
Sullivan, Connors & Associates

Land Surveying and Civil Engineering

Sudbury Conservation Commission
275 Old Lancaster Road
Sudbury, MA 01776

August 7, 2019

**Subject: Notice of Intent – Septic System Repair
394 Boston Post Road (Lotus Blossom Restaurant)**

Dear Members of the Commission:

On behalf of the applicant (Chen's Family Realty Trust / Lotus Blossom Restaurant), please find the enclosed Notice of Intent with supporting documentation for the proposed septic system repair at 394 Boston Post Road (Lotus Blossom Restaurant), including:

1. The Notice of Intent application package including:
 - Completed WPA Form 3 Notice of Intent and Wetland fee transmittal form
 - Locus Mapping;
 - Plan of Record;
 - Wetland Delineation Report; and
 - List of Abutters and Notification Forms;
2. Plans "Proposed Sewage Disposal System of 394 Boston Post Road in Sudbury, MA," prepared by Sullivan Connors & Associates, dated June 4, 2019
3. Two checks in the amount of \$25 for the Sudbury Wetlands Administration Bylaw application fee (minor project), and \$95 for the WPA Notice of Intent application fee (septic system repair).

Existing Site Conditions

The project site is a 1.65 acre lot created in 1987 located on the north side of Boston Post Road near the intersection with Station Ave. The site is currently developed as the Lotus Blossom Restaurant including associated parking and access drives. The building is currently serviced by an on-site septic system located under the parking areas that is in failure and must be replaced.

Wetland resource areas on and off-site include three areas. (1) A Bordering vegetated wetland located to the rear (northwest) of the site. (2) A channel located along the west side of Station Ave. The channel is separated from the site by the abandoned railroad tracks. (3) Hop Brook, a perennial stream, is located along the eastside of Station Ave. The 200 foot Riverfront Area extends into the site. Hop Brook has an associated 100 year flood plain (zone AE) as shown on the most recent FEMA mapping (Map #25017C0506F, dated 7/7/2014). The limits of the 100 year flood plain are contained off-site and would not impact the project. The site does not contain any mapped NHESP estimated and priority habitat.

Proposed Project

The proposed project consists of a septic system repair / replacement servicing the existing restaurant. The system is currently in failure and replacement is required. The proposed plan would be to replace the existing leach field in the same location with the same design and configuration as the existing condition.

The reason for failure appears to be grease making its way through the system and entering the leach field. The treatment system will be modified to optimize treatment and lengthen the flow to path to remove as much grease as possible. The treatment train includes a grease trap, several septic tanks, an equalization tank, and two FAST secondary treatment systems. The proposed leach field is pressure dosed to optimize distribution, and will be the same size and location as the existing field. The limit of work is mostly within the existing paved parking lot area, and has been kept as far as practical from the resource areas.

Riverfront Area Standards (310 CMR 10.58)

The site is bordered to the west by Hop Brook and a portion of the site is within the RFA (approximately 17,105 sq. ft.). The limit of disturbance includes 8,080 sq. ft. within the RFA. The project would qualify for the grandfathering provisions under 10.58(6)(c) to allow for repair of the existing septic system on a lot created prior to 1996.

Stormwater Standards 310 10.05(6)(k)

The proposed work will not result in any increase to the impervious surfaces on-site and the final surface conditions and grading will match that of the existing conditions. Therefore the project will not result in any increase to the rate or volume of runoff. Temporary sedimentation and erosion controls have been included on the plans to minimize sediment transport to the site drainage system and discharge point. An erosion barrier placed around the limit of work, and inlet protection has been required at the downgradient catch basin.

The project qualifies as a redevelopment project as there have been no increases to the impervious surfaces. The following is a summary of each of the 10 standards.

Standard 1: No New Untreated Discharges: There are no new untreated discharges to any wetland resource area. The current flow and discharge patterns match that of the pre-existing condition. Catch basins are currently located on-site to provide pre-treatment.

Standard 2: Peak Rate Attenuation: Not applicable – The proposed work will not result in an increase in impervious surfaces. The work will match the existing limit of pavement.

Standard 3: Stormwater Recharge: Not applicable – The proposed work will not result in an increase in impervious surfaces, and additional recharge would not be required.

Standard 4: Water Quality: The project is a redevelopment project does not create any new impervious areas or new discharge points. The existing site does contain a deep sump catch basin and recharge system, which provide pre-treatment prior to discharge.

Standard 5: Land Uses With Higher pollutant Loads

Not applicable - The proposed use is not classified as a land use with higher pollutant loads.

