

NOTICE OF PUBLIC HEARING SUDBURY CONSERVATION COMMISSION

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to construct a shed and patio, repair the existing fence, and replace the deck, within the 100-foot Buffer Zone, under the State Act and Local Wetlands Bylaw, at 82 Washington Drive. Christopher Coronado, applicant. The hearing will be held virtually on Monday, June 21, 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-june-21-2021/>

SUDBURY CONSERVATION COMMISSION
June 7, 2021

☐ **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 #:
eDEP Transaction #:1276897
City/Town:SUDBURY

A.General Information

1. Project Location:

a. Street Address	82 WASHINGTON DRIVE		
b. City/Town	SUDBURY	c. Zip Code	01776
d. Latitude	42.36463N	e. Longitude	71.45075W
f. Map/Plat #	K05	g.Parcel/Lot #	0411

2. Applicant:

☒ Individual ☐ Organization

a. First Name	CHRISTOPHER & MARY ELLEN	b.Last Name	CORONADO
c. Organization			
d. Mailing Address	82 WASHINGTON DRIVE		
e. City/Town	SUDBURY	f. State	MA
		g. Zip Code	01776
h. Phone Number	978-460-1455	i. Fax	
		j. Email	Christopher_coronado@verizon.net

3.Property Owner:

☐ more than one owner

a. First Name	CHRISTOPHER & MARY ELLEN	b. Last Name	CORONADO
c. Organization			
d. Mailing Address	82 WASHINGTON DRIVE		
e. City/Town	SUDBURY	f.State	MA
		g. Zip Code	01776
h. Phone Number	978-460-1455	i. Fax	
		j.Email	Christopher_coronado@verizon.net

4.Representative:

a. First Name		b. Last Name	
c. Organization			
d. Mailing Address			
e. City/Town		f. State	
		g. Zip Code	
h.Phone Number		i.Fax	
		j.Email	

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

a.Total Fee Paid	110.00	b.State Fee Paid	42.50	c.City/Town Fee Paid	67.50
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6.General Project Description:

IMPROVEMENTS TO BACKYARD OF 82 WASHINGTON DRIVE, SUDBURY MA. 1) CONSTRUCTION OF SHED ON PROPERTY, APPROXIMATELY 18 FEET OFF OF BACK RIGHT CORNER OF HOUSE. SHED TO BE BUILT ON A RAISED PLATFORM ON TOP OF 6 CONCRETE FOOTINGS. (LOCATION ON PROPERTY DRAWING ATTACHMENT.) 2) REPAIR OF EXISTING FENCE DAMAGED BY FALLING TREES AND ROT OF WOODEN SECTIONS. ALL REPLACEMENT FENCING WILL BE CHAIN LINK CONSTRUCTION. 3) REPLACE DECK CONSISTING OF PRESSURE TREATED LUMBER WITH A DECK OF SAME DIMENSIONS BUILT USING ENGINEERED WOOD MATERIALS. 4) INSTALL PATIO BETWEEN THE DECK AND THE RIGHT CORNER OF THE HOUSE USING PAVING STONES

7a.Project Type:

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- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

7b. Is any portion of the proposed activity eligible to be treated as a 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:
2. Limited Project

8. Property recorded at the Registry of Deeds for:

a.County:	b.Certificate:	c.Book:	d.Page:
SOUTHERN MIDDLESEX		31284	464

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

☒ This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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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	2. square feet
	3. cubic yards dredged	
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	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 type="checkbox"/> Riverfront Area	1. Name of Waterway (if any)	
2. Width of Riverfront Area (check one)	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only	
	<input type="checkbox"/> 100 ft. - New agricultural projects only	
	<input type="checkbox"/> 200 ft. - All other projects	

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3. Total area of Riverfront Area on the site of the proposed project

square feet

4. Proposed Alteration of the Riverfront Area:

- 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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 Beaches	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
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, crea.
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

☐ Restoration/Replacement

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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 entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

☐ Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

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 of Endangered Species program (NHESP)?

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

b. Date of map:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)....

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

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

3. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c. ☐ MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. OR Check One of the following

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1. ☐ Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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 Number

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.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

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

a. ☒ Not applicable - project is in inland resource area only

b. ☐ Yes ☐ No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station

Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it 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.

3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. 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

5. 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

6. 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

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3. ☐ Proprietary BMPs are included in the Stormwater Management System

b. ☒ No, Explain why the project is exempt:

1. ☒ Single Family Home
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

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 by regular mail delivery.

