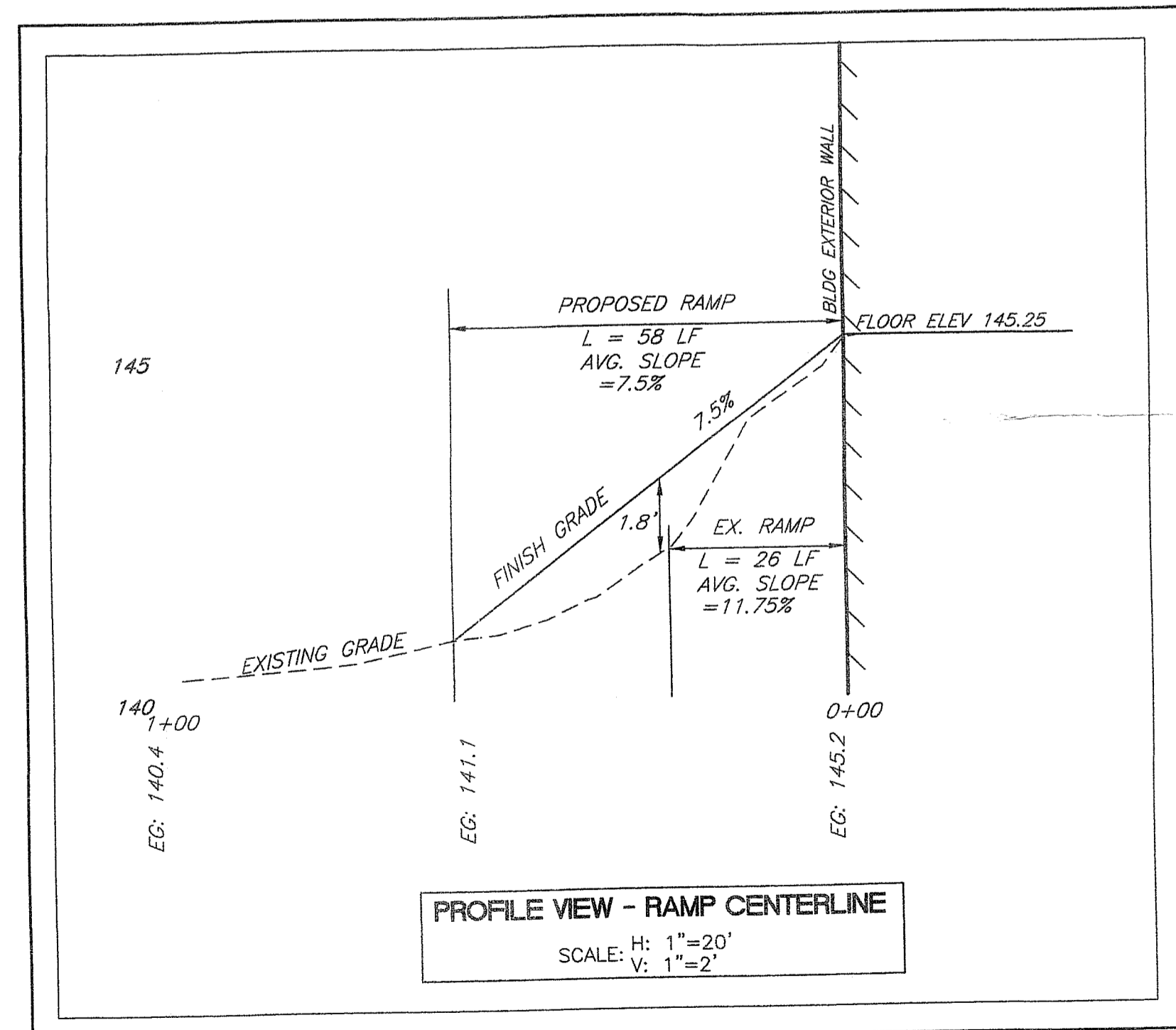