Standard 6: Critical Areas: Not applicable – the site does not contain and critical areas.

Standard 7: Redevelopment: The proposed project is classified as a Redevelopment Project since there has been no increase to the impervious surface.

Standard 8: Construction Period Controls: The proposed site plans have included Construction Period Controls. The project as a septic repair and will have a short duration. Once the system is installed, the disturbed area will be re-paved shortly after, and be fully stabilized.

Standard 9: Operation and Maintenance Plan: Not applicable – The proposed project has not included any new stormwater BMP's.

Standard 10: Illicit Discharges: Based upon site observations and review of previous plans/surveys, no illicit discharges are known on the site. Illicit discharges are prohibited.

If you have any questions or require any additional information please contact this office at (508) 393-9727.

Sincerely,
Sullivan Connors & Associates, Inc.



Vito Colonna, P.E.

c. MassDEP Northeast Regional Office

Receipt[Forms](#)[Attach Files](#)[Signature](#)[Payment](#)[Receipt](#)**Summary/Receipt**[print receipt](#)[Exit](#)

Your submission is complete. Thank you for using DEP's online reporting system. You can select "My eDEP" to see a list of your transactions.

DEP Transaction ID: 1125095

* Date and Time Submitted: 8/8/2019 10:43:00 AM

Other Email :

Form Name: WPA Form 3 - NOI**Project Location**

City/Town Name: SUDBURY

location: 394 BOSTON POST ROAD

General Description: SEPTIC SYSTEM REPAIR / REPLACEMENT

Applicant Information

Name: CHEN'S FAMILY REALTY TRUST CHEN LI-YUN YUNG-ANN & YUNG MOU

Company: LOTUS BLOSSOM RESTAURANT

Address: 394 BOSTON POST ROAD, SUDBURY, MA, 01776

Payment Information

Your fee for the state share is \$: 70.00

If you have paid by credit card or ACH, thank you for your payment. If you are paying by check or money order, please send your check (payable to the Commonwealth of Massachusetts) to MassDEP, Box 4062, Boston, MA 02211

Additional Forms Submitted

WPA Form 3 - NOI (Fee Transmittal)(ONLINE ONLY)

Ancillary Document Uploaded/Mailed

394 Boston Post Rd. Septic Plan sheets 1&2

394 Boston Post Rd. Sudbury Wetland Report

stormwater/project narrative

[My eDEP](#)

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 #:1125095

City/Town:SUDBURY

A.General Information

1. Project Location:

| | | | |
|-------------------|----------------------|----------------|-----------|
| a. Street Address | 394 BOSTON POST ROAD | | |
| b. City/Town | SUDBURY | c. Zip Code | 01776 |
| d. Latitude | 42.36160N | e. Longitude | 71.41883W |
| f. Map/Plat # | K08 | g.Parcel/Lot # | 0082 |

2. Applicant:

☐ Individual ☒ Organization

| | | | |
|--------------------|----------------------------|--------------|---------------------------------|
| a. First Name | CHEN'S FAMILY REALTY TRUST | b. Last Name | CHEN LI-YUN YUNG-ANN & YUNG MOU |
| c. Organization | LOTUS BLOSSOM RESTAURANT | | |
| d. Mailing Address | 394 BOSTON POST ROAD | | |
| e. City/Town | SUDBURY | f. State | MA |
| h. Phone Number | 978-443-0200 | g. Zip Code | 01776 |
| | | i. Fax | 617-812-7888 |
| | | j. Email | tobyseto@verizon.net |

3. Property Owner:

☐ more than one owner

| | | | |
|--------------------|--|--------------|--|
| a. First Name | | b. Last Name | |
| c. Organization | | | |
| d. Mailing Address | | | |
| e. City/Town | | f. State | |
| h. Phone Number | | g. Zip Code | |
| | | i. Fax | |
| | | j. Email | |

4. Representative:

| | | | |
|--------------------|--------------------------------|--------------|-------------|
| a. First Name | VITO | b. Last Name | COLONNA |
| c. Organization | SULLIVAN, CONNORS & ASSOCIATES | | |
| d. Mailing Address | 121 BOSTON POST ROAD | | |
| e. City/Town | SUDBURY | f. State | MA |
| h. Phone Number | 508-393-9727 | g. Zip Code | 01776 |
| | | i. Fax | |
| | | j. Email | vc@csei.net |

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

| | | | | | |
|-------------------|--------|-------------------|-------|-----------------------|-------|
| a. Total Fee Paid | 165.00 | b. State Fee Paid | 70.00 | c. City/Town Fee Paid | 95.00 |
|-------------------|--------|-------------------|-------|-----------------------|-------|

6. General Project Description:

SEPTIC SYSTEM REPAIR / REPLACEMENT

7a. Project Type:

- | | |
|---|--|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input checked="" 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)?

