

**NOTICE OF PUBLIC HEARING  
SUDBURY CONSERVATION COMMISSION**

The Sudbury Conservation Commission will hold a public hearing to review the state and local bylaw Wetlands Notice of Intent filing to install a gunite swimming pool with 1200 s.f. permeable paver patio at 22 Buckmaster Dr., Sudbury MA. Danforth and Gina Sullivan, applicants. The hearing will be held on Mon., November 18, 2019 at 6:45 pm, at the DPW Conference Room, 275 Old Lancaster Road, Sudbury MA. Copies of the application may be reviewed at the Conservation office at 275 Old Lancaster Rd, Sudbury MA, during business hours.

SUDBURY CONSERVATION COMMISSION  
November 4, 2019



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**

Provided by MassDEP:

MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

City/Town \_\_\_\_\_

**WPA Form 3 – Notice of Intent**

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

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



Note:  
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

22 Buckmaster Drive                      Sudbury                      01776  
 a. Street Address                                      b. City/Town                                      c. Zip Code

Latitude and Longitude:                      \_\_\_\_\_                      \_\_\_\_\_  
D 7    410  
 d. Latitude    e. Longitude

f. Assessors Map/Plat Number                      g. Parcel /Lot Number

2. Applicant:

Andrew    Everleigh  
 a. First Name    b. Last Name

Environmental Pools inc  
 c. Organization

184 R Riverneck Rd  
 d. Street Address

Chelmsford    MA    01824  
 e. City/Town    f. State    g. Zip Code

978-256-0200    Andrew.Everleigh@EnvironmentalPools.com  
 h. Phone Number                                      i. Fax Number                                      j. Email Address

3. Property owner (required if different from applicant):                       Check if more than one owner

Danforth & Gina    Sullivan  
 a. First Name    b. Last Name

\_\_\_\_\_    \_\_\_\_\_  
 c. Organization

22 Buckmaster Drive  
 d. Street Address

Sudbury    MA    01776  
 e. City/Town    f. State    g. Zip Code

603-582-1661    \_\_\_\_\_  
 h. Phone Number                                      i. Fax Number                                      j. Email address

4. Representative (if any):

Andrew    Everleigh  
 a. First Name    b. Last Name

Environmental Pools inc  
 c. Company

184 R Riverneck Rd  
 d. Street Address

Chelmsford    MA    01824  
 e. City/Town    f. State    g. Zip Code

978-256-0200    Andrew.Everleigh@EnvironmentalPools.com  
 h. Phone Number                                      i. Fax Number                                      j. Email address

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

110.<sup>00</sup>    42.50    67.50  
 a. Total Fee Paid    b. State Fee Paid    c. City/Town Fee Paid

Received

OCT 30 2019

Sudbury Conservation Department



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Bureau of Resource Protection - Wetlands

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**A. General Information (continued)**

6. General Project Description:

Install Inground Gunite Swimming Pool 20' x 40'  
Rectangle w/ 1200# Permeable Paver Patio

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration 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. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex County

a. County

b. Certificate # (if registered land)

63395

97

c. Book

d. Page Number

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

- 1.  Buffer Zone Only – 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).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 3. cubic yards dredged	2. square feet

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 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 type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

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: \_\_\_\_\_ 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.
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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)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 Beach	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
	_____	
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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., creation
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	
	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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### C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

#### 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 and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

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 \_\_\_\_\_

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

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

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands 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

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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**C. Other Applicable Standards and Requirements (cont'd)**

- (c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm)). Make check payable to "Commonwealth of Massachusetts - NHESP" 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
- (f) 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/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); 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 # \_\_\_\_\_ 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.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a.  Not applicable – project is in inland resource area only      b.  Yes     No

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

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

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

Also if yes, the project 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.



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**C. Other Applicable Standards and Requirements (cont'd)**

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. 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 MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. 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
6. 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
7. 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. Check why the project is exempt:
1.  Single-family house
  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**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.

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.





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**D. Additional Information (cont'd)**

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.

22 Beckmaster Drive Sudbury, MA  
 a. Plan Title

Olde Stone Plot Plan Services  
 b. Prepared By

3/24/2014  
 d. Final Revision Date

Signed and Stamped by  
 1" = 50'

e. Scale

f. Additional Plan or Document Title g. Date

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.

