

**NOTICE OF PUBLIC HEARING  
SUDBURY CONSERVATION COMMISSION**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing for the construction of an addition and deck within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 51 Woodmere Drive, Sudbury MA. Xin Jia, Applicant. The hearing will be held on Monday, August 23, 2021 at 6:45 pm, via remote participation.

Please see the Conservation Commission web page for further information.

<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-august-23-2021/>.

SUDBURY CONSERVATION COMMISSION

August 9, 2021

# HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

**#25132**

July 26, 2021

Sudbury Conservation Commission  
Department of Public Works Building  
275 Old Lancaster Road  
Sudbury, MA 01776

**RE: 51 Woodmere Drive, Sudbury – Notice of Intent**

Dear Members of the Conservation Commission,

On behalf of Xin Jia and Yu Huang, (Applicant), Hancock Associates respectfully submits this Notice of Intent in request to permit construction of an addition and deck to a single-family home. The planned work is proposed within the 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW).

**Existing Conditions and Wetland Resource Areas**

The property is a 0.97-acre residential lot located at 51 Woodmere Drive (identified as Map E09/Lot 23 (Sudbury Assessors Maps). The lot is developed with a two-story single-family dwelling constructed in 1979.

Prior to the site visit, a desktop review of the property was conducted using available resources such as MassGIS data layers, USGS 7.5-minute quadrangle maps, NRCS soil survey maps, aerial photography, and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs).

According to the FEMA Flood Insurance Rate Map, there is no mapped 100-year floodplain on the property. According to the USGS 7.5-minute quadrangle map, there are no mapped perennial streams within 200-feet of the subject property.

According to MassGIS datalayers, no other sensitive resource areas, such as Natural Heritage and Endangered Species Program (NHESP) Priority or Estimated Rare Species Habitats, NHESP Certified or Potential Vernal Pools, Areas of Critical Environmental Concern (ACECs), Outstanding Resource Waters (ORWs), Surface Water Protection Zones, Cold Water Fisheries, or Wellhead Protection Areas exist on the property.

Based on the delineation, we identified one (1) jurisdictional wetland resource area under the Massachusetts Wetlands Protections Act (WPA) on the subject property: Bordering Vegetated Wetlands (BVW).

**Bordering Vegetated Wetland (BVW)**

BVW was delineated to the extent that it would broadcast associated buffer zone toward the limits of proposed work on the property. The delineation was based on observations of where vegetative species

# HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

composition transitions from dominance of wetland indicator species to dominance of upland indicator species as well as the presence or absence of hydric soils.

BVW was delineated with one (1) flag series, identified as Series A wetlands as follows:

## A-series Wetland

The A series wetland is a BVW located to the east and south of the residence, which broadcasts associated buffer zone onto the subject property. The limit of BVW associated with the A-series wetland was demarcated with a single series of fourteen (14) wetland flags labeled A (100 through 113).

Wetland indicator plant species observed within the wetland included sensitive fern (*Onoclea sensibilis*, FACW), slippery elm (*Ulmus rubra*, FAC), red maple (*Acer rubrum*, FAC), skunk cabbage (*Symplocarpus foetidus*, OBL), arrowwood (*Viburnum dentatum*, FAC), jewelweed (*Impatiens pallida*, FACW), highbush blueberry (*Vaccinium corymbosum*, FACW), and rough-leaved goldenrod (*Solidago rugosa*, FAC). Indicators of surface hydrology included high water marks, soil saturation to surface, and standing water.

On the up-gradient side of the wetland flags, upland species such as white pine (*Pinus strobus*, FACU), Asiatic bittersweet (*Celastrus orbiculatus*, UPL), multiflora rose (*Rosa multiflora*, FACU), glossy buckthorn (*Frangula alnus*, FAC), garlic mustard (*Alliaria petiolate*, FACU), eastern white oak (*Quercus alba*, FACU), and American chesnut (*Castanea dentata*, UPL) become dominant species.

## Buffer Zones and Setback Zones

Under MA WPA, the wetland resource area BVW has buffer zones extending 100 horizontal feet from the resource area's jurisdictional line. The Town of Sudbury does not have any local bylaws regarding setback zones.

