



## **NOTICE OF PUBLIC HEARING SUDBURY CONSERVATION COMMISSION**

The Sudbury Conservation Commission will hold a public hearing to review the Abbreviated Notice of Resource Area Delineation (ANRAD) filing for the purposes of approving the wetland delineation at 141 Boston Post Road, Sudbury MA, pursuant to the state Act and local Bylaw. Herb Chambers of Sudbury, applicant. The hearing will be held on Mon., December 14, 2020 at 6:45 pm, via Zoom. Please see the Conservation Commission web page for further information:

<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-december-14-2020/>

SUDBURY CONSERVATION COMMISSION  
November 25, 2020

November 24, 2020

25638

Sudbury Conservation Commission  
Attn: Lori Capone, Conservation Coordinator  
245 Old Lancaster Road  
Sudbury, MA 01776

RE: Abbreviated Notice of Resource Area Delineation  
141 Boston Post Road, Sudbury, Massachusetts

Dear Lori and Commissioners:

Enclosed herewith is the Abbreviated Notice of Resource Area Delineation (ANRAD) for the property at 141 Boston Post Road in Sudbury. This is being filed under both the Mass. Wetlands protection Act and the Sudbury Wetlands Administration Bylaw.

The enclosed filing includes the following documents:

- Completed Mass WPA Form 4A.

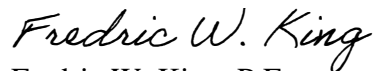
**ATTACHMENTS**

1. List of Abutters
2. Copies of Filing Checks
3. Wetland Delineation Report by DGT Associates, 11/19/2020 (Contains Locus Map)
4. Existing Conditions Plan by CHA Consultants, dated 10/8/2020 Stamped 10/9/2020.

Note that I am filing this electronically via e-mail and will be dropping off a complete set with the filing fee checks today as well.

We are also filing these with the Mass. DEP Northeast Region and Lock Box as required.  
Please do not hesitate to contact me should you have any questions or need additional information.

Sincerely,  
**DGT Associates**



Fredric W. King, P.E.  
Senior Engineer and Wetland Specialist

Enclosures as listed above.

CC: Mass. DEP Northeast Region  
John Welch  
Joshua Fox  
Gabe Crocker



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**  
**WPA Form 4A – Abbreviated Notice of**  
**Resource Area Delineation**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sudbury  
City/Town

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

141 Boston Post Road

a. Street Address

Sudbury

b. City/Town

01776

c. Zip Code

Latitude and Longitude:

42.361650

d. Latitude

71.394850

e. Longitude

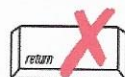
K11

f. Assessors Map/Plat Number

0019

g. Parcel /Lot Number

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



2. Applicant:

John

a. First Name

Welch

b. Last Name

Herb Chambers of Natick, Inc.

c. Organization

259 McGrath HWY

d. Mailing Address

Somerville

e. City/Town

MA

f. State

01243

g. Zip Code

617-666-8333

h. Phone Number

i. Fax Number

jwelch@herbchambers.com

j. Email Address

3. Property owner (if different from applicant):

John

a. First Name

Welch

b. Last Name

Herb Chambers 43 Braintree Street, LLC - C/O Herb Chambers Companies

c. Organization

259 McGrath HWY

d. Mailing Address

Somerville

e. City/Town

MA

f. State

01243

g. Zip Code

617-666-8333

h. Phone Number

i. Fax Number

jwelch@herbchambers.com

j. Email Address

☐ Check if more than one owner (attach additional sheet with names and contact information)

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

4. Representative (if any):

Fredric

a. Contact Person First Name

King

b. Contact Person Last Name

DGT Associates, Inc.

c. Organization

1071 Worcester Road

d. Mailing Address

Framingham

e. City/Town

MA

f. State

01701

g. Zip Code

774-244-7717

h. Phone Number

508-879-1797

i. Fax Number

fking@dgtassociates.com

j. Email Address

Fees will be calculated for online users.

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

\$ 2,000

a. Total Fee Paid

\$1,012.50

b. State Fee Paid

\$ 987.50

c. City/Town Fee Paid



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

**WPA Form 4A – Abbreviated Notice of  
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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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City/Town

**B. Area(s) Delineated**

1. Bordering Vegetated Wetland (BVW) 1,860  
Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
  - a. ☒ MassDEP BVW Field Data Form (attached)
  - b. ☒ Other Methods for Determining the BVW boundary (attach documentation):
    1. ☒ 50% or more wetland indicator plants
    2. ☒ Saturated/inundated conditions exist
    3. ☒ Groundwater indicators
    4. ☒ Direct observation
    5. ☒ Hydric soil indicators
    6. ☐ Credible evidence of conditions prior to disturbance
3. Indicate any other resource area boundaries that are delineated:
 

<u>Bank</u>	<u>130</u>
a. Resource Area	b. Linear Feet Delineated
c. Resource Area	d. Linear Feet Delineated

**C. Additional Information**

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. 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. ☐ ANRAD (Delineation Plans only)
2. ☒ 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.)
3. ☒ Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4. ☒ List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.

**D. Fees**





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

**WPA Form 4A – Abbreviated Notice of  
Resource Area Delineation**

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

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Sudbury  
City/Town

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

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.

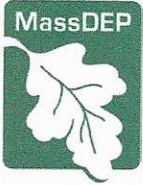
Applicants must submit the following information (in addition to the attached Wetland Fee Transmittal Form) to confirm fee payment:

1129  
2. Municipal Check Number  
1126  
4. State Check Number  
Herb Chambers 43 Braintree Street, LLC  
6. Payor name on check: First Name

11/19/2020  
3. Check date  
11/19/2020  
5. Check date  
7. Payor name on check: Last Name

## E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**  
**WPA Form 4A – Abbreviated Notice of**  
**Resource Area Delineation**

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

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Sudbury  
 City/Town

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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

*[Signature]*  
 1. Signature of Applicant

*11-18-20*  
 2. Date

3. Signature of Property Owner (if different)

*Fredric W. King*  
 5. Signature of Representative (if any)

4. Date

*11-23-2020*

6. Date

**For Conservation Commission:**

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

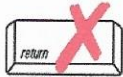
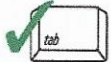
One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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  
**ANRAD Wetland Fee Transmittal Form**  
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.



## A. Applicant Information

1. Location of Project:

141 Boston Post Road

a. Street Address

Sudbury

b. City/Town

\$ 987.50

c. Fee amount

1126

d. Check number

2. Applicant:

John

a. First Name

Welch

b. Last Name

Herb Chambers of Natick

c. Company

359 McGrath HWY

d. Mailing Address

Somerville

e. City/Town

MA

f. State

02143

g. Zip Code

617-666-8333

h. Phone Number

3. Property Owner (if different):

John

a. First Name

Welch

b. Last Name

Herb Chambers Companies

c. Company

259 McGrath Hwy

d. Mailing Address

Somerville

e. City/Town

MA

f. State

02143

g. Zip Code

617-666-8333

h. Phone Number

## B. Fees

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. ☐ single family  
house project  
2. ☒ all other  
projects

a. feet of BVW

1,860

a. feet of BVW

x \$2.00 =

\$3,720

x \$2.00 =

b. Fee for BVW

\$ \$ 3,720.00

b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. ☐ single family  
house project  
4. ☒ all other  
projects

a. linear feet

30

a. linear feet

x \$2.00 =

x \$2.00 =

b. Fee

\$ 60.00

b. Fee

\$ 2,000 max.