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.
3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s)).
4. ☐ 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.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: e. Scale:

CONSTRUCTION OF SHED OFF RIGHT CORNER OF HOME.	CHRISTOPHER CORONADO	7/2021
REPLACE DAMAGED SECTIONS OF EXISTING FENCING.	CHRISTOPHER CORONADO	7/2021
REPLACE DECK OFF BACK OF HOUSE WITH A NEW DECK OF THE SAME DIMENSIONS WITH ONE CONSTRUCTED OF ENGINEERED WOOD/DECK MATERIALS.	CHRISTOPHER CORONADO	7/2022
LANDSCAPE SECTION OF THE BACKYARD TO ALLOW THE INSTALLATION OF A PATIO USING PAVING STONES.	CORONADO	8/2021

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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.

☐

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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. Payer name on check: First Name	7. Payer name on check: Last Name

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.

Christopher Coronado	6/4/2021
1. Signature of Applicant	2. Date
Christopher & Mary Ellen Coronado	6/4/2021
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.

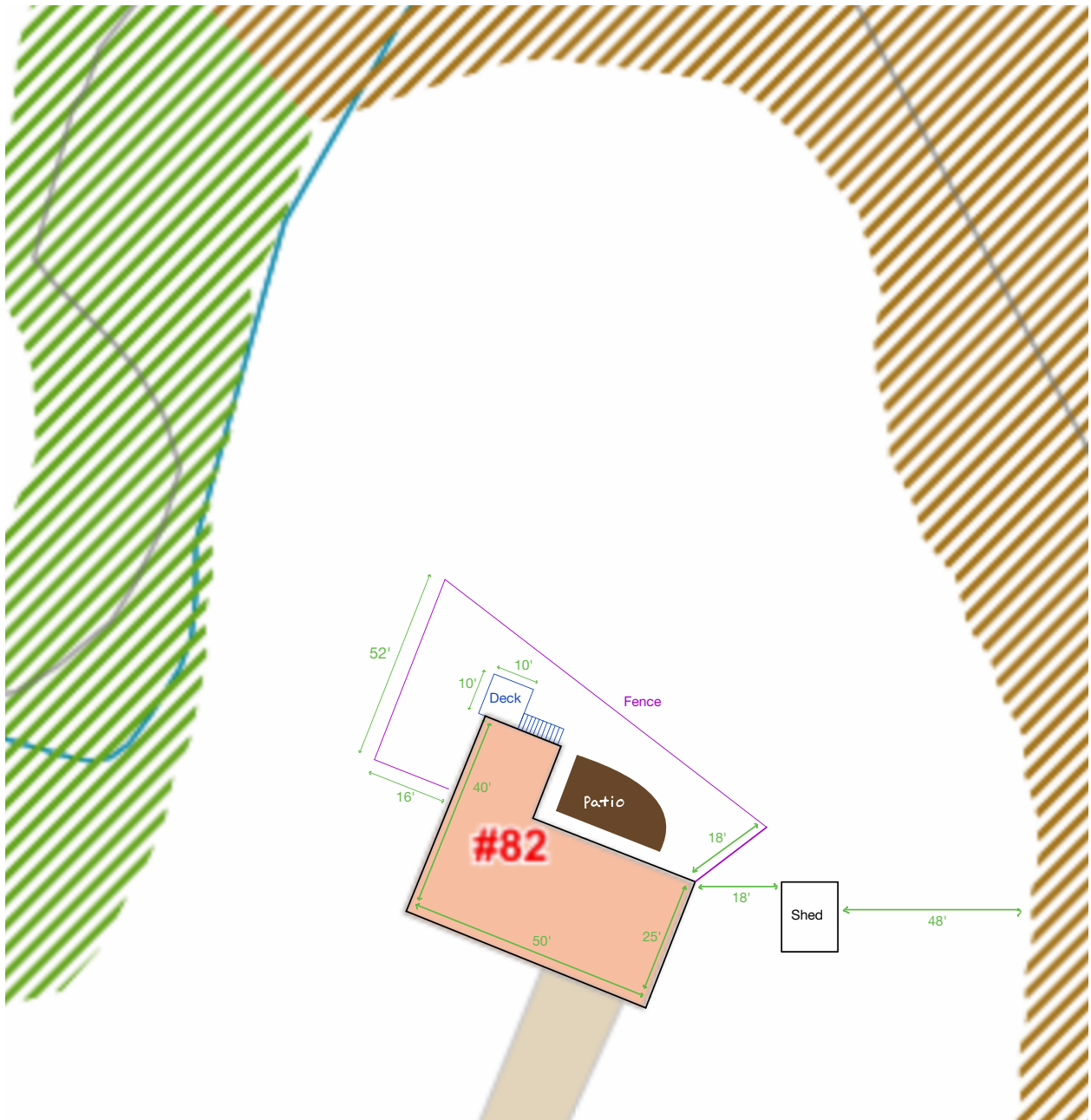
For MassDEP:

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:

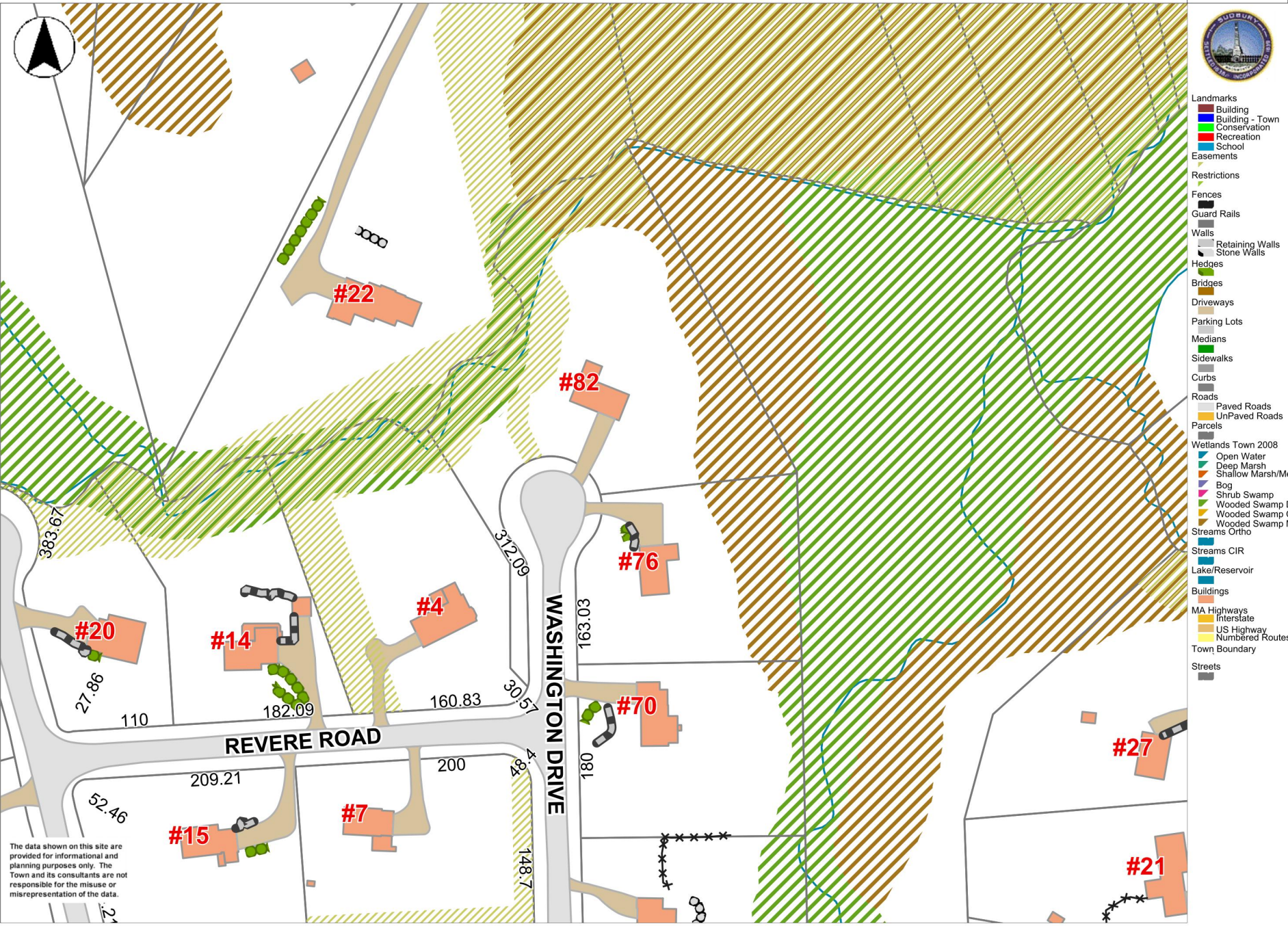
If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

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.