## Proposed Work

Proposed work consists of constructing 496 square feet of proposed addition and 187 square feet of proposed deck/landing and steps. The entire footprint of this proposed project is 683 square feet, however, only 264 square feet will be built outside of the existing footprint of the house resulting in expansion. The footprint of the addition overlies manicured turf lawn; thus, no removal of native vegetative cover is necessary. Prior to construction, an erosion control barrier will be erected at the limit of work as approved by the Commission. In addition, all disturbed areas shall be stabilized following construction. The project, as proposed, is designed to protect the interests of the Wetlands Protection Act as defined by 310 CMR 10.01 (2).

## Conclusion

As described herein, we believe the scope of work proposed has been designed to meet the performance standards for work within the 100-foot Buffer Zone. With standard Best Management Practices (BMPs) for erosion and sediment control during construction, we believe the physical activity

# HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

of construction will not result in any impacts to the wetland resource areas. As such, we respectfully request that the Commission consider issuance of an Order of Conditions to permit to work described herein. Thank you for your consideration in this matter.

Regards,  
Hancock Associates on behalf of Xin Jia and Yu Huang.

A handwritten signature in cursive script, reading "Keith Downing".

Keith Downing, WPIT  
Staff Wetland Scientist

cc: MassDEP Northeast Regional Office (NERO)

Attachments:

- A – WPA Form 3
- B – Figures
- C – Abutter Notification
- D – Filing Fees
- E – Plans

**Attachment A WPA Form 3**



**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:

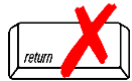
MassDEP File Number

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):

51 Woodmere Drive

a. Street Address

Sudbury

b. City/Town

01776

c. Zip Code

Latitude and Longitude:

42.404536

d. Latitude

71.411171

e. Longitude

E09

f. Assessors Map/Plat Number

0420

g. Parcel /Lot Number

2. Applicant:

Xin

a. First Name

Jia

b. Last Name

c. Organization

51 Woodmere Drive

d. Street Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

(401) 489-6411

h. Phone Number

i. Fax Number

xinjiacs@gmail.com

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):

Keith

a. First Name

Downing

b. Last Name

Hancock Associates

c. Company

315 Elm Street

d. Street Address

Marlborough

e. City/Town

MA

f. State

01752

g. Zip Code

(508) 460-1111

h. Phone Number

(508) 460-1121

i. Fax Number

kdowning@hancockassociates.com

j. Email address

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

\$110.00

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



**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

**A. General Information (continued)**

6. General Project Description:

Proposed construction of a deck and a home addition.

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

77180

c. Book

52743

b. Certificate # (if registered land)

271

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

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sudbury  
City/Town

## 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	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 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: \_\_\_\_\_ 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)

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



**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

**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.

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 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 _____
	Size of Proposed Alteration	Proposed Replacement (if any)
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 \_\_\_\_\_



**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

**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:**

MassGIS assessed  
July 5, 2021

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

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.



**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

**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).



**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

**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.



**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

**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 Plot Plan

a. Plan Title

John D. Bremser, PLS

John D. Bremser, PLS

b. Prepared By

08/06/21

c. Signed and Stamped by

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:

143

2. Municipal Check Number

08/06/21

3. Check date

144

4. State Check Number

08/06/21

5. Check date

Xin

6. Payor name on check: First Name

Jia

7. Payor name on check: Last Name



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

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

Sudbury

City/Town

**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

Aug 6, 2021  
2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

8/6/21  
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.