Total Fee for all Resource Areas:

Fee

State share of filing fee:

\$ 987.50

5. 1/2 of total fee less \$12.50

City/Town share of filing fee:

\$ 1,012.50

6. 1/2 of total fee plus \$12.50

☐ **Online**  
**users:** check  
box if fee  
exempt.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**ANRAD Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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**C. Submittal Requirements**

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



GENERAL NOTES

1. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMULATED IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH APPLICABLE STANDARDS OF PRACTICE, AND AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EITHER EXPRESS OR IMPLIED. THE CERTIFICATIONS SHOWN ARE NOT CERTIFICATIONS TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.

2. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. DURING MARCH OF 2020.

3. ALL DEED AND MAP REFERENCES ARE TO MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

4. LOCUS OWNER OF RECORD:

RICHARD J. BOSSE HOLDINGS, LLC  
LAND COURT BOOK 1250 PAGE 85  
LAND COURT DOC. #1205120  
LAND COURT CERT. # 224035  
MAP K11 LOT 19

5. TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON GPS OBSERVATIONS. TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY.

IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.

6. THE PROJECT AREA LIES WITHIN A FEMA ZONES (X & AE) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, PANEL NUMBER 25017C0507F, DATED JULY 7, 2014.

7. A PORTION OF THE LOCUS PARCEL IS LOCATED IN THE TOWN OF SUDBURY INDUSTRIAL DISTRICT AS DEFINED BY THE TOWN OF SUDBURY ZONING MAP.

FRONT SETBACK: .....20'  
SIDE SETBACK: .....30'  
REAR SETBACK: .....30'

8. LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. LOCATIONS ARE COMPILED FROM UTILITY PLANS OF RECORD AND DIG-SAFE FIELD MARKINGS. RIM AND INVERT INFORMATION HAS BEEN COMPILED AND FIELD VERIFIED WHERE POSSIBLE. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, CONTACT DIG-SAFE (1-800-344-7233) TO FIELD VERIFY LOCATION OF ALL UTILITIES.

9. PLAN REFERENCES:

1. LAND COURT PLAN 26232A, 26232B, 26232C.
2. LAND COURT PLAN 29597B.
3. STATE HIGHWAY LAYOUT PLAN 644-1 DATED OCTOBER 3, 1901.
4. STATE HIGHWAY LAYOUT #5843 DATED NOVEMBER 5, 1969.
5. PLAN NUMBER 173 OF 1931.
6. PLAN NUMBER 961 OF 1949.
7. PLAN NUMBER 1197 (SHEET 15 OF 33) OF 1951.
8. PLAN NUMBER 991 OF 1955.
9. PLAN NUMBER 1681 OF 1955.
10. PLAN NUMBER 159 OF 1959.
11. PLAN NUMBER 63 OF 1960.
12. PLAN NUMBER 189 OF 1980.
13. PLAN NUMBER 799 OF 2000.
14. PLAN NUMBER 1111 OF 2017.

15. TOPOGRAPHIC PLAN OF LAND IN SUDBURY & WAYLAND MASSACHUSETTS PREPARED FOR: FOREIGN MOTORS WEST, AS PREPARED BY SCHOFIELD BROTHERS OF NEW ENGLAND, DATED SEPTEMBER 3, 2003 AND LAST REVISED DECEMBER 5, 2003.

16. AS-BUILT SITE PLAN IN WAYLAND, MASS PREPARED FOR R & S HATCH REALTY TRUST, AS PREPARED BY DRAKE ASSOCIATES, INC. DATED MARCH 2005.

17. AS-BUILT PLAN OF LAND IN SUDBURY, MA, PREPARED FOR BOSSE SPORTS & HEALTH CLUB LLC, PREPARED BY SCHOFIELD BROTHERS OF NEW ENGLAND, INC., DATED JANUARY 15, 2004.

18. ALTA/ACSM LAND TITLE SURVEY IN SUDBURY & WAYLAND MASSACHUSETTS PREPARED FOR: HINKLEY, ALLEN AND SNYDER, LLP, AS PREPARED BY SCHOFIELD BROTHERS OF NEW ENGLAND, DATED MAY 10, 2006.

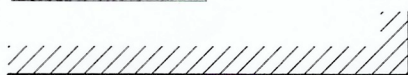
19. PLAN OF LAND IN SUDBURY & WAYLAND MA. PREPARED FOR RICHARD J. BOSSE HOLDINGS, LLC, PREPARED BY SCHOFIELD BROTHERS OF NEW ENGLAND, INC., DATED NOVEMBER 25, 2002.

20. THERE ARE 90 REGULAR PARKING SPACES AND 2 HANDICAP SPACES.

21. (a) WETLAND DELINEATION FLAGS BVW 1 TO BVW 50, BVW A-1 TO BVW A22, AND BANK 1 TO BANK 6 ARE BY DGT ASSOCIATES, INC. ON 9/25/2020.

(b) WETLAND DELINEATION FLAGS WF A-1 TO WF A-31 AND WF B-2 TO WF B-23 ARE BY CHA CONSULTING, INC. IN MARCH OF 2020.

LEGEND:



BUILDING LINE  
PARCEL BOUNDARY LINE  
EASEMENT LINE  
ADJOINING PARCEL LINE  
STREET/HIGHWAY LINE  
EDGE OF ASPHALT  
EDGE OF CONCRETE  
EDGE OF GRAVEL/CRUSHED STONE  
WATER LINE  
GAS LINE  
OVERHEAD UTILITY LINE  
TREE LINE