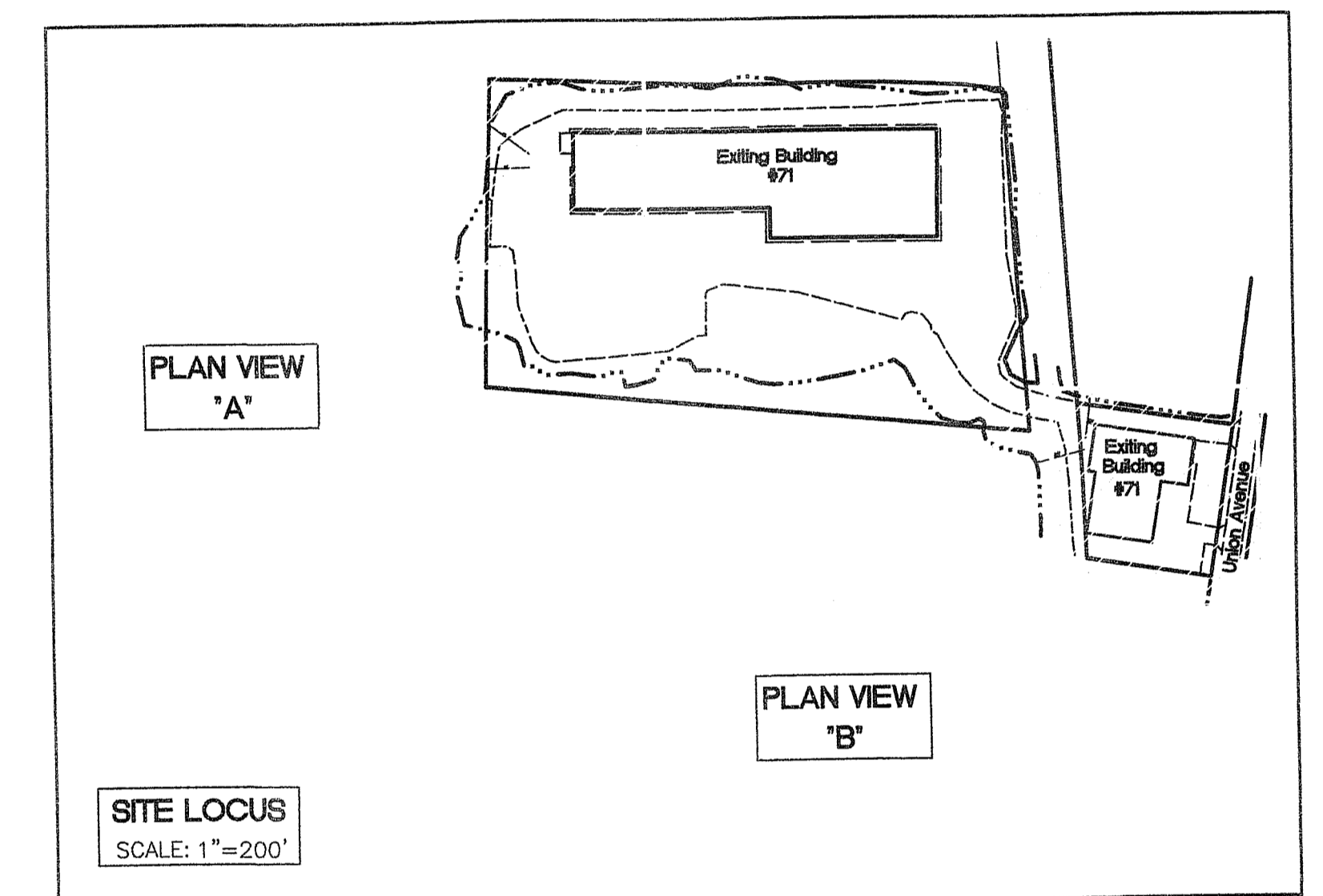
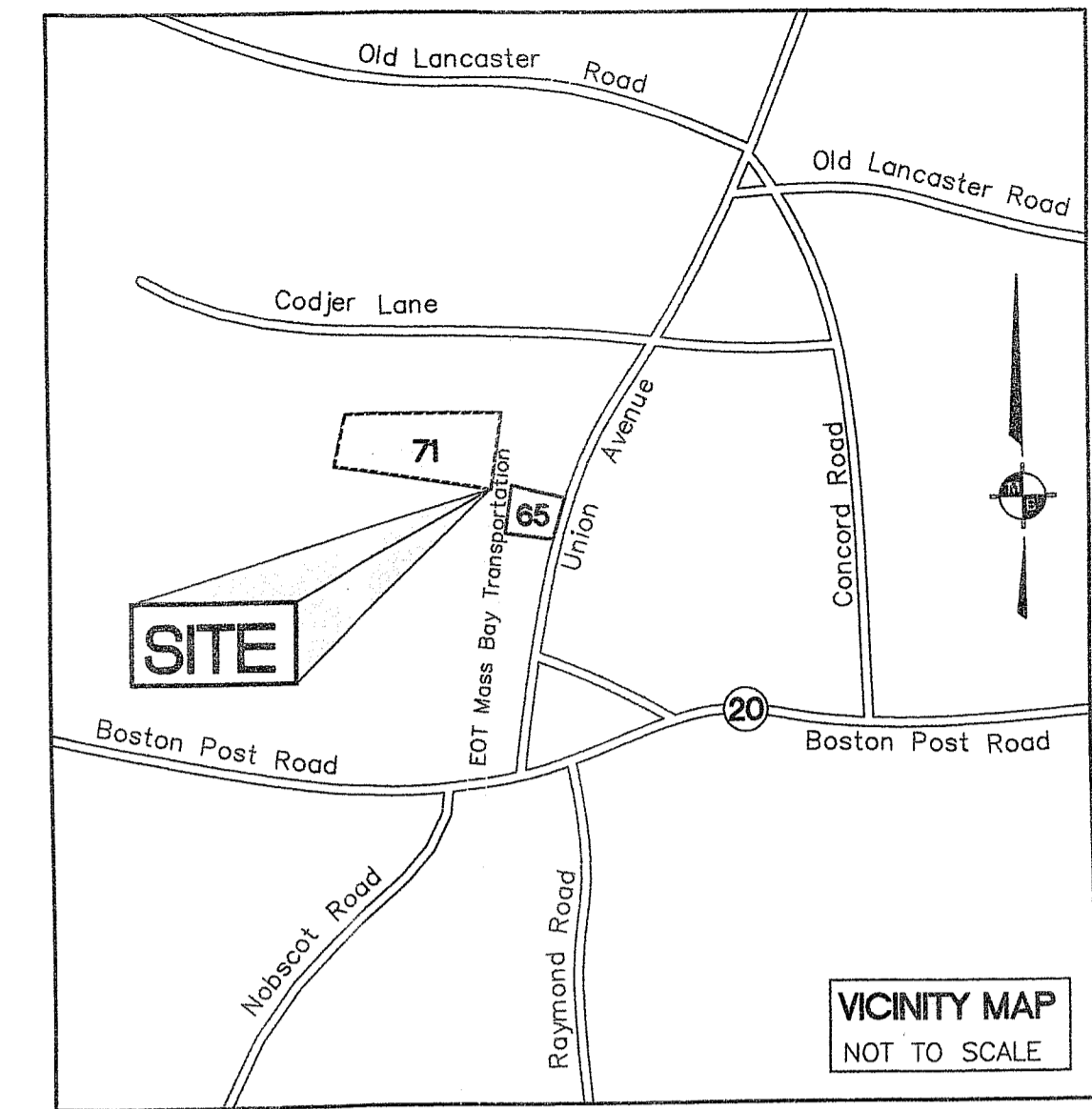