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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Provided by MassDEP:

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City/Town:SUDBURY

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:

SOUTHERN MIDDLESEX

20770

90

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. <input checked="" type="checkbox"/> Riverfront Area | Hop Brook | |
| | 1. Name of Waterway (if any) | |
| 2. Width of Riverfront Area (check one) | <input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only | |
| | <input type="checkbox"/> 100 ft. - New agricultural projects only | |
| | <input checked="" type="checkbox"/> 200 ft. - All other projects | |
| 3. Total area of Riverfront Area on the site of the proposed project | | 17105 square feet |
| 4. Proposed Alteration of the Riverfront Area: | | |
| 8080 | 0 | 8080 |
| 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? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

City/Town: SUDBURY

☒ Yes ☐ No

Proposed Replacement (if any)

1. square feet

Page 3 of 7 * ELECTRONIC COPY

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

Provided by MassDEP:
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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:2017

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

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.

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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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
836 S. Rodney French Blvd
New Bedford, MA 02744

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)?

a. ☐ 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 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

☐ **Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

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Provided by MassDEP:

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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)). ☒
4. 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:**

PROPOSED SEWAGE

DISPOSAL SYSTEM SULLIVAN,
OF 394 BOSTON CONNORS &
POST RD. SUDBURY, ASSOCIATES
MA

VITO COLONNA

June 4, 2019

1" = 20'

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 #:
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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 4919 Conf. ID: 62826298-a316-4322-9600-c8231e654826 | 3. Check date 8/6/2019 Pd online 8/7/2019 |
| 4. State Check Number Hb Tai Sudbury, Inc. | 5. Check date DBA Lotus Blossom |
| 6. Payer name on check: First Name | 7. Payer name on check: Last Name |

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.

| | |
|--|----------|
| Chen's Family Realty Trust | 8/8/2019 |
| 1. Signature of Applicant | 2. Date |
| Chen's Family Realty Trust | 8/8/2019 |
| 3. Signature of Property Owner(if different) | 4. Date |
| Vito Colonna | 8/8/2019 |
| 5. Signature of Representative (if any) | 6. Date |

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 #:1125095
City/Town:SUDBURY

A. Applicant Information

1. Applicant:

a. First Name CHEN'S FAMILY REALTY TRUST b. Last Name CHEN LI-YUN YUNG-ANN & YUNG MOU
c. Organization LOTUS BLOSSOM RESTAURANT
d. Mailing Address 394 BOSTON POST ROAD
e. City/Town SUDBURY f. State MA g. Zip Code 01776
h. Phone Number 9784430200 i. Fax 6178127888 j. Email tobyseto@verizon.net

2. Property Owner:(if different)

a. First Name b. Last Name
c. Organization
d. Mailing Address
e. City/Town f. State g. Zip Code
h. Phone Number i. Fax j. Email

3. Project Location:

a. Street Address 394 BOSTON POST ROAD 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 |
|---|-----------------|--------------|-----------------------|-----------|
| E.) WORK ON SEPTIC SYSTEM SEPARATE FROM HOUSE | 1 | 110.00 | RFA MULTIPLIER 1.5 | 165.00 |

| | | |
|--------------------------------|---------------------------|-------------------|
| City/Town share of filling fee | State share of filing fee | Total Project Fee |
| \$95.00 | \$70.00 | \$165.00 |

[My eDEP](#) | [Forms](#) | [My Profile](#) | [Help](#) | [Notifications](#)

Transaction Overview Trans# 1125095 ID# WPA Form 3 - NOI



Payment

print

Exit

Payment Confirmation

Thank you. Your payment has been received and payment receipt has been emailed.

DEP TRANS # 1125095

Payment Amount: \$70.00

Payment Date: 8/8/2019 10:41:30 AM

DEP Payment Confirmation ID: b882b298-a316-43ea-9b00-c8231e63482b

Note: Payment received after 3:30pm will not be posted until the next business day.

