

**NOTICE OF PUBLIC MEETING  
SUDBURY CONSERVATION COMMISSION  
Virtual Meeting 6:45 pm**

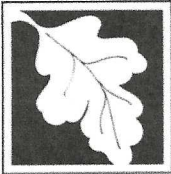
The Sudbury Conservation Commission will hold a public meeting under the Sudbury Wetlands Administration Bylaw for the Request for Determination of Applicability to remove the existing tennis court and restore the area to its natural state, at Carriage Way (Parcel K03-0401), Sudbury MA; Mark Tatkov, applicant. The meeting will be held on Monday, January 11, 2021 at 6:45 pm via Zoom.

Copies of the application and remote participation information may be reviewed on the Conservation Department web page at:

<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-january-11-2021/>.

Please contact the Conservation Office with any questions at 978-440-5470.

SUDBURY CONSERVATION COMMISSION  
December 28, 2020



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:

MARK TATKOW

Name

MARK.TATKOW@GMAIL.COM

E-Mail Address

38 Henry's Mill Lane

Mailing Address

Sudbury

City/Town

MA

State

01776

Zip Code

978-284-6769

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

- ☐ 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):

Carriage Way

Street Address

Sudbury

City/Town

K03

Assessors Map/Plat Number

0401

Parcel/Lot Number

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

See attached area description.

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

See attached GIS image

Title

12/24/20

Date

See attached Cording Mill Subdivision Plan

Title

12/24/20

Date

See attached image of adjacent property map

Title

12/24/20

Date

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

See attached work description and Carriage Way  
Tennis Court Removal Plan document.



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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).

310 CMR 10.02(2)(b) 2.e

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.)

See attached subdivision plan.





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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:

Carding Mill Association (c/o Thomas Acquaviva)

Name

19 Carriage Way

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.

Mark Tatham

Signature of Applicant

12/24/20

Date

Signature of Representative (if any)

Date

## ***WPA Form 1 Part B. Project Description***

### ***1B. Area Description:***

1. It is the Association's intention to remove the existing (now defunct) tennis court and restore the area to its natural state. Access to and from the tennis court will be made possible via 85 Carriage Way's driveway and its backyard slope leading to the tennis court (see attached photo).

The work area is 'pancake flat' and access will be restricted to no more than 5' around it's perimeter.

The work area sits ~70' from a small pond to its left (see attached photo), hence the need for this Request for Determination of Applicability from the Conservation Commission.

## ***WPA Form 1 Part C. Project Description***

### ***2A. Work Description:***

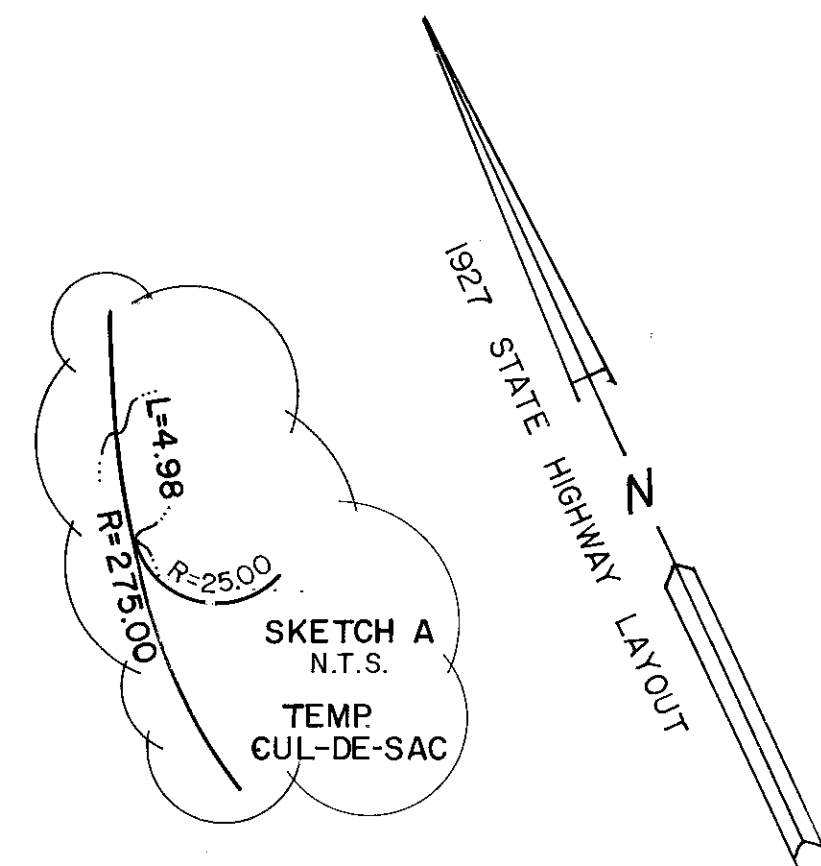
1. Brush Clearing around and inside tennis court
2. Prep for demo / removal-cut small trees and vines growing around tennis court fence
3. Cut trees and brush inside tennis court
4. Remove and dispose brush
5. Demolish tennis court and remove all fencing and associated trash utilizing excavator
6. Cut into smaller pieces and haul away
7. Utilize bobcat to rip up and remove existing asphalt
8. Area will be properly graded
9. Removal of rocks / debris-Spread Composted Loam - 3" deep-
10. Harley Rake to process soil
11. Spread seed, fertilizer and final clean up; including any repair of damaged grass to access this area through 85 Carriage Way
12. Apply organic composted loam and bags of premium sun and shade seed mix and starter fertilizer to prepare area to look contiguous with the existing common space.