**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:

3322  
 2. Municipal Check Number

3323  
 4. State Check Number

Environmental Pools  
 6. Payor name on check: First Name

10-29-2019  
 3. Check date

10-29-2019  
 5. Check date

7. Payor name on check: Last Name



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## 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 \_\_\_\_\_

3. Signature of Property Owner (if different) \_\_\_\_\_

5. Signature of Representative (if any) \_\_\_\_\_

2. Date 10-29-2019

4. Date 10/29/19

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 any part of Section C, Item 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.

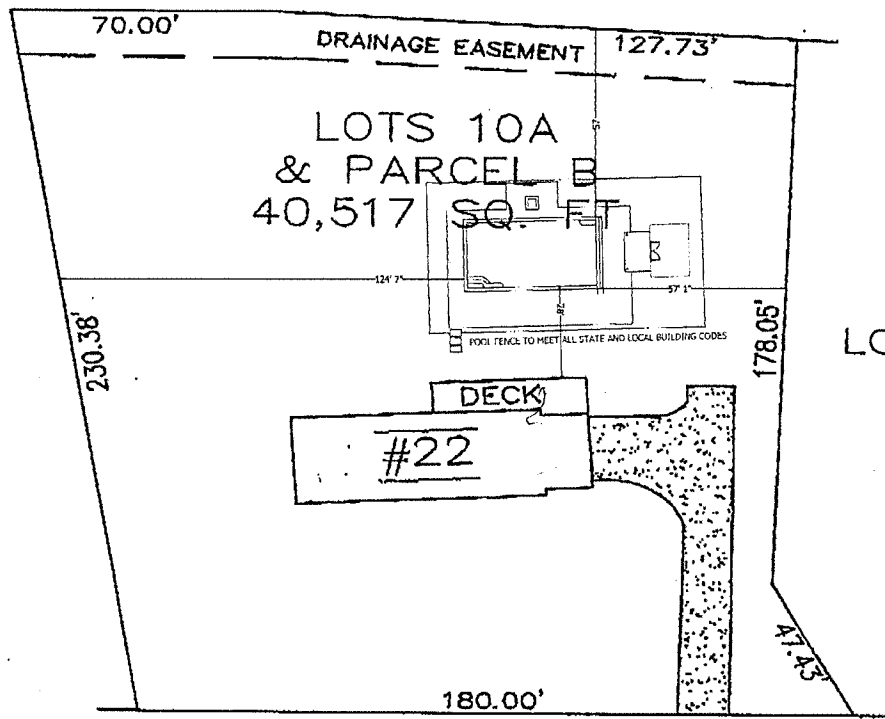
<b>File number:</b> 140324-10	<b>UNREGISTERED LAND</b>		
<b>Attorney:</b> BLOOMENTHAL & DEBASTOS, LLC	<b>Deed Book</b> 41430	<b>Page</b> 351	
<b>Lender:</b>	<b>Plan Book</b> 12285	<b>Page</b> 88	<b>Lot(s)</b> 10A & B
<b>Owner:</b> JOHN SKELLY	<b>REGISTERED LAND</b>		
<b>Date:</b> 3/24/2014	<b>Reg. Book</b>	<b>Sheet</b>	<b>Lot(s):</b>
<b>Assessor's Map</b> D07	<b>Blk:</b> Lot 410	<b>Certificate of Title</b>	
		<b>Census Tract</b>	

**MORTGAGE INSPECTION PLAN**  
**22 BUCKMASTER DRIVE, SUDBURY, MA**

Scale: 1"=60'



N/F  
 BOWKER LAND CORP



BUCKMASTER DRIVE

**CERTIFICATION**

I CERTIFY TO THE ABOVE ATTORNEY, BANK, AND THEIR TITLE INSURANCE COMPANY THAT THE MAIN BUILDING, FOUNDATION OF DWELLING WAS IN COMPLIANCE WITH THE LOCAL ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY) OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. GENERAL LAW, TITLE VII, CHAPTER 40A, SECTION 7.

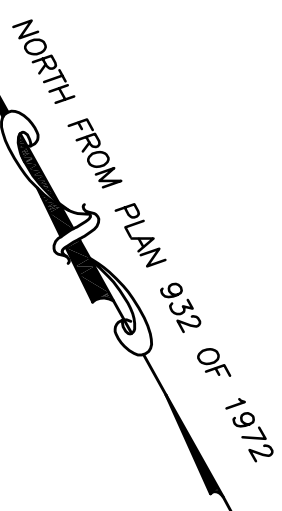
**FLOOD DETERMINATION**

BY SCALE, THE DWELLING SHOWN HERE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON A MAP OF COMMUNITY # 25017C0366E AS ZONE X DATED 6-4-2010 BY THE NATIONAL FLOOD INSURANCE PROGRAM.