Next

HO TAI SUDBURY, INC.
DBA LOTUS BLOSSOM
394 BOSTON POST ROAD
SUDBURY, MA 01776

FLEET
SMALL BUSINESS SERVICES
SUDBURY, MA
5-13-110

4918

PAY TO THE
ORDER OF

Town of Sudbury
Twenty-five only

8/6/2019
\$ 25⁰⁰~~00~~

DOLLARS

MEMO

L.B. septic project

Shing Chen MP

⑈004918⑈ ⑆011000138⑆ 94197 18354⑈

HO TAI SUDBURY, INC.
DBA LOTUS BLOSSOM
394 BOSTON POST ROAD
SUDBURY, MA 01776

FLEET
SMALL BUSINESS SERVICES
SUDBURY, MA
5-13-110

4919

PAY TO THE
ORDER OF

Town of Sudbury
Ninety-five only

8/6/2019
\$ 95⁰⁰~~00~~

DOLLARS

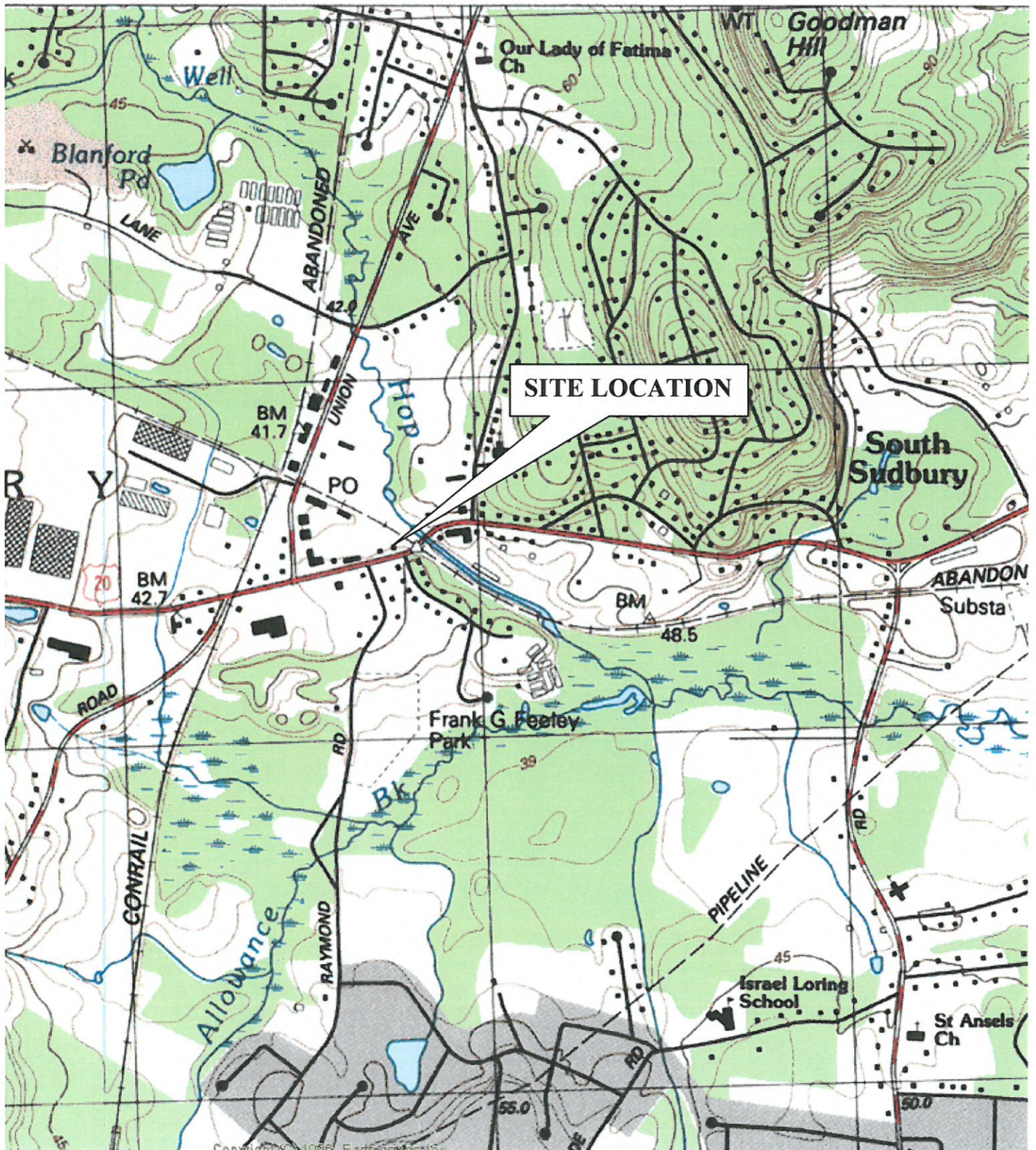
MEMO

L.B. Septic project

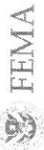
Shing Chen MP

⑈004919⑈ ⑆011000138⑆ 94197 18354⑈

LOCUS MAPPING



National Flood Hazard Layer FIRMette



42°21'54.07"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

USGS The National Map. ©rhoinmagery. Data refreshed April, 2019.