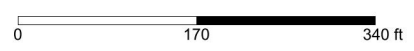


Based on:

<https://www.mapsonline.net/sudburyma/>
#x=-7954350.787105,5215527.049962,-7953433.542766,5215974.923174



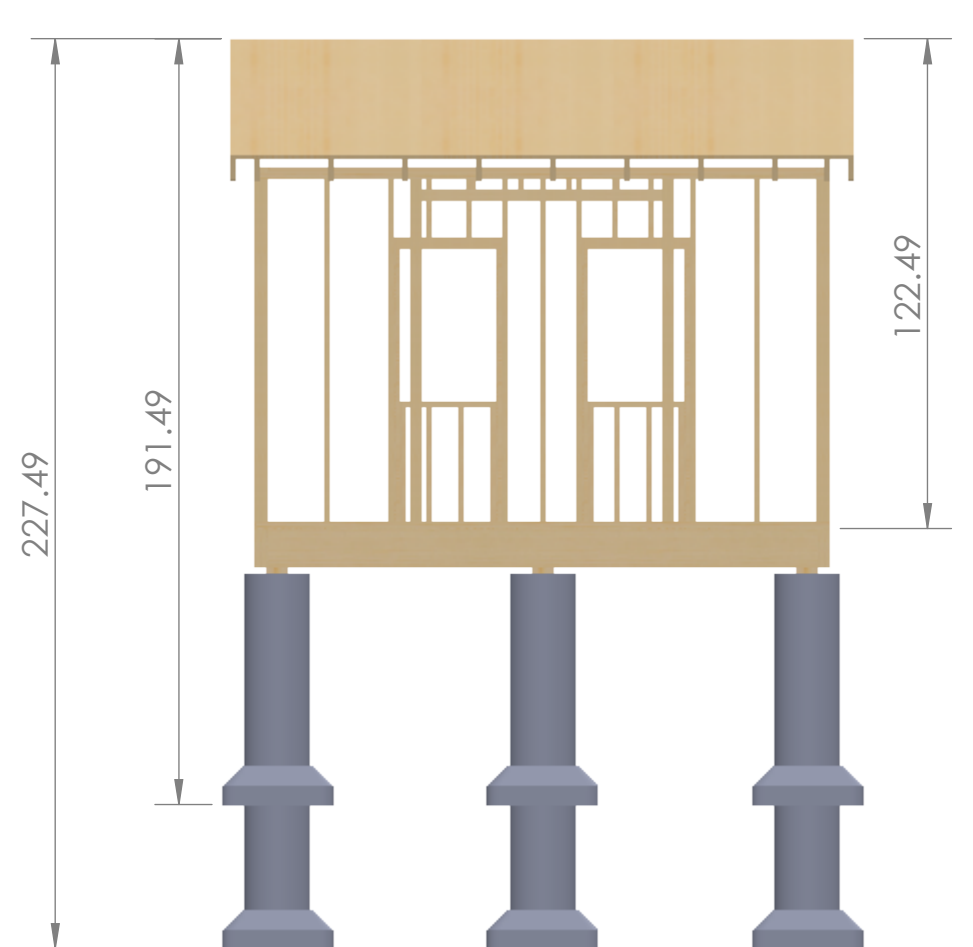
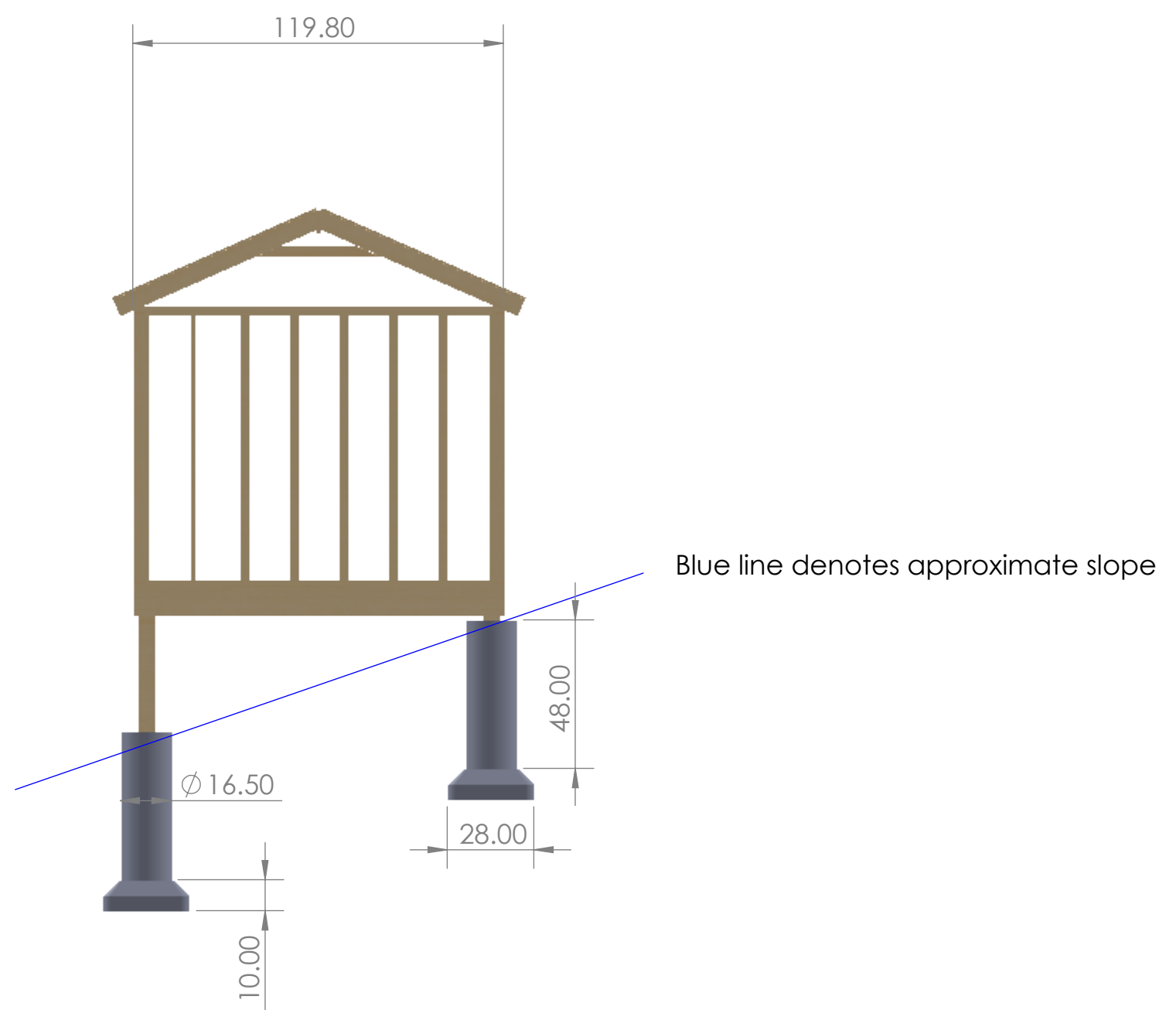
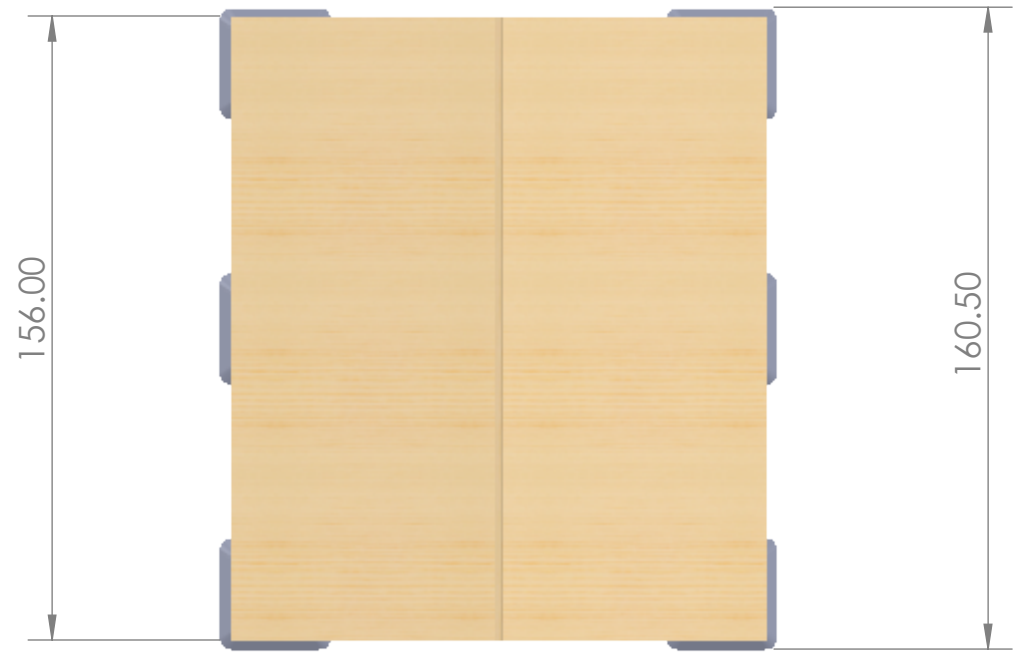
- Landmarks
 - Building
 - Building - Town
 - Conservation
 - Recreation
 - School
- Easements
- Restrictions
- Fences
- Guard Rails
- Walls
 - Retaining Walls
 - Stone Walls
- Hedges
- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
 - Paved Roads
 - UnPaved Roads
- Parcels
- Wetlands Town 2008
 - Open Water
 - Deep Marsh
 - Shallow Marsh/Mead
 - Bog
 - Shrub Swamp
 - Wooded Swamp Dec
 - Wooded Swamp Cor
 - Wooded Swamp Mix
- Streams Ortho
- Streams CIR
- Lake/Reservoir
- Buildings
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Streets



