

**NOTICE OF PUBLIC MEETING
SUDBURY CONSERVATION COMMISSION**

The Sudbury Conservation Commission will hold a public meeting to review the Request for Determination of Applicability (RDA) filing, under the State Act and local Wetland Bylaw to place a shed and swing set within the 100' buffer zone, at 87 Cudworth Lane in Sudbury, MA., Jay Jungalwala, applicant. The hearing will be held on Mon., March 23, 2020 at 6:45 pm, in 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
March 2, 2020



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:

Jehangir (Jay) Flooze Jungalwala jay@jungalwala.com
 Name E-Mail Address

87 Cudworth Lane
 Mailing Address

Sudbury MA 01776
 City/Town State Zip Code

508-320-8982
 Phone Number Fax Number (if applicable)

2. Representative (if any):

Firm

Contact Name E-Mail Address

Mailing Address

City/Town State Zip Code

Phone Number Fax Number (if applicable)

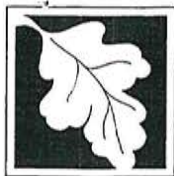
B. Determinations

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

- 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).



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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):

87 Cudworth Lane	Sudbury
Street Address	City/Town
	E07-0140
Assessors Map/Plat Number	Parcel/Lot Number

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

The property is at the end of Cudworth Lane in a cul de sac in Willis Hills. The majority of the 5.38827 achers is protected by conservation land and the conservation commission. The house sits at the North end of the property. The back side of the manicured land (backyard) is sloped down with it flattening out before edge of the lawn.

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

87Cudworth_OverallProperty.pdf	2/20/2020
Title	Date
87Cudworth_EstimatedShedLocation_Long.pdf	2/20/2020
Title	Date
87Cudworth_EstimatedShedLocation.pdf	2/20/2020
Title	Date

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

I am looking to purchase a custom shed built by Reeds Ferry Sheds (<https://www.reedsferry.com/>). The shed will be 12ft x 16ft with a height of about 12ft (see example of shed in Fig. 1). I have several pieces of lawn and landscape equipment that I would prefer not store in my garage (i.e., riding mower, leaf blower, snow blower, rakes, shovels, etc) as my garage is full of cars, a motorcycle and kids toys. Due to the property's slope on the back, there is really only one area at the back of the house (identified in the attached files) where the elevation change will allow for leveling of the ground with 3/4" crushed stone. (See example, Fig. 2) -- the crush stone pad will be aproximately 14ft x 18ft allowing for 1ft of crashed stone around the perimeter of the shed. The pad will also have a geotextile mesh under the stone to prevent the stone from sinking into the ground and help with obsorbtion of water into the ground. In preparing the site to ensure the shed is on level ground, I will manually carry (via wheelbarrow) the 3/4" crushed stone to the final location. The installation of the shed is done by Reed Ferry employees (not subcontracted) and the sheds are prefabricated and brought to the property in sections. The delivery truck can unload in the driveway, and the installation crew will carry the sections into position. This means trucks aren't required on the lawn, which eliminates landscape damage.

See Attached page for more information.



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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.)



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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:

Jehangir (Jay) Firoze Jungalwala
Name
87 Cudworth 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.

Jehangir Firoze Jungalwala
Signature of Applicant
3/1/2020
Date

Signature of Representative (if any) Date

WPA Form 1- Request for Determination of Applicability (cont.) Jehangir (Jay) Jungalwala – 87 Cudworth Lane, Sudbury, MA 01776

The shed is about 10 feet away from the closest property line, but within the 50 ft of the wetlands, thus the Request for Determination of Applicability application. I am well aware of the troubled history of this property by the previous owners, as I have inherited the remediation of their mistakes, but I assure you I take protecting our wetlands extremely seriously and would do nothing to further any additional harm. I just respectfully requesting permission and/or guidance to add some external storage while preserving our wetlands.

In addition, we are also looking to replace our existing deck. The previous owners left the deck in extremely poor shape with the decking and railings rotted and unsafe for use, especially by my 2-year-old (see Figure 4). We are asking permission to replace the existing decking and railings with a replacement composite decking (i.e., Trex). This would allow for a more environmentally friendly option (no chemicals or sealants maintenance needed, just soap and water). We are not changing the dimensions or location of the deck, just simply a replacement of existing decking and railings with a composite version.