## **Attachment B Figures**

51 Woodmere Drive, Sudbury MA

71.43333° W

71.41667° W

71.40000° W

WGS84 71.38333° W

42.43333° N

42.41667° N

42.40000° N

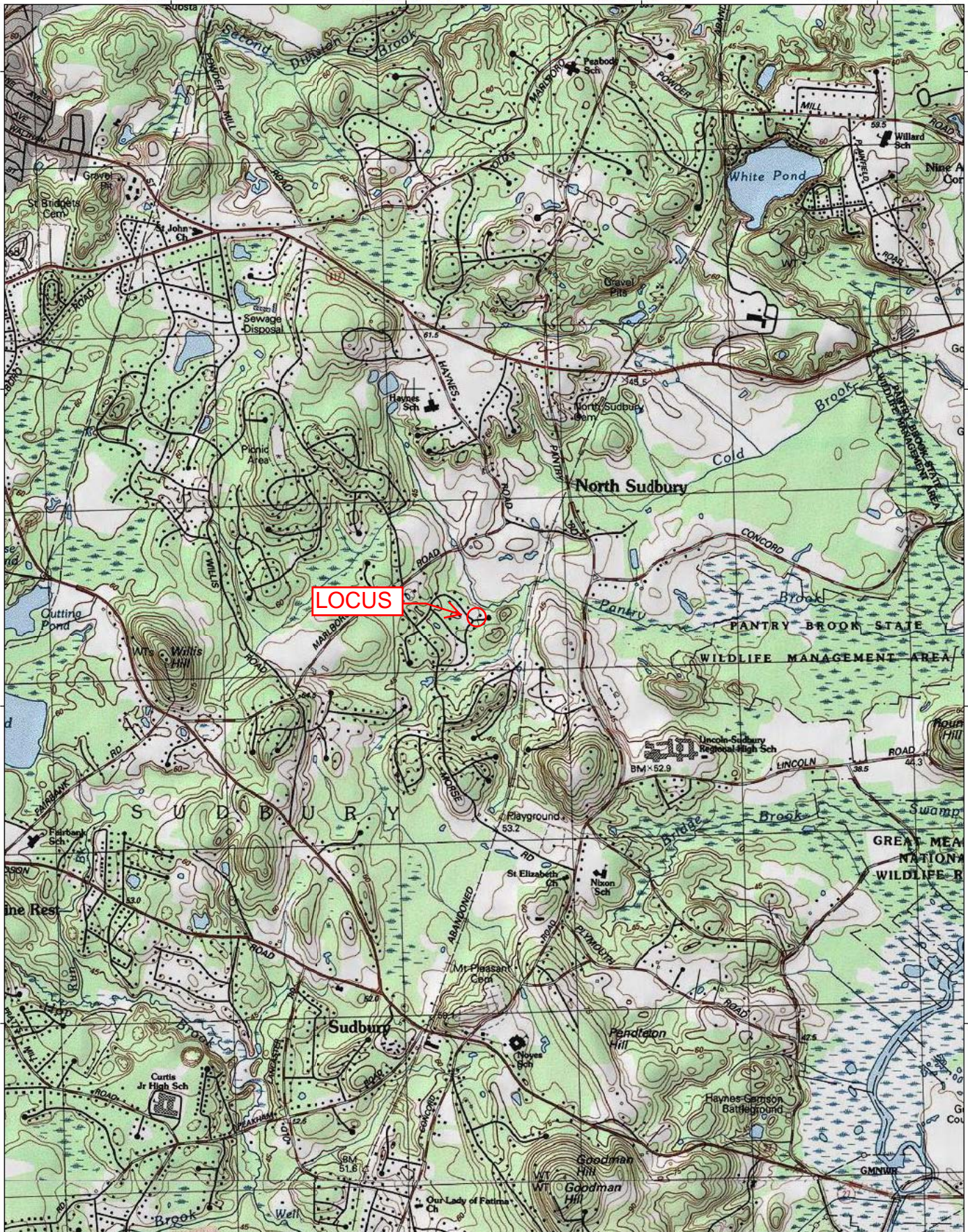
42.38333° N

42.43333° N

42.41667° N

42.40000° N

42.38333° N



71.43333° W

71.41667° W

71.40000° W

WGS84 71.38333° W

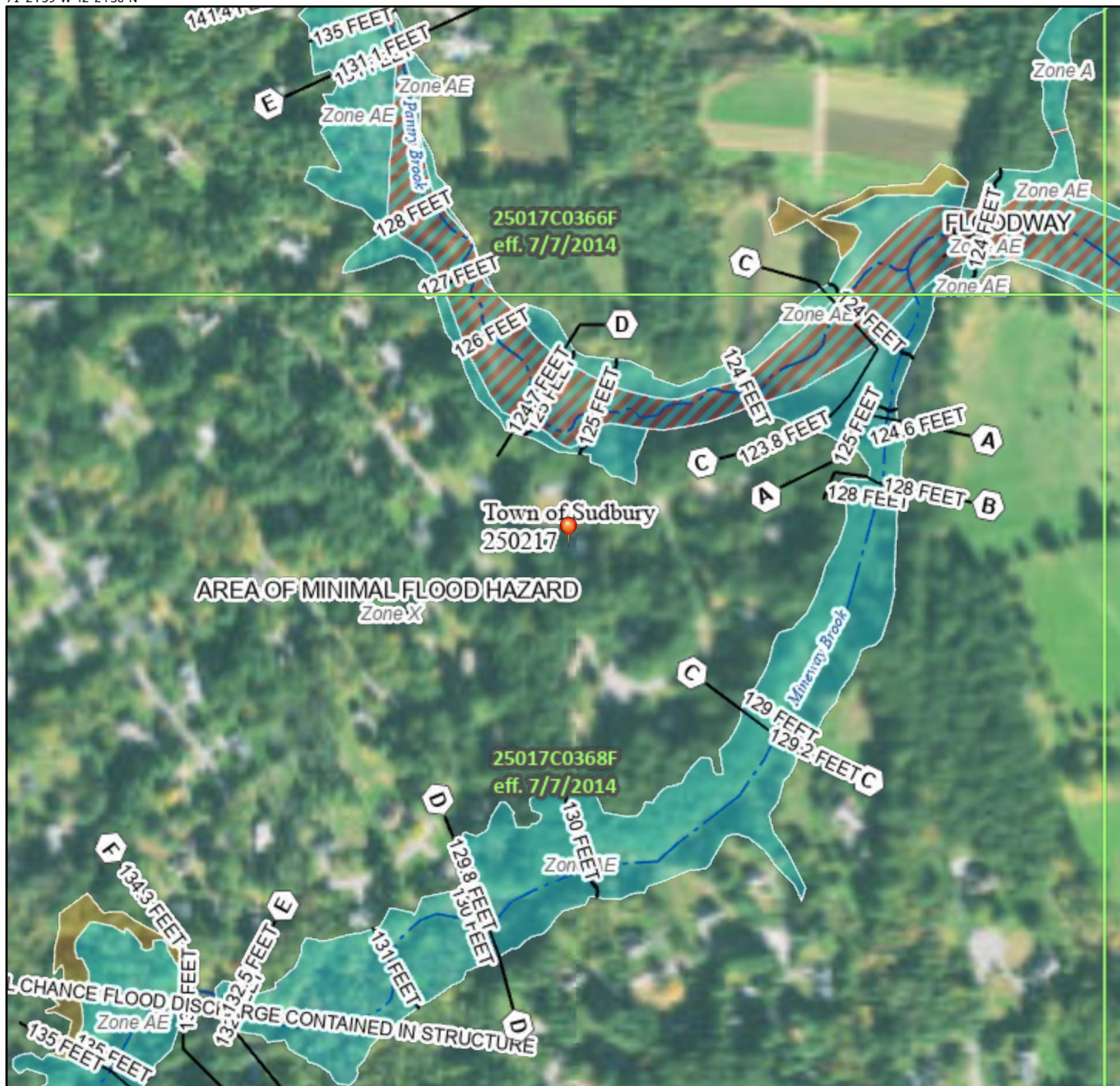


Map created with TOPO!® © 2003 National Geographic (www.nationalgeographic.com/topo)

# National Flood Hazard Layer FIRMMette



71°24'59"W 42°24'30"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/23/2021 at 11:03 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

71°24'22"W 42°24'3"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## **Attachment C Abutter Notification**

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

Date: July 23, 2021

Subject Property Address: 51 WOODMERE DR Sudbury, MA  
Subject Property ID: E09-0420