**Olde Stone Plot Plan Service, LLC**  
 P.O. Box 1166  
 Lakeville, MA 02347-  
 Tel: (800) 993-3302  
 Fax: (800) 993-3304

PLEASE NOTE: This inspection is not the result of an instrument survey. The structures as shown are approximate only. An instrument survey would be required for an accurate determination of building locations, encroachments, property line dimensions, fences and lot configuration and may reflect different information than shown here. The land as shown is based on client furnished information only or assessor's map & occupation and may be subject to further out-sales, takings, easements and rights of way. No responsibility is extended to the landowner or



N/F  
BERNARD W. CRANDELL III  
&  
MICHELLE M. CRANDALL

N/F  
DAVID M. STONE  
&  
SUSAN B. STONE

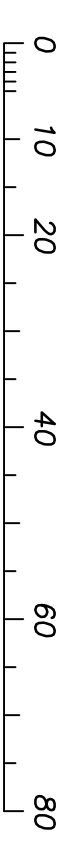
SITE PLAN  
22 BUCKMASTER DRIVE  
SUDBURY, MASSACHUSETTS

1 INCH = 20 FEET JANUARY 21, 2020

SNELLING & HAMEL ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS & ENGINEERS  
10 LEWIS STREET P.O. BOX 102  
LINCOLN, MASSACHUSETTS 01773  
(781) 259-0071

OWNER OF RECORD:  
DANFORTH B. SULLIVAN  
BK.63395 PG.97

1 INCH = 20 FEET



NOTES:

- ZONING DISTRICT: RESIDENCE "A"
- THE BOUNDARY OF BORDERING VEGETATED WETLANDS (WF) & MEAN ANNUAL HIGH WATER (BANK) WAS IDENTIFIED & FLAGGED BY DAVID W. BURKE, WETLANDS RESOURCE SPECIALIST, IN DECEMBER 2019.
- THE LOCATION OF THE FORMER LEACH FIELD & INTERCEPTOR PIPE IS APPROXIMATE & TAKEN FROM PLAN DATED JULY 21, 1971, ON FILE WITH THE TOWN OF SUBURRY, BOARD OF HEALTH.
- THE LOCATION OF THE EXISTING LEACH FIELD IS APPROXIMATE & IS TAKEN FROM TITLE V INSPECTION FORM, DATED NOVEMBER 14, 2013, ON FILE WITH THE TOWN OF SUBURRY, BOARD OF HEALTH.
- IT MAY BE NECESSARY TO EXPOSE & LOCATE THE EDGE OF THE EXISTING LEACH FIELD PRIOR TO CONSTRUCTION OF THE PROPOSED POOL TO ASSURE THE MINIMUM SETBACK IS MET.
- THE TREES DEPICTED HEREON ARE CLASSIFIED AS EITHER DECIDUOUS "D" OR EVERGREEN "E". TREES DEPICTED WITH "X" ARE TO BE REMOVED.
- N.A.V.D. 1988 ESTABLISHED WITH THE USE OF STONEX GPS EQUIPMENT.
- OFFSETS SHOWN ARE MEASURED FROM BUILDING CORNER BOARD.
- THE LOCATION OF THE PROPOSED FEATURES WAS PROVIDED BY ENVIRONMENTAL POOLS INC.
- CONSTRUCTION STAKEOUT IS NECESSARY TO ASSIST WITH THE PLACEMENT OF THE PROPOSED FEATURES.

