



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

The Sudbury Conservation Commission will hold a public meeting to review the Request for Determination of Applicability filing, under the Wetlands Protection Act and the Sudbury Wetlands Administration Bylaw, to replace the existing septic system within the 100-foot Buffer Zone at 196 Greystone Road, Sudbury, MA. Mark and Victoria Kempf, Applicants. The hearing will be held on Monday, September 13, 2021 at 6:45 pm, via remote participation

<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-september-13-2021-2/>.

Please see the Conservation Commission web page for further information.

SUDBURY CONSERVATION COMMISSION  
August 25, 2021

# **Request for Determination of Applicability**

## **Narrative**

Mark & Victoria Kempf

196 Greystone Road Sudbury

Map D08 Parcel 0508

The project consists of the replacement of an existing failed Soil Absorption System (SAS).

The subject parcel is located at 196 Greystone Road and consists of a four (4) bedroom single family dwelling with a land area of approximately 50,570 s.f. The parcel abuts Bordering Vegetated Wetland (BVW) in the rear of the property. The project is located in the buffer zone of the BVW.

The project consists of replacing the existing failed SAS in the rear of the dwelling with a new title 5 compliant system. There is no proposed increase in design flow. The new SAS consists of a new 1500 gallon septic tank and new leaching field. All of the proposed work is located within the buffer zone.

The work will require access down the driveway from Greystone Road and across the back yard to the location of the soil pipe exits the building. The driveway is paved and will serve as construction access to prevent tracking of dirt to the street. The erosion control barrier (straw wattles) are proposed between the work area and the resource area to ensure protection of the resource area. Stockpiling shall be on the westerly side of the proposed work area and isolated from the resource area by the proposed straw wattles.

There is no change in impervious area or lawn area proposed.

The site is limited due to depth of the existing soil pipe. The existing septic tank and leaching field are located in the upper lawn area. The existing septic tank is approximately 8 feet below grade to the top of the tank and the leaching lines are approximately 11 feet to the bottom of the trenches. We proposed to relocate the new septic tank and leaching field to the lower plateau to provide for better air circulation with 2 feet of cover.

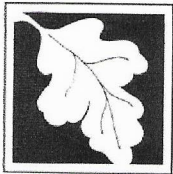
As an alternative, the upper plateau was evaluated for a potential site for disposal area. For this area to be utilized, the septic tank would be more than Three (3) feet below grade requiring a H2O loading septic tank and a pump chamber of similar loading capacity would be required to elevate the waste so as to comply with title 5 maximum cover of three (3) feet over the leaching field. This would be significantly more disruption to the site to excavate the upper plateau.

The closest point to the resource area shall be the installation of the leaching field. The leaching field will be approximately 52 feet from the resource area.

Soil evaluation was performed on site with a seasonal high water table established at 74 inches and a 11 mpi perc rate based upon soils.

One (1) variance from town of Sudbury BOH requirements for use of a leaching bed is required.

No work shall commence onsite until all erosion control barriers have been installed and inspected by the Conservation Commission.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Sudbury  
City/Town

**WPA Form 1 - Request for Determination of Applicability**

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

**A. General Information**

**Important:**

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



1. Applicant:

Mark & Victoria Kempf

Name

fourxk@comcast.net

E-Mail Address

196 Greystone Road

Mailing Address

Sudbury

City/Town

MA

State

01776

Zip Code

Phone Number

Fax Number (if applicable)

2. Representative (if any):

M. J. DiModica Excavating

Firm

Mike DiModica

Contact Name

mjdmodica@verizon.net

E-Mail Address

19 Christopher Lane

Mailing Address

Sudbury

City/Town

MA

State

01776

Zip Code

978 443 8433

Phone Number

978 443 0682

Fax Number (if applicable)

**B. Determinations**

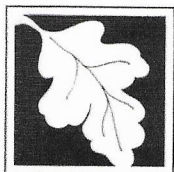
1. I request the Sudbury Conservation Commission make the following determination(s). Check any that apply:

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- ☒ c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- ☒ d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Sudbury

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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### C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

196 Greystone Road

Street Address

Sudbury

City/Town

D08

Assessors Map/Plat Number

508

Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

Single Family Residential Lot

- c. Plan and/or Map Reference(s):

Subsurface Sewage Disposal System

Title

8/17/21

Date

Title

Date

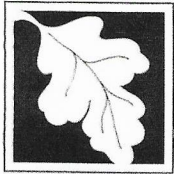
Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

See Narrative Attached





## WPA Form 1- Request for Determination of Applicability

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

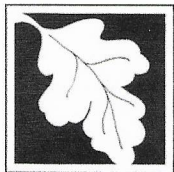
### C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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### D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Mark & Victoria Kempf

Name

196 Greystone Road

Mailing Address

Sudbury

City/Town

MA

State

01776

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

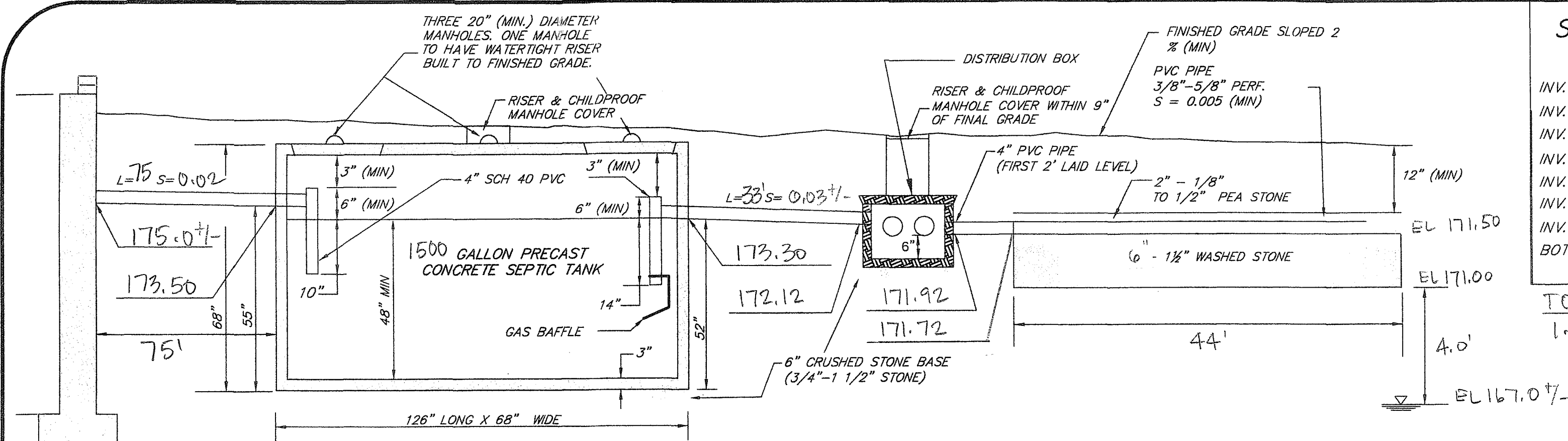
Signature of Applicant

Date

Signature of Representative (if any)