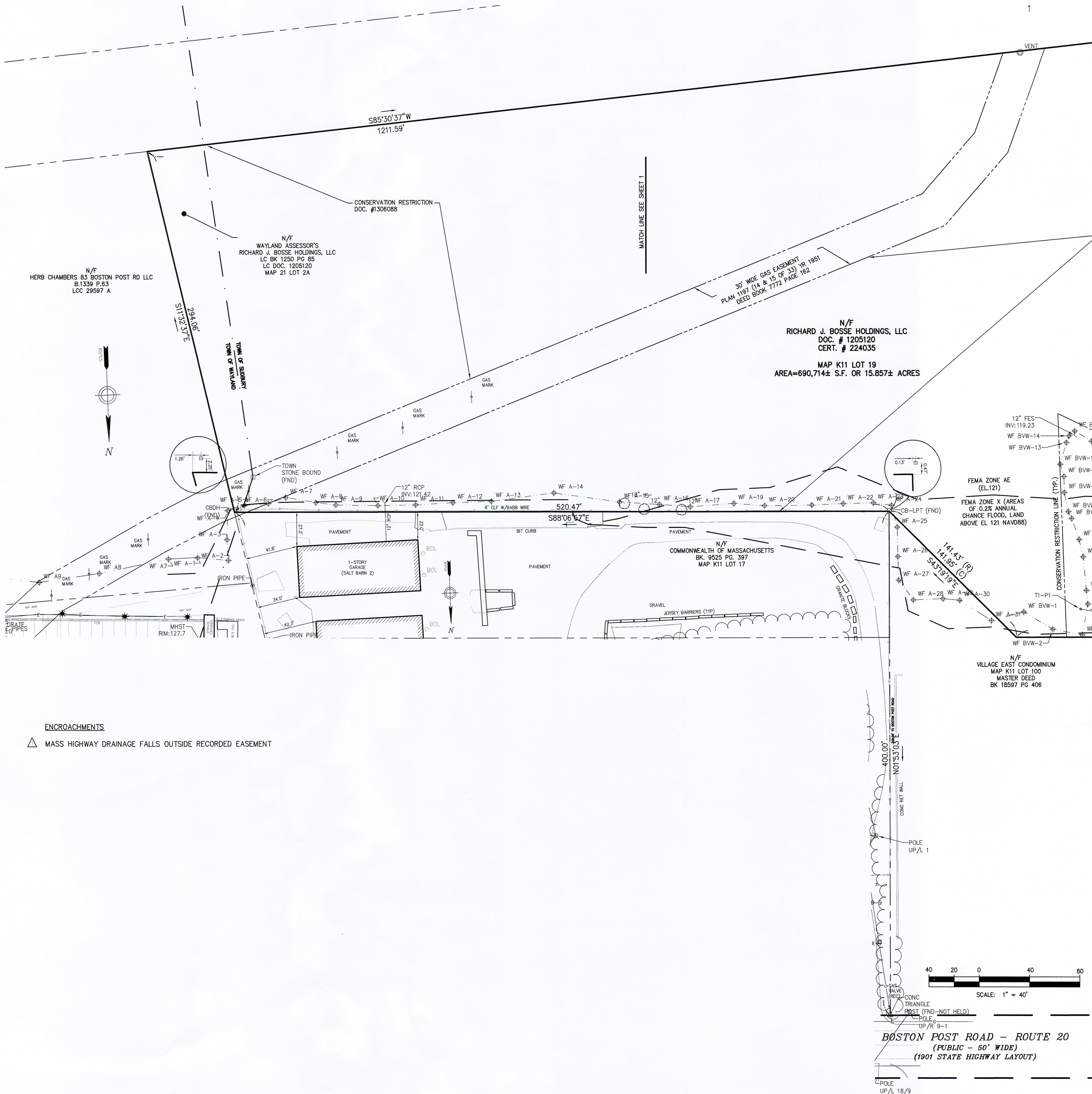


PINE TREE  
DECIDUOUS TREE  
SHRUB  
ROUND CATCH BASIN  
SEWER MANHOLE  
INVERT  
WATER SHUT OFF  
CAPE COD BERM  
SQUARE CATCH BASIN  
STORM MANHOLE

GAS MARK  
SURVEY DISK  
IRON PIPE  
SINGLE POST SIGN  
MONITORING WELL  
CLEAN OUT  
RAILROAD SPIKE  
ENCROACHMENTS

ENCROACHMENTS

△ MASS HIGHWAY DRAINAGE FALLS OUTSIDE RECORDED EASEMENT



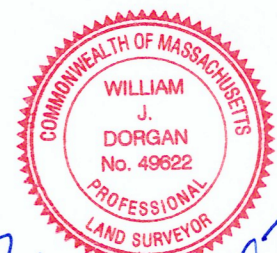
Drawing Copyright © 2017

**CHA**  
101 Accord Park Drive  
Beverly, MA 01915  
Main (781) 862-5400 • www.chaconsulting.com

PREPARED FOR:  
**HERB CHAMBERS COMPANIES**

**259 MCGRATH HIGHWAY**

**SOMERVILLE, MA 02143**



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

PROJECT LOCATION :  
**ASSESSORS'S MAP K11 LOT 19**

**141 BOSTON POST ROAD ROUTE 20**  
**SUDBURY, MA 01778**

No.	Submittal / Revision	App'd. By	Date
0	Issued as Final	WJD CHA	10/08/2020

EXISTING CONDITIONS PLAN

Designed By:	Drawn By:	Checked By:
CHA	CHA	WJD
Issue Date:	Project No:	Scale:
10-08-2020	061825	1" = 40'

Drawing No.:  
**SHEET 2 OF 2**







**ANRAD FILING**  
**141 BOSTON POST R**  
**SUDBURY, MA**

**ATTACHMENT 1**  
**LIST OF ABUTTERS**

**From:** [Gerry, Cynthia](#)  
**To:** [Fred King](#); [Assessors, Board of](#)  
**Subject:** RE: Check of Abutters lists for 105 and 141 Boston Post Road  
**Date:** Monday, November 16, 2020 4:35:10 PM

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Good Afternoon-

The lists have been reviewed and verified. Both reflect current ownership and mailing information according to the Sudbury Assessor's Office records.

Best Regards,

Cynthia Gerry

Sudbury Assessors Office

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**From:** Fred King <FKing@dgtassociates.com>  
**Sent:** Monday, November 16, 2020 3:16 PM  
**To:** Assessors, Board of <Assessors@sudbury.ma.us>  
**Subject:** Check of Abutters lists for 105 and 141 Boston Post Road

Dear Assessors.

We are getting ready to file with the Conservation Commission for an Abbreviated Notice of Wetlands Area Delineation (ANRAD).

A separate filing is being made for each of the subject properties. 100 foot abutters distance. As you instructed, I have prepared the attached Abutters List and map from the Sudbury GIS Mapping for each property and ask if you could check the prepared lists for any recent abutter changes.

If you have any questions, please do not hesitate to contact me.

Thank you for your instruction on preparing the list. It worked very well.

Sincerely,

Fred King

**Fredric W. King, P.E., LEED® AP**

Senior Engineer, Senior Wetland Specialist  
DGT Associates (formerly Schofield Brothers)