Search Distance: 100 Feet

-----  
Prop ID: E09-0418  
Prop Location: 6 MUSKET LN Sudbury, MA  
Owner: LEVINE ANDREW J & SHARON M  
Co-Owner:  
Mailing Address:

6 MUSKET LANE  
SUDBURY, MA 01776  
-----

-----  
Prop ID: E09-0419  
Prop Location: 50 WOODMERE DR Sudbury, MA  
Owner: HUCK EMILIE A & BAYARD R  
Co-Owner:  
Mailing Address:  
50 WOODMERE DR  
SUDBURY, MA 01776  
-----

-----  
Prop ID: E09-0421  
Prop Location: 45 WOODMERE DR Sudbury, MA  
Owner: CHI FREDERICK T & CHERYL HASS  
Co-Owner: TRUSTEES OF FREDERICK T CHI &  
Mailing Address:  
45 WOODMERE DR  
SUDBURY, MA 01776  
-----

-----  
Prop ID: E09-0422  
Prop Location: 39 WOODMERE DR Sudbury, MA  
Owner: KRISHNASWAMY BRINDA &  
Co-Owner: MURALIDHARAN BHARATH KUMAR  
Mailing Address:  
39 WOODMERE DR  
SUDBURY, MA 01776  
-----

-----  
Prop ID: E09-0701  
Prop Location: 60 WOODMERE DR Sudbury, MA  
Owner: KAMEN ROBERT I  
Co-Owner: VELDMAN GEERTRUIDA  
Mailing Address:  
60 WOODMERE DRIVE  
SUDBURY, MA 01776  
-----

-----  
Prop ID: E09-0702  
Prop Location: 68 WOODMERE DR Sudbury, MA  
Owner: REARDON MARIANNE M & JAMES S  
Co-Owner:  
Mailing Address:  
68 WOODMERE DR  
SUDBURY, MA 01776  
-----

-----  
Prop ID: E09-0706  
Prop Location: 87 WOODMERE DR Sudbury, MA  
Owner: LAGUERRE RENE E III & KRISTEN L  
Co-Owner:  
Mailing Address:  
87 WOODMERE DR  
SUDBURY, MA 01776  
-----

-----  
Prop ID: E09-0707  
Prop Location: 83 WOODMERE DR Sudbury, MA  
Owner: BENNETT JOHN & CARRIE E  
Co-Owner:  
Mailing Address:  
83 WOODMERE DR  
SUDBURY, MA 01776  
-----

**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.

1. Signature of Applicant



2. Date

Aug 6, 2021

3. Signature of Property Owner (if different)

SAME AS APPLICANT

4. Date

5. Signature of Representative (if any)



6. Date

8/6/21

**Abutters may be found on the MAPS section on Town of Sudbury website.**

## **Attachment D Filing Fees**



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:

51 Woodmere Drive

a. Street Address

144

c. Check number

Sudbury

b. City/Town

\$42.50

d. Fee amount

### 2. Applicant Mailing Address:

Xin

a. First Name

Jia

b. Last Name

c. Organization

51 Woodmere Drive

d. Mailing Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

(401) 489-6411

h. Phone Number

xinjiacs@gmail.com

j. Email Address

i. Fax Number

### 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
Category 1.a.	1	\$110.00	\$110.00
Step 5/Total Project Fee:			\$110.00

### Step 6/Fee Payments:

Total Project Fee:	<u>\$110.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$42.50</u>
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filling Fee:	<u>\$67.50</u>
	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.)