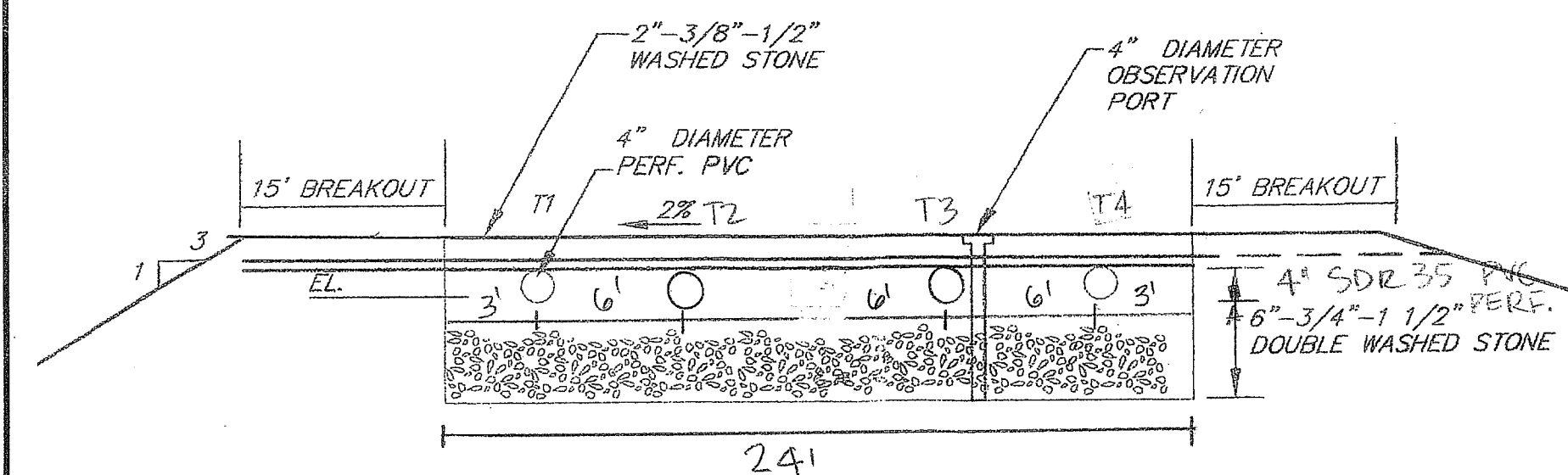
Date





### PROFILE

NOT TO SCALE



### LEACHING TRENCH CROSS SECTION

NOT TO SCALE

EXISTING WETLAND LINE BY OTHERS - SEE NOTE 21

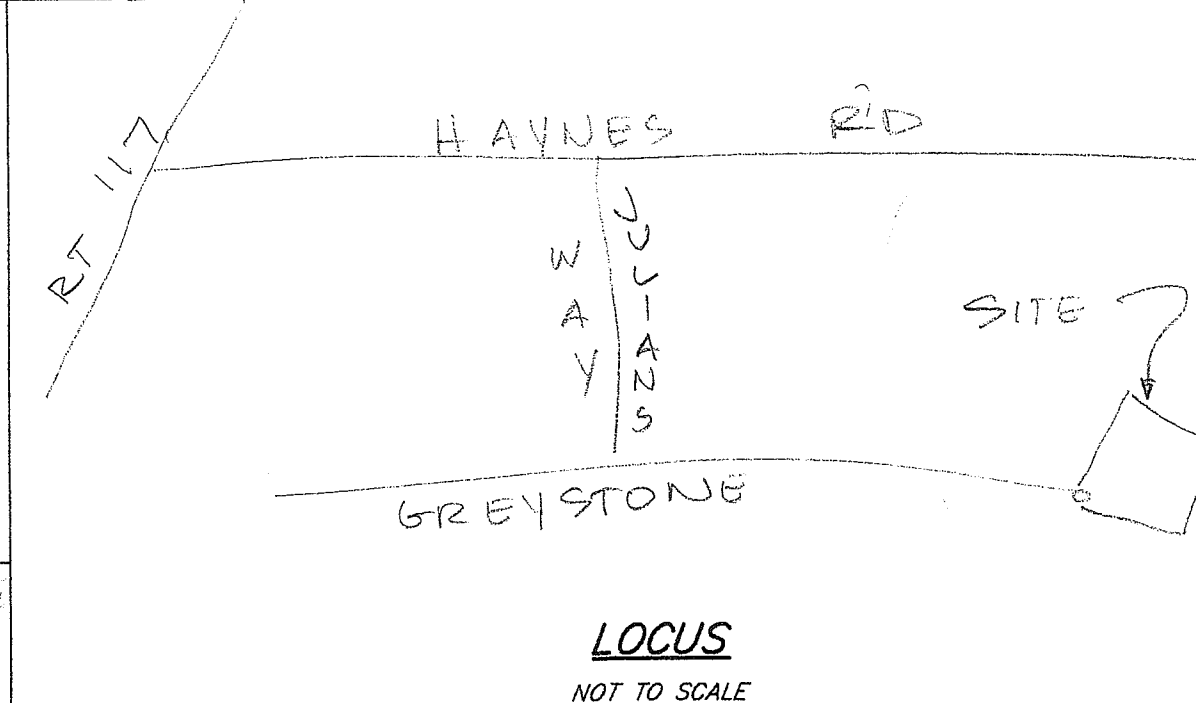
50 FT OFFSET WETLAND LINE

### SCHEDULE OF ELEVATIONS

INV. @ FOUNDATION	DESIGN	AS-BUILT
INV. @ S.T. INLET	173.50	
INV. @ S.T. OUTLET	172.30	
INV. @ D-BOX INLET	172.12	
INV. @ D-BOX OUTLET	171.92	
INV. @ BEG. TRENCH*	171.72	
INV. @ END TRENCH*	171.50	
BOTTOM OF STONE*	171.00	