**DGT Associates**  
Surveying & Engineering

1071 Worcester Road  
Framingham, MA 01701

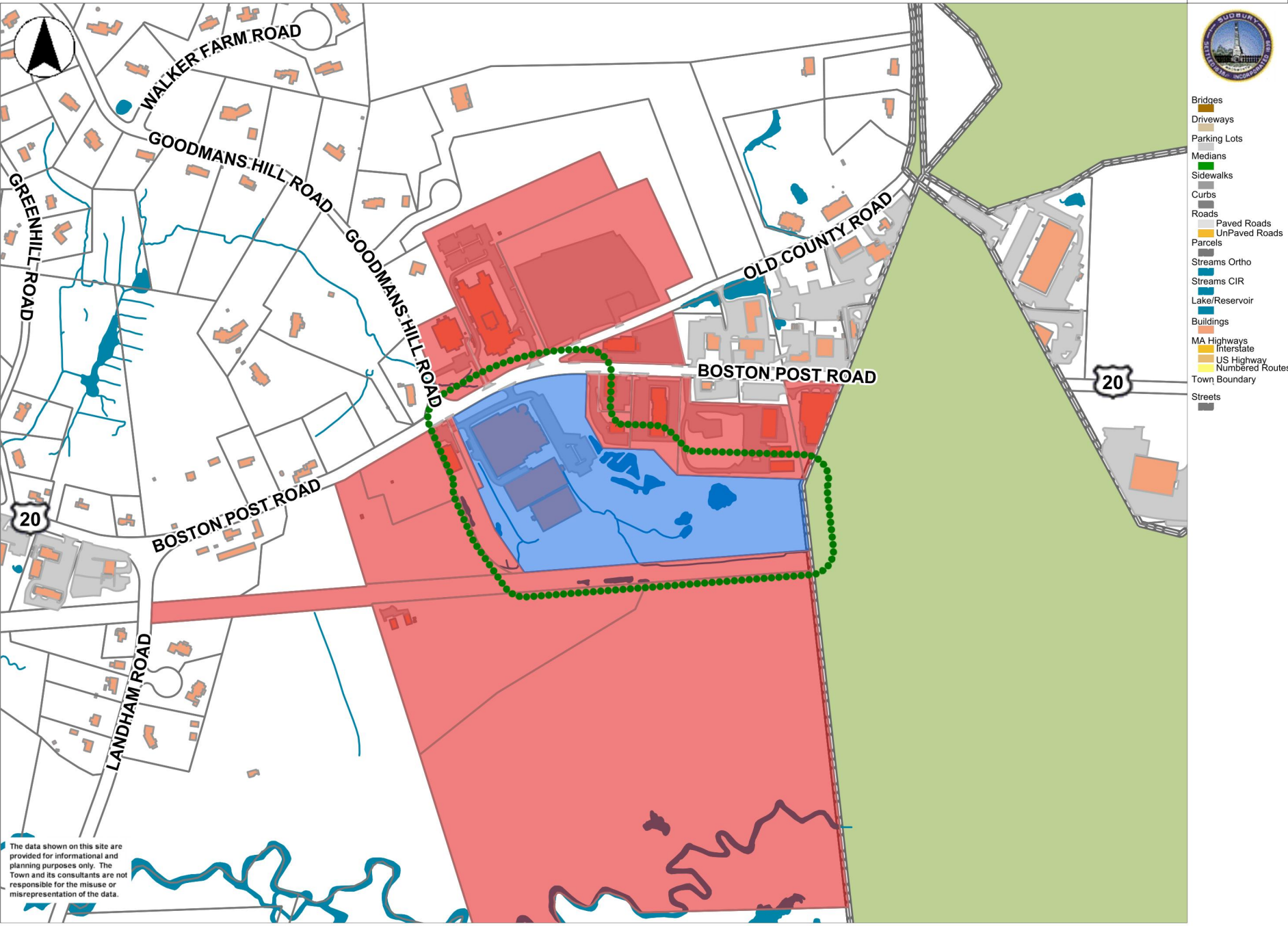
Office: 508-879-0030

Direct: 857-524-1434

Cell: 774-244-7717

[fking@dgtassociates.com](mailto:fking@dgtassociates.com)





**Abutters List**[print this list](#)

Date: November 16, 2020

Subject Property Address: 141 BOSTON POST RD Sudbury, MA

Subject Property ID: K11-0019

Search Distance: 100 Feet

-----  
Prop ID: K10-0014

Prop Location: 183 BOSTON POST RD Sudbury, MA

Owner: NSTAR ELECTRIC COMPANY

Co-Owner: PROPERTY TAX DEPARTMENT

Mailing Address:

P.O. BOX 270  
HARTFORD, CT 06141  
----------  
Prop ID: K11-0002

Prop Location: 150 BOSTON POST RD Sudbury, MA

Owner: REALTY INCOME CORP

Co-Owner: ATTN: PM# 0996

Mailing Address:

11995 EL CAMINO REAL  
SAN DIEGO, CA 92130  
----------  
Prop ID: K11-0003

Prop Location: 136 BOSTON POST RD Sudbury, MA

Owner: NHP PROPERTIES BUSINESS TRUST

Co-Owner: C/O ALTUS GROUP

Mailing Address:

P.O. BOX 71970  
PHOENIX, AZ 85050  
----------  
Prop ID: K11-0004

Prop Location: 68 OLD COUNTY RD Sudbury, MA

Owner: SNIDER STANLEY W

Co-Owner: C/O STANMAR INC

Mailing Address:

321 COMMONWEALTH ROAD  
SUITE 201  
WAYLAND, MA 01778

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-----  
Prop ID: K11-0007  
Prop Location: 120 BOSTON POST RD Sudbury, MA  
Owner: 120 BOSTON POST ROAD LLC  
Co-Owner:  
Mailing Address:  
    12 WASHINGTON ST  
    WELLESLEY, MA 02481  
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Prop ID: K11-0015  
Prop Location: 83 BOSTON POST RD Sudbury, MA  
Owner: LAND ROVER METROWEST  
Co-Owner:  
Mailing Address:  
    83 BOSTON POST RD  
    SUDBURY, MA 01776  
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-----  
Prop ID: K11-0017  
Prop Location: 105 BOSTON POST RD Sudbury, MA  
Owner: HERB CHAMBERS 83 BOSTON POST  
Co-Owner: ROAD LLC  
Mailing Address:  
    47 EASTERN BLVD  
    GLASTONBURY, CT 06033  
-----

-----  
Prop ID: K11-0018  
Prop Location: 119 BOSTON POST RD Sudbury, MA  
Owner: SPINOZA FRANCIS X JR  
Co-Owner:  
Mailing Address:  
    116 FRAMINGHAM RD  
    SOUTHBORO, MA 01772  
-----

-----  
Prop ID: K11-0019-A  
Prop Location: 0 BOSTON POST RD Sudbury, MA  
Owner: RICHARD J BOSSE HOLDINGS LLC  
Co-Owner:  
Mailing Address:

141 BOSTON POST RD  
SUDBURY, MA 01776

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Prop ID: K11-0020  
Prop Location: 151 BOSTON POST RD Sudbury, MA  
Owner: BUDDY DOG  
Co-Owner:  
Mailing Address:  
151 BOSTON POST RD  
SUDBURY, MA 01776

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Prop ID: K11-0100-0-101  
Prop Location: 111 BOSTON POST RD UNIT 101 Sudbury, MA  
Owner: SUMMERS PHILIP W & CATHLEEN H  
Co-Owner: TRUSTEES KMC REALTY TRUST  
Mailing Address:  
179 GREAT RD STE 109  
ACTON, MA 01720

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Prop ID: K11-0100-0-102  
Prop Location: 111 BOSTON POST RD UNIT 102 Sudbury, MA  
Owner: NOVUM 111 LLC  
Co-Owner:  
Mailing Address:  
111 BOSTON POST RD 102  
SUDBURY, MA 01776

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Prop ID: K11-0100-0-103  
Prop Location: 111 BOSTON POST RD UNIT 103 Sudbury, MA  
Owner: ZHANG YAO  
Co-Owner:  
Mailing Address:  
81 MAPLE LN  
NORTHBOROUGH, MA 01532

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Prop ID: K11-0100-0-104  
Prop Location: 111 BOSTON POST RD UNIT 104 Sudbury, MA  
Owner: 104-106 VILLAGE EAST LLC



Co-Owner:  
Mailing Address:  
49 BAY DRIVE  
SUDBURY, MA 01776

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Prop ID: K11-0100-0-105  
Prop Location: 111 BOSTON POST RD UNIT 105 Sudbury, MA  
Owner: OCEANO INC  
Co-Owner: C/O PATRICIA SALVUCCI  
Mailing Address:  
3 CLARENDON ST  
GLOUCESTER, MA 01930

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Prop ID: K11-0100-0-106  
Prop Location: 111 BOSTON POST RD UNIT 106 Sudbury, MA  
Owner: 104-106 VILLAGE EAST LLC  
Co-Owner:  
Mailing Address:  
49 BAY DRIVE  
SUDBURY, MA 01776

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Prop ID: K11-0100-0-107  
Prop Location: 111 BOSTON POST RD UNIT 107 Sudbury, MA  
Owner: MOHIT ENTERPRISES LLC  
Co-Owner:  
Mailing Address:  
131 ORNAC SUITE 610  
CONCORD, MA 01742

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Prop ID: K11-0100-0-108  
Prop Location: 111 BOSTON POST RD UNIT 108 Sudbury, MA  
Owner: TARR BRYANT  
Co-Owner:  
Mailing Address:  
111 BOSTON POST RD 108  
SUDBURY, MA 01776