**Sudbury Wetlands Administration Bylaw Fee Payments For All Applications:**

**Category A:** Single minor project -- i.e., house addition, tennis court, swimming pool, or other accessory residential activity **\$25 per project**

**Category B:** New single family dwelling **\$250**

**Category C:** Subdivision--road and utilities only - **\$500 plus \$2 per foot** of road sideline within a resource area

**Category D:** Drainage, detention/retention basins **\$500 plus \$2 per 100 cubic feet of basin within a resource area**

**Category E:** Multiple Dwelling Structure **\$500 plus \$100/unit**, all or part of which is within a resource area

**Category F:** Commercial and Industrial Projects **\$500 plus \$0.50 per square foot of disturbance** in an undeveloped resource area

**Category G:** Application filed after Enforcement Order **double** the above fee

**Category H:** Determination of Applicability **no charge**

**Category I:** Remediation of a Contaminated Site or Enhancement of a Degraded Resource (excluding violations) **\$25.00/project**

**Additional Fees:**

**Abbreviated Notice of Resource Area Delineation:**

New Construction: **\$500 plus \$2.00 for each linear foot of resource area subject to the Bylaw**

Existing Developed Single Family Lots: **\$25.00**

**Inspection Fee: \$50.00** for each status inspection conducted as a follow up to a Notice of Violation.

## **Attachment E Plot Plan**

ASSESSORS:

MAP E09, LOT 420

ZONING:

RESIDENTIAL A

REFERENCES:

DEED BOOK 65642, PAGE 201  
PLAN 705 OF 1964  
PLAN 388 OF 1984

RECORD OWNER:

XIN JIA & YU HUANG  
51 WOODMERE DRIVE  
SUDBURY, MA 01776

NOTES:

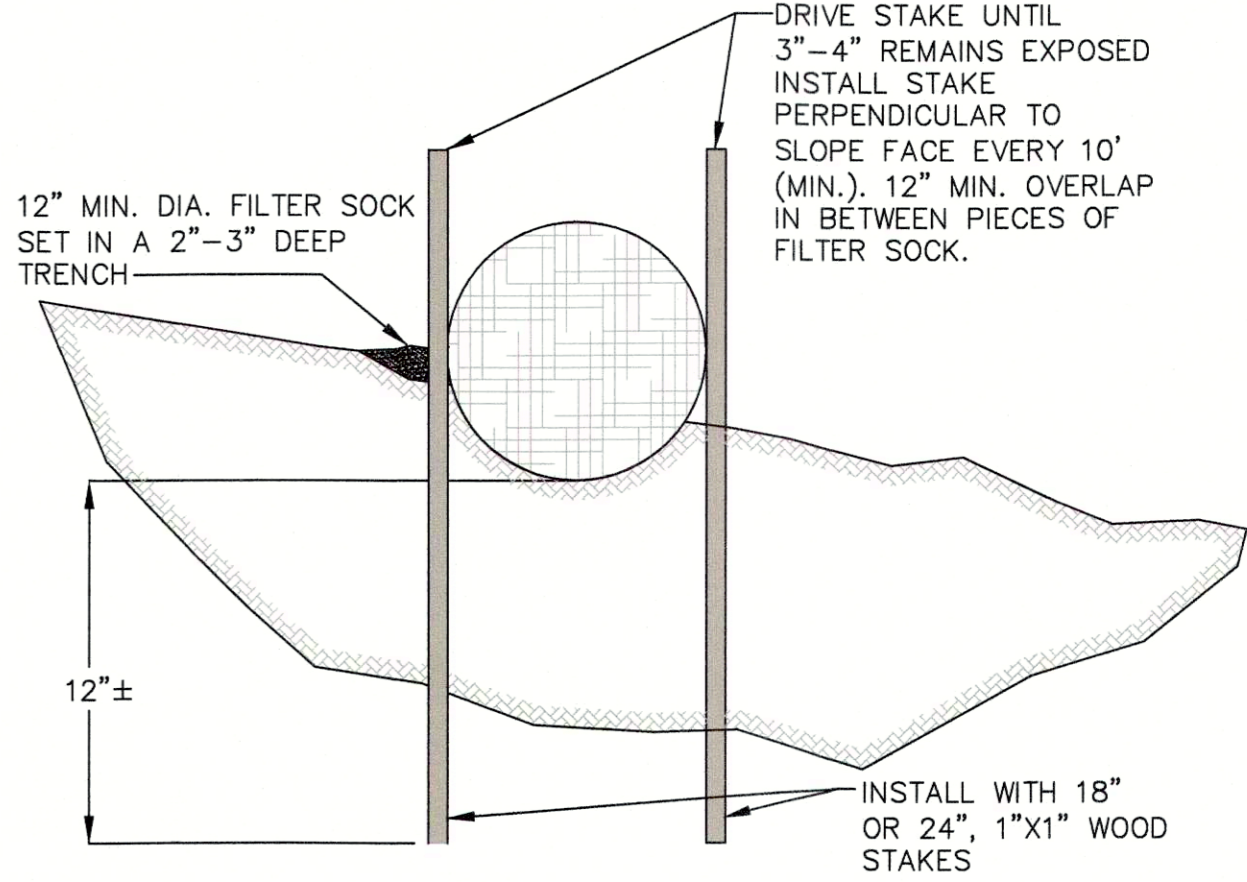
- ELEVATIONS SHOWN HEREON ARE ON AN ASSUMED DATUM.
- UNDERGROUND UTILITIES EXIST. THE LOCATION OF SAID UTILITIES WERE NOT PART OF THIS SURVEY. THE LOCATION OF UNDERGROUND STORAGE TANKS, IF ANY, ARE UNKNOWN.
- THIS TOPOGRAPHIC SURVEY WAS PREPARED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=20' HORIZONTALLY AND A 2 FOOT CONTOUR INTERVAL VERTICALLY. ANY REPRODUCTIONS OR RE-SCALING MAY EFFECT THE MAP ACCURACY.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE LIMIT OF WETLANDS ON-SITE AND THE TOPOGRAPHY FROM THE REAR OF THE HOUSE TO SAID LIMIT OF WETLANDS.