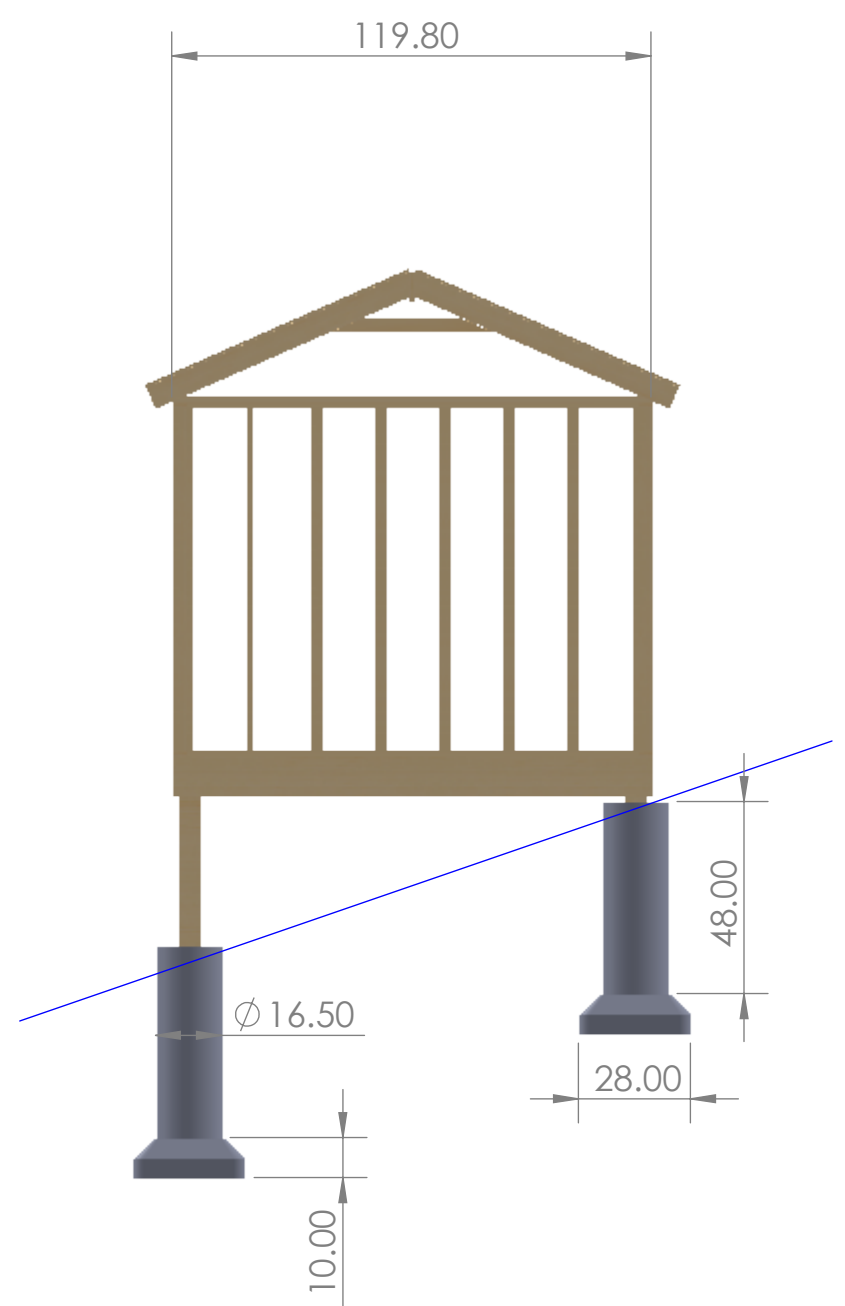
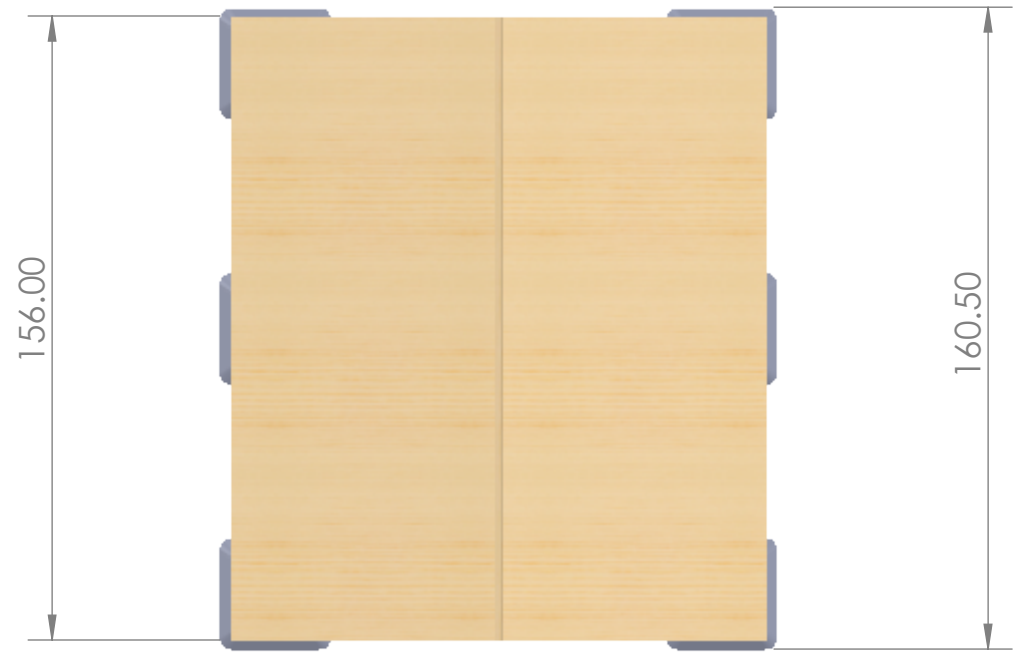
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MapsOnline

