



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 convert existing porch to living space, adding a deck and associated site work, within the 100-foot Buffer Zone at 310 North Road, Sudbury, MA. Andrew Adams, Applicant. The hearing will be held on Monday, October 18, 2021 at 6:45 pm, via remote participation

<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-october-18-2021/>

Please see the Conservation Commission web page for further information.

SUDBURY CONSERVATION COMMISSION
October 4, 2021

October 4, 2021

Sudbury Conservation Commission
Request for Determination of Applicability

310 North Road, Sudbury MA

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REQUEST FOR DETERMINATION OF APPLICABILITY

310 North Road
Sudbury, MA

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Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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:

Name _____

E-Mail Address _____

Mailing Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Fax Number (if applicable) _____

2. Representative (if any):

Firm _____

Contact Name _____

E-Mail Address _____

Mailing Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Fax Number (if applicable) _____

B. Determinations

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

- ☐ 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):

Street Address

City/Town

Assessors Map/Plat Number

Parcel/Lot Number

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

See project narrative

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

Title

Date

Title

Date

Title

Date

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

See project narrative



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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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Sudbury
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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:

Michael and Tara Chase Helgeson

Name

310 North Road

Mailing Address

Sudbury

City/Town

MA


State

01776

Zip Code

Signatures:


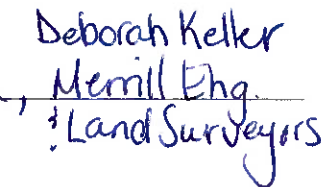
I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

 , Andrew Adams

Signature of Applicant

10/1/21

Date

 , Deborah Keller
 , Merrill Eng
Land Surveyors

Signature of Representative (if any)

10/1/2021

Date



Project Narrative

PROJECT NARRATIVE

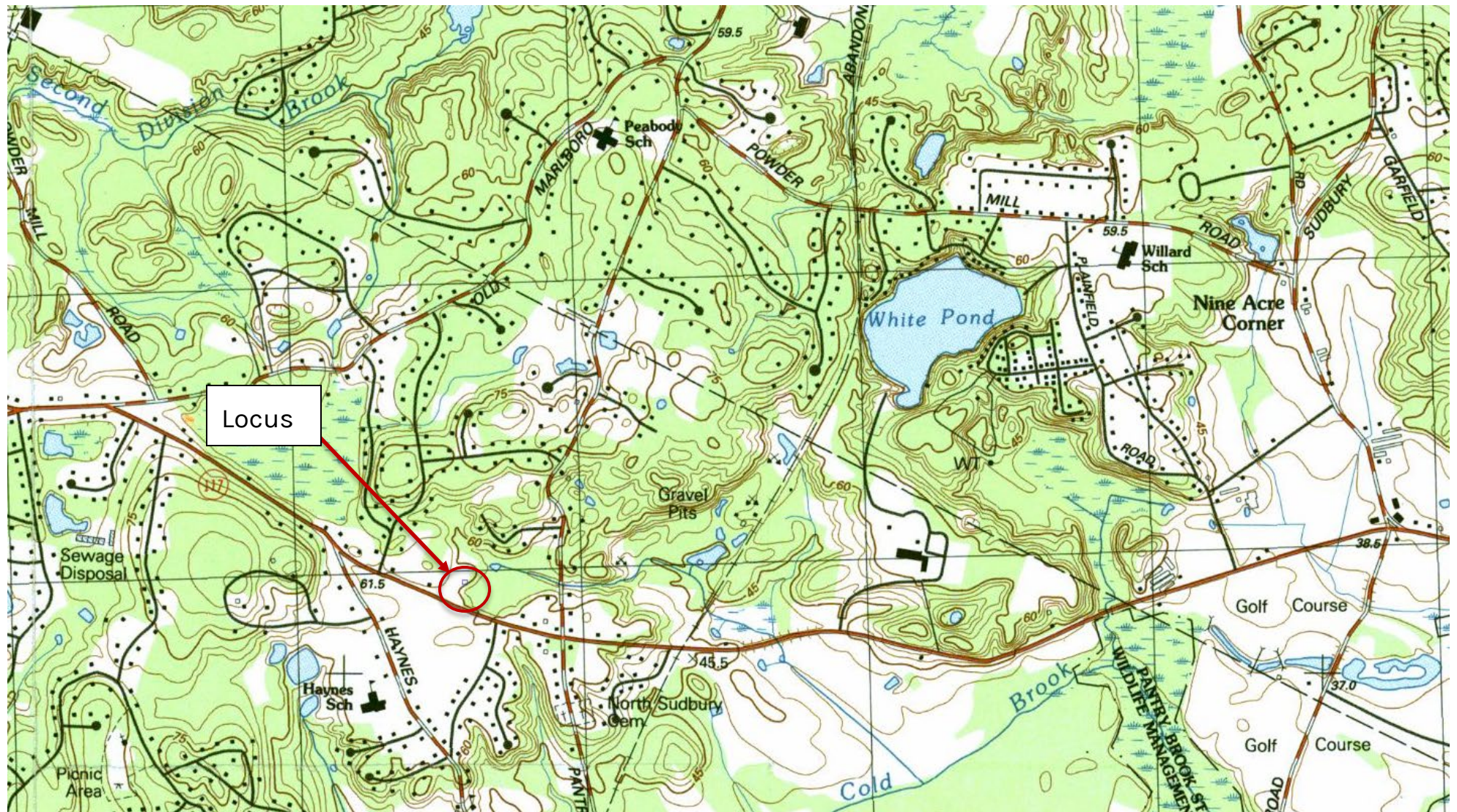
This RDA is being filed to permit the conversion of the existing enclosed porch into living space, a proposed deck and associated site work at 310 North Road in Sudbury, a residential single-family lot. There are Bordering Vegetated Wetlands (BVW) located to the south of the existing dwelling. The limits of the BVW were delineated by Brad Holmes of Environmental Consulting and Restoration in August of 2021.

