



NOTICE OF PUBLIC HEARING SUDBURY CONSERVATION COMMISSION

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing for non-native tree removal and conversion of lawn into a pollinator meadow, within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 48 Maplewood Avenue, Sudbury MA. Joseph Luciano, Applicant. The hearing will be held on Monday, September 13, 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-september-13-2021-2/>.

SUDBURY CONSERVATION COMMISSION

August 23, 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 #:1302644
City/Town:SUDBURY

A.General Information

1. Project Location:

a. Street Address	48 MAPLEWOOD AVE		
b. City/Town	SUDBURY	c. Zip Code	01776
d. Latitude	42.39298N	e. Longitude	71.46187W
f. Map/Plat #	F04	g.Parcel/Lot #	0904

2. Applicant:

☒ Individual ☐ Organization

a. First Name	JOSEPH	b.Last Name	LUCIANO
c. Organization			
d. Mailing Address	48 MAPLEWOOD AVE		
e. City/Town	SUDBURY	f. State	MA
g. Zip Code	01776		
h. Phone Number	617-504-3481	i. Fax	
j. Email	pluciano31@hotmail.com		

3.Property Owner:

☒ more than one owner

a. First Name	JOSEPH	b. Last Name	LUCIANO
c. Organization			
d. Mailing Address	48 MAPLEWOOD AVE		
e. City/Town	SUDBURY	f.State	MA
g. Zip Code	01776		
h. Phone Number	617-504-3481	i. Fax	
j.Email	pluciano31@hotmail.com		

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:

BACK YARD IS APPROXIMATELY 7,000-9,000 SQ. FT. IT IS BUILT ON FILL. WE WOULD LIKE TO REMOVE 4-6" OF FILL, ADD 4-6" LOAM AND COMPOST, PLANT A NATIVE FLOWER MEADOW. THERE IS A 15-20' BORDER ABUTTING THE WETLANDS. WE WOULD LIKE TO REMOVE GLOSSY BUCKTHORN IN THIS BORDER AND REPLACE WITH 12-20 SILKY DOGWOOD. THE MEADOW WILL HAVE AN 8' PERIMETER PLANTED WITH WHITE CLOVER AND GRASS. MEADOW WILL CONSIST OF A MIX OF NATIVE WILDFLOWERS SPREAD BY HYDROSEED. CONSISTING OF , BUT NOT LIMITED TO, LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), RED FESCUE (FESTUCA RUBRA), INDIAN GRASS (SORGHASTRUM NUTANS), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), CANADA WILD RYE (ELYMUS CANADENSIS), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), BLUE VERVAIN (VERBENA HASTATA), BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA), NARROWLEAFED BLUE EYED GRASS (SISYRINCHIUM ANGUSTIFOLIUM), BLACK EYED SUSAN (RUDBECKIA HIRTA), NEW

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ENGLAND ASTER (SYMPHYOTRICHUM NOVAE-ANGLIAE), SPIKED GAYFEATHER/ MARSH BLAZING STAR (LIATRIS SPICATA), STARVED/CALICO ASTER (ASTER LATERIFLORUS/SYMPHYOTRICHUM LATERIFLORUM), EARLY GOLDENROD (SOLIDAGO JUNCEA), HOLLOW-STEM JOE PYE WEED (EUPATORIUM FISTULOSUM/EUTROCHIIUM FISTULOSUM).ALSO REMOVE UP TO 8 BLACK LOCUST, REPLANT WITH SILKY DOGWOOD.

7a.Project Type:

- | | |
|---|--|
| 1. ☒ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Limited Project Driveway Crossing | 4. ☐ Commercial/Industrial |
| 5. ☐ Dock/Pier | 6. ☐ Utilities |
| 7. ☐ Coastal Engineering Structure | 8. ☐ Agriculture (eg., cranberries, forestry) |
| 9. ☐ Transportation | 10. ☐ 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	219103	76223	568

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)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. ☐ Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet	

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	2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☐ Riverfront Area		
1. Name of Waterway (if any)		
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)		
Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under	Land under the ocean below,
b. ☐ Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. ☐ Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. ☐ Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

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	1. cubic yards dredged	
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1. ☐ Land Subject to Coastal

Storm Flowage

1. square feet

4. Restoration/Enhancement

☐ Restoration/Replacement

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:8/2021

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>)

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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

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?

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- 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, 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). 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: c. Revised Final Date: e. Scale:

LUCIANO MEADOW
PLAN

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.

Joseph Luciano	8/14/2021
1. Signature of Applicant	2. Date
Joseph and Brenda Luciano	8/14/2021
3. Signature of Property Owner(if different)	4. Date
None	8/14/2021
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.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1302644
City/Town:SUDBURY

A. Applicant Information

1. Applicant:

a. First Name	JOSEPH	b. Last Name	LUCIANO
c. Organization			
d. Mailing Address	48 MAPLEWOOD AVE		
e. City/Town	SUDBURY	f. State	MA
g. Zip Code	01776		
h. Phone Number	6175043481	i. Fax	
j. Email	pluciano31@hotmail.com		

2. Property Owner:(if different)

a. First Name	JOSEPH	b. Last Name	LUCIANO
c. Organization			
d. Mailing Address	48 MAPLEWOOD AVE		
e. City/Town	SUDBURY	f. State	MA
g. Zip Code	01776		
h. Phone Number	6175043481	i. Fax	
j. Email	pluciano31@hotmail.com		

