



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

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing under the Wetlands Protection Act and Wetlands Bylaw for removal and replacement of existing diseased trees, located within the Buffer Zone and Riverfront Area at 66 Cutler Farm Road, Sudbury MA, Matthew Riordan, applicant. The hearing will be held virtually on Monday, February 8, 2021, at 6:45pm, via Zoom. Please see the Conservation Commission web page for further information.

<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-february-8-2021/>

SUDBURY CONSERVATION COMMISSION  
January 20, 2021

MATTHEW RIORDAN

66 CUTLER FARM RD. SUDBURY, MA



SUDBURY  
DESIGN GROUP

740 Boston Post Rd. Sudbury, MA 01776

978.443.3638 MA | [sudburydesign.com](http://sudburydesign.com) | 401.789.5889 RI

NOTICE OF INTENT  
FOR

MATTHEW RIORDAN  
66 CUTLER FARM RD.  
SUDBURY, MA 01776

JANUARY, 2021



## TABLE OF CONTENTS

### ITEM

1. WPA FROM 3 – NOTICE OF INTENT ACT M.G.L. C. 131. 40
2. PROJECT NARRATIVE
3. SITE & ENVIRONMENTAL MAPS:
  - A. USGS LOCUS MAP
  - B. USGS LOCUS W/ GOOGLE OVERLAY
  - C. USGS DEP WETLANDS
  - D. USGS SOILS MAP
  - E. NRCS FEMA FLOOD MAPS
  - F. AERIAL PICTOMETRY MAP
4. SUPPORTING DOCUMENTATION
  - A. NOTIFICATION TO ABUTTERS
  - B. ABUTTERS LIST
  - C. SITE PHOTOS
5. PLANS:
  - MASTER LANDSCAPE PLAN L-1



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

**Important:**

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



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

**A. General Information**

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

66 Cutler Farm Rd.

a. Street Address

Sudbury

b. City/Town

01776

c. Zip Code

Latitude and Longitude:

42.352590

d. Latitude

-71.403890

e. Longitude

L10

f. Assessors Map/Plat Number

0408

g. Parcel /Lot Number

2. Applicant:

Matthew

a. First Name

Riordan

b. Last Name

c. Organization

66 Cutler Farm Rd.

d. Street Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

978-443-3638

h. Phone Number

i. Fax Number

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Matthew

a. First Name

Sullivan

b. Last Name

Sudbury Design Group

c. Company

740 Boston Post Rd.

d. Street Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

978-443-3638

h. Phone Number

i. Fax Number

msullivan@sudburydesign.com

j. Email address

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

\$165.00

a. Total Fee Paid

\$70.00

b. State Fee Paid

\$95.00

c. City/Town Fee Paid





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**A. General Information (continued)**

6. General Project Description:

See Project Narrative

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

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home             | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> Other                                     |   |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Southern Middlesex

a. County

65573

c. Book

b. Certificate # (if registered land)

200

d. Page Number

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

- ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Tributary to Allowance Brook 1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 30,090  
square feet

4. Proposed alteration of the Riverfront Area:

<u>72 sq ft over 3 years</u>	<u>4 sq ft / Tree</u>	<u>4 sq ft / Tree</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☒ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW \_\_\_\_\_

b. square feet of Salt Marsh \_\_\_\_\_

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings \_\_\_\_\_

b. number of replacement stream crossings \_\_\_\_\_



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**C. Other Applicable Standards and Requirements**

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

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a. ☐ Yes ☒ No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program**  
**Division of Fisheries and Wildlife**  
**1 Rabbit Hill Road**  
**Westborough, MA 01581**

August 2017

b. Date of map

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

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

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



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

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3. ☐ Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only      b. ☐ Yes    ☐ No

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

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

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project?      d. ☐ Yes    ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

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

**Online Users:**

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2. ☐ A portion of the site constitutes redevelopment
  3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☒ No. Check why the project is exempt:
1. ☒ Single-family house
  2. ☐ Emergency road repair
  3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

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

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☐ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Landscape Master Plan L1.0

a. Plan Title

Matthew Gallagher

b. Prepared By

5-29-2020

d. Final Revision Date

c. Signed and Stamped by

1" = 30'-0"

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☒ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

**E. Fees**

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

## WPA Form 3 – Notice of Intent

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

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### F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

*Morton Riordan*

1. Signature of Applicant

*11/9/2020*

2. Date

3. Signature of Property Owner (if different)

*Morton Riordan*

4. Date

*11/12/2020*

5. Signature of Representative (if any)

6. Date

#### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

#### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

#### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.





