

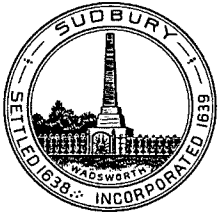


**NOTICE OF PUBLIC MEETING
SUDBURY CONSERVATION COMMISSION**

Virtual Meeting 6:45 PM

The Sudbury Conservation Commission will hold a public meeting to review the Request for Determination of Applicability filing under the Sudbury Wetlands Administration Bylaw to conduct shallow exploratory soil borings within the 100-foot Buffer Zone and 200-foot Riverfront Area along the CSX Corridor (Parcel L07-5200), in Sudbury, MA. Town of Sudbury, Applicant. The hearing will be held on Thursday, September 24, 2020 at 6:45 pm, via Zoom (<https://us02web.zoom.us/j/98803339162> is the link to join this Zoom Meeting). Copies of the application may be reviewed on the Conservation Department web page at: <https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-thursday-september-24-2020/>. Please contact the Conservation Office with any questions at 978-440-5470.

SUDBURY CONSERVATION COMMISSION
September 11, 2020



Town of Sudbury

Planning & Community Development Department

pcd@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

www.sudbury.ma.us/pcd

To: Sudbury Conservation Commission

From: Beth Suedmeyer, Environmental Planner, Planning and Community Development Department

Date: September 10, 2020

RE: Request for Determination of Applicability for Soil Sampling Activities related to Due Diligence on the CSX Corridor

Dear Commissioners,

As you know, the Town of Sudbury has entered into an agreement with CSX Transportation, Inc. to acquire the 1.4-mile long and 11.26-acre CSX Corridor from the intersection of the MBTA right-of-way, essentially the entrance to Chiswick Park off Union Avenue, to the Framingham City Line (Milepost QBS 3.4 to 4.8). The Town is in the due diligence period and in advance of potential acquisition seeks knowledge of any potential environmental issues associated with the corridor. The Town has hired an LSP from Capital Environmental to conduct a site evaluation and soil sampling along the corridor.

The proposed soil sampling will occur within 100-foot buffer of BVW/within AURA. Significant steps will be taken to avoid impacts to resources and minimize disturbance to vegetation. The soil borings will occur within the top 12 inches of soil and avoid groundwater. Each of the 150 bore holes is 1-1.5 inches in diameter. Once samples are collected native material on site or clean sand will be used to backfill. More detailed description of the proposed sampling and methodology is found in the attached memo from Capital Environmental.

The link to the Purchase and Sale Agreement which contains the location of the Premises (Exhibit A) and CSX's required Minimum Sampling and Soil Management Requirements (Exhibit B) are found on the Town's Website at <http://sudbury.ma.us/csx>.

Attached you will find the following:

- 1) RDA WPA Form 1
- 2) CSX Rail Trail Assessment Project - Request for Determination Supporting Information prepared by Capital Environmental
- 3) Map of Wetland Data Layers
- 4) Photos of the Corridor

Please don't hesitate to reach out to me if you have questions. We look forward to discussing the proposed work with you at the September 25th Public Hearing.

**CSX Corridor Due Diligence - Request for Determination
Town of Sudbury**

**Photos of CSX Corridor
September 9, 2020**

Intersection of driveway to Chiswick Park, northern extent of proposed purchase
Thick vegetation for about 20 feet where minor clearing may be required. Woody material is small and mostly Buckthorn sp.



Clearings south of Chiswick Park Driveway, where boring rig can maneuver



At Route 20 looking North

Thick vegetation. Vegetation clearing and/or hand augering may be required for a section north of here.



Typical path South of Route 20 to Framingham City Line.

No problem for boring rig to access this section south of Route 20.





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:

Town of Sudbury

suedmeyerb@sudbury.ma.us

Name

E-Mail Address

278 Old Sudbury Road

Mailing Address

Sudbury

MA

01776

City/Town

State

Zip Code

978-639-3387

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 Sudbury 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):

Intersects Boston Post Road, Route 20

Street Address

K08 and L07

Assessors Map/Plat Number

Sudbury

City/Town

5200 and 5200

Parcel/Lot Number

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

The area is approximately 1.4 miles long and 55-66 feet wide, encompassing about 11.26 acres, comprised of the CSX-owned corridor extending south from the intersection with the MBTA Right-of-Way (near Station Avenue) to the Framingham City Line.

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

South Sudbury Industrial Track, Site MA-01701915814

Title

July 22, 2020

Date

Title

Date

Title

Date

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

The work proposed involves shallow boring for soil sampling and is associated with environmental due diligence as the Town proposes to acquire the former rail corridor. Please see attached for more details.



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).

These activities are "temporary in nature, have negligible impacts, and are necessary for planning and design purposes." as identified in 310 CMR 10.02(2)(b)(2)(g) and thereby exempt from the Wetlands Protection Act. The RDA is submitted as the work is subject to the Town of Sudbury Wetlands Bylaw Regulations (as amended 9/25/2017).

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:

CSX Transportation, Inc.