3. Project Location:

a. Street Address	48 MAPLEWOOD AVE	b. City/Town	SUDBURY
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Are you exempted from Fee? ☐ (YOU HAVE SELECTED 'NO')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) WORK ON SINGLE FAMILY LOT; ADDITION, POOL, ETC.;	1	110.00		110.00
		City/Town share of filling fee	State share of filing fee	Total Project Fee
		\$67.50	\$42.50	\$110.00

Wetland

Buffer area. Add 10-20
silky dogwood

Remove buckthorn

Grass and clover

Meadow

Meadow

5,000-7,000 sq ft

F04-0904

0.95827 Ac

LUCIANO JOSEPH P JR & BRENDA S

#48

#44

Wetland

Buffer area. Add 10-20
silky dogwood

Remove buckthorn

Grass and clover

Meadow

Meadow

5,000-7,000 sq ft

F04-0904

0.95827 Ac

LUCIANO JOSEPH P JR & BRENDA S

#48

#44

Prop ID: F04-0909
Prop Location: 41 MAPLEWOOD AVE Sudbury, MA
Owner: ZHOU JINPING
Co-Owner:
Mailing Address:
 41 MAPLEWOOD AVE
 SUDBURY, MA 01776

Prop ID: F04-1111
Prop Location: CRYSTAL LAKE DR Sudbury, MA
Owner: HAMILTON EUGENE B
Co-Owner: CRYSTAL LAKE
Mailing Address:
 CRYSTAL LAKE
 SUDBURY, MA 01776

Prop ID: F04-0903
Prop Location: 21 CRYSTAL LAKE DR Sudbury, MA
Owner: STEARNS KENNETH
Co-Owner:
Mailing Address:
21 CRYSTAL LAKE DR
SUDBURY, MA 01776

Prop ID: F04-0905
Prop Location: 44 MAPLEWOOD AVE Sudbury, MA
Owner: MIRMAN MICHAEL & ALEXANDRA
Co-Owner:
Mailing Address:
44 MAPLEWOOD AVE
SUDBURY, MA 01776

Prop ID: F04-0906
Prop Location: 47 MAPLEWOOD AVE Sudbury, MA
Owner: KUNDU NIRLAY & BAGESHRI
Co-Owner:
Mailing Address:
47 MAPLEWOOD AVE
SUDBURY, MA 01776

Prop ID: F04-0907
Prop Location: 45 MAPLEWOOD AVE Sudbury, MA
Owner: DUVAL GEORGE WILFRED RAYMOND &
Co-Owner: STOCKER SUSAN JEANNE TRUSTEES
Mailing Address:
45 MAPLEWOOD AVE
SUDBURY, MA 01776

Prop ID: F04-0908
Prop Location: 43 MAPLEWOOD AVE Sudbury, MA
Owner: BREINDEL JOSHUA L &
Co-Owner: BENNETT STEPHANIE L
Mailing Address:
43 MAPLEWOOD AVE
SUDBURY, MA 01776

Notification to Abutters
Under the Massachusetts Wetlands Protection Act
and the Sudbury Wetlands Administrative 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 _____
- B. The Applicant has filed a Notice of Intent with the Sudbury Conservation Commission seeking permission to work in an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) under the Massachusetts Wetlands Protection Act (General Laws Chapter 131, Sec.40) and the Town of Sudbury Wetlands Administrative Bylaw.
- C. The **address** of the lot where the activity is proposed: _____
- D. The **proposed activity** is: _____

- E. A **Public Hearing** regarding this Notice of Intent will be held on:
Monday, September 13, 2021 at 6:45 PM.
- F. **Public Participation will be via Virtual Means Only** - In light of the ongoing COVID-19 coronavirus outbreak, Governor Baker issued an emergency Order on March 12, 2020, allowing public bodies greater flexibility in utilizing technology in the conduct of meetings under the Open Meeting Law. The Town of Sudbury Conservation Commission greatly values the participation of its citizens in the public meeting process, but given the current circumstances and recommendations at both the state and federal levels to limit or avoid public gatherings, including Governor Baker's ban on gatherings of more than 10 people, together with the present closure of Sudbury Town Hall and other public buildings to the public, the Town has decided to implement the "remote participation" procedures allowed under Governor Baker's emergency Order for all boards, committees, and commissions.
- G. **The public may participate in this meeting via Remote Participation.**
You can access this meeting using the link on the Conservation Commission website at:
<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-september-13-2021-2/>.
- H. Copies of the Notice of Intent may be examined by visiting this Website:
<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-september-13-2021-2/>.
- I. Copies of the Notice of Intent may be obtained from either The Applicant, or the Applicant's representative _____, by calling this telephone number:
_____ between the hours of _____

Note: Public Hearing Notice, including its date, time, and place, will be published at least 5 days in advance in either the Sudbury Crier or MetroWest newspapers (at the applicant's expense).



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- Easements
- Restrictions
- Parcels with Orthos
- Streams Ortho
- Streams CIR
- Lake/Reservoir
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 1400 2800 ft

Printed on 08/17/2021 at 12:55 PM

MapsOnline