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

66 Cutler Farm Rd.

a. Street Address

Sudbury

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Matthew

a. First Name

Riordan

b. Last Name

c. Organization

66 Cutler Farm Road

d. Mailing Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

978-443-3638

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

978-443-3638

h. Phone Number

i. Fax Number

j. Email Address

## B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category I.C. Control Vegetation	1	\$110.00	\$110.00
50% Riverfront Area	1	\$55.00	\$55.00

**Step 5/Total Project Fee:**

**Step 6/Fee Payments:**

Total Project Fee:	\$165.00
	a. Total Fee from Step 5
State share of filing Fee:	\$70.00
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:	\$95.00
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



## PROJECT NARRATIVE

FOR A PROPOSED PROJECT

BY

MATTHEW RIORDAN

66 CUTLER FARM RD.

IN

SUDBURY, MA 01776

## SITE LOCATION & CHARACTERISTICS

THE SUBJECT PARCEL IS LOCATED IN THE RESIDENTIAL A ZONE, AND IS ON THE NORTH SIDE OF CUTLER FARM ROAD. THE PROPERTY IS IDENTIFIED ON SUDBURY MAPSONLINE AS L10-0408 HAVING 1.21827 ACRES. THE SITE HAS A SINGLE STRUCTURE WITH ATTACHED GARAGE CENTERED ON THE PROPERTY. A CURVED DRIVEWAY LEADING UP TO THE HOUSE FROM CUTLER FARM ROAD TERMINATES AT A 3-CAR GARAGE AND PARKING AREA. THE MAJORITY OF THE SITE IS MOWED TURF WITH SOME FOUNDATION PLANTINGS IN THE FRONT AND A PLAY AREA LOCATED AT THE NORTHERN CORNER OF THE PROPERTY. A SMALL DECK PROJECTS OFF THE NORTHERN (REAR) SIDE OF THE HOUSE. THE EXISTING WOODLAND EDGE EXTENDS FROM THE STREET AT THE WEST CORNER OF THE SITE AROUND THE PERIMETER OF THE PROPERTY TO THE NORTH AND DOWN THE EAST SIDE. THE SOUTH SIDE OF THE PROPERTY IS MOSTLY TURF THAT EXTENDS INTO THE NEIGHBORING PROPERTY TO THE SOUTH EAST. ALONG THE EASTERN WOODLAND EDGE IS A STAND OF ASPEN TREES THAT ARE DECLINING IN HEALTH.