Finally, in anticipation of our 2 year old enjoying the backyard, we are looking to add a swing set to the property. We have not chosen the swing set as of yet, but the commission can expect it to be similar to the one provided in Figure 3.

Both Lori Capone (Conservation Coordinator) and William O'Rourke, P.E. (Deputy Public Works Director / Town Engineer) have visited the property on February 28, 2020 and found no issues with the placement of the shed or the likely location of the swing set.



Deals

Tools & Garden

Books

Video

Gift Cards

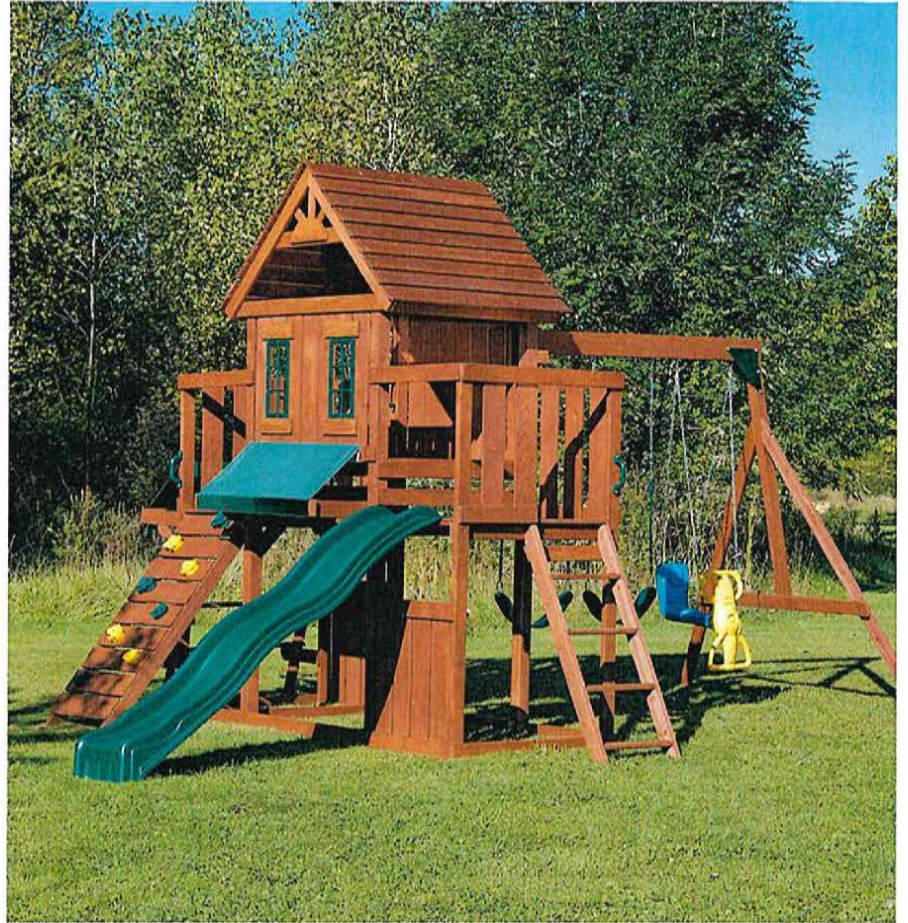


Today's Deals New Releases Customer Service Your Account Registry

Shop Deals of the Day

VIDEOS

IMAGES



Roll over image to zoom in

Winchester

Assembly options: Get expert assembly details

Without expert assembly

Expert assembly
\$297.29 per unit

What's included

- Safety is our #1 priority. We're a US company and test each play set, then test again so you're assured your loved ones play safe.
- Assembled Dimensions: 219" x 136" x 123"
- Includes all wood, hardware, and fully illustrated instructions needed to assemble play set
- Unique design with swing beam situated to the back of the unit. Weight Capacity: 1260 Pounds
- Meets and/or exceeds all ASTM safety standards and slide is made in the USA and features a Lifetime

Add to List

New (2) from
\$1,142.99 + FREE Shipping

Share

Have one to sell?