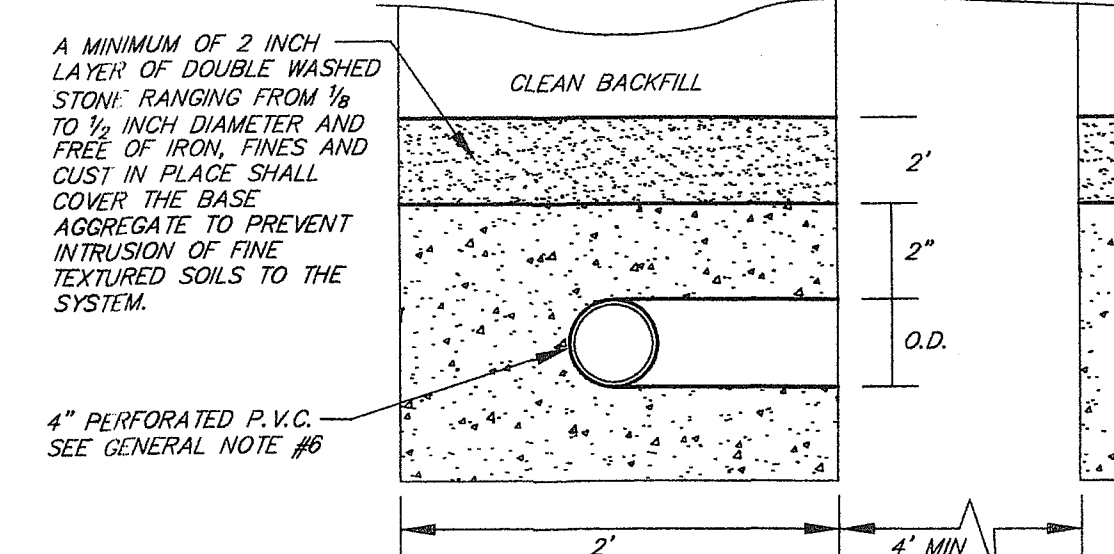
### TOWN OF SUDBURY VARIANCE

1. A VARIANCE FROM SOBH FOR USE OF A LEACH BED IS REQUIRED.



### LOCUS

NOT TO SCALE



### INSPECTION PORT DETAIL

NOT TO SCALE

### SOIL TEST DATA:

DATE(S): 7/29/21  
PERFORMED BY: M.J. DIMODICA

WITNESSED BY: B. MURPHY

DTH	173.2 +/-
1012 A	0-6" LS
1012 B	6-16" LS
1012 C	16-108" LS
7/2	

H.C. MOTTLES @ 74" EL. 167.07/-

### PERCOLATION TEST DATA

PERC. NO.	DATE	DEPTH	STABILIZED RATE	WITNESSED BY
P-1	7/29/21	54"	11 MPI	B. MURPHY

\* NOTE: 42" OF FILL IN PERC HOLE

### DESIGN INFORMATION

DESIGN FLOW: 4 BDRM @ 110 GPD/BDRM = 440 GPD  
DESIGN PERCOLATION RATE: 11 MPI

DESIGN LOAD FACTOR: TITLE 5 LOCAL  
SIDEWALL AREA: 0.56 1755 SF/BDRM  
BOTTOM AREA: 0.56 1755 SF/BDRM  
TOTAL LEACHING AREA REQUIRED: 186 SF 1050 SF

LEACHING AREA PROVIDED  
SIDEWALL AREA: 1056 SF  
BOTTOM AREA: 44 (24) 1056 SF  
TOTAL LEACHING AREA REQUIRED: 1056 SF

SEPTIC TANK CAPACITY: 440 x 2000 = 880 GPD  
PROVIDED: 1500 GPD

\*WARNING\*  
EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM AVAILABLE INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS.

CALL "DIG SAFE" 1 (888) DIG-SAFE (1 (888) 344-7233)

