



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:

Jennifer Brogdon
Name _____ jennifer.brogdon@gmail.com
E-Mail Address _____
46 Lands End Lane
Mailing Address _____
Sudbury
City/Town _____ MA _____ 01776
617-272-6039
State _____ Zip Code _____
Phone Number _____
Fax Number (if applicable) _____

2. Representative (if any):

Northwoods Builders LLC
Firm _____
John Selinger
Contact Name _____ selinger_inc@hotmail.com
E-Mail Address _____
345 Pond St.
Mailing Address _____
Dunstable
City/Town _____ MA _____ 01827
617-699-0169
State _____ Zip Code _____
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).

Received

AUG 12 2019

Sudbury Conservation Department



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C. Project Description

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

46 Lands End Lane	Sudbury
Street Address	City/Town
	91
Assessors Map/Plat Number	Parcel/Lot Number

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

Private residence; Area of work encompasses the existing front porch, walkway and associated retaining wall with the intent of making this area safer for use:

1) The current walkway has become unsafe due to loose bluestone pavers and stair treads, causing minor injury to one visitor. Additional deterioration of the steps has significantly altered the standard rise, eg bottom step has nearly 10" rise.

2) The front porch lacks a roof. As the home has a gambrel roof and storm door on the front door, severe snow storms have created 5-6 foot snow piles at the front door, preventing egress from the front of the house.

3) The retaining wall which sits between the driveway and the porch/walkway, is comprised of a traditional rock wall. Numerous rocks/boulders have come loose due to snow plow damage and the wall needs to be rebuilt.

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

_____	_____
Title	Date
_____	_____
Title	Date
_____	_____
Title	Date

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

Reinforce the existing porch and rebuild the steps

Add a roof (with column supports) to the current porch

Replace the bluestone pavers on the walkway with new pavers

Rebuild the retaining wall



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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.)

Plot Plan of land in Sudbury : April 20, 1981



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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:

Jennifer Brogdon
 Name
 46 Lands End Lane
 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.

Jennifer Brogdon
 Signature of Applicant
 Date Aug 11, 2019

[Signature]
 Signature of Representative (if any)
 Date Aug 12, 2019