42°21'27.49"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, X, S, AP
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/6/2019 at 2:16:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Middlesex Registry of Deeds,
Southern District
Canton, Massachusetts
Plan No. 1668 of 1987
Rec'd 12-3 - 1987
1/3 23m Pm Doc No. 357
Rec'd, Ex/8734 Page 33

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
SUBDIVISION PLANNING BOARD

DATE November 9, 1907

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

RF Drake
ROBERT F. DRAKE
PROFESSIONAL LAND SURVEYOR 30321

DRAKE ASSOCIATES INC.
770 GROVE STREET FRAMINGHAM, MASS.
CIVIL ENGINEERS LAND SURVEYORS

899,

Three Oaks Environmental
Wetlands Delineation Report for:
394 Boston Post Rd. Sudbury, MA



Stream channel parallel to Station Road, Sudbury



Abandoned railroad bed above the stream channel

Three Oaks Environmental

P.O. Box 404 Hubbardston, MA 01452
(978) 855-3180

July 15, 2019

Mike Sullivan
Sullivan, Connors & Associates
121 Boston Post Road
Sudbury, MA 01776

Re:
Wetlands delineation
conducted July 12, 2019
Sunny, 80 °F, overnight rain

RE: Lotus Blossom 394 Boston Post Rd. Sudbury - wetlands delineation narrative

This site is within an urbanized area along Rt. 20 at the intersection of Station Road. Probably named relative to the abandoned railroad bed adjacent to the site. There are two areas on the site that are jurisdictional under the Massachusetts Wetlands Protection Act and the Town of Sudbury Wetlands Administration Bylaw. The first is a portion of a Bordering Vegetated Wetland, most of which is on an offsite property and a stream channel that at least meets the Type I stream criteria in the Sudbury Wetlands Bylaw. Though the stream does not appear on the USGS topographic map MassGIS data layer, it has the characteristics of a perennially-flowing stream.

The edge of the wetland closest to the site was flagged where the 100-foot buffer zone extends onto the existing developed area. I used pink flagging numbered A1 behind the abutting property to the west (just beyond a 7' high standpipe) and ended with flag A6 by the fence where the wetland edge moves away from the property. Some of the wetland vegetation present (tall stand of jewelweed) is likely to be the result of stormwater drainage off of the existing parking lot. Soils in the wetland were mucky in the top 4-6 inches above a rocky substrate. The A horizon in the upland were a much "brighter" 10YR3/2. I based the delineation primarily upon the vegetative community present and topography.

Vegetation observed in the upland portion included:

Japanese red maple, norway maple, poison ivy, virginia creeper, honeysuckle and asian bittersweet.

Vegetation observed in the wetland included:

Jewelweed, glossy buckthorn, poison ivy, winterberry holly as well as some standing water after heavy overnight rainstorms.

There is a stream channel along Station Road to the east of the site that appears to have been dug along the base of an abandoned railroad bed. It does not appear on the USGS topographic map as a stream or river. It continues parallel to the rail line before it crosses beneath Station road and flows into Hop Brook on the northeast side of Station Road. I flagged the resource area as Bank with wetland vegetation below the top of the bank along the stream's steep slope. There is a wide variety of wetland plant species growing in the stream and on the bank, which is surprising given the urban nature of the surrounding land. The soil in this portion of the wetland is depicted on the NRCS soils mapping as Freetown Muck and Urban Land complex (see attached).

Vegetation observed in the upland portion includes:

multiflora rose, red oak, white pine, greenbrier, norway maple, poison ivy, virginia creeper, honeysuckle and quaking aspen.

Vegetation observed in the wetland below the top-of-bank includes:

Skunk cabbage, buttonbush, pickerel weed, beggar's ticks, purple loosestrife, water hemlock, glossy buckthorn, grey birch, iris, common elderberry, sensitive fern. Northern arrowwood, swamp milkweed, speckled alder and arrowhead.

I began flagging the bank north of the site with blue flags (across from an auto repair shop on Station Rd) numbered B1 and ending with B15 at the culvert inlet beneath Station Rd. I observed a number of old sets of wetland flags and metal tags along the bank of this stream; all seemed fairly consistent with one another.

Examination of MassGIS data layers reveals that there are no certified vernal pools or rare species habitat on the site or within 100 feet of the property. Bordering Land Subject to Flooding (100-year floodplain) associated with Hop Brook and a tributary channel exists on the site at elevation 133' NGVD (see attached MassGIS & FEMA maps).