BENCHMARKS: (N.A.V.D. 1988)

- BM 1 - LEFT CORNER OF GRANITE LANDING  
ELEVATION = 202.55
- BM 2 - SPIKE SE IN ROOT OF 14" DECIDUOUS TREE  
ELEVATION = 192.15

REFERENCES:

- PLAN NUMBER 1493 OF 1967
- PLAN NUMBER 740 OF 1972
- PLAN NUMBER 932 OF 1972

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF JANUARY 14, 2020, WITH THE USE OF A TOPCON TOTAL STATION

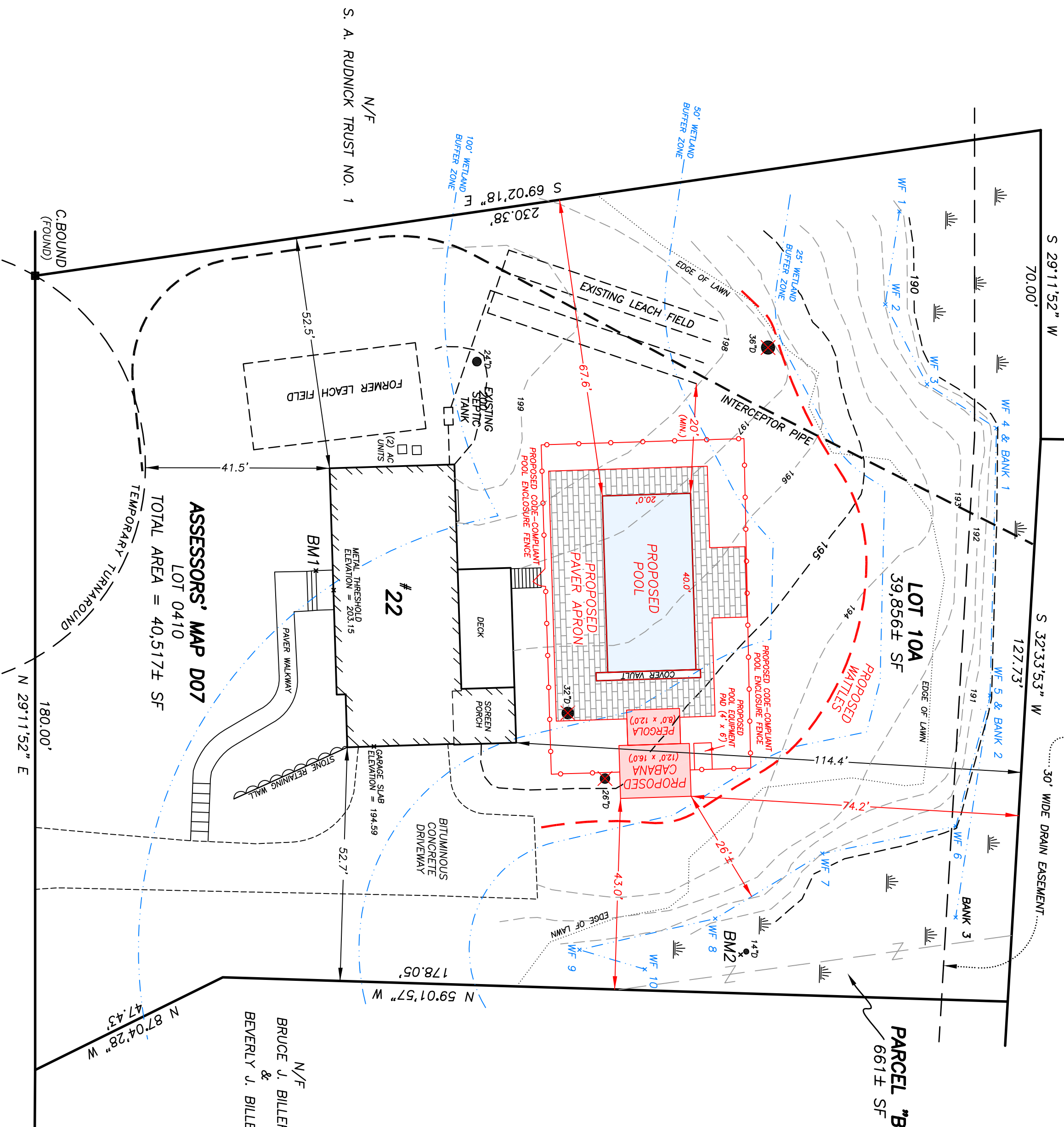
*John R. Hamel*

JOHN R. HAMEL  
PROFESSIONAL  
LAND SURVEYOR



DATE  
JANUARY 21, 2020

BUCKMASTER DRIVE  
(50' WIDE)



ASSESSORS' MAP D07  
LOT 0410

TOTAL AREA = 40,517± SF

TEMPORARY TURNAROUND

C.BOUND  
(FOUND)

N/F  
S. A. RUDNICK TRUST NO. 1

N/F  
BRUCE J. BILLER  
&  
BEVERLY J. BILLER