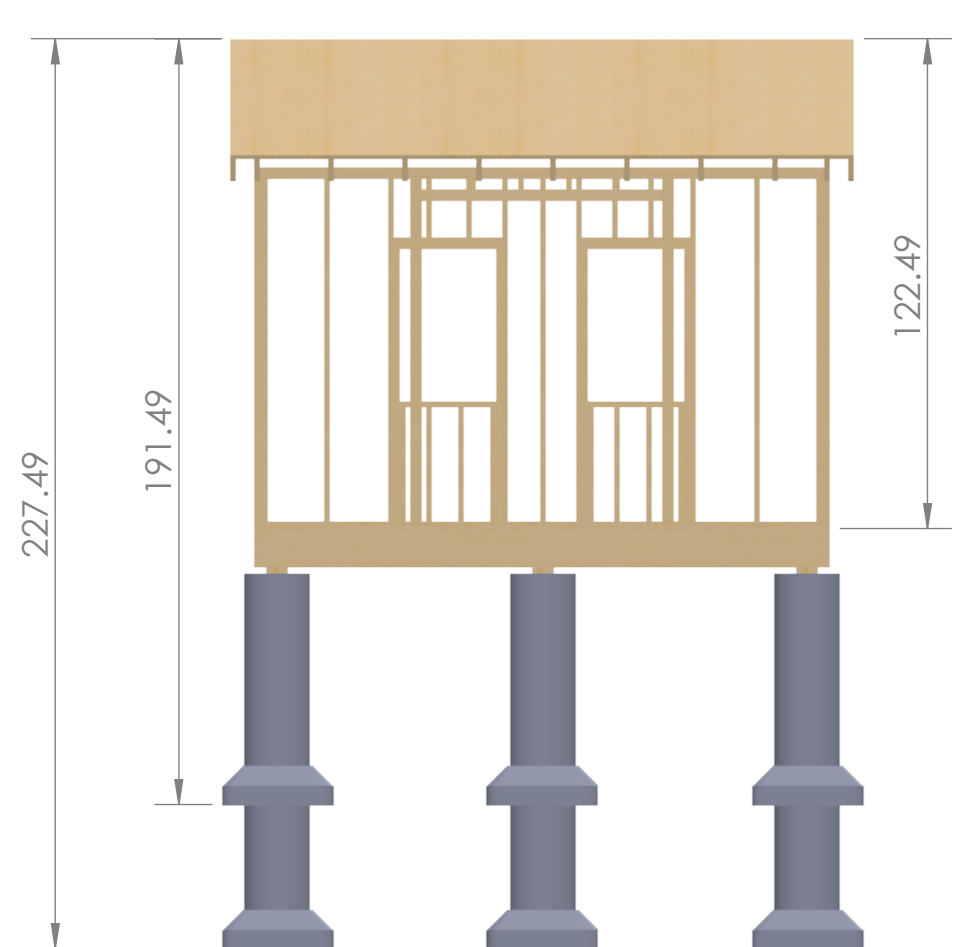




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			DIMENSIONS ARE IN INCHES				
			TOLERANCES:				
			FRACTIONAL ±				
			ANGULAR: MACH ± BEND ±				SIZE DWG. NO. REV ched Assembly
			TWO PLACE DECIMAL ±				
			THREE PLACE DECIMAL ±				
			INTERPRET GEOMETRIC TOLERANCING PER:				SCALE: 1:48 WEIGHT: SHEET 1 OF 1
			MATERIAL				
			FINISH				
	NEXT ASSY	USED ON					
	APPLICATION						
			DO NOT SCALE DRAWING				



Blue line denotes approximate slope



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		ANGULAR: MACH ± BEND ±	MFG APPR.				
		TWO PLACE DECIMAL ±	Q.A.			SIZE DWG. NO. REV	
		THREE PLACE DECIMAL ±	COMMENTS:				
		INTERPRET GEOMETRIC TOLERANCING PER:					
		MATERIAL				ched Assembly	
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APPLICATION							











Abutters List[print this list](#)

Date: May 07, 2021

Subject Property Address: 82 WASHINGTON DR Sudbury, MA

Subject Property ID: K05-0411

Search Distance: 100 Feet

Prop ID: K05-0029

Prop Location: WASHINGTON DR Sudbury, MA