Name

c/o Real Estate and Facilities Management, 500 Water Street, J-180, 12th Floor

Mailing Address

Jacksonville

City/Town

FL

State

32202

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

9/10/20

Date

Signature of Representative (if any)

Date



Capital Environmental, LLC

Environmental Engineers And Scientists

TO:	Beth Suedmeyer, Town of Sudbury, MA.
FROM:	Rob Berger, Capital Environmental, LLC.
DATE:	September 8, 2020
SUBJECT:	CSX Rail Trail Assessment Project - Request for Determination Supporting Information (310 CMR 10.00)
PROJECT #:	2208

Purpose: Capital Environmental, LLC. (Capital) is scheduled to assist the Town of Sudbury, Planning & Community Development Department, with the due diligence portion of the acquisition process for the CSX rail corridor located within the Town of Sudbury. This rail corridor is approximately 1.5 miles in length and extends from the Framingham Town Line to the former rail crossing at Station Road & Union Avenue.

Work Area: Most of the rail corridor and track bed is located within the buffer zone of the wetlands located east of Nobscot Road, west of the Raymond Reservation and west of Landham Brook. This area is designated as a Zone II for a Public Water Supply associated with well heads 3288000-07G, 3288000-09G and 3288000-02C. The work is only along the area of the former track bed.

See attached MassDEP GIS Site Assessment Map.

Project

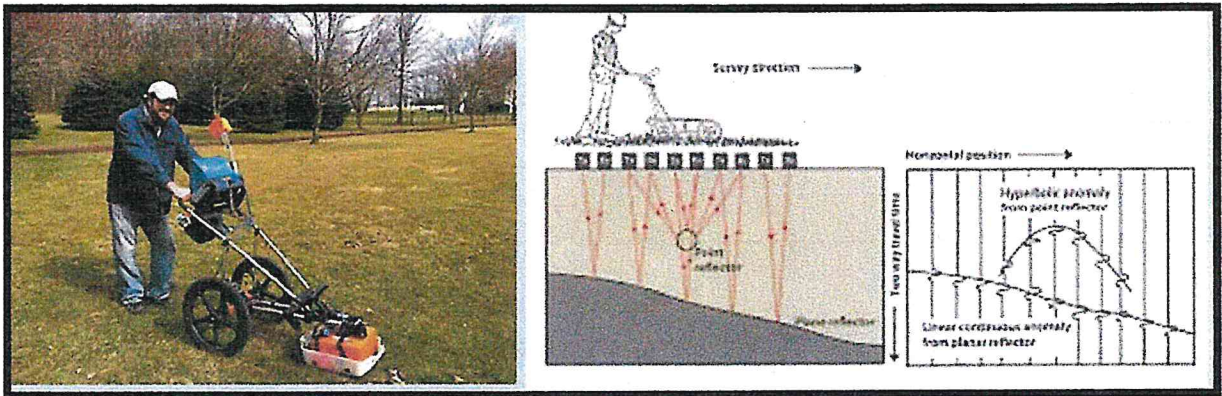
Description: Approximately 150 shallow Geoprobe bore holes will be advanced along the corridor. Every five sample points will be used to generate a composite sample for analyses. Six sampling points will extend 250' along the rail trail. Samples will be collected at depths of 0-6" below grade and 6"-1' below grade. Thirty-one composite sets of soil from 0-6" will be analyzed and nineteen composite sets will be analyzed from 6"-1'. Each bore hole is 1" to 1.5" in diameter.

Prior to drilling services being performed. A Ground Penetrating Radar Survey will be conducted to aid in the secure drilling operations. Dig safe protocols will be followed.

Equipment: A 7822DT Geotechnical Drill Rig or equivalent will be used to advance the shallow soil borings. This rig is on tracks. A pick-up truck will also be used as a support vehicle.

Ground Penetrating Radar (GPR) will be performed with a hand-pushed carriage mounted radar unit. GPR is used to determine the location of underground utilities and other subsurface obstructions.





Ground Penetrating Radar Services

During a GPR survey, if an obstacle is identified below the surface, the area will be spray painted to make sure no drilling is performed in that location.

Personnel: Approximately three to four people will make up the work crew for these services. OSHA level D personal protective equipment will be worn during the performance of these activities. OSHA Level D typically includes work gloves, a hard hat, boots, and a work uniform. Level D can be modified based on site conditions. Personnel may also utilize bug spray and sunscreen during this project based on the time of year.

Brush Clearing: No brush clearing or grubbing is anticipated. Any small limbs that may be in the way will be pushed aside to complete the work task. If necessary small branches and brush may need to be snipped as a last resort.

Notes: It is not anticipated that any groundwater will be encountered during these operations. Natural soils will be used to back fill each soil bore hole. If additional back fill is needed, pre-washed silica sand will be used.