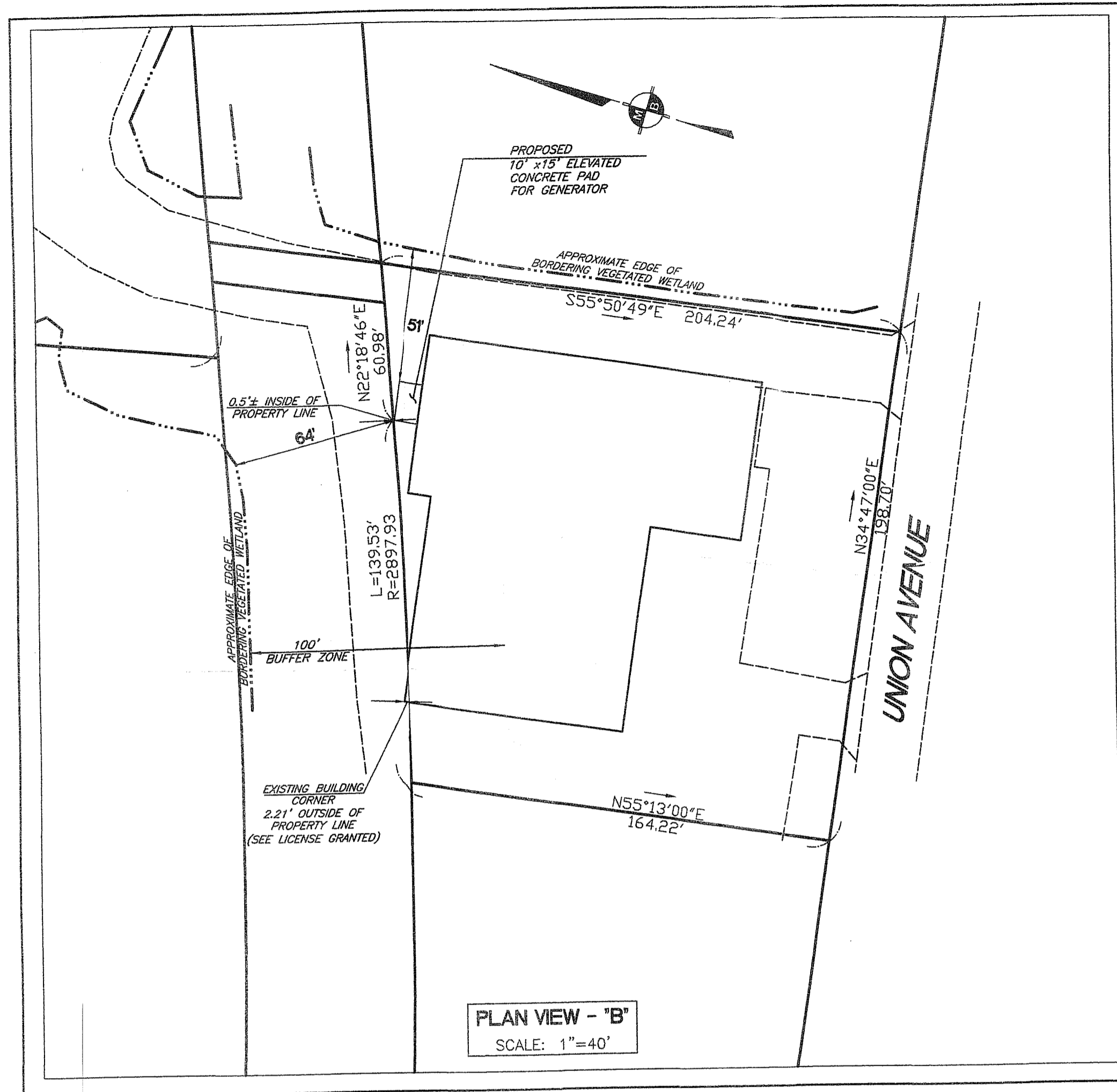