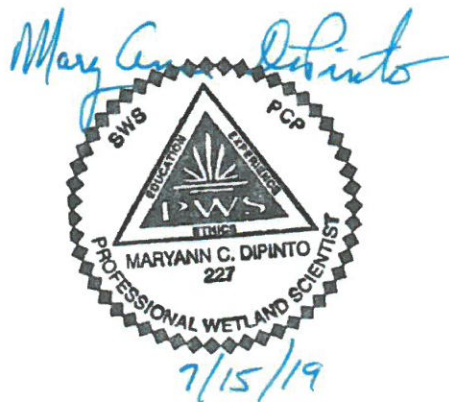
If you have any questions regarding this report please feel free to email or call my office.

Sincerely,

MaryAnn DiPinto, PWS #0227

threeoaksenvironmental@gmail.com

enclosures



394 Boston Post Rd sudbury

Zoom to a town



0 m

Basemaps

Available Data Layers

Search data layers

- Impervious Surface
- Aerial Photos (Ortho Imag
- USGS Topographic Maps
- USGS Quads Last Rev
- USGS Topographic Me
- USGS Topographic Me

Active Data Layers

Check all Uncheck all

- ☒ USGS Topographic Ma

Legend

- DEP Wetlands Arcs
- SHORELINE
- HYDROLOGIC CONNECTI
- MEAN WATER LINE
- APPARENT WETLAND LIM
- CLOSURE LINE
- EDGE OF INTERPRETED /
- DEP Wetlands

Tax Parcels for Query

394 Boston Post Rd sudbury

Zoom to a town



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Basemaps

Available Data Layers

Search data layers

- DEP 2010 Integrated List
- DEP 2012 Integrated List
- DEP Tier Classified 21E S
- DEP BWP Major Facilities
- FEMA Flood Data (Most C
- Q3 Flood Zones (from

Active Data Layers

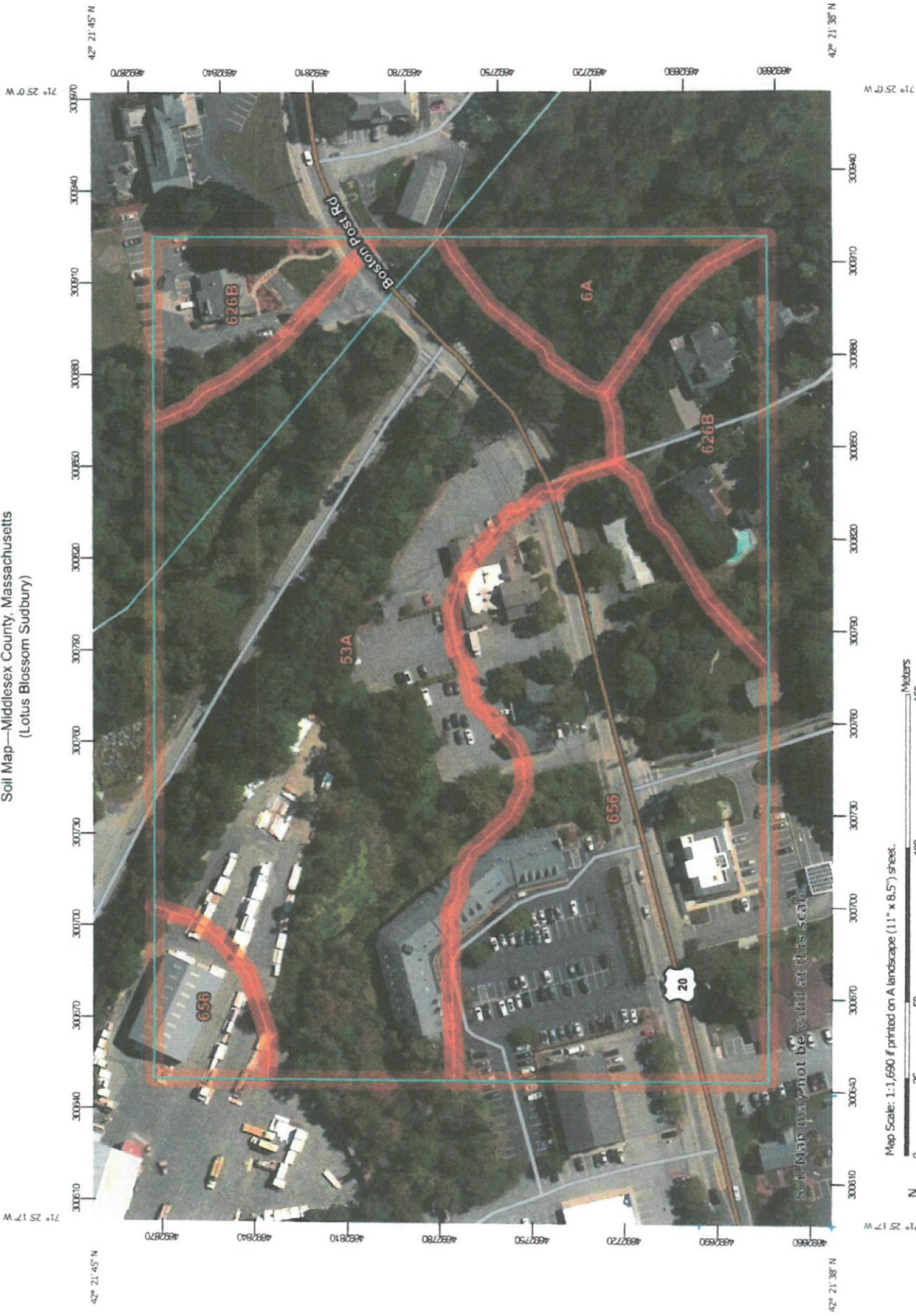
- Check all Uncheck all
- ✓ DEP Wetlands Arcs

