

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

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing for resurfacing a driveway and removal of sheds within the Riverfront Area, pursuant to the State Act and local Bylaw, at 200 Horse Pond Road, Sudbury MA. Paul Noonan, applicant. The hearing will be held on Mon., March 22, 2021 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-march-22-2021/>

SUDBURY CONSERVATION COMMISSION  
March 8, 2021

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# Sullivan, Connors & Associates

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## Land Surveying and Civil Engineering

Sudbury Conservation Commission  
275 Old Lancaster Road  
Sudbury, MA 01776

February 23, 2021

**Subject: Notice of Intent  
200 Horse Pond Road  
Sudbury, MA**

Dear Members of the Commission:

On behalf of the applicant (Paul Noonan), please find the enclosed Notice of Intent with supporting documentation for the proposed project at 200 Horse Pond Road including:

1. The Notice of Intent application package including:
  - Completed WPA Form 3 Notice of Intent and Wetland fee transmittal form
  - Locus Mapping (USGS, Sudbury GIS);
  - Certified List of Abutters and Notification Forms;
2. Plans "Proposed Sewage Disposal System" for 200 Horse Pond Road, Sudbury, MA, prepared by Sullivan Connors & Associates, dated 9/8/2020 and last revised on 2/1/2021.
3. Fee checks in the amount of \$25 for the Sudbury Wetlands Administration Bylaw application fee (minor project), and \$67.50 for the WPA Notice of Intent application fee (work on single family lot).

**Site Description:** The overall site lot consists of two parcels totaling 2.9 acres. The lot(s) were create in 1947 and had been previously developed with a single family house. A perennial stream (Dudley Brook) has been located off-site to the south. The 200 foot Riverfront area extends over the southern portion of the lot. No other wetland resource areas are located within 100 feet of the proposed work.

**Project Description:** The proposed project includes site work related to a new single family house. The house, septic system, and paved portion of the driveway are all located outside the Riverfront Area. Work within the Riverfront Area to include: (1) Removal of an existing paved driveway surface and replacement with a pervious crushed shell surface treatment, and (2) removal of three existing sheds and debris. The proposed work will provide an improvement over the existing conditions by replacing the existing impervious driveway with a pervious crushed shell surface, and by cleaning the existing debris and old sheds. The area of the sheds and debris would be restored to a pervious vegetated surface (grass). The existing impervious area within the Riverfront Area is 1,590 sq. ft. and the proposed pervious driveway would have an area of 1,060 sq. ft.

If you have any questions or require any additional information please contact this office at (508) 393-9727.

Sincerely,  
Sullivan Connors & Associates, Inc.



Vito Colonna, P.E.

c. MassDEP Northeast Regional Office

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121 Boston Post Road • Sudbury, Massachusetts 01776  
TEL (978) 443-9566 • FAX (978) 443-8915



**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

Sudbury  
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):

200 Horse Pond Road

a. Street Address

Sudbury

b. City/Town

01776

c. Zip Code

Latitude and Longitude:

42.37315

d. Latitude

71.43480

e. Longitude

J07

f. Assessors Map/Plat Number

1 & 14

g. Parcel /Lot Number

2. Applicant:

Paul

a. First Name

Noonan

b. Last Name

c. Organization

5 Pheasant Lane

d. Street Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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

Same as applicant

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):

Vito

a. First Name

Colonna

b. Last Name

Sullivan Connors & Associates, Inc.

c. Company

121 Boston Post Road

d. Street Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

508-393-9727

h. Phone Number

i. Fax Number

vc@csei.net

j. Email address

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

\$110

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid





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**A. General Information (continued)**

6. General Project Description:

Proposed site work related to a new single family house (house outside the Riverfront Area) Work within the Riverfront Area to include: (1) Removal of an existing paved driveway surface and replacement with a pervious crushed shell surface treatment, and (2) removal of three existing sheds and debris.

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 CMR10.24(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:

Middlesex South

a. County

73984

c. Book

b. Certificate # (if registered land)

115

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.





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

**WPA Form 3 – Notice of Intent**

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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	Dudley Brook (inland) 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:

57,933  
square feet

4. Proposed alteration of the Riverfront Area:

2,155	0	2,155
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. <input type="checkbox"/> 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. <input type="checkbox"/> 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**

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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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 [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm)). 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, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); 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:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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.