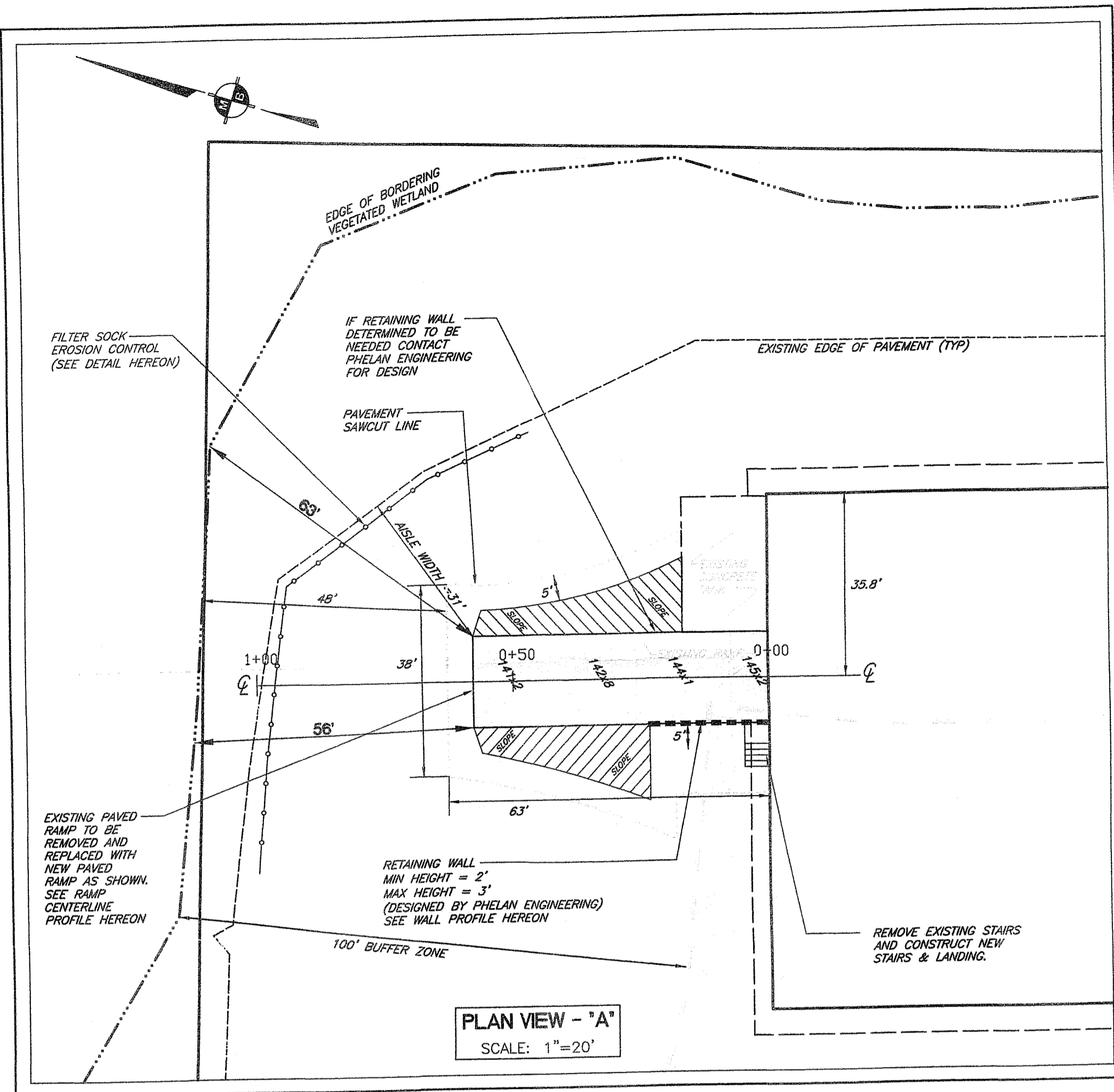