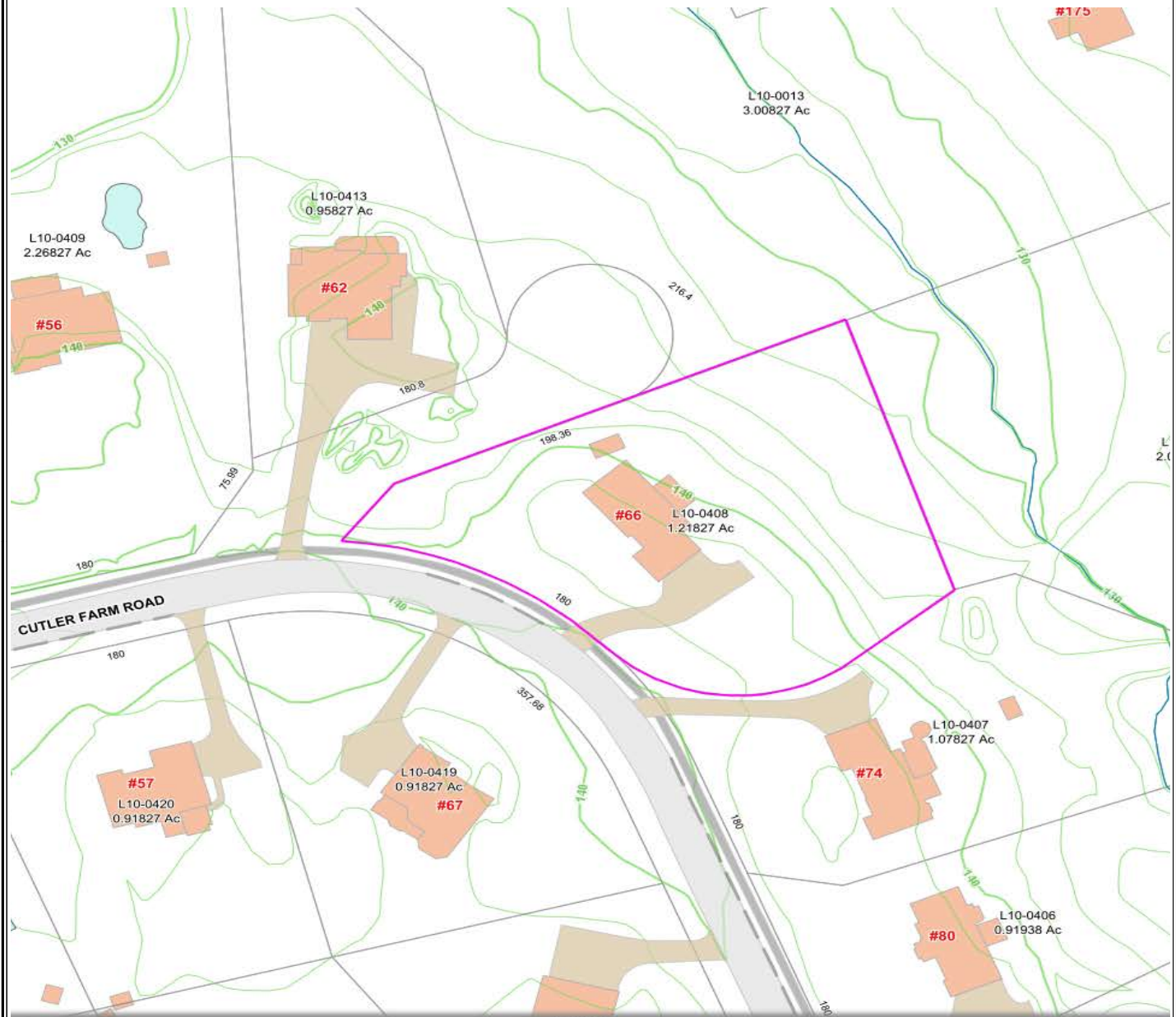
A WETLAND CLASSIFIED AS A WOODED DECIDUOUS SWAMP ON SUDBURY MAPSONLINE RUNS ALONG THE EASTERN EDGE OF THE PARCEL BEYOND THE ASPEN TREES BUT REMAINS OUTSIDE THE PROPERTY LINE. A STREAM ALSO RUNS WITHIN THE WETLAND BOUNDARIES AND TRAVELS NORTH THROUGH THE LANDHAM BROOK MARSH CONSERVATION AREA BEFORE EMPTYING INTO WASH BROOK.

THE PROJECT AREA IS NOT LOCATED WITHIN A NHESP PRIORITY OR ESTIMATED HABITAT POLYGON ACCORDING TO THE LATEST EDITION OF THE MASSACHUSETTS NATURAL HERITAGE ATLAS (13TH EDITION), NOR IS IT LOCATED WITHIN A BVW