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

### NOTES:

- ELEVATIONS REFER TO BENCHMARK T.O.C. EL 184.0
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF TITLE 5 OF THE MASSACHUSETTS STATE ENVIRONMENTAL CODE AND THE BOARD OF HEALTH REGULATIONS OF THE TOWN OF SUDBURY WHERE APPLICABLE.
- FINISH GRADING SHALL BE COMPLETED IN ACCORDANCE WITH THE DETAILS AS SHOWN HEREON.
- HEAVY CONSTRUCTION EQUIPMENT SHALL NOT BE ALLOWED TO PASS OVER THE LEACHING AREA.
- ALL WASHED STONE TO BE DOUBLE WASHED.
- ALL TIGHT JOINT PIPING SHALL CONSIST OF POLYVINYL CHLORIDE (PVC) SCHEDULE 40 PIPE OR AS SPECIFIED.
- THE SEPTIC TANK SHOULD BE INSPECTED ANNUALLY AND SHOULD BE PUMPED WHEN THE DEPTH OF THE SOLIDS EXCEEDS 3' THE LIQUID DEPTH OF THE TANK.
- LIMIT OF EXCAVATION: ALL TOPSOIL, ORGANIC SUBSOIL, LARGE BOULDERS AND DELETERIOUS MATERIAL SHALL BE EXCAVATED AND REMOVED FROM THE LEACHING AREAS AND TO A DISTANCE OF 5 FEET FROM THE PERIMETER OF SAID AREAS. BACKFILL AS REQUIRED WITH SUITABLE FILL.
- ALL FILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF REGULATION 15.255(3) OF TITLE 5 OF THE MASS. STATE ENVIRONMENTAL CODE 310 CMR. FILL SHALL BE GRADED SO THAT LESS THAN 10% PASSING A NO. 4 SIEVE SHALL PASS A NO. 100 SIEVE. ALL FILL SHALL HAVE A PERCOLATION RATE OF LESS THAN TWO MINUTES PER INCH. ALL FILL SHALL BE APPROVED BY THE DESIGN ENGINEER AND THE AGENT FOR THE BOARD OF HEALTH.
- ANY ALTERATION TO THE APPROVED SYSTEM MUST BE APPROVED BY THE DESIGN ENGINEER AND THE BOARD OF HEALTH FOR APPROVAL PRIOR TO CONSTRUCTION.
- THE SYSTEM SHALL BE INSPECTED DURING CONSTRUCTION BY A REPRESENTATIVE OF THE DESIGN ENGINEER AND THE AGENT FOR THE BOARD OF HEALTH. A CERTIFIED FOUNDATION LOCATION PLAN WITH THE ELEVATION OF THE TOP OF THE FOUNDATION SHALL BE PROVIDED PRIOR TO ANY INSPECTIONS. THE DESIGN ENGINEER SHALL PREPARE FINAL AS-BUILT PLANS INCLUDING A CERTIFICATION THAT THE SYSTEM HAS BEEN LOCATED AND CONSTRUCTED IN COMPLIANCE WITH THE TERMS OF THE DISPOSAL WORKS CONSTRUCTION PERMIT IF REQUIRED.
- NO SURFACE DRAINS OR FOUNDATION DRAINS ARE PROPOSED.
- THE FIRST 2 FEET OF HEADER PIPES TO THE LEACH FIELD ARE TO BE LEVEL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO AND/OR DURING CONSTRUCTION. THE DESIGN ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH CONSTRUCTION.