71-65 Union Ave,
Methods Machine



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IMPROVEMENT PLAN
Ramp (#71) & Generator Pad (#65)
"Methods Machine Tools, Inc"
71 Union Avenue + 65 Union Avenue
Sudbury, Massachusetts
Assessors Map K08 Parcel 0087 & 0051

APPLICANT/OWNER:
Macot Realty Trust
65 Union Avenue
Sudbury, MA 01776

MAY 23, 2019

SCALE: AS SHOWN

MEISNER BREM CORPORATION
142 LITTLETON ROAD, STE. 16, WESTFORD, MA 01886 • (978) 692-1313
202 MAIN STREET, SALEM, NH 03079 • (603) 893-3301

DRAFTED BY: JJA/PDM
APPROVED BY: JAB
JOB NO. 2605

1 of 1

ACAD FILE: 2605m.dwg

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WPA Form 1- Request for Determination of Applicability

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

A. General Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Macot Realty Trust

Name

dduane@macotrealty.com

E-Mail Address

P.O. Box 810

Mailing Address

Sudbury

City/Town

MA

01776

State

Zip Code

978-443-5388

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Meisner Brem Corporation

Firm

Jeffrey A. Brem

Contact Name

jabrem@meisnerbrem.com

E-Mail Address

142 Littleton Road Suite 16

Mailing Address

Westford

City/Town

MA

01886

State

Zip Code

978-692-1313

Phone Number

Fax Number (if applicable)

B. Determinations

1. I request the Sudbury Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Sudbury

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).

dduane
5/11/19



WPA Form 1- Request for Determination of Applicability

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

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

71 and 65 Union Avenue	Sudbury
Street Address	City/Town
K08	0087 & 0051
Assessors Map/Plat Number	Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

The subject property, (Map K08 0087 (71 Union Avenue & K08 0051 65 Union Avenue). The properties are divided by the EOT Massachusetts Bay Transportation Right of Way. 71 Union Avenue is 6.60 Acres and fronts along the EOT Massachusetts Bay Transportation Right of Way. 65 Union Avenue is 36,240 s.f. and fronts on Union Avenue. The rear of the property abutts the EOT Massachusetts Bay Transportation.

- c. Plan and/or Map Reference(s):

Improvement Plan Ramp (#71) & Generator Pad (#65) by Meisner Brem Corporation	May 23, 2019
	Date
Title	Date
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

- A. The removal of an existing loading ramp and stairs replaced by a new ramp with associated retaining walls, new stairs and grading at the rear of the lot on 71 Union Avenue and
- B. The construction of an elevated 10'x15' concrete pad for the use of a generator at 65 Union Avenue.