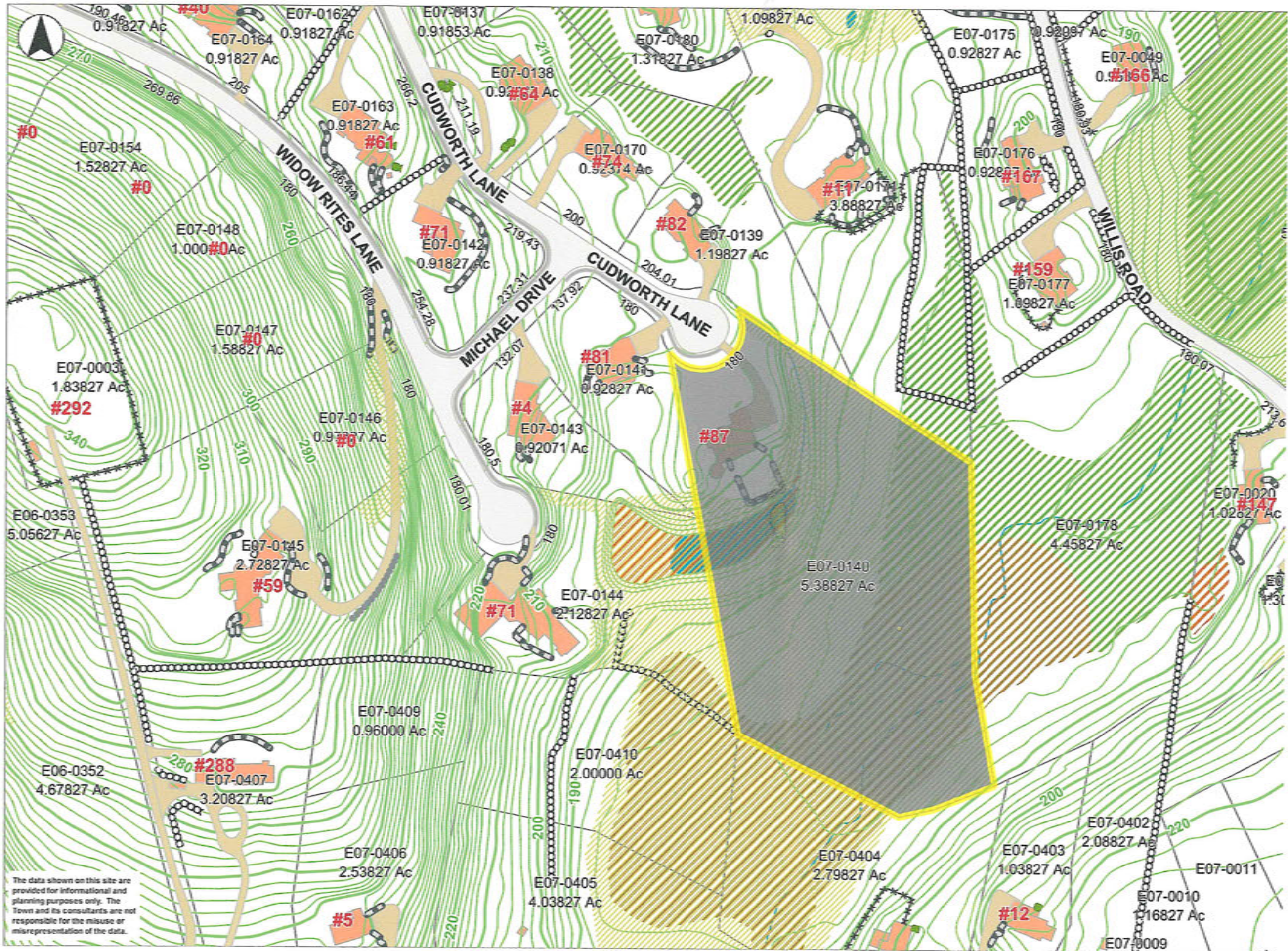
Sell on Amazon

Build Memories Your Children Will Cherish

Eastern Jungle Gym Easy 1-2-3 A-Frame Brackets - Set of 2

1,147
\$75.99

Get feedback



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87Cudwor

87 Cudworth - Estimated Shed Location