CARDING MILL  
PONDOPEN SPACE  
SEE SHEET 7 OF 8APPROVED BY THE SUDBURY PLANNING BOARD SUBJECT TO  
ITS SUBDIVISION REGULATIONS AS AMENDED TO THIS DATE  
AND TO A COVENANT TO BE RECORDED HERewith.*Russell F. Kirk* Chairman*John P. Wathen**June 5, 1989**June 5, 1989**June 5, 1989**June 5, 1989*APPLICATION FILED August 12, 1988FINAL PLAN FILED JUNE 5, 1989  
9/1/88, 10/31/88, 11/21/88,  
HEARING 12/19/88, & 1/9/89PLAN APPROVED February 21, 1989AGRICULTURAL  
OPEN SPACE EASEMENT

LOT 31

CARRIAGE  
WAY  
(50' WIDE)

LOT 12

LOT 13  
108,816±SF  
or 2.498±AC.PBE  
43,835±SFTEMPORARY CUL-DE-SAC  
6,748±SFLOT 17  
78,848±SF  
or 1.810±AC.AE  
3,925±SFCE  
21,908±SFLOT 16  
77,932±SF  
or 1.789±AC.AE  
4,228±SFCE  
26,809±SFLOT 15  
107,557±SF  
or 2.469±AC.CE  
19,073±SFAE  
6,477±SFDE+TEMP. EAE  
5,844±SFLOT 14  
89,968±SF  
or 2.065±AC.DE+TEMP. EAE  
7,608±SFPBE  
28,408±SFCOMMON AREA  
FOR RECREATION  
PURPOSES  
18,249±SF  
0.419±AC.N/F  
SOUTHWEST CORPORATION  
17413 / 446

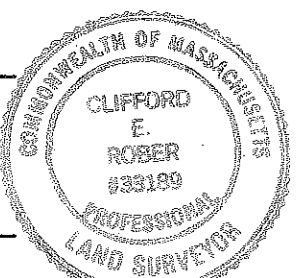
LEGEND:  
 AE ACCESS EASEMENT  
 CE CONSERVATION EASEMENT  
 DE DRAINAGE EASEMENT  
 EAE EMERGENCY ACCESS EASEMENT  
 TEMP MONUMENT TO BE SET  
 PBE PERIMETER BUFFER EASEMENT

5	JUNE 5, 1989	C.R.
4	JANUARY 17, 1989	C.R.
3	JANUARY 6, 1989	C.R.
2	DECEMBER 8, 1988	C.R.
1	OCTOBER 28, 1988	C.R.

NO. DATE  
REVISIONS

## REFERENCES:

1. DEFINITIVE SUBDIVISION DECISION DATED FEBRUARY 21, 1989
2. SPECIAL PERMIT DECISION DATED FEBRUARY 21, 1989
3. GRANT OF EASEMENT TO BE RECORDED HERewith
4. CONSERVATION RESTRICTIONS TO BE RECORDED HERewith
5. DEED TO BE RECORDED HERewith

SEE CERTIFICATE OF SUDBURY TOWN CLERK  
RECORDED HERewith REGARDING APPEALS.I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED  
IN CONFORMITY WITH THE RULES AND REGULATIONS OF  
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF  
MASSACHUSETTS.August 17, 1988  
DATE*Clifford E. Robber*  
CLIFFORD E. ROBER, PLS NO. 33189OWNER: TRUSTEES OF ARDEN B. MACNEILL 11425/235  
REAL ESTATE TRUST - 1959 11021/244  
35 BOWDITCH ROAD SUDBURY, MA. 01776CARDING MILL  
A CLUSTER DEVELOPMENT SITE PLAN  
IN  
SUDBURY MA.