Erosion Control provided as shown. No new impervious areas proposed. No work is expected to impact the wetlands. Work to be conditioned per Form 2.



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

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

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Macot Realty Trust - McIver Scott A Trustee

Name

P.O. Box 810

Mailing Address

Sudbury

City/Town

MA

State

01776

Zip Code

Signatures:

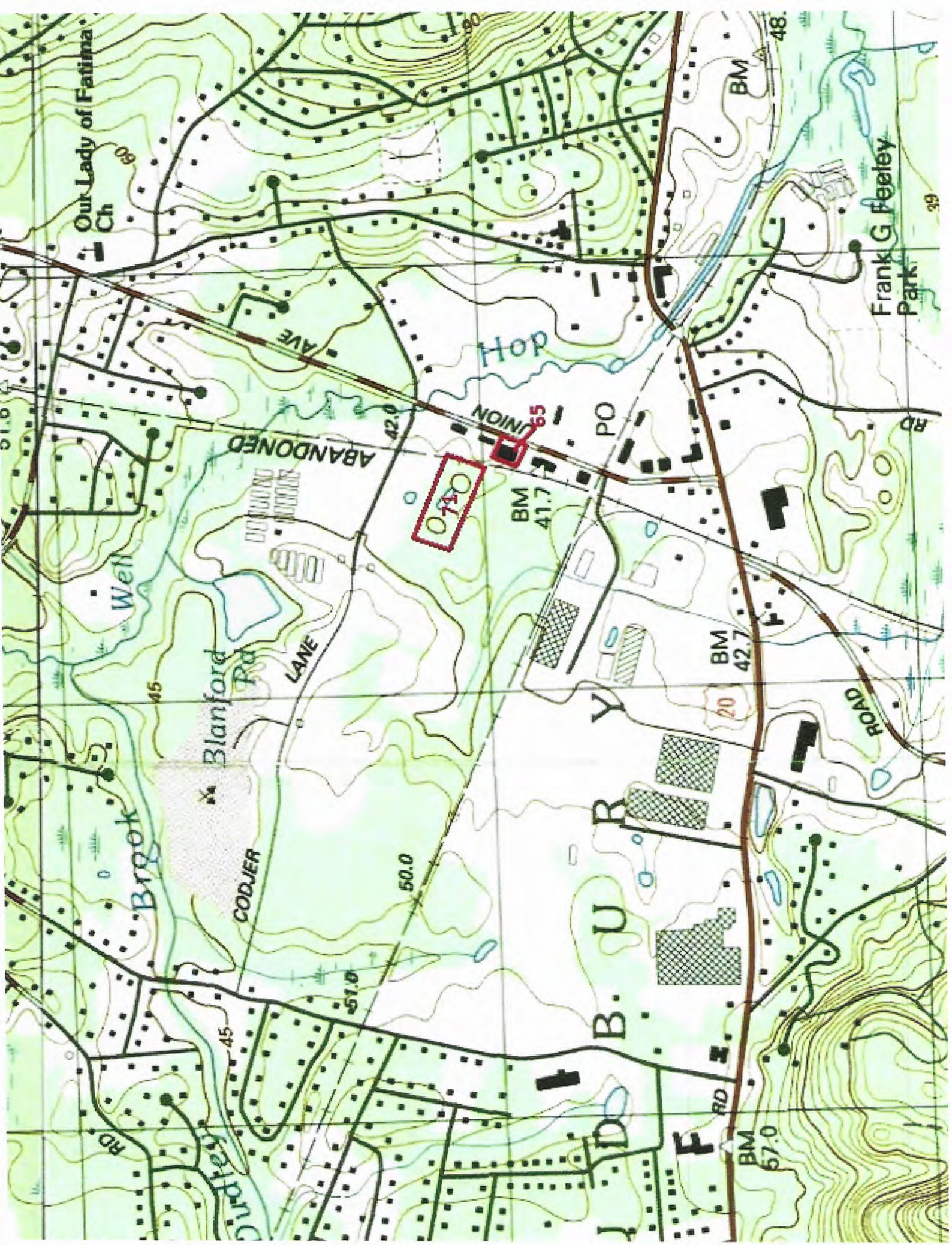
I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

* 
Signature of Applicant

* 5-29-19
Date


Signature of Representative (if any)