The site work is located within the 100-foot buffer zone to Bordering Vegetated Wetlands (BVW). The proposed living space will replace the existing enclosed porch and the proposed deck is proposed to the east of the new living space. All proposed work will be outside of the 50-foot BVW wetland buffer with the closet proposed structure being located 57 feet from the BVW. All proposed work complies with WPA performance standards and Sudbury Administration Wetlands Bylaw. The total amount of disturbances within the 100' buffer is equal to 508± square feet. Mitigation is proposed at a 1 to 1 ratio. The proposed mitigation area is located along the existing tree line to the southeast of the existing dwelling. Twelve shrubs are proposed in this area and include five different types which are shown on the proposed plan.

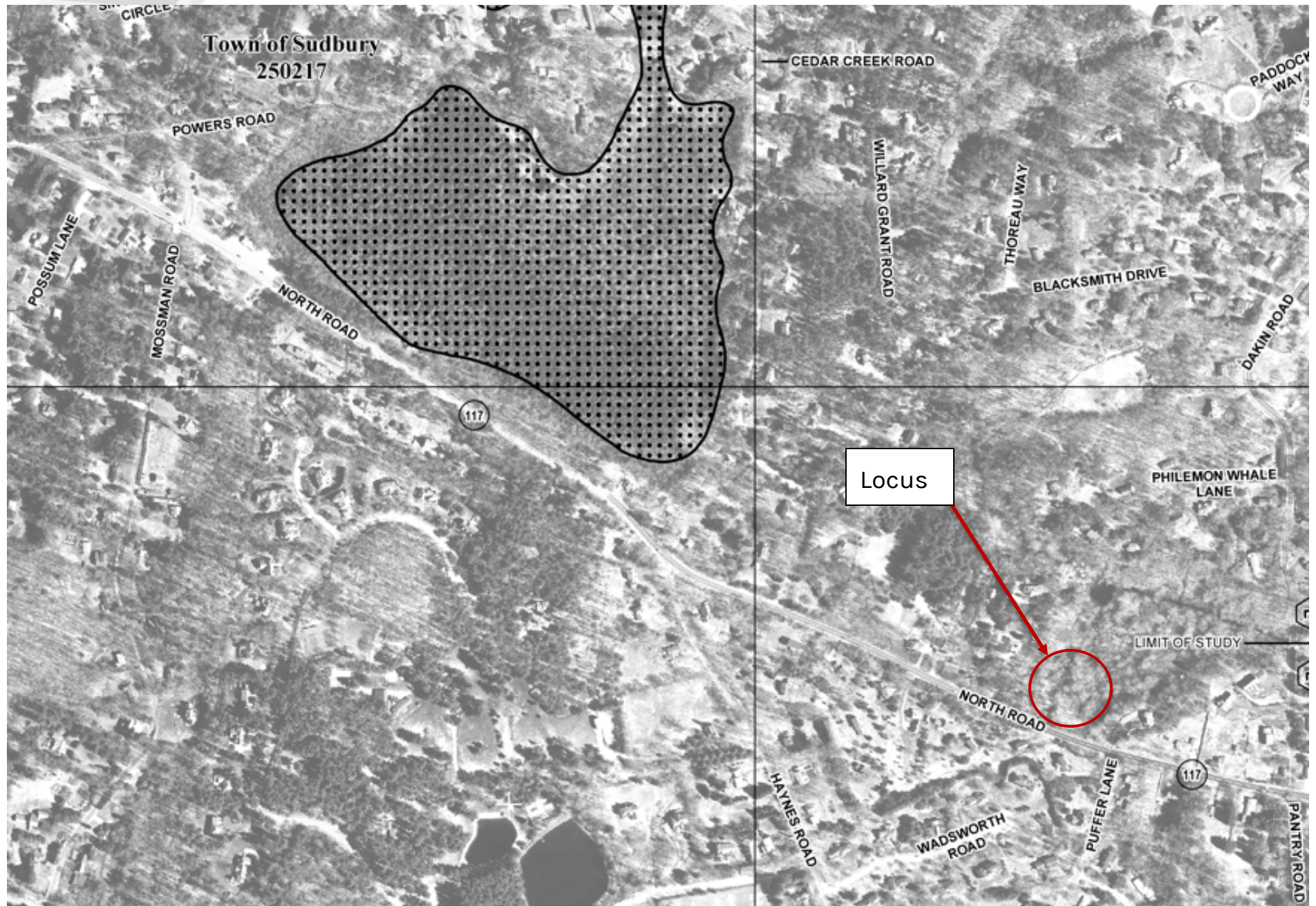
Applicable erosion control measures will be in place prior to the start of construction, to ensure there will be no impact to the wetland resource areas. All stockpile areas will be located outside the 100' buffer and will be protected with a contiguous line of silt sock along with other applicable locations as necessary. Additional erosion control information and details are shown on the Site Plan attached to this submittal.