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

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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.

Proposed Sewage Disposal System for 200 Horse Pond Road, Sudbury, MA

a. Plan Title

Sullivan Connors & Associates, Inc.

Vito Colonna, PE

b. Prepared By

c. Signed and Stamped by

2/1/2021

1"=20'

d. Final Revision Date

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:

#133 NOONAN  
2. Municipal Check Number

#135 NOONAN  
4. State Check Number

PAUL S.  
6. Payor name on check: First Name

3/2/21  
3. Check date

3/2/21  
5. Check date

NOONAN  
7. Payor name on check: Last Name





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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.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

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:

200 Horse Pond Road

a. Street Address

#135

c. Check number

Sudbury

b. City/Town

\$42.50

d. Fee amount

### 2. Applicant Mailing Address:

Paul

a. First Name

Noonan

b. Last Name

c. Organization

5 Pheasant Lane

d. Mailing Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

### 3. Property Owner (if different):

Same as Applicant

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

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
1.a - Work on single family lot	1	110	110

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	110
	a. Total Fee from Step 5
State share of filing Fee:	42.50
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filling Fee:	67.50
	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.

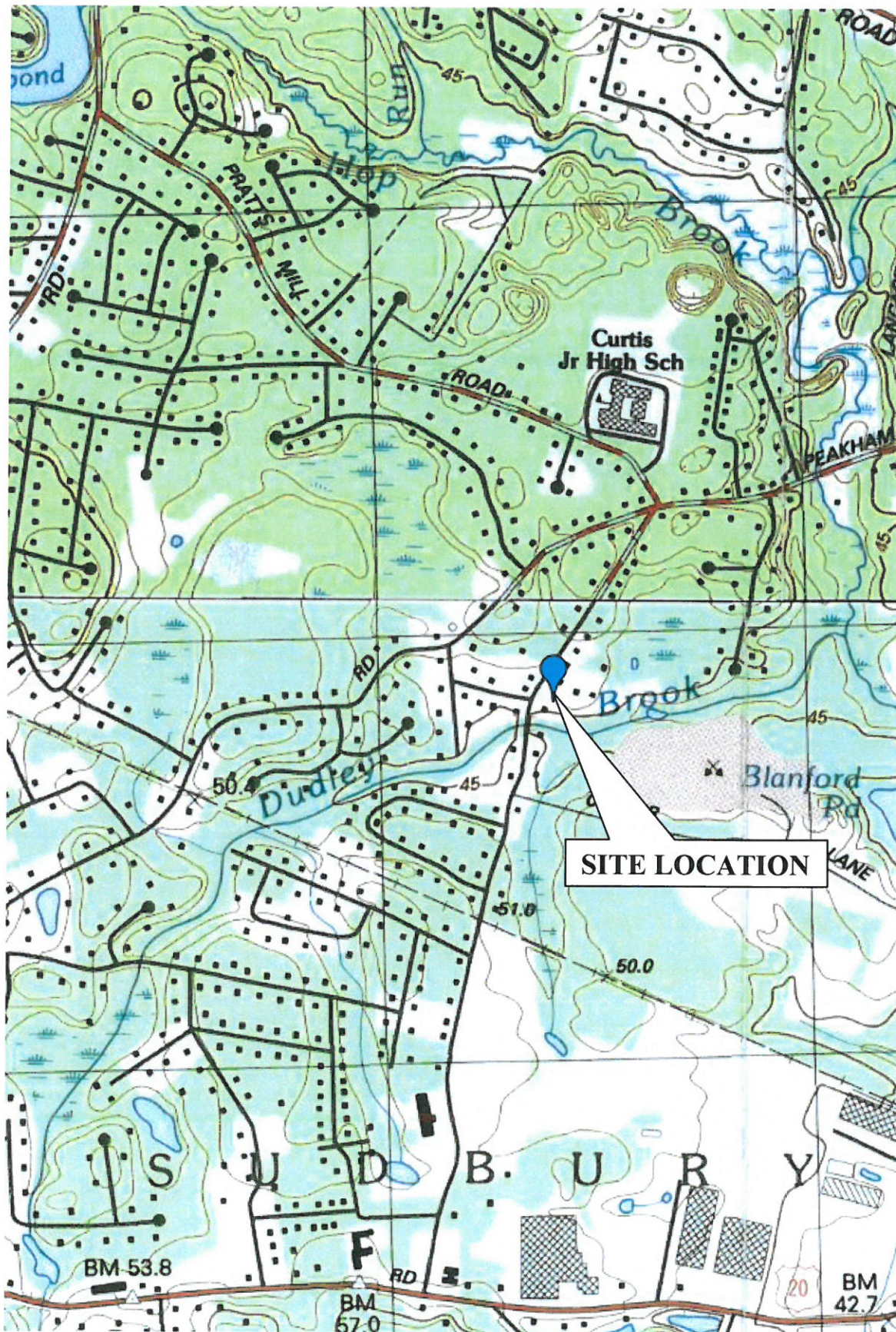
Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- 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.