(MIDDLESEX COUNTY)

SCALE 1 INCH = 40 FEET DATE: AUGUST 17, 1988  
SEE REVISIONS0 20 40 60 80 100 120 140 160 180 200  
feet  
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100  
meters

BEALS AND THOMAS, INC.

TWO WESTBOROUGH BUSINESS PARK

200 FRIBERG PARKWAY

WESTBOROUGH, MA 01581

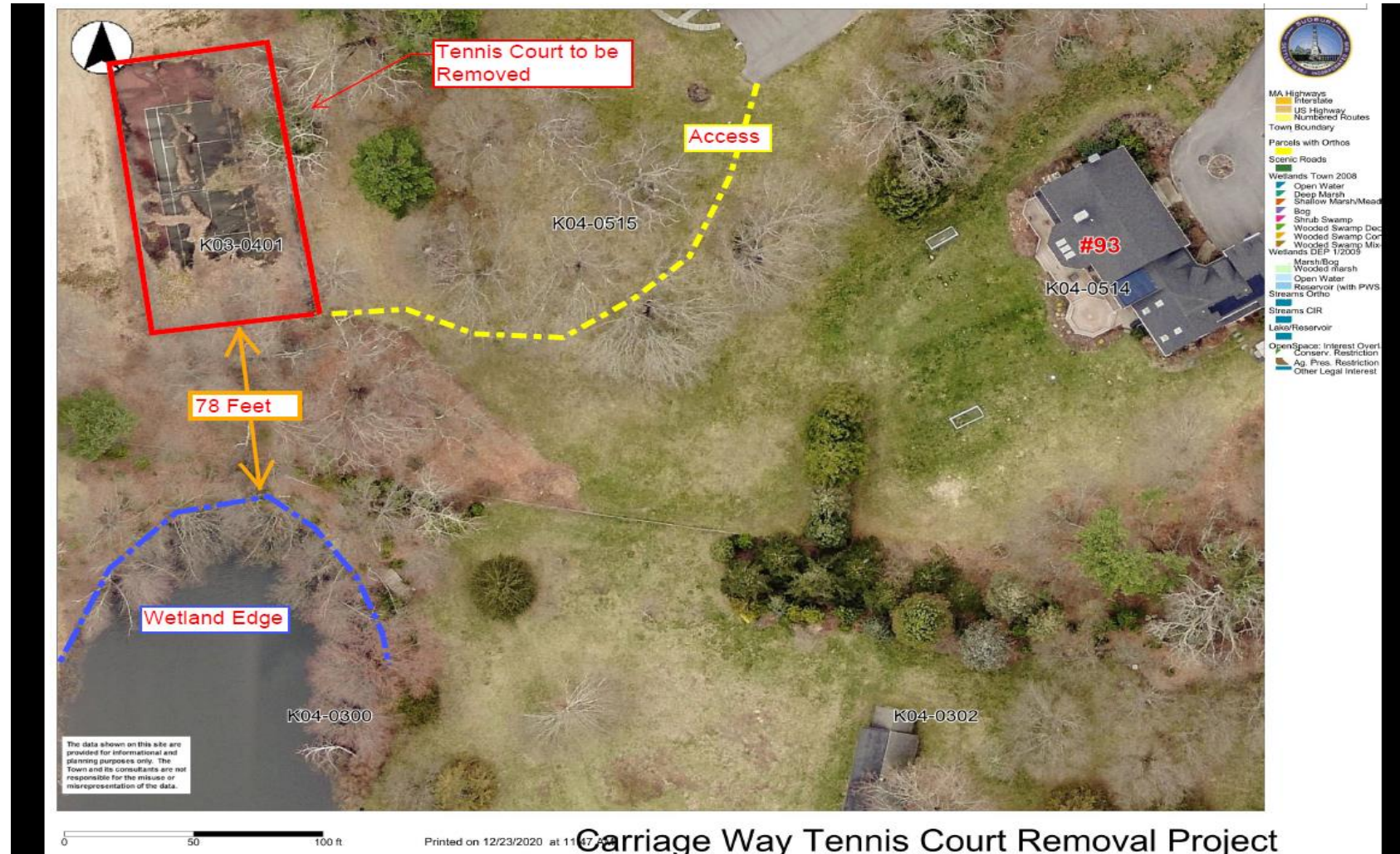
JOB NO. W-304.01 DWG. NO. W-304.01.14  
TOWN SUBMISSION SH. 11 OF 22 REGISTRY SH. 6 OF 8