LEGEND

- -2.34' --- SURFACE CONTOUR  
--- EDGE OF PAVEMENT  
--- EDGE OF LAWN  
--- EDGE OF WOODED AREA  
--- OHW --- EXISTING UTILITY POLE WITH DESIGNATION & OVERHEAD WIRES  
--- WF A2 --- LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER  
--- LIMIT OF 100-FOOT WETLAND BUFFER ZONE  
--- WATTLE EROSION CONTROL LINE
- CBDH BIT. CONC RET EX TBR C L LS P S  
DRILL HOLE IN CONCRETE BOUND  
BITUMINOUS CONCRETE  
RETAINING  
EXISTING  
EXTENSION  
TO BE REMOVED  
CHIMNEY  
LANDING  
LANDSCAPE AREA  
PATIO  
STEPS

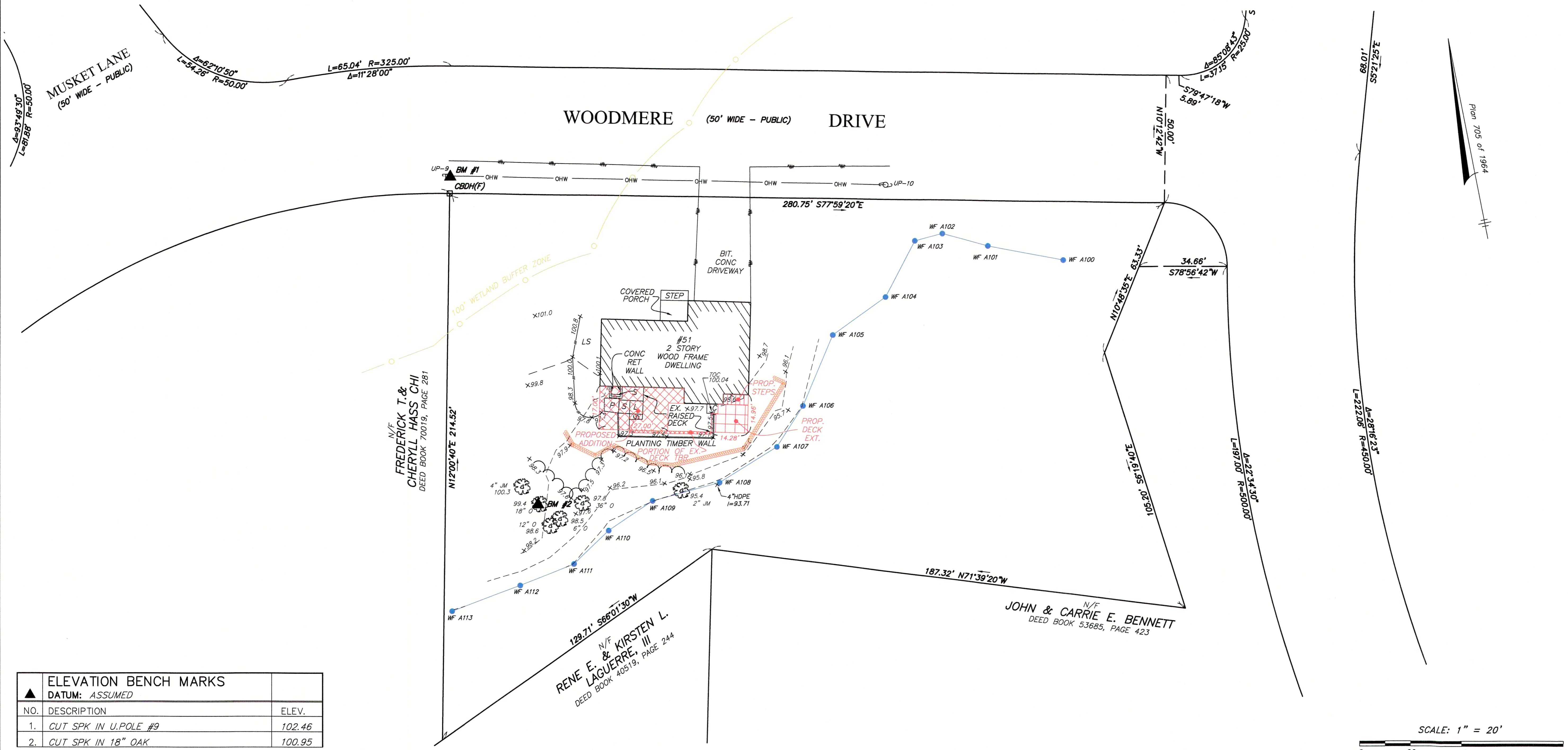
TREE ABBREVIATIONS

- JM JAPANESE MAPLE  
O OAK



- NOTES:
- SOCK SIZE DEPICTED IS FOR GENERAL USE. GREATER SLOPES MAY REQUIRE LARGER SOCK.
  - COMPOST MATERIAL MAY BE DISPERSED ON SITE AT THE DISCRETION OF THE APPROVING AUTHORITY.