- THE OWNER/CONTRACTOR SHALL VERIFY ALL ZONING REQUIREMENTS FOR CONFORMANCE PRIOR TO ANY CONSTRUCTION. THE LOCATION OF ALL STRUCTURES IS THE RESPONSIBILITY OF THE OWNER AND NOT THE DESIGNER. THE OWNER SHOULD UTILIZE THE SERVICES OF A PROFESSIONAL LAND SURVEYOR TO LOCATE ALL PROPOSED STRUCTURES.
- COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE BOARD OF HEALTH, CONSERVATION COMMISSION, AND OTHER TOWN/CITY AGENCIES IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER. THE OWNER IS HEREBY NOTIFIED THAT ANY CONSTRUCTION WITHIN 100 FEET OF A REGULATED WETLAND USUALLY REQUIRES AN ORDER OF CONDITIONS FROM THE CONSERVATION COMMISSION OR MASS DEP PER 310 CMR ET. SEQ.
- ALL PRECAST STRUCTURES SHALL BE SHEA CONCRETE PRODUCTS OR APPROVED EQUAL.
- DESIGN IS NOT INTENDED FOR USE WITH A GARBAGE DISPOSAL. BACKWASH SHOULD BE DISPOSED OF IN A SEPARATE DRYWELL.
- TEST HOLE INFORMATION SHOWN HEREON IS LIMITED TO SOIL CONDITIONS FOUND AT THAT PARTICULAR TEST HOLE LOCATION AND IS NOT TO BE CONSIDERED AN IMPLIED OR EXPRESS WARRANTY OF SOIL CONDITIONS BEYOND THE LIMITS OF SUCH TEST HOLES.
- THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY M.J. DIMODICA EXC. UTILITIES LOCATIONS ARE BASED ON FIELD OBSERVATIONS, AVAILABLE RECORDS AND INFORMATION. M.J. DIMODICA EXC. DOES NOT WARRANT LOCATION, CHARACTER NOR ELEVATIONS OF ALL UNDERGROUND UTILITIES NOR THE LOCATION.
- ALL LOT LINE INFORMATION, HOUSE LOCATION, WETLAND LINE COMPILED FROM "AS BUILT PLAN SEPTIC SYSTEM & DRIVEWAY" PREPARED BY ON-LINE ENGINEERING.

### LEGEND

- 120 FINISH GROUND
- 120 --- EXISTING GROUND
- 120.4 EXISTING SPOT GRADE
- 120.4 PROPOSED SPOT GRADE
- ... EDGE OF WETLAND
- PERCOLATION TEST
- DEEP TEST HOLE
- W WATER LINE
- ETC ELECTRIC, TELEPHONE, CABLE AND GAS LINE
- G GAS LINE
- LIMIT OF EXCAVATION

### SUBSURFACE SEWAGE DISPOSAL SYSTEM-REPAIR 196 GREYSTONE SUDBURY, MA

PREPARED FOR:  
MARK KEMPF  
196 GREYSTONE  
SUDBURY, MA  
AUGUST 17, 2021

SCALE: 1" = 20'

PREPARED BY:

M. J. DIMODICA EXC.

19 CHRISTOPHER LANE, SUDBURY, MA 01776 - (508) 443-8433  
mjdmodica@verizon.net