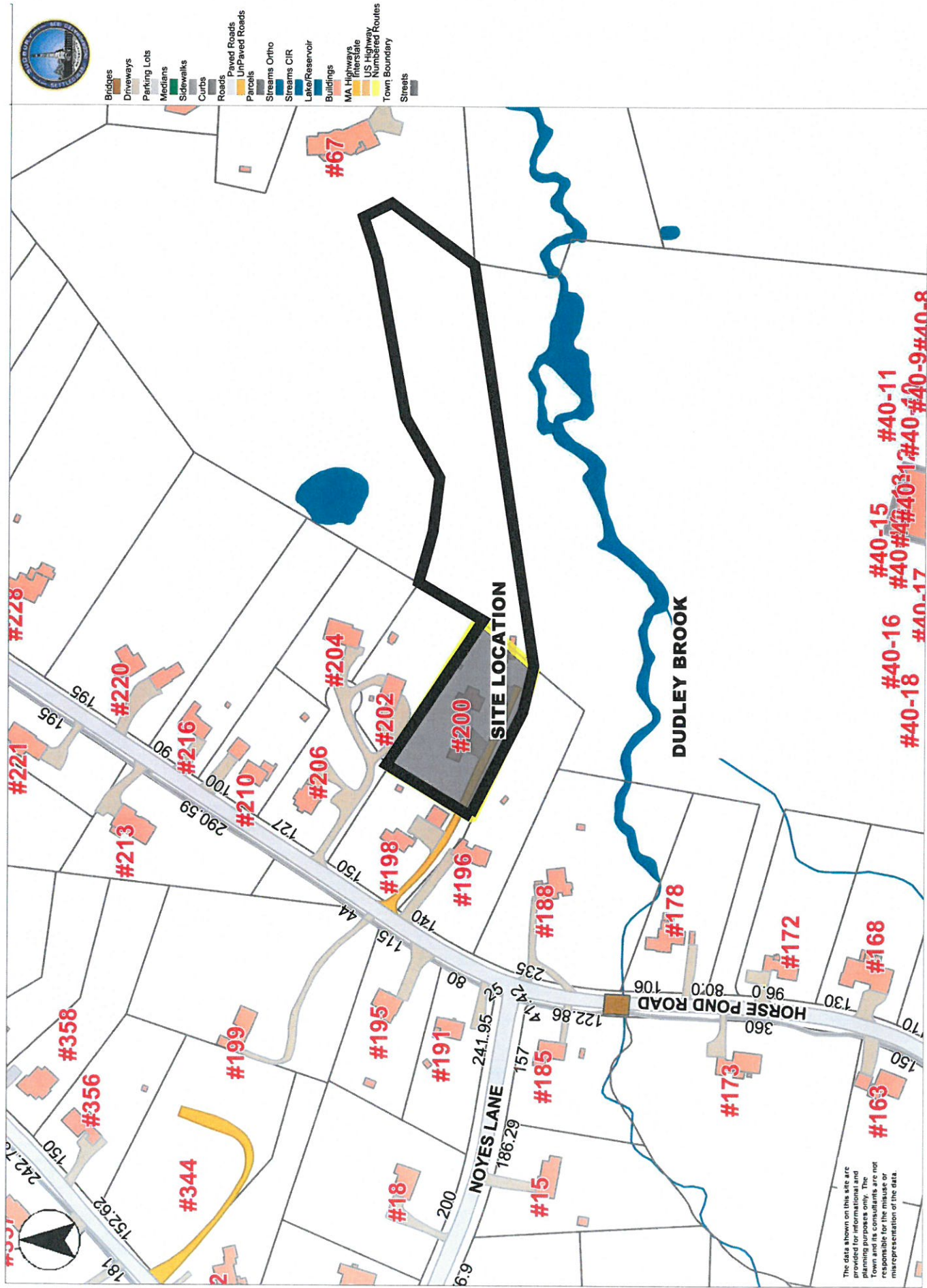
**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