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Prop ID: K11-0100-0-209  
Prop Location: 111 BOSTON POST RD UNIT 209 Sudbury, MA

Owner: CANTWELL REALTY LLC  
Co-Owner: C/O WILLIAM G MCCARTHY  
Mailing Address:  
25 WESTGATE RD  
FRAMINGHAM, MA 01701

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Prop ID: K11-0100-0-210  
Prop Location: 111 BOSTON POST RD UNIT 210 Sudbury, MA  
Owner: DIVINE HEART REALTY LLC  
Co-Owner:  
Mailing Address:  
88 PLYMPTON RD  
SUDBURY, MA 01776

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Prop ID: K11-0100-0-211  
Prop Location: 111 BOSTON POST RD UNIT 211 Sudbury, MA  
Owner: ABC SOILS INC  
Co-Owner:  
Mailing Address:  
111 BOSTON POST RD 211  
SUDBURY, MA 01776

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Prop ID: K11-0100-0-212  
Prop Location: 111 BOSTON POST RD UNIT 212 Sudbury, MA  
Owner: LIONSGATE PROPERTIES LLC  
Co-Owner:  
Mailing Address:  
29 FARRAGUT RD  
BOSTON, MA 02127

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Prop ID: K11-0100-0-213  
Prop Location: 111 BOSTON POST RD UNIT 213 Sudbury, MA  
Owner: HOWE DEVELOPMENT CORP  
Co-Owner:  
Mailing Address:  
111 BOSTON POST RD STE 213  
SUDBURY, MA 01776

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Prop ID: K11-0100-0-214

Prop Location: 111 BOSTON POST RD UNIT 214 Sudbury, MA  
Owner: ABC SOILS INC  
Co-Owner:  
Mailing Address:  
111 BOSTON POST RD 214  
SUDBURY, MA 01776

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Prop ID: K11-0100-0-215  
Prop Location: 111 BOSTON POST RD UNIT 215 Sudbury, MA  
Owner: K.A.B. & J .C.J. LLC  
Co-Owner:  
Mailing Address:  
111 BOSTON POST RD U215  
SUDBURY, MA 01776

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Prop ID: K11-0100-0-216  
Prop Location: 111 BOSTON POST RD UNIT 216 Sudbury, MA  
Owner: SAI LUNG LLC  
Co-Owner:  
Mailing Address:  
P.O. BOX 329  
WAYLAND, MA 01778

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Prop ID: K11-0200  
Prop Location: 121 BOSTON POST RD Sudbury, MA  
Owner: 121 BOSTON POST ROAD LLC  
Co-Owner:  
Mailing Address:  
121 BOSTON POST RD  
SUDBURY, MA 01776

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Prop ID: K11-0400  
Prop Location: PELHAM ISLAND RD Sudbury, MA  
Owner: UNITED STATES OF AMERICA  
Co-Owner: DEPT. OF INTERIOR  
Mailing Address:  
300 WESTGATE CENTER DR  
HADLEY, MA 01035

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Prop ID: K11-0402  
Prop Location: 163 BOSTON POST RD Sudbury, MA  
Owner: NSTAR ELECTRIC COMPANY  
Co-Owner: PROPERTY TAX DEPT.  
Mailing Address:  
P.O. BOX 270  
HARTFORD, CT 06141

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Prop ID: K11-0501  
Prop Location: BOSTON POST RD Sudbury, MA  
Owner: BUDDY DOG HUMANE SOCIETY INC  
Co-Owner:  
Mailing Address:  
151 BOSTON POST RD  
SUDBURY, MA 01776

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Prop ID: K11-5000  
Prop Location: RAILWAY Sudbury, MA  
Owner: MASS BAY TRANSPORTATION  
Co-Owner:  
Mailing Address:  
10 PARK PLAZA  
BOSTON, MA 02116

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November 19, 2020

25638

Mr. John Welch  
Herb Chambers of Natick  
259 McGrath Hwy  
Somerville, MA 02143

RE: 141 Boston Post Road, Sudbury – Wetland Resource Area Delineation

Dear Mr. Welch,

DGT Associates performed a field delineation of the boundaries of the Bordering Vegetated Wetlands and Banks at the subject property on September 25, 2020. The delineations were performed by this writer, Fredric King, Senior Wetland Specialist.

The delineations were performed to define Wetlands Resource Area Boundaries under the Mass. Wetlands Protection Act and the Sudbury Wetlands Administration Bylaw for use in the planning for a possible redevelopment of the property. Portions of the site were also delineated earlier by James Hall, PWS of CHA Consultants.

Following the field delineations, the flags were survey located by the project surveyors, CHA Consultants, as part of the topographic survey of the site and the survey plan includes the delineation. All portions of the CHA delineation that are shown on the site survey were reviewed by myself and I concur with those delineation flags as well.

The delineation included the portions of the wetland resource area boundaries to define the regulated areas that would affect a potential project. This included the boundary of Vegetated Wetlands that border on Wash Brook to the south of the site. Attachment 1 is a locus map showing the general area. Wash Brook is located approximately 1000 feet to the south of the subject site. The delineation also included a short piece drain ditch that qualifies as an intermittent stream located off the south corner of the parking lot.

This report includes information from the FEMA Flood Hazard Map for “Land Subject To Flooding”, as well as a Mass. Natural Heritage and Endangered Species information for planning purposes.

#### **GENERAL SITE DESCRIPTION:**

The project site is a 15.9 acre tract of land at 141 Boston Post Road in Sudbury, MA. The land contains a building that was formerly used as a tennis and sports facility (Bosse Sports) with associated driveways, parking lots associated driveway, septic system, utilities and landscaping. The site also included two air structures that covered some tennis courts to the south of the main building. The major portion of the open space outside of the developed area in the southerly

RE: 141 Boston Post Road, Sudbury, MA  
Wetland Resource Area Delineation Report

November 19, 2020

portion of the site and along the western side is in a deeded Conservation Restriction. The CR is approximately 6.2 acres in area.

The stormwater management for the parking lots and paved driveways is a standard deep sump catch basins-manholes- and piped drain system that collect the stormwater runoff for pre-treatment. That system drains to a sediment forebay that discharges to a Constructed Stormwater Wetland for treatment and detention prior to discharge to the wetland resource areas in the south portion of the site. The clean building roof runoff is collected and piped directly to the Constructed Stormwater Wetland. This system was constructed as part of the current facility in 2003 to 2004 under an Order of Conditions issued by the Sudbury Conservation Commission. A Certificate of Compliance was issued (Ref: DEP File #301-726).

The stormwater system was designed per the DEP stormwater management standards and is still functional. The current owner has filed a Request for Determination of Applicability (RDA) with the Conservation Commission to perform some maintenance tasks within the Constructed Stormwater Wetland and forebay to assure that the system continues to function as required.

There is also a drain pipe from Boston Post Road (Route 20) owned by the Commonwealth of Mass. DOT that crosses the site and discharges to the wetlands in the south part of the site.

The site is in the watershed of Wash Brook located approximately 1000 feet south of the site. The southern and western portions of the subject site contains wetland resource areas including Bordering Land Subject to Flooding (associated with the Sudbury River), Bordering Vegetated Wetlands and some small intermittent streams (Banks). The natural BVWs include shallow marshes, shrub swamps, and wooded swamps. There is an area located south of the developed area that is a wetland replication area that was constructed with the original development that is a wet meadow and shrub swamp.