Legend

- DEP Wetlands Arcs
- SHORELINE
- HYDROLOGIC CONNECTI
- MEAN WATER LINE
- APPARENT WETLAND LIM
- CLOSURE LINE
- EDGE OF INTERPRETED /
- DEP Wetlands

Tax Parcels for Query

Soil Map—Middlesex County, Massachusetts
(Lotus Blossom Sudbury)



Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| 6A | Scarboro mucky fine sandy loam, 0 to 3 percent slopes | 0.7 | 4.8% |
| 53A | Freetown muck, ponded, 0 to 1 percent slopes | 6.5 | 48.0% |
| 626B | Merrimac-Urban land complex, 0 to 8 percent slopes | 1.7 | 12.8% |
| 656 | Udorthents-Urban land complex | 4.7 | 34.4% |
| Totals for Area of Interest | | 13.6 | 100.0% |

Middlesex County, Massachusetts

53A—Freetown muck, ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2t2qc
Elevation: 0 to 1,140 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Freetown, ponded, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Freetown, Ponded

Setting

Landform: Bogs, swamps, kettles, marshes, depressions, depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Highly decomposed organic material

Typical profile

Oe - 0 to 2 inches: mucky peat
Oa - 2 to 79 inches: muck

Properties and qualities

Slope: 0 to 1 percent
Percent of area covered with surface fragments: 0.0 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: Rare
Frequency of ponding: Frequent
Available water storage in profile: Very high (about 19.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: B/D
Hydric soil rating: Yes

LOTUS BOOS

Abutters Listprint this list

Date: July 25, 2019

Subject Property Address: 394 BOSTON POST RD Sudbury, MA

Subject Property ID: K08-0082

Search Distance: 100 Feet

Prop ID: K08-0012

Prop Location: 250 RAYMOND RD Sudbury, MA

Owner: DONNELLY BRIAN

Co-Owner:

Mailing Address:

250 RAYMOND RD
SUDBURY, MA 01776

Prop ID: K08-0013

Prop Location: 395 BOSTON POST RD Sudbury, MA

Owner: APOSTLE THOMAS C

Co-Owner:

Mailing Address:

P.O. BOX 74914
LOS ANGELES, CA 90004

Prop ID: K08-0025

Prop Location: 4 MAPLE AVE Sudbury, MA

Owner: 4 MAPLE LLC

Co-Owner:

Mailing Address:

10 MAPLE AVE
SUDBURY, MA 01776

Prop ID: K08-0074

Prop Location: 28-2 UNION AVE Sudbury, MA

Owner: MCNAMARA ROBERT W TRS

Co-Owner:

Mailing Address:

P O BOX 833
SUDBURY, MA 01776

Prop ID: K08-0074
Prop Location: 28-3 UNION AVE Sudbury, MA
Owner: MCNAMARA ROBERT W TRS
Co-Owner:
Mailing Address:
P O BOX 833
SUDBURY, MA 01776

Prop ID: K08-0074
Prop Location: 28 UNION AVE Sudbury, MA
Owner: MCNAMARA ROBERT W TRS
Co-Owner:
Mailing Address:
P O BOX 833
SUDBURY, MA 01776