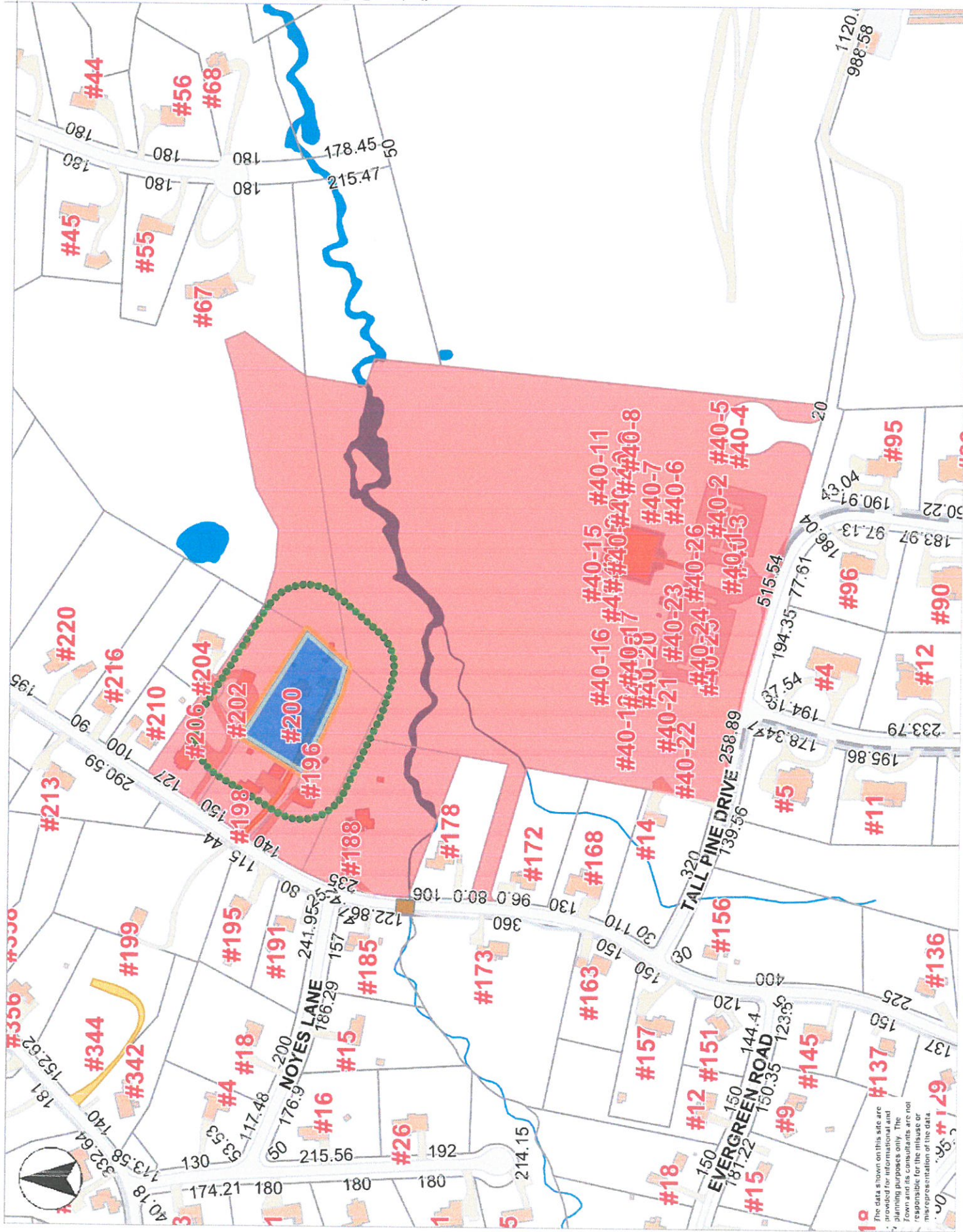
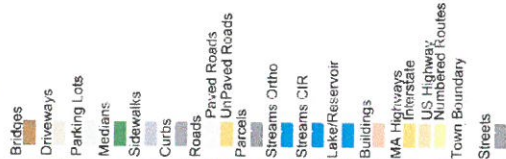
## LOCUS MAPPING