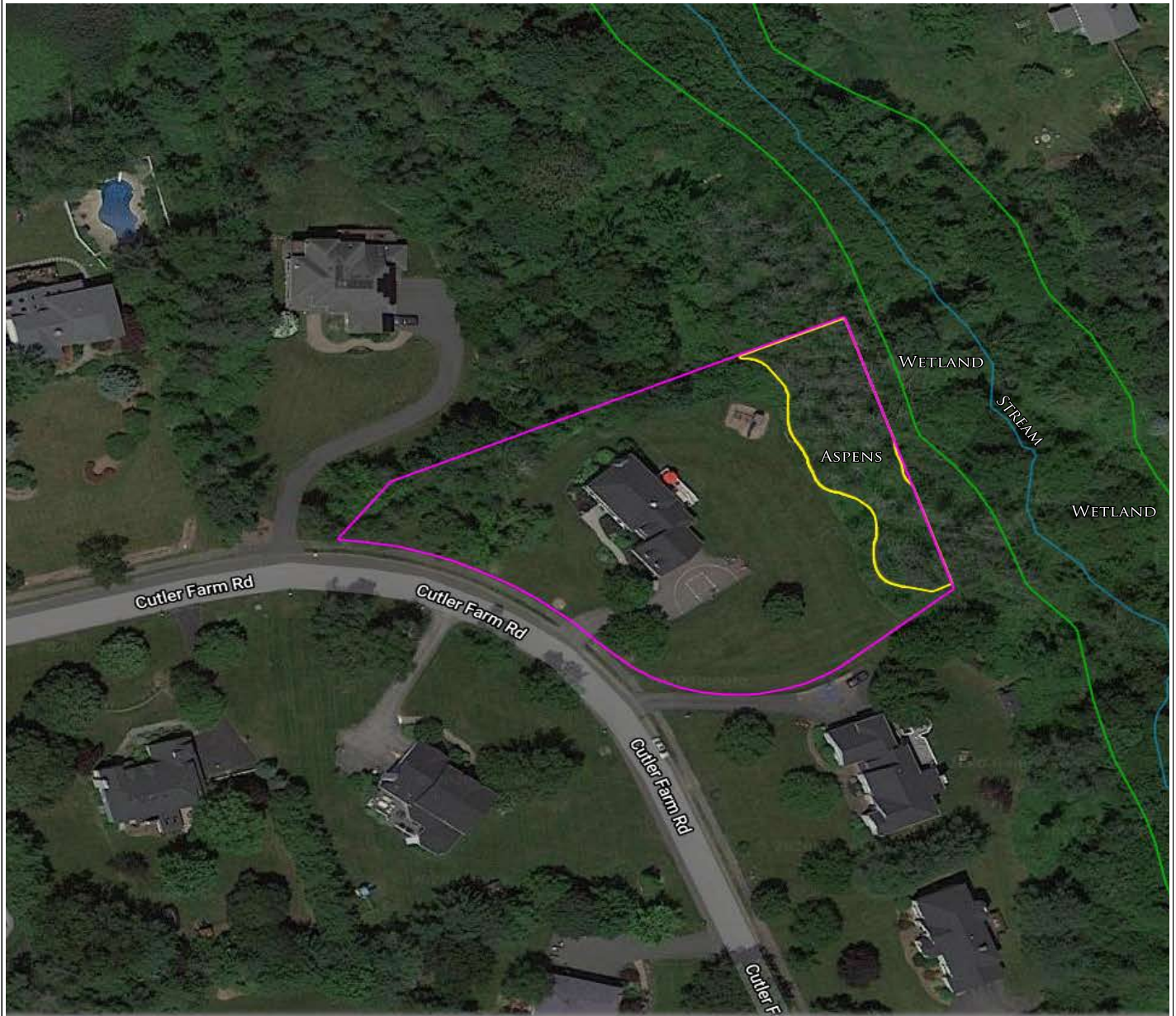
## PROPOSED PROJECT

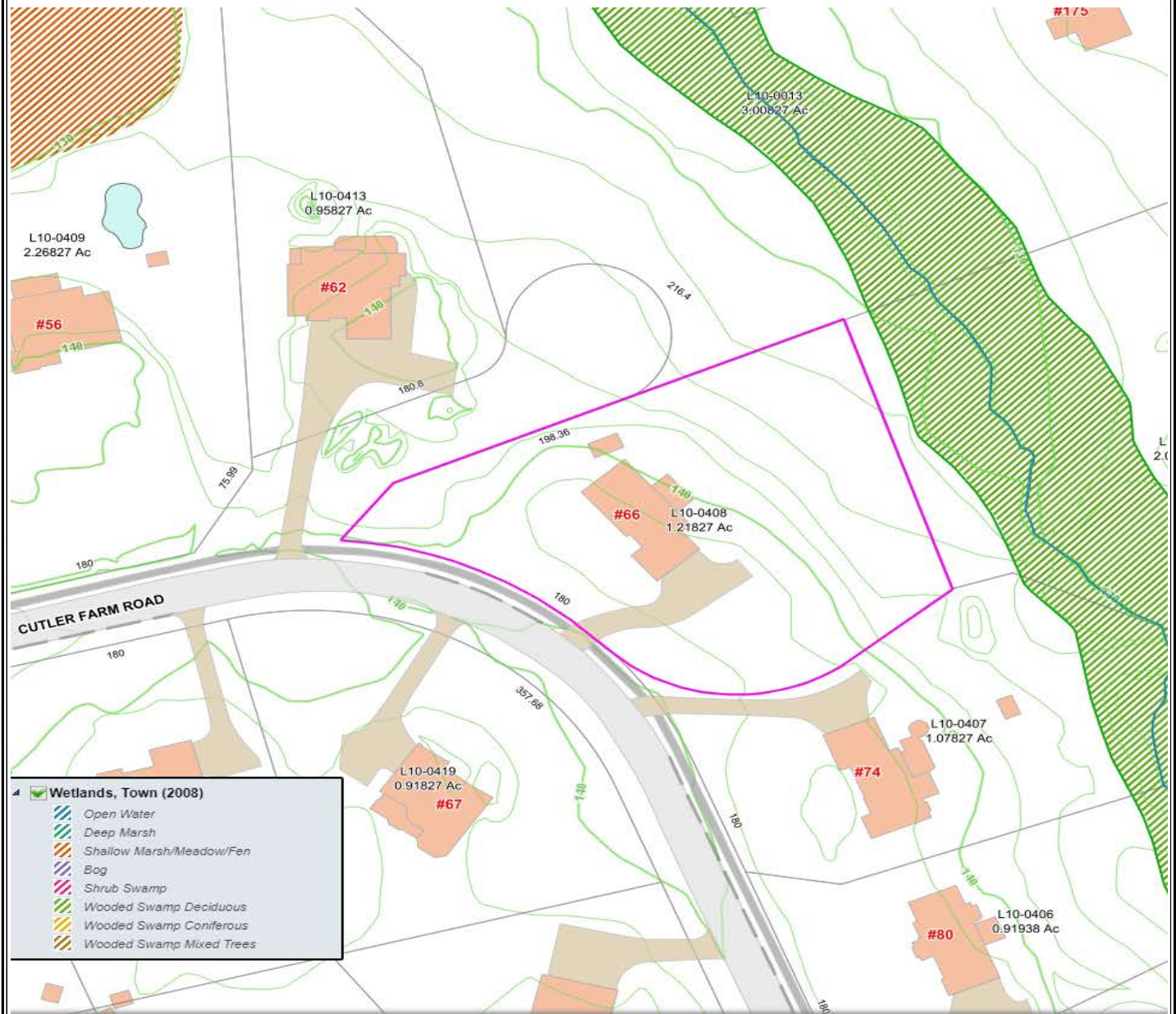
THE APPLICANT IS SEEKING THE NECESSARY PERMITS TO ANNUALLY REMOVE EXISTING ASPEN TREES LOCATED WITHIN THE 100' WETLAND BUFFER ZONE AND THE 200' STREAM BUFFER ZONE ALONG THE EAST PROPERTY WOODLAND EDGE AS THEY DIE. THE APPLICANT THEN PROPOSES TO REPLACE THE DEAD ASPEN TREE WITH EITHER A RED MAPLE (ACER RUBRUM) OR RIVER BIRCH (BETULA NIGRA) PLANTED NEAR THE LOCATION OF THE REMOVED TREE. STUMPS FROM DECEASED ASPEN TREES WILL BE LEFT IN PLACE TO DECAY NATURALLY.

THE CAUSE OF THE ASPEN TREE GROVE'S DECLINE IS UNKNOWN, BUT COMMON PROBLEMS INCLUDE INSECT PESTS, FUNGAL INFECTIONS, AND DROUGHT DUE TO HEAT. AS ASPEN TREE GROVES ARE CREATED THROUGH THE SPREADING OF TREE ROOTS, THIS PROBLEM APPEARS TO HAVE BECOME SYSTEMIC, AND IS CAUSING THE ENTIRE GROVE TO DECLINE.