## SOILS

The NRCS Web Soil Survey<sup>1</sup> indicates the near-surface soils (within about 70 inches from ground surface) at the site are classified as “Udorthents Urban Land Complex” within the developed (upland) portions of the site. The natural wetland areas are identified as “Freetown Muck”.

During our wetland delineation work, the soil conditions found generally verified the NRCS soil types.

RE: 141 Boston Post Road, Sudbury, MA  
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## **WETLAND RESOURCE AREAS**

### **STREAM / BANK**

Banks of streams and water bodies are wetland resource areas under the Mass. Wetlands Protection Act and under the Sudbury Wetlands Administration Bylaw. The site contains several intermittent streams within the BVW areas. The streams that are within the BVWs were not delineated by DGT as the buffer zone of the BVW will control as the limiting factor in determining the boundary of the jurisdictional Buffer Zones.

The exception is a short section of intermittent stream that is located between the parking lot and the northerly air structure. This piece of stream has no BVW and the banks of this stream were delineated with pink survey ribbon and labeled Bank 1 to Bank 6.

The bank delineation was performed by the definition in the Sudbury Wetlands Administration Bylaw which is more restrictive than the Mass. Wetlands Protection Act Regulations. The Bylaw defines the bank as the upper boundary of the bank as “the first observable break in slope or the mean annual high water level, whichever is higher.” Mean annual high water was observed using bank-full indicators per Mass. DEP guidelines. In this case, the banks are relatively steep and the mean annual flood level is within the stream bank. The flags are, therefore, set at the top of the first observable break in slope. The western portion of the bank is a concrete retaining wall so the delineation follows the wall at that location.

The stream is well known to be intermittent. It does contain some water most of the year but this water is trapped and does not flow for most of the year. It therefore, does not qualify as a River under the State Regulations or local Bylaw.

### **BORDERING VEGETATED WETLANDS (BVW)**

The delineation of Bordering Vegetated Wetlands was performed in accordance with current Mass. Department of Environmental Protection methodology as contained in the DEP Handbook “Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act” dated March 1995.

The BVWs at this site extend across a large portion of the south part of the property. There is also a BVW on an intermittent stream to the west of the developed area.

The delineation was performed using vegetation, soils and other indicators of wetland hydrology. To delineate the boundary, constant field estimations of wetlands vegetation and frequent soil observations with a hand soil auger were performed. To aid in this delineation and to provide the required supporting documentation, two observation transect with two sample plots each were performed and documented. The DEP Field Delineation Forms are included in Attachment 2 of

RE: 141 Boston Post Road, Sudbury, MA  
Wetland Resource Area Delineation Report

November 19, 2020

this report. The transect locations are shown on the Survey Plan. The location of the transects were selected where the transition between upland and wetland was less obvious and required further investigation to determine the boundary.

The boundaries of the BVWs were delineated with consecutively numbered blue survey ribbons as follows:

BVW 1 to BVW 44:	Eastern and South Eastern area
BVW 44 to BVW 50:	BVW is a combination of Shrub Swamp and Wooded Swamp/ Southern portion of the site. BVW is a Wet Meadow with some shrub growth. This area was a wetland replication area that was constructed when the existing facility was built.
BVW A-1 to BVW A-22.	BVW is around an intermittent stream in the western portion of the site. This area is known to seasonally pond water in low areas.
WF B-2 to WF B-23	Western side of the foregoing BVW delineated by James Hall, PWS of CHA Consultants. DGT checked and concurs with these delineation flags.
WF A-1 to WF A-31	Eastern portion of the site James Hall, PWS of CHA Consultants. See separate ANRAD filing for these BVW flags.

## **BORDERING LAND SUBJECT TO FLOODING**

The site is shown on the latest FEMA National Flood Insurance Program mapping as being in a Flood Zone AE. The elevation of the 100 year (1% chance of flooding) has been determined by the FEMA Flood Study Profile Data as Elevation 121.0 (1988 NAVD). According to FEMA, the elevation of the flooding in this area is the result of the backwater of the Sudbury River flooding. The topographic survey of the site by CHA is on this datum and the 121.0 contour is shown on the survey plan.

## **NATURAL HERITAGE ENDANGERED SPECIES**

According to the latest Mass. Division of Fisheries and Wildlife - Natural Heritage Program mapping, the southeastern portion of the site is in an area of "Priority Habitat of Rare Species" (Identified as PH 1434). This same area is also identified as an area of "Estimated Habitat of Rare Wetland Wildlife".

There are no officially "Certified Vernal Pools" in the vicinity of the site. However, the NHESP does identify the small ponding area on the site to the south of 105 Boston Post Road as a "Potential Vernal Pool". Note that during the Wetlands Filing for the current site in 2002 and

RE: 141 Boston Post Road, Sudbury, MA  
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2003, a investigation was conducted on both the small pool mentioned above and at the stream in the western portion of the site that seasonally ponds water in low areas of the stream. Both of these areas were found to provide vernal pool habitat. These areas are included in the CR for the property to permanently protect these areas.

*Please note that the delineations performed are based on best professional judgment and interpretation per the applicable regulatory guidelines. The delineations are not an official "Determination" under the applicable wetlands laws and regulations until accepted by the Conservation Commission or Mass. DEP through the filing of an Abbreviated Notice of Resource Area Delineation or a Notice of Intent under the Mass. Wetlands Protection Act and local wetlands laws and regulations.*

If you have any questions regarding the delineation or this report, please contact me.