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

Date: February 10, 2021

Subject Property Address: 200B-2 HORSE POND RD Sudbury, MA  
Subject Property ID: J07-0001

Subject Property Address: 200 HORSE POND RD Sudbury, MA  
Subject Property ID: J07-0001

Search Distance: 100 Feet

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Prop ID: J06-0023-0-01  
Prop Location: 40 TALL PINE DR UNIT 01 Sudbury, MA  
Owner: GREEN ALLEN & CAROL J  
Co-Owner: TRUSTEES FORTY TALL PINE DRIVE  
Mailing Address:

40 TALL PINE DR UNIT 1  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-02  
Prop Location: 40 TALL PINE DR UNIT 02 Sudbury, MA  
Owner: BASS MICHAEL A TRS  
Co-Owner: 40 TALL PINE DRIVE UNIT 2  
Mailing Address:  
40 TALL PINE DR UNIT 2  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-03  
Prop Location: 40 TALL PINE DR UNIT 03 Sudbury, MA  
Owner: BUONO ANTHONY & MARY ALICE  
Co-Owner:  
Mailing Address:  
40 TALL PINE DR UNIT 3  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-04  
Prop Location: 40 TALL PINE DR UNIT 04 Sudbury, MA  
Owner: EISAMAN TIMOTHY H &  
Co-Owner: MORGAN JOHNNIE L  
Mailing Address:

40 TALL PINE DR UNIT 4  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-05  
Prop Location: 40 TALL PINE DR UNIT 05 Sudbury, MA  
Owner: WELCH CHARLENE M TRS  
Co-Owner: CHARLENE M WELCH TRUST 2007  
Mailing Address:  
40 TALL PINE DR #5  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-06  
Prop Location: 40 TALL PINE DR UNIT 06 Sudbury, MA  
Owner: PRITONI NANCY M TRS  
Co-Owner: THE NANCY M PRITONI REVOCABLE  
Mailing Address:  
40 TALL PINE DR #6  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-07  
Prop Location: 40 TALL PINE DR UNIT 07 Sudbury, MA  
Owner: SCHURR ERIC L & DEBORAH ANN  
Co-Owner:  
Mailing Address:  
40 TALL PINE DR UNIT 7  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-08  
Prop Location: 40 TALL PINE DR UNIT 08 Sudbury, MA  
Owner: DUPUY LINDA A TRUSTEE  
Co-Owner: WADSWORTH PAMELA R TRUSTEE  
Mailing Address:  
40 TALL PINE DR #8  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-09  
Prop Location: 40 TALL PINE DR UNIT 09 Sudbury, MA  
Owner: MARGIOTTA BEATRICE M & JOSEPH S



Co-Owner:

Mailing Address:

40 TALL PINE DR UNIT 9  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-10

Prop Location: 40 TALL PINE DR UNIT 10 Sudbury, MA

Owner: MEINDL ROBERT J JR &

Co-Owner: MEINDL ELIZABETH J

Mailing Address:

40 TALL PINE DR UNIT 10  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-11

Prop Location: 40 TALL PINE DR UNIT 11 Sudbury, MA

Owner: GOYAL NALINI & ARVIND K

Co-Owner:

Mailing Address:

40 TALL PINE DR UNIT 11  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-12

Prop Location: 40 TALL PINE DR UNIT 12 Sudbury, MA

Owner: BLANK SHIRLEY E

Co-Owner: TRUSTEE SHIRLEY E BLANK

Mailing Address:

40 TALL PINE DR  
UNIT 12  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-13

Prop Location: 40 TALL PINE DR UNIT 13 Sudbury, MA

Owner: DURSCHLAG MARK S & ROBERTA P

Co-Owner: TRS MARK S DURSCHLAG 1999 REVOCABLE TRUST

Mailing Address:

40 TALL PINE DR UNIT 13  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-14

Prop Location: 40 TALL PINE DR UNIT 14 Sudbury, MA  
Owner: MILLER EDWIN L JR & BARBARA L  
Co-Owner:  
Mailing Address:  
40 TALL PINE DR UNIT 14  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-15  
Prop Location: 40 TALL PINE DR UNIT 15 Sudbury, MA  
Owner: FALCK DEBORAH E  
Co-Owner: TRUSTEE DEBORAH E REVOCABLE TR  
Mailing Address:  
40 TALL PINE DR UNIT 15  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-16  
Prop Location: 40 TALL PINE DR UNIT 16 Sudbury, MA  
Owner: REBECCHI MARIO JOHN &  
Co-Owner: MIRSKI ANNA MARIE  
Mailing Address:  
40 TALL PINE DR UNIT 16  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-17  
Prop Location: 40 TALL PINE DR UNIT 17 Sudbury, MA  
Owner: MARTINDALE MICHAEL & DOROTHY  
Co-Owner:  
Mailing Address:  
40 TALL PINE DR UNIT 17  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-18  
Prop Location: 40 TALL PINE DR UNIT 18 Sudbury, MA  
Owner: CERMAK DIANNE S P & GREGORY W  
Co-Owner:  
Mailing Address:  
40 TALL PINE DR UNIT 18  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-19

Prop Location: 40 TALL PINE DR UNIT 19 Sudbury, MA

Owner: GLASSBURN MARYLOU & JOHN R

Co-Owner:

Mailing Address:

40 TALL PINE DR UNIT 19

SUDBURY, MA 01776

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Prop ID: J06-0023-0-20

Prop Location: 40 TALL PINE DR UNIT 20 Sudbury, MA

Owner: DODDS PETER R & JOAN L

Co-Owner:

Mailing Address:

40 TALL PINE DR UNIT 20

SUDBURY, MA 01776

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Prop ID: J06-0023-0-21

Prop Location: 40 TALL PINE DR UNIT 21 Sudbury, MA

Owner: STRAUS KATHERINE L &

Co-Owner: CAPLE BLAIR C

Mailing Address:

40 TALL PINE DR UNIT 21

SUDBURY, MA 01776

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Prop ID: J06-0023-0-22

Prop Location: 40 TALL PINE DR UNIT 22 Sudbury, MA

Owner: GOULD STELLA

Co-Owner:

Mailing Address:

40 TALL PINE DR UNIT 22

SUDBURY, MA 01776

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Prop ID: J06-0023-0-23

Prop Location: 40 TALL PINE DR UNIT 23 Sudbury, MA

Owner: COOLEY ROBERT L JR & GLORIA A

Co-Owner:

Mailing Address:

40 TALL PINE DR UNIT 23

SUDBURY, MA 01776

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Prop ID: J06-0023-0-24  
Prop Location: 40 TALL PINE DR UNIT 24 Sudbury, MA  
Owner: CIRCO ANTHONY J & WOODBURN  
Co-Owner: LAURA L  
Mailing Address:  
40 TALL PINE DR UNIT 24  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-25  
Prop Location: 40 TALL PINE DR UNIT 25 Sudbury, MA  
Owner: ADOLFSSON ULLA ANN-BRITT  
Co-Owner:  
Mailing Address:  
40 TALL PINE DR UNIT 25  
SUDBURY, MA 01776

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Prop ID: J06-0023-0-26  
Prop Location: 40 TALL PINE DR UNIT 26 Sudbury, MA  
Owner: FINNEGAN KATHLEEN T  
Co-Owner:  
Mailing Address:  
40 TALL PINE DR UNIT 26  
SUDBURY, MA 01776

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Prop ID: J06-0026  
Prop Location: 188 HORSE POND RD Sudbury, MA  
Owner: EMRISS DANIELLE  
Co-Owner:  
Mailing Address:  
188 HORSEPOND ROAD  
SUDBURY, MA 01776