# Carding Mill Association's Tennis Court Removal Project: supporting images

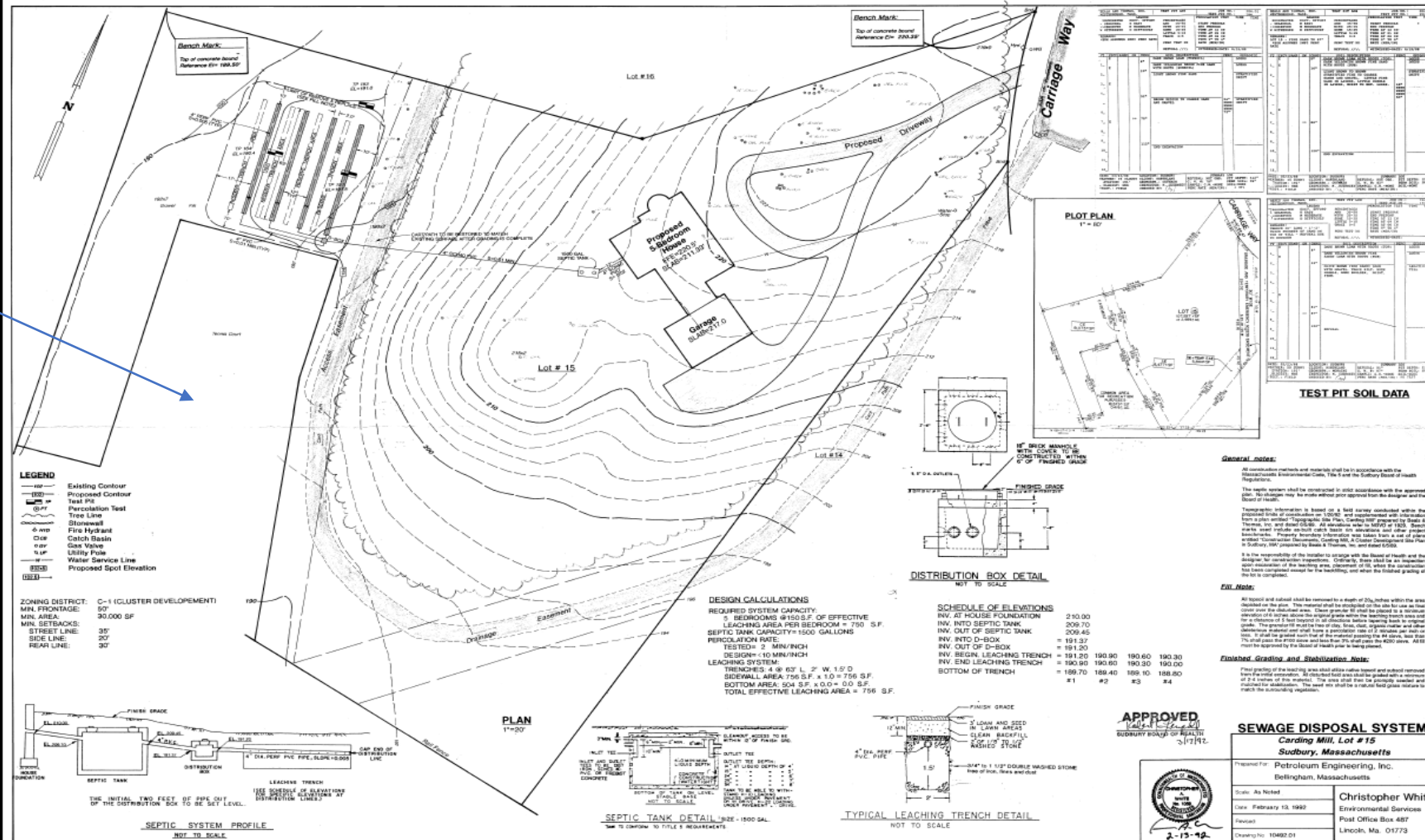
December, 2020

# Aerial view: proximity of tennis court to wetland area and access route



# Property adjacent to tennis court

Tennis court to be removed





Access to/from the tennis court will be possible via 85 Carriage Way's driveway and backyard slope (tennis court at bottom of slope)



Tennis court sits on 'pancake flat' surface at base of 85 Carriage Way's sloping backyard





# View of wetland area from left side of tennis court



Small pond relative to left edge of tennis court





Looking into the tennis court: vegetation exists both inside and outside the fence; asphalt surface is irreparable





Left side of tennis court: vegetation inside and  
along the surrounding fence



Will restore the tennis court area to its natural state