Sincerely,  
**DGT Associates**

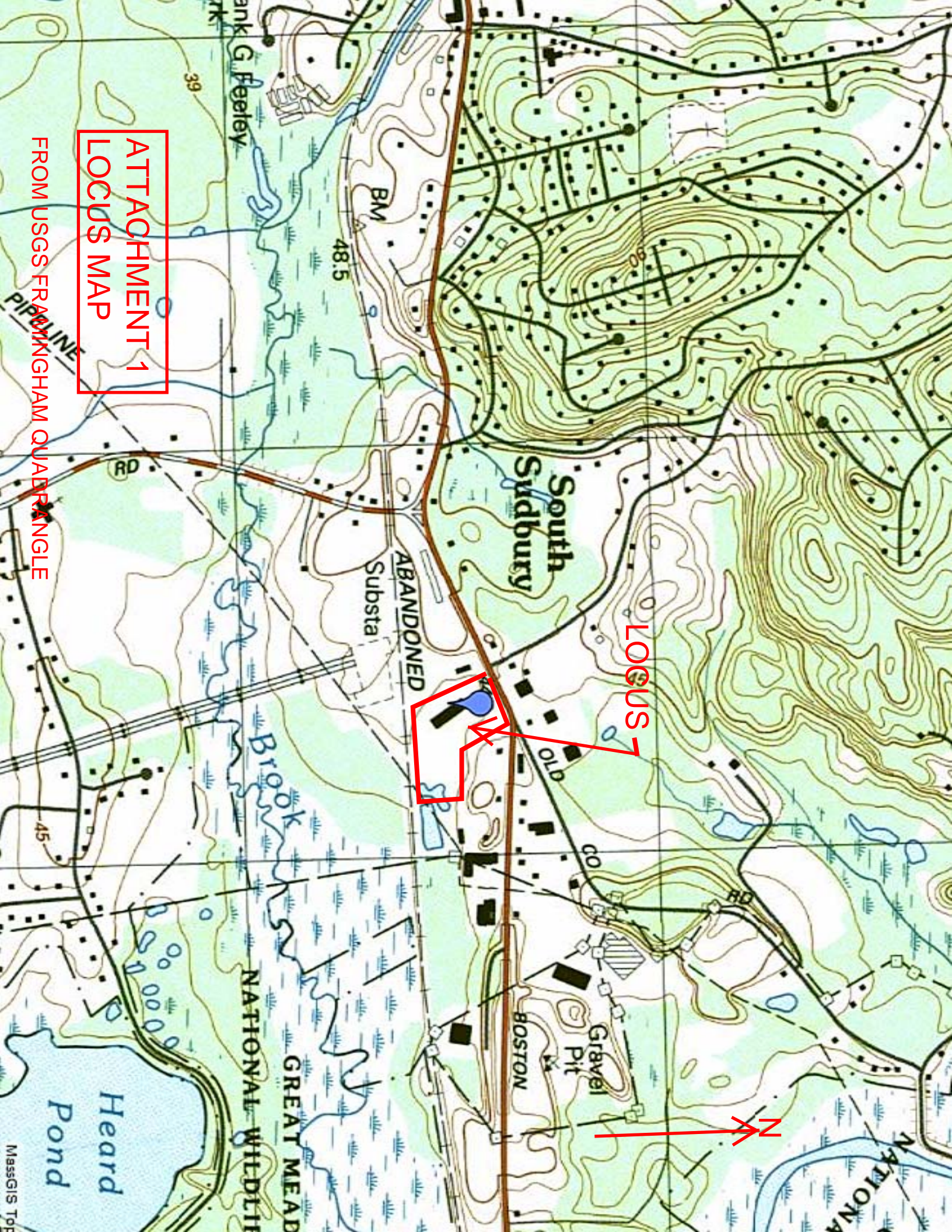
*Fredric W. King*

Fredric W. King, PE  
Senior Engineer &  
Wetland Specialist

Attachments:

1. Locus Map
2. DEP Field Delineation Forms
3. Natural Heritage (NHESP Map)





ATTACHMENT 1  
LOCUS MAP

FROM USGS FRAMINGHAM QUADRANGLE

LOCUS

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25638

RE: 141 Boston Post Road, Sudbury, MA  
Wetland Resource Area Delineation Report

November 19, 2020

## **ATTACHMENT 2**

### **MASS. DEP FIELD DELINEATION FORMS**

## DEP Bordering Vegetated Wetlands (310 CMR 10.55) Delineation Field Data Form

Applicant: Herb Chambers Companies Prepared by: Fred King Project location: 141 Boston Post Rd DEP File #: \_\_\_\_\_

Check all that apply:

Sudbury, MA

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

**Section I. Vegetation** Observation Plot Number: P1 Transect Number: T1 Date of Delineation: 9/25/20

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
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### Trees

None

### Shrub/Sapling/Vine

Silky Dogwood ( <i>Cornus amomum</i> )	20.5	60.3	YES	FACW
Multi-flora Rose ( <i>Rosa multiflora</i> )	10.5	30.9	YES	FACU
Glossy Buckthorn ( <i>Rhamnus frangula</i> )	3	8.8	NO	FAC

### Ground Cover

Goldenrod, Gray ( <i>Solidago nemoralis</i> )	10.5	38.9	YES	NI
Sensitive Fern ( <i>Onoclea sensibilis</i> )	10.5	38.9	YES	FACW
Joe-Pye Weed ( <i>Eupatoriadelphus maculatus</i> )	3.0	11.2	NO	FACW
Aster, New York ( <i>Aster novi-belgii</i> )	3.0	11.2	NO	FACW+

\* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptations next to the asterisk.

### Vegetation conclusion:

Number of dominant wetland indicator plants: 2      Number of dominant non-wetland indicator plants: 2

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?    Yes    X    No

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

MA DEP; 3/95



**Section II. Indicators of Hydrology**

## Hydric Soil Interpretation

## 1. Soil Survey

Is there a published soil survey for this site? Yes ☒ Notitle/date: NRCS Web Soil Survey Middlesex County  
Update 2012

map number:

soil type mapped: Udorthents Urban Land Complex and Freetown Muck

hydric soil inclusions: Yes

Are field observations consistent with soil survey? Yes ☒ no

Remarks:

## 2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
A– SL top	0 – 10"	10 YR 4/2	None
Bw – VFSL	7 – 28"	2.5 Y 7/3	10 YR 5/6 Common" Some Black LC

Remarks:

## 3. Other:

Conclusion: Is soil hydric? Yes ☒ No

## Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated: \_\_\_\_\_
- ☐ Depth to free water in observation hole: \_\_\_\_\_
- ☒ Depth to soil saturation in observation hole: 15"
- ☐ Water marks: \_\_\_\_\_
- ☐ Drift lines: \_\_\_\_\_
- ☐ Sediment deposits: \_\_\_\_\_
- ☐ Drainage patterns in BVW: \_\_\_\_\_
- ☐ Oxidized rhizospheres: \_\_\_\_\_
- ☐ Water-stained leaves: \_\_\_\_\_
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_

☐ Other: \_\_\_\_\_**Vegetation and Hydrology Conclusion**

	Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present: hydric soil present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology Present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Sample location is in a BVW?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submit this form with the Request for Determination of Applicability or Notice of Intent.

## DEP Bordering Vegetated Wetlands (310 CMR 10.55) Delineation Field Data Form

Applicant: Herb Chambers Companies Prepared by: Fred King Project location: 141 Boston Post Rd DEP File #: \_\_\_\_\_

Check all that apply:

Sudbury, MA

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

**Section I. Vegetation** Observation Plot Number: P2 Transect Number: T1 Date of Delineation: 9/25/20

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
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### Trees

None

### Shrub/Sapling/Vine

Silky Dogwood ( <i>Cornus amomum</i> )	20.5	69.5	YES	FACW
Grape, Fox ( <i>Vitis labrusca</i> )	3.0	10.2	YES	FACU
Glossy Buckthorn ( <i>Rhamnus frangula</i> )	3.0	10.2	YES	FAC
Asian Bittersweet ( <i>Celastrus orbiculatus</i> )	3.0	10.2	YES	NI

### Ground Cover

Goldenrod, Gray ( <i>Solidago nemoralis</i> )	63.0	87.5	YES	NI
Sensitive Fern ( <i>Onoclea sensibilis</i> )	3.0	4.2	NO	FACW
Wild Cucumber ( <i>Echinocystis lobata</i> )	3.0	4.2	NO	FAC
Reed Canary Grass ( <i>Phalaris arundinacea</i> )	3.0	4.2	NO	FACW+

\* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptations next to the asterisk.

### Vegetation conclusion:

Number of dominant wetland indicator plants: 2 Number of dominant non-wetland indicator plants: 3

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? Yes ☐ No ☒

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

MA DEP; 3/95

**Section II. Indicators of Hydrology**

## Hydric Soil Interpretation

## 1. Soil Survey

Is there a published soil survey for this site? Yes ☒ Notitle/date: NRCS Web Soil Survey Middlesex County  
Update 2012

map number:

soil type mapped: Udorthents Urban Land Complex and Freetown Muck

hydric soil inclusions: Yes

Are field observations consistent with soil survey? Yes ☒ no

Remarks: Filled land next to a stormwater basin

## 2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
A- SL top	0 – 4"	10 YR 4/2	None
Mixed Fill	4 – 19"		None
B- VFSL	19 – 23	2.5 Y 7/3	10 YR 5/6 Comm. 2.5 Y 8/1 @ 21"

Remarks: B Horizon is natural soil.