MassDEP - Bureau of Waste Site Cleanup

Phase 1 Site Assessment Map: 500 feet & 0.5 Mile Radii

Site Information:

SOUTH MEADOW DR SUDBURY, MA

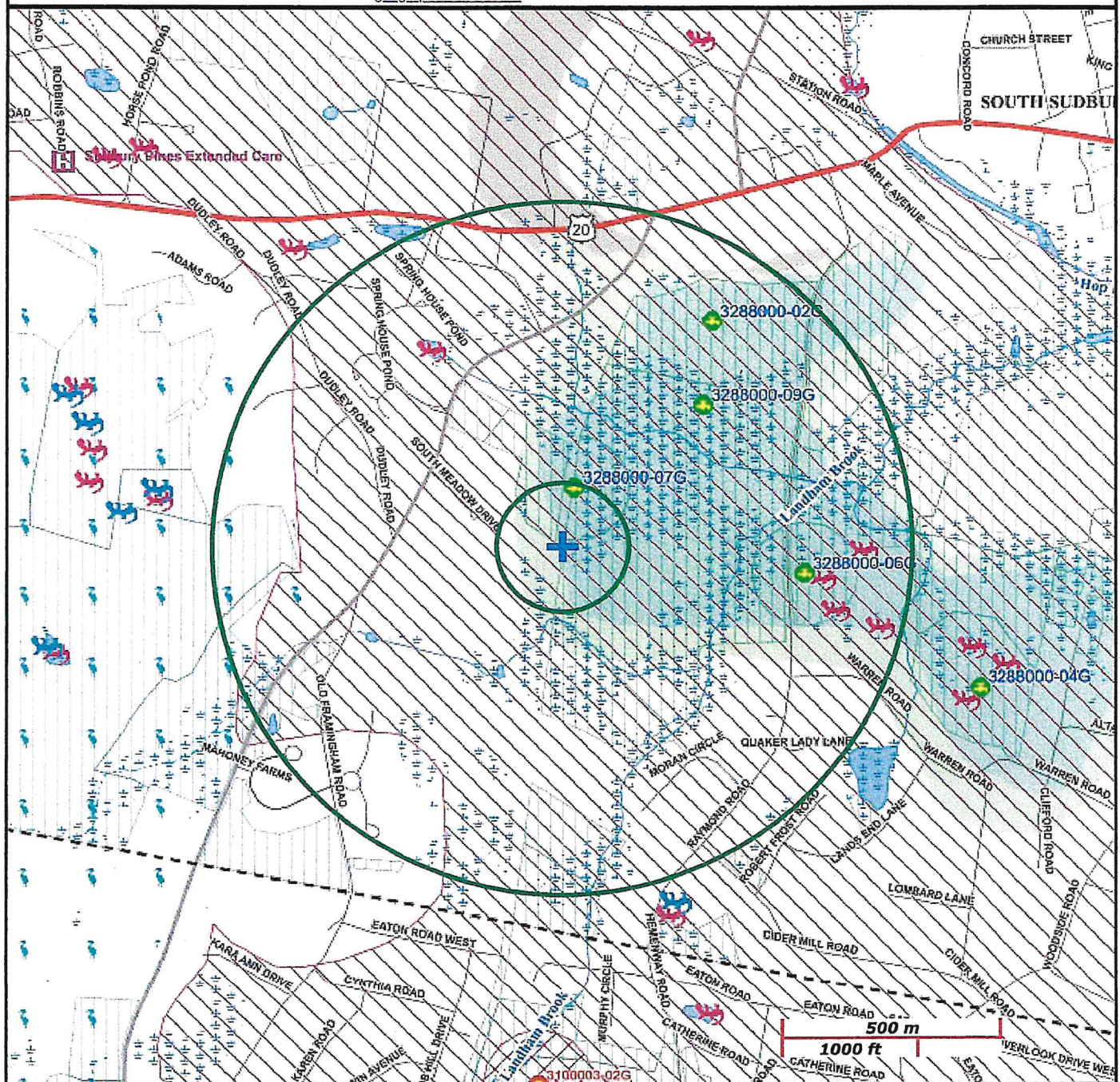
NAD83 UTM Meters:
4691857mN, 300104mE (Zone: 19)
April 13, 2020

The information shown is the best available at the date of printing. However, it may be incomplete. The responsible party and LSP are ultimately responsible for ascertaining the true conditions surrounding the site. Metadata for data layers shown on this map can be found at:
<https://www.mass.gov/orgs/massgis-bureau-of-geographic-information>



MassDEP

Commonwealth of Massachusetts
Department of Environmental Protection



Roads: Limited Access, Divided, Other Hwy, Major Road, Minor Road, Track, Trail

Boundaries: Town, County, DEP Region; Train; Powerline; Pipeline; Aqueduct

Basins: Major, PWS; Streams: Perennial, Intermittent, Man Made Shore, Dam

Aquifers: Medium Yield, High Yield, EPA Sole Source.....

Non Potential Drinking Water Source Area: Medium, High (Yield)...

PWS Protection Areas: Zone II, IWPA, Zone A

Hydrography: Open Water, PWS Reservoir, Tidal Flat

Wetlands: Freshwater, Saltwater, Cranberry Bog

FEMA 100yr Floodplain; Protected Open Space; ACEC

Est. Rare Wetland Wildlife Hab; Vernal Pool: Cert., Potential

Solid Waste Landfill; PWS: Com. GW, SW, Emerg., Non-Com.