5.28.19
Date





11 Crestview Dr.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

SUDBURY
City/Town

WPA Form 1- Request for Determination of Applicability

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

A. General Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

KEITH DENNIS

Name

DENNIS FAMILY 63@Gmail

E-Mail Address

11 CRESTVIEW DR

Mailing Address

SUDBURY

City/Town

MA

State

01776

Zip Code

845-235-5691

Phone Number

Fax Number (if applicable)

2. Representative (if any):

IRON TREE SERVICE

Firm

MICHAEL

Contact Name

INFO@IRONTREESERVICE.COM

E-Mail Address

P.O. Box 12

Mailing Address

WENHAM

City/Town

MA

State

01984

Zip Code

978-468-6688

Phone Number

978-468-6687

Fax Number (if applicable)

B. Determinations

1. I request the SUDBURY Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).

Keith Dennis
4/25/19
(signature)

Received
APR 22 2019

Sudbury Conservation Department



WPA Form 1- Request for Determination of Applicability

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

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

11 CRESTVIEW DR

Street Address

SUDBURY

City/Town

Assessors Map/Plat Number

Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

WETLANDS BELTIN'S HOME

c. Plan and/or Map Reference(s):

TREE REMOVAL

Title

4/1/19

Date

Title

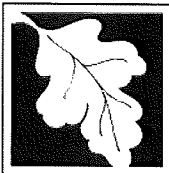
Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

WE WOULD LIKE TREES LEANING OVER/TOWARDS OUR HOME TO BE CUT. BRANCHES HAVE BEEN FALLING INTO OUR PROPERTY AND COULD INSURE OUR DAUGHTER AND US. WE WOULD REMOVE THE TREES THAT ARE AN IMMEDIATE DANGER BASED ON THEIR LOCATION AND STRUCTURE. TREES THAT HAVE A STRONG STRUCTURE WILL BE TRIMMED SO THAT BRANCHES AREN'T FALLING ONTO OUR PROPERTY WHERE OUR DAUGHTER PLAYS. IRON TREE SERVICES - A CERTIFIED ARBORIST WILL PERFORM THE WORK. (978-998-2864)



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

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

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

KEITH DENNIS
Name

11 CRESVIEW DR
Mailing Address

SUDBURY
City/Town

MA 01776
State Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

[Signature] 4/1/19
Signature of Applicant Date

AVAILABLE UPON REQUEST
Signature of Representative (if any) Date



Sudbury Conservation Commission
275 Old Landcaster Rd
Sudbury, MA 01776

2/15/19

Re: Tree Removal At 11 Crestview Drive, Sudbury, MA

I was recently asked to perform a tree evaluation to evaluate the health and falling risk of a group of trees just beyond the rear of the home located at 11 Crestview Drive, Sudbury, Massachusetts owned by Mr. Keith Dennis. This group of trees consists of two white pines and two oaks. As described below, there are concerning hazards associated with all of them.

All four of these trees are growing at the top of a slope with the back side of the root system severely compromised. They are also growing on the edge of the wood-line, which has caused them lean towards the open light and the house of the Dennis Family. When trees lean opposite the direction of the slope, there is a great potential for failure.

My next concern is the condition and health of the trees. As you will be able to see in the pictures that will be sent with this letter. There are some structural defects that can not be fixed. You will see large vertical cracking on the trunk wood and a cable that has choked out one of the trees from many years ago. The pines have shed their bottom branches and have kept their top branches, which has caused them to become top-heavy. Being top-heavy, tall, and relatively small diameter in comparison to the height, they show a large amount of sway in the wind. In my experience, I see white pines fall for these reasons regularly, especially when located on a slope

As a Massachusetts Certified Arborist, I believe that these trees are not healthy and show signs of defects that are troubling in the context of how big the trees are and how close to house and other structures at 11 Crestview Drive.

As a result, in my opinion, these four trees should be removed as hazardous. The risk greatly outweighs the value at this current point in time. All of these trees are in striking distance of structures, vehicles and people.

Sincerely,

Michael Bonner
Massachusetts Certified Arborist
978-998-2864
Michael@IronTreeService.com

June 17, 2019 Sudbury Conservation Commission Meeting
RE: 11 Crestview Dr. tree removal and trimming project

Scope

Below is an aerial view of our property with markers showing the scope of the proposed project:



The left opaque rectangle is where the vernal pools are located.