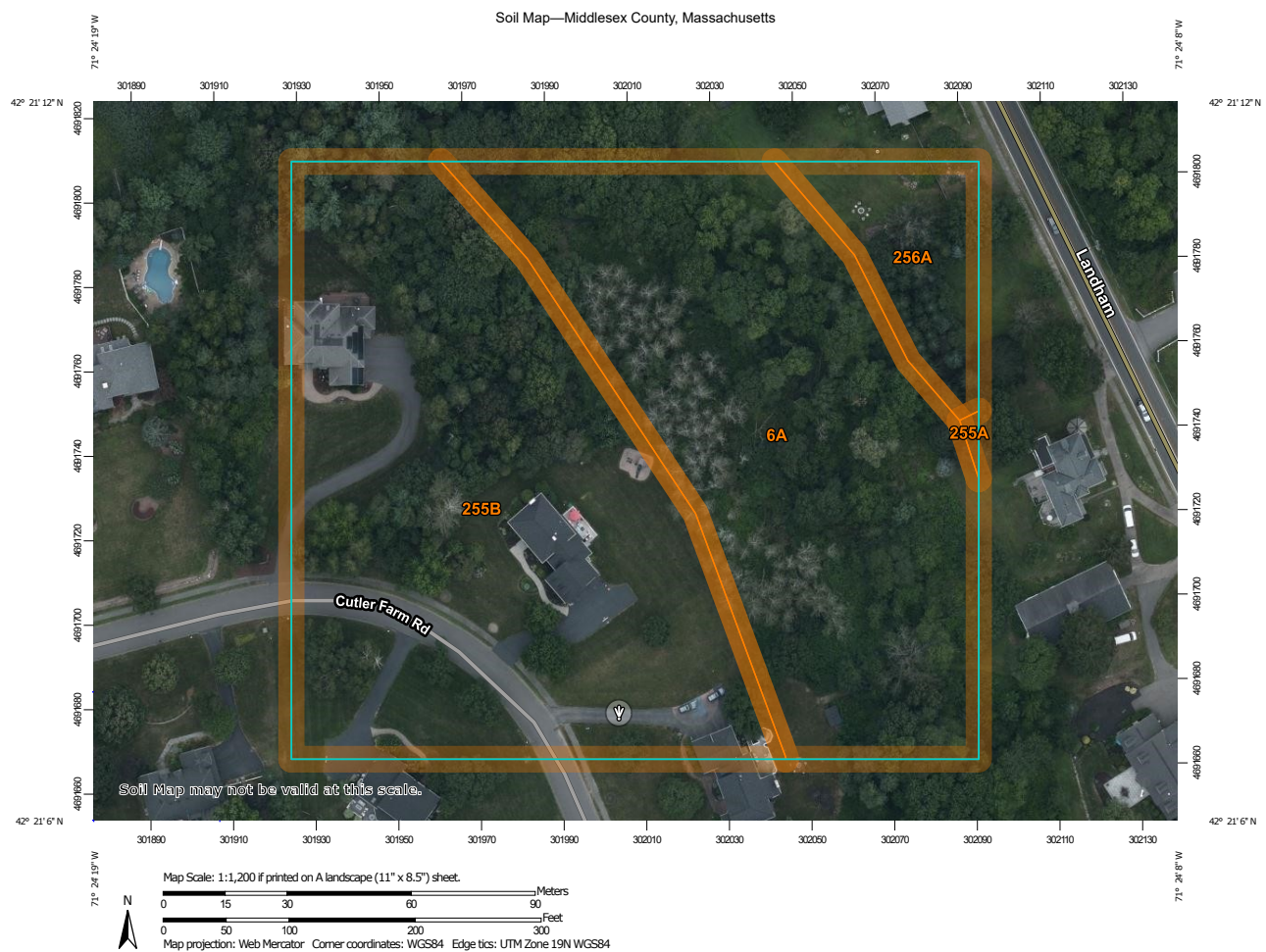













Natural Resources  
Conservation Service


Web Soil Survey  
National Cooperative Soil Survey

8/5/2020  
Page 1 of 3


## Soil Map—Middlesex County, Massachusetts

**MAP LEGEND****Area of Interest (AOI)**
 Area of Interest (AOI)
**Soils**
 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points
**Special Point Features**
 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features
**Water Features**
 Streams and Canals
**Transportation**
 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads
**Background**
 Aerial Photography
**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts  
Survey Area Data: Version 20, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 28, 2019—Aug 15, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