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Prop ID: J06-0027  
Prop Location: 196 HORSE POND RD Sudbury, MA  
Owner: SITDYKOV ARTUR  
Co-Owner:  
Mailing Address:  
196 HORSE POND RD  
SUDBURY, MA 01776

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Prop ID: J06-0028  
Prop Location: 198 HORSE POND RD Sudbury, MA  
Owner: LUPIEN MARK W & MARIE F  
Co-Owner:  
Mailing Address:  
198 HORSE POND RD  
SUDBURY, MA 01776

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Prop ID: J06-0029  
Prop Location: 206 HORSE POND RD Sudbury, MA  
Owner: BENLI CEMIL UTKU &  
Co-Owner: BENLI CHELSEA MARIE  
Mailing Address:  
206 HORSE POND RD  
SUDBURY, MA 01776

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Prop ID: J07-0002  
Prop Location: 202 HORSE POND RD Sudbury, MA  
Owner: MUNROE LYNNE M & LEO W  
Co-Owner:  
Mailing Address:  
202 HORSE POND RD  
SUDBURY, MA 01776

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Prop ID: J07-0014  
Prop Location: HORSE POND RD Sudbury, MA  
Owner: NOONAN PAUL  
Co-Owner:  
Mailing Address:  
5 PHEASANT AVE  
SUDBURY, MA 01776

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**AFFIDAVIT OF SERVICE**  
**Under the Massachusetts Wetlands Protection Act**  
**And the Town of Sudbury Wetlands Bylaw**

I, D.S. Mayo of Sullivan Connors & Associates.,\_ hereby certify under the pains and penalties of perjury that on 3/15, 2021 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act and the Town of Sudbury Wetlands Bylaw by Paul Noonan with the Sudbury Conservation Commission on 3/15, 2021 for property located at 200 Horse Pond Road, Sudbury, MA.

The form of the notification, and a list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.

DS Mayo  
Name

3/15/21  
Date



***Notification to Abutters Under the  
Massachusetts Wetlands Protection Act  
Sudbury Wetlands Administration Bylaw***

In accordance with the second paragraph of Massachusetts General Laws Chapter 131,  
Section 40, you are hereby notified of the following:

- A. The name of the Applicant is **Paul Noonan.**
- B. The Applicant has filed a Notice of Intent with the Conservation Commission of the Town of **Sudbury** seeking permission to discharge to, remove, fill, dredge or alter an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) Under the Massachusetts Wetlands Protection Act (General Laws Chapter 131, Section 40) and Sudbury Wetlands Administration Bylaw.
- C. The address of the lot where the activity is proposed: **200 Horse Pond Road**
- D. The activity consists of: **Site Work associated with a new single family house.**
- E. Copies of the Notice of Intent may be examined at **Sudbury Conservation Commission Office** between the hours of **9 am - 3 pm on Mon. - Thurs. & 10 am - 2 pm Fri.** For more information, call: **978-440-5471**. Check One: This is the Applicant\_\_\_, representative\_\_\_, or other **X** (Conservation Commission Office).
- F. Copies of the Notice of Intent may be obtained (upon payment of reproduction cost) from the **Applicant's representative**, by calling this telephone number **(508) 393-9727** between the hours of **10 am - 4 pm** on the following days of the week: **Mon. - Fri.**
- G. Information regarding the date, time, and place of the public hearing may be obtained from **Sudbury Conservation Commission Office** by calling this telephone number **978-440-5471** between the hours of **9 am - 3 pm on Mon. - Thurs. & 10 am - 2 pm Fri.** This is the Applicant\_\_\_, representative\_\_\_, or other **X** (Conservation Commission Office).

Note: Public Hearing Notice, including its date, time, and place, will be published at least five (5) days in advance in the

**Sudbury Town Crier**  
(name of newspaper)

Note: Notice of the public hearing, including its date, time, and place, will be posted in the Town Hall not less than forty-eight (48) hours in advance.

Note: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection (DEP) for more information about this application or the Wetlands Protection Act. To contact DEP, call

Central region: 508-792-7650  
Southeast region: 508-946-2800

Northeast region: 978-661-7600  
Western region: 413-784-1100