Tree Removal

The oval is where the 4 trees requesting to be removed are located. There are two trees at the top of the slope within 15 feet of the house and are leaning toward the house. One of these trees is a split oak that our certified arborist feels is an imminent danger to the home. The other 3 trees are pines that will be exposed once this oak is removed. The pines are all within 10 feet of one another. Since these 3 trees are not deemed to be an imminent danger, I'm proposing a reforestation plan to protect the vernal pools. I visited Mahoney's Garden Center in Concord, MA. The location will still be shaded after the trees are removed so we were limited to shade tolerant native shrubs. To cover the spacing, I'm proposing a mixture of *Viburnum dentatum* Christom and *Hydrangea arborescens* Annabelle be planted.



Trimming

The arrows in the aerial view point to the tree trimming requested. These are primarily oak branches.

- Starting from the top – this arrow represents an oak hanging over the swing set and play area. The slide from the swing set is within 3 feet of the driveway. If we were to pull the swing set closer, the slide would land on the driveway. We have requested that our arborist trim as little as possible while protecting the area from falling branches where our daughter plays.
- The middle arrow is an oak branch that hangs directly over our driveway. Branches are consistently falling on the driveway during storms. We would like to trim only the part hanging over the driveway. Our arborist assured us that the tree's integrity will remain intact.

- The bottom arrow points to oak branches that hang over our backyard and over the house. These branches cause debris to fall on to our roof and collect water which damages the structure of our home. In addition, branches continue to fall in living areas. Here is a view of the branches from the side of our house:



Lastly, our arborist assured us that the crane would remain on our driveway and that none of the work would require them to have machinery sitting or moving across the edges of the vernal pools.

Request COC

16 August Road

Roopenian, Kirsten

From: Chair Sudbury ConCom <chairconcom@gmail.com>
Sent: Tuesday, June 11, 2019 2:42 PM
To: Roopenian, Kirsten
Cc: Suedmeyer, Beth
Subject: Re: 16 August Road

I went to the property and met with Bill Hurley and found the work appeared to comply with the Orders of Condition and I recommend we issue an COC. Attached are photos that I took today. I also note that seven green giant arborvitae were planted as a screen on the north property line which had been requested by the abutter. Since they were not required as mitigation and are not invasive, I would recommend that no further action be taken regarding them.

Tom





Thomas R. Friedlander
Chair, Sudbury Conservation Commission
978 440 8003 (Land)
617 320 0822 (Cell)

On Jun 11, 2019, at 12:57 PM, Roopenian, Kirsten <RoopenianK@sudbury.ma.us> wrote:

Can someone go look?

Kirsten Roopenian
Administrator
Sudbury Conservation Department
978 440 5472

From: hamblinhomesinc@gmail.com <hamblinhomesinc@gmail.com>
Sent: Monday, June 10, 2019 2:18 PM
To: Roopenian, Kirsten <RoopenianK@sudbury.ma.us>
Subject: Re: 16 August Road

Yes I am on site tomorrow Fromm 11 to 3 waiting for building inspector but can be available whenever the commission would like to visit the property. Thanks again Bill

Sent from my iPhone

On Jun 10, 2019, at 1:51 PM, Roopenian, Kirsten <RoopenianK@sudbury.ma.us> wrote:

Bill, Are you around this week or next to set this up?

Kirsten Roopenian
Administrator
Sudbury Conservation Department
978 440 5472

From: Thomas R. Friedlander <chairconcom@gmail.com>
Sent: Monday, June 10, 2019 1:38 PM
To: Roopenian, Kirsten <RoopenianK@sudbury.ma.us>
Subject: Re: 16 August Road

If we can get a site visit.

Thomas R. Friedlander
Chair, Sudbury Conservation Commission

On June 10, 2019, at 12:55 PM, "Roopenian, Kirsten"
<RoopenianK@sudbury.ma.us> wrote:

Can we get this on the June 17 agenda?

Kirsten Roopenian
Administrator
Sudbury Conservation Department
978 440 5472

From: Bill Curley <hamblinhomesinc@gmail.com>
Sent: Monday, June 10, 2019 12:30 PM
To: Roopenian, Kirsten <RoopenianK@sudbury.ma.us>
Subject: 16 August Road

Hi,

I would like to formally request a certificate of compliance (MA DEP #301-1236) for 16 August Road. My As-Built plan shall follow.

Thanks,

Bill Curley
Hamblin Homes, Inc.
Tel: 978-375-1201
www.hamblinhomes.com