8/5/2020  
Page 2 of 3



Soil Map—Middlesex County, Massachusetts

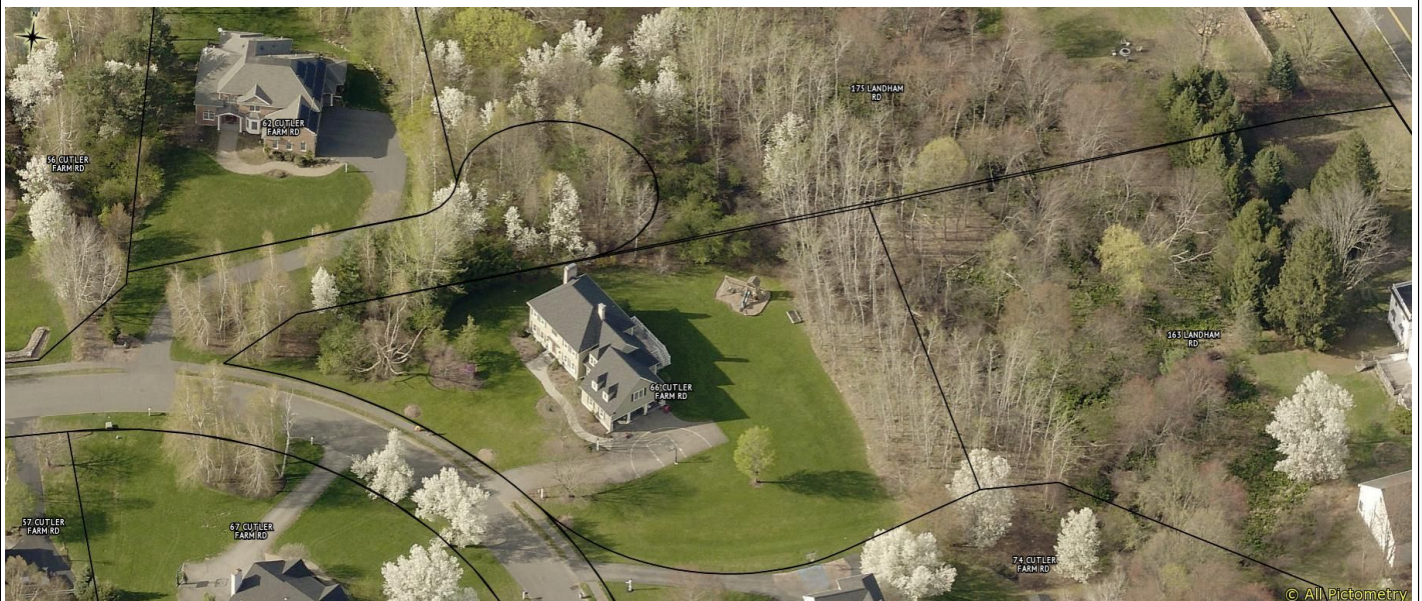
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## Map Unit Legend

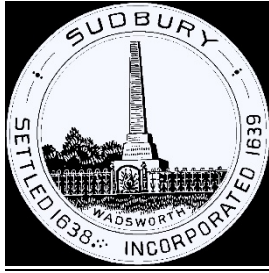
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6A	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	2.4	41.7%
255A	Windsor loamy sand, 0 to 3 percent slopes	0.0	0.2%
255B	Windsor loamy sand, 3 to 8 percent slopes	3.0	51.3%
256A	Deerfield loamy fine sand, 0 to 3 percent slopes	0.4	6.9%
<b>Totals for Area of Interest</b>		<b>5.8</b>	<b>100.0%</b>



## Pictometry



04/25/2019



### **Abutter Notification Form for Conservation Notice of Intent**

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

A. Name of Applicant is Matthew Riordan

B. The applicant had filed a Notice of Intent with the Conservation Commission for the municipality of Sudbury seeking permission to

Remove existing aspen trees located within the 100' wetland buffer zone and 200' stream riparian zone as they die. The applicant then proposes to replace the dead aspen tree with either and red maple or river birch near the location of the dead tree.

Proposed work is within areas subject to Protection under the Wetlands Protection Act (General Laws, Chapter 131, section 40).