Prop ID: K08-0080
Prop Location: 410 BOSTON POST RD Sudbury, MA
Owner: NEWMAN MARSHALL F TRUSTEE
Co-Owner: KATZ IRREVOCABLE TRUST
Mailing Address:
410 BOSTON POST RD SUITE 28
SUDBURY, MA 01776

Prop ID: K08-0081
Prop Location: 400 BOSTON POST RD Sudbury, MA
Owner: 400 BOSTON POST ROAD LLC
Co-Owner:
Mailing Address:
400 BOSTON POST RD
SUDBURY, MA 01776

Prop ID: K08-0084
Prop Location: OFF BOSTON POST RD Sudbury, MA
Owner: TOWN OF SUDBURY
Co-Owner: TREASURER
Mailing Address:
278 OLD SUDBURY RD
Sudbury, MA 01776

Prop ID: K08-5000
Prop Location: RAILWAY Sudbury, MA
Owner: MASS BAY TRANSPORTATION
Co-Owner:
Mailing Address:
10 PARK PLAZA
BOSTON, MA 02116

Prop ID: K09-5000
Prop Location: RAILWAY Sudbury, MA
Owner: MASS BAY TRANSPORTATION
Co-Owner:
Mailing Address:
10 PARK PLAZA
BOSTON, MA 02116

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





- Street
 Alleyway
 Parking Lot
 Median
 Sidewalk
 Curb
 Road
 Travel Road
 3-1/2' Un-Paved Roads
 Paralel
 Sidewalk
 Street Curb
 Street Curb
 Median Roadway
 Building
 MA Highway
 Interstate
 US Highway
 No Marked Road
 Town Boundary
 Street



Printed on 07/25/2019 at 10:55 AM

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Lotus Blossom 394 BPR Sudbury

AFFIDAVIT OF SERVICE
Under the Massachusetts Wetlands Protection Act
And the Town of Sudbury Wetlands Bylaw

I, Vito Colonna of Sullivan Connors & Associates, hereby certify under the pains and penalties of perjury that on August 9, 2019 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, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act and the Town of Sudbury Wetlands Bylaw by Chen's Family Realty Trust / Lotus Blossom Restaurant with the Sudbury Conservation Commission on August 9, 2019 for property located at 394 Boston Post Road, Sudbury, MA.

The form of the notification, and a list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.



Name

8/9/19

Date

***Notification to Abutters Under the
Massachusetts Wetlands Protection Act
Sudbury Wetlands Administration Bylaw***

In accordance with the second paragraph of Massachusetts General Laws Chapter 131,
Section 40, you are hereby notified of the following:

- A. The name of the Applicant is **Chen's Family Realty Trust / Lotus Blossom Restaurant.**
- B. The Applicant has filed a Notice of Intent with the Conservation Commission of the Town of **Sudbury** seeking permission to discharge to, remove, fill, dredge or alter an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) Under the Massachusetts Wetlands Protection Act (General Laws Chapter 131, Section 40) and Sudbury Wetlands Administration Bylaw.
- C. The address of the lot where the activity is proposed: **394 Boston Post Road**
(map K08, parcel 82)
- D. The activity consists of: **Septic system repair**
- E. Copies of the Notice of Intent may be examined at **Sudbury Conservation Commission Office** between the hours of **9 am - 3 pm on Mon. - Thurs. & 10 am - 2 pm Fri.** For more information, call: **978-440-5471**. Check One: This is the Applicant___, representative___, or other **X** (Conservation Commission Office).
- F. Copies of the Notice of Intent may be obtained (upon payment of reproduction cost) from the **Applicant's representative**, by calling this telephone number **(508) 393-9727** between the hours of **10 am - 4 pm** on the following days of the week: **Mon. - Fri.**
- G. Information regarding the date, time, and place of the public hearing may be obtained from **Sudbury Conservation Commission Office** by calling this telephone number **978-440-5471** between the hours of **9 am - 3 pm on Mon. - Thurs. & 10 am - 2 pm Fri.** This is the Applicant___, representative___, or other **X** (Conservation Commission Office).

Note: Public Hearing Notice, including its date, time, and place, will be published at least five (5) days in advance in the

Sudbury Town Crier
(name of newspaper)

Note: Notice of the public hearing, including its date, time, and place, will be posted in the Town Hall not less than forty-eight (48) hours in advance.

Note: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection (DEP) for more information about this application or the Wetlands Protection Act. To contact DEP, call

Central region: 508-792-7650

Southeast region: 508-946-2800

Northeast region: 978-661-7600

Western region: 413-784-1100