  - PRIOR TO SETTING THE SOCK REMOVE LOOSE LITTER, BRANCHES AND OTHER MATERIAL THAT MAY PREVENT THE SOCK FROM DIRECT CONTACT WITH SOIL.

WATTLE  
NOT TO SCALE



ELEVATION BENCH MARKS		
NO.	DESCRIPTION	ELEV.
1.	CUT SPK IN U. POLE #9	102.46
2.	CUT SPK IN 18" OAK	100.95

SITE ADDRESS:

51  
WOODMERE  
DRIVE

Sudbury, Massachusetts 01776

PREPARED FOR:

RICE  
BROTHERS  
CONSTRUCTION

80 Central Street  
Saugus, Massachusetts 01906

HANCOCK  
ASSOCIATES

Civil Engineers

Land Surveyors

Environmental  
Consultants

315 Elm Street, Marlborough, MA 01752  
Voice (508) 460-1111, Fax (508) 460-1121  
www.hancockassociates.com



John D. Bremser  
8-6-21

NO. BY APP DATE ISSUE/REVISION DESCRIPTION

DATE: 8/2/21 DRAWN BY: LMT  
SCALE: 1" = 20' CHECK BY: JDB

PROPOSED  
PLOT  
PLAN

PLOT DATE: Aug 06, 2021 9:38 am

DWG: 25132.dwg

LAYOUT: PPP (NOI)

SHEET: 1 OF 1

PROJECT NO.:

25132

PPP

SCALE: 1" = 20'