04/28/2019

87 Cuidworth - Estimated Shed Location - Long



04/28/2019



Figure 1. Similar Shed



Figure 2. Example Level Platform for Shed





Figure 3. Estimated Swingset Location

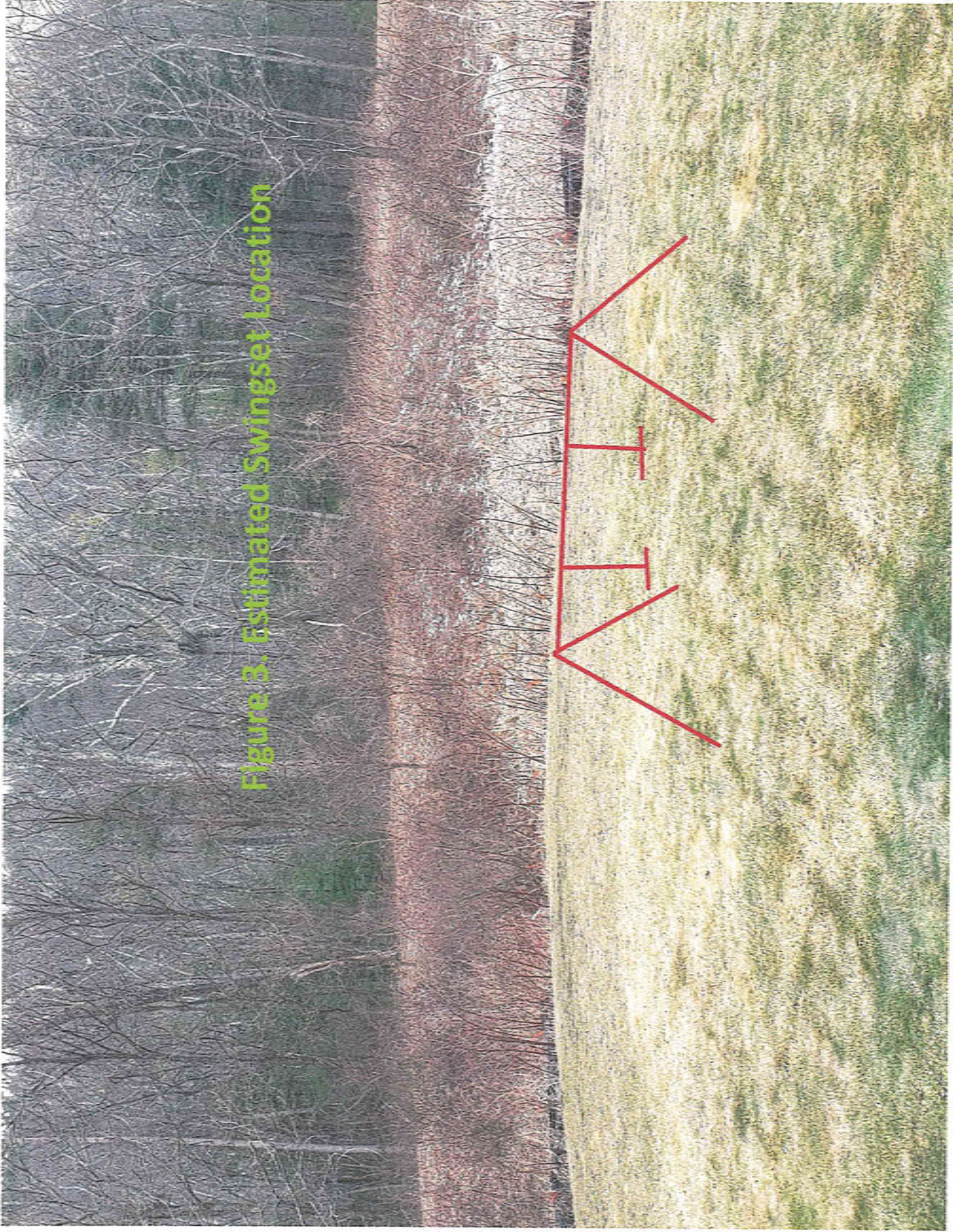


Figure 4. Deck and Railings