Owner: TOWN OF SUDBURY

Co-Owner: CONSERVATION

Mailing Address:

278 OLD SUDBURY ROAD
SUDBURY, MA 01776

Prop ID: K05-0307

Prop Location: 22 HAYDEN CIR Sudbury, MA

Owner: KRAUS WENDY S & ERIC S

Co-Owner: TRUSTEES WENDY S KRAUS TRUST

Mailing Address:

22 HAYDEN CIR
SUDBURY, MA 01776

Prop ID: K05-0308

Prop Location: 14 HAYDEN CIR Sudbury, MA

Owner: CLARK CHRISTY A &

Co-Owner: DURALL CHRISTOPHER

Mailing Address:

14 HAYDEN CIR
SUDBURY, MA 01776

Prop ID: K05-0412

Prop Location: 4 REVERE ST Sudbury, MA

Owner: SLETZINGER JUDITH C

Co-Owner:

Mailing Address:

4 REVERE ST
SUDBURY, MA 01776

Prop ID: K05-0413
Prop Location: 7 REVERE ST Sudbury, MA
Owner: BRODSKY MICHAEL H & KLEMM JULI
Co-Owner:
Mailing Address:
7 REVERE ST
SUDBURY, MA 01776

Prop ID: K05-0437
Prop Location: 70 WASHINGTON DR Sudbury, MA
Owner: SIMON DEBORAH E
Co-Owner:
Mailing Address:
70 WASHINGTON DR
SUDBURY, MA 01776

Prop ID: K05-0438
Prop Location: 76 WASHINGTON DR Sudbury, MA
Owner: WALSH MICHAEL P & SHANNON T
Co-Owner:
Mailing Address:
76 WASHINGTON DR
SUDBURY, MA 01776