## 3. Other:

Conclusion: Is soil hydric? Yes No ☒

Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated: \_\_\_\_\_
- ☐ Depth to free water in observation hole: \_\_\_\_\_
- ☐ Depth to soil saturation in observation hole: \_\_\_\_\_
- ☐ Water marks: \_\_\_\_\_
- ☐ Drift lines: \_\_\_\_\_
- ☐ Sediment deposits: \_\_\_\_\_
- ☐ Drainage patterns in BVW: \_\_\_\_\_
- ☐ Oxidized rhizospheres: \_\_\_\_\_
- ☐ Water-stained leaves: \_\_\_\_\_
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_

☐ Other: \_\_\_\_\_**Vegetation and Hydrology Conclusion**

	Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present: hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology Present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Sample location is in a BVW?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Submit this form with the Request for Determination of Applicability or Notice of Intent.

## DEP Bordering Vegetated Wetlands (310 CMR 10.55) Delineation Field Data Form

Applicant: Herb Chambers Companies Prepared by: Fred King Project location: 141 Boston Post Rd DEP File #: \_\_\_\_\_

Check all that apply:

Sudbury, MA

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

**Section I. Vegetation** Observation Plot Number: P1 Transect Number: T2 Date of Delineation: 9/25/20

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
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### Trees

None

### Shrub/Sapling/Vine

None

### Ground Cover

Purple Loosestrife ( <i>Lythrum salicaria</i> )	20.5	32.3	YES	FACW+
Soft Rush ( <i>Juncus effuses</i> )	10.5	16.1	YES	FACW+
Reed Canary Grass ( <i>Phalaris arundinacea</i> )	3.0	4.8	NO	FACW+
Steeple-Bush ( <i>Spiraea tomentosa</i> )	3.0	4.8	NO	FACW
Joe-Pye Weed ( <i>Eupatoriadelphus maculatus</i> )	3.0	4.8	NO	FACW
Aster, New York ( <i>Aster novi-belgii</i> )	3.0	4.8	NO	FACW+
Various meadow grasses	20.5	32.3	YES	FAC (est)

\* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptations next to the asterisk.

### Vegetation conclusion:

Number of dominant wetland indicator plants: 3      Number of dominant non-wetland indicator plants: 0

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?    Yes    X    No

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

MA DEP; 3/95

**Section II. Indicators of Hydrology**

## Hydric Soil Interpretation

## 1. Soil Survey

Is there a published soil survey for this site? Yes ☒ Notitle/date: NRCS Web Soil Survey Middlesex County  
Update 2012

map number:

soil type mapped: Udorthents Urban Land Complex and Freetown Muck

hydric soil inclusions: Yes

Are field observations consistent with soil survey? Yes ☒ no

Remarks:

This wetland was constructed as a wetland replication area as part of the Bosse Sports project in 2003. The area is a mix of wet meadow and shrub swamp.

## 2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
A– SL top	0 – 7"	10 YR 4/2	None
Bw – LS	7 – 16"	10 YR 5/1	10 YR 4/6 Many 10 YR 7/1 10YR 7/1 Comm.
C – FSL	16 – 23"	2.5 Y 5/2	2.5 Y 5/6 Comm. 2.5 Y 7/1 Some

Remarks:

3. Other:

Conclusion: Is soil hydric? Yes ☒ No

Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated: \_\_\_\_\_
- ☐ Depth to free water in observation hole: \_\_\_\_\_
- ☒ Depth to soil saturation in observation hole: 18"
- ☐ Water marks: \_\_\_\_\_
- ☐ Drift lines: \_\_\_\_\_
- ☐ Sediment deposits: \_\_\_\_\_
- ☐ Drainage patterns in BVW: \_\_\_\_\_
- ☐ Oxidized rhizospheres: \_\_\_\_\_
- ☐ Water-stained leaves: \_\_\_\_\_
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_

☐ Other: \_\_\_\_\_**Vegetation and Hydrology Conclusion**

	Yes	No
Number of wetland indicator plants <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
≥ number of non-wetland indicator plants		
Wetland hydrology present:		
hydric soil present <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology		
Present <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Sample location is in a BVW?</b> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submit this form with the Request for Determination of Applicability or Notice of Intent.

## DEP Bordering Vegetated Wetlands (310 CMR 10.55) Delineation Field Data Form

Applicant: Herb Chambers Companies Prepared by: Fred King Project location: 141 Boston Post Rd DEP File #: \_\_\_\_\_

Check all that apply:

Sudbury, MA

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

**Section I. Vegetation** Observation Plot Number: P2 Transect Number: T2 Date of Delineation: 9/25/20

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
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### Trees

None

### Shrub/Sapling/Vine

None

### Ground Cover

Goldenrod, Gray ( <i>Solidago nemoralis</i> )	10.5	13.5	NO	NI
Red Fescue ( <i>Festuca rubra</i> )	20.5	26.3	YES	FACU
Common Tansey ( <i>Tanacetum vulgare</i> )	3.0	3.8	NO	NI
Various Grasses	38.0	48.7	YES	FAC est
Plantane ( <i>Plantago major</i> )	3.0	3.8	NO	FACU
Aster, New York ( <i>Aster novi-belgii</i> )	3.0	3.8	NO	FACW+

\* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptations next to the asterisk.

### Vegetation conclusion:

Number of dominant wetland indicator plants: 1      Number of dominant non-wetland indicator plants: 1

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?    Yes    X    No

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

MA DEP; 3/95

**Section II. Indicators of Hydrology**

## Hydric Soil Interpretation

## 1. Soil Survey

Is there a published soil survey for this site? Yes ☒ Notitle/date: NRCS Web Soil Survey Middlesex County  
Update 2012

map number:

soil type mapped: Udorthents Urban Land Complex and Freetown Muck

hydric soil inclusions: Yes

Are field observations consistent with soil survey? Yes ☒ no

## Remarks:

This area was part of a flood storage replication area constructed in 2003 as part of the Bosse Sports project. It is in the upper edge of that area. The Latest FEMA Mapping shows that the 100 year flood elevation is lower than previously indicated. So this area is a relatively dry field at this location.

## 2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
A– SL top	0 – 6"	10 YR 4/2	None
Bw – LS	6 – 17"	2.5 YR 5/3	10 YR 4/6 few At 9".
C – FSL	17 – 20"	10 YR 5/1	2.5 Y 5/7 Many.  10 YR 4/6 Many. 2.5 Y 7/1 Some

Remarks: B horizon is too bright to be hydric.

## 3. Other:

Conclusion: Is soil hydric? Yes No ☒

## Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated: \_\_\_\_\_
- ☐ Depth to free water in observation hole: \_\_\_\_\_
- ☐ Depth to soil saturation in observation hole: \_\_\_\_\_
- ☐ Water marks: \_\_\_\_\_
- ☐ Drift lines: \_\_\_\_\_
- ☐ Sediment deposits: \_\_\_\_\_
- ☐ Drainage patterns in BVW: \_\_\_\_\_
- ☐ Oxidized rhizospheres: \_\_\_\_\_
- ☐ Water-stained leaves: \_\_\_\_\_
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_

☐ Other: \_\_\_\_\_**Vegetation and Hydrology Conclusion**

	Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present: hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology Present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Sample location is in a BVW?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Submit this form with the Request for Determination of Applicability or Notice of Intent.



ATTACHMENT 3

NHESP MAP  
MASS. GIS  
11/23/2020

SUBJECT  
SITE

POTENTIAL  
VERNAL  
POOLS

PRIORITY  
HABITAT

PH 1436