C. The address where the planned activity will take place is 66 Cutler Farm Rd.

D. Copies of the Notice of Intent may be examined and obtained at the Sudbury Conservation Department, 275 Old Lancaster Rd. Sudbury, MA 01776,  
**978 440 5472.**

E. The Public Hearing for this project will be held on February 8<sup>th</sup> 2021  
at 6:45 PM in the DPW Conference Room at 275 Old Lancaster Rd. Sudbury, MA  
(Unless otherwise notified).

**NOTE: THE NOTICE WILL APPEAR, INCLUDING DATE, TIME AND PLACE  
IN THE LOCAL PUBLICATION AT LEAST 5 BUSINESS DAYS IN ADVANCE.**

**NOTE: NOTICE OF PUBLIC HEARING INCLUDING DATE, TIME AND  
PLACE WILL BE POSTED IN THE TOWN HALL NOT LESS THAN 48  
HOURS IN ADVANCE.**

**NOTE: YOU MAY CONTACT YOUR LOCAL CONSERVATION OFFICE FOR  
ADDITIONAL INFORMATION AT 978 440 5472.**

**Abutters List**

Date: August 05, 2020

Subject Property Address: 66 CUTLER FARM RD Sudbury, MA  
Subject Property ID: L10-0408

Search Distance: 100 Feet

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Prop ID: L10-0012  
Prop Location: 163 LANDHAM RD Sudbury, MA  
Owner: CUTLER HAROLD R & BETSEY  
Co-Owner:  
Mailing Address:

163 LANDHAM RD  
SUDBURY, MA 01776  
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Prop ID: L10-0013  
Prop Location: 175 LANDHAM RD Sudbury, MA  
Owner: HOLTZ KENNETH G II &  
Co-Owner: MENDEZ VALERIE K  
Mailing Address:  
175 LANDHAM RD  
SUDBURY, MA 01776  
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Prop ID: L10-0407  
Prop Location: 74 CUTLER FARM RD Sudbury, MA  
Owner: FREY DOUGLAS E & ALEXANDRA B  
Co-Owner:  
Mailing Address:  
74 CUTLER FARM RD  
SUDBURY, MA 01776  
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Prop ID: L10-0409  
Prop Location: 56 CUTLER FARM RD Sudbury, MA  
Owner: TARTUFO BRIAN T & KARA  
Co-Owner:  
Mailing Address:  
56 CUTLER FARM RD  
SUDBURY, MA 01776  
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Prop ID: L10-0413  
Prop Location: 62 CUTLER FARM RD Sudbury, MA  
Owner: PALMER MICHAEL A & MERIDITH T  
Co-Owner:  
Mailing Address:  
62 CUTLER FARM RD  
SUDBURY, MA 01776  
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Prop ID: L10-0419  
Prop Location: 67 CUTLER FARM RD Sudbury, MA  
Owner: SEABERG ERIC A & MEGHAN K  
Co-Owner:  
Mailing Address:  
67 CUTLER FARM RD  
SUDBURY, MA 01776  
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Prop ID: L10-0420  
Prop Location: 57 CUTLER FARM RD Sudbury, MA  
Owner: BIZZARRO JOHN T &  
Co-Owner: LOS KATHLEEN M  
Mailing Address:  
57 CUTLER FARM RD  
SUDBURY, MA 01776  
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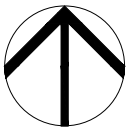
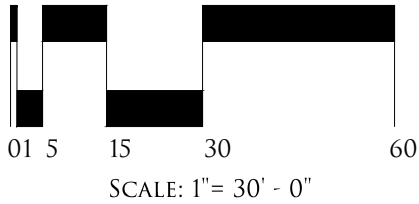




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SAVED FRIDAY, OCTOBER 30, 2020 12:26:53 PM MCGALLAGHER PLOTTED FRIDAY, OCTOBER 30, 2020 12:27:46 PM MATT GALLAGHER



 **SUDBURY  
DESIGN GROUP**  
740 Boston Post Rd. Sudbury, MA 01776  
978.443.3638 MA | sudburydesign.com | 401.789.5889 RI

**LANDSCAPE MASTER PLAN L1.0**  
**RIORDAN RESIDENCE**  
66 CUTLER FARM ROAD  
SUDBURY, MA  
SCALE: 1" = 30'-0"  
5-29-2020 MG