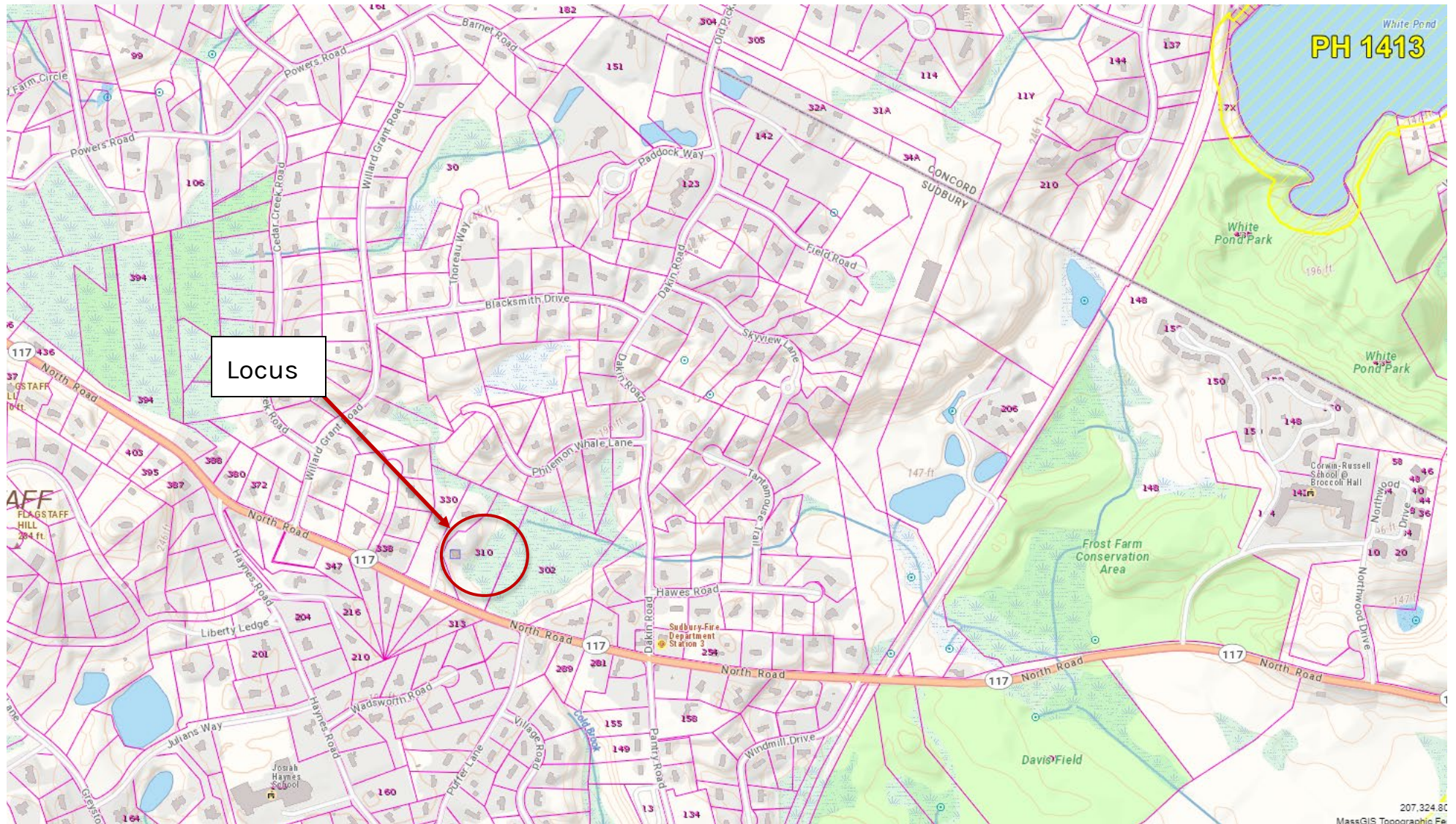
USGS Map



FEMA Flood Map



NHESP Map











Wetland Delineation



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Merrill Engineers & Land Surveyors

FROM: Brad Holmes

DATE: August 26, 2021

RE: 310 North Road, Sudbury

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 310 North Road in Sudbury (the site) on August 6, 2021. The purpose of the review was to identify wetland resource areas on and near the site. The site is located to the north of North Road and consists of a single-family home with a paved driveway, patio, maintained lawn, landscaped area, etc. The weather on August 6th was mostly sunny and hot (approximately 85 degrees) with no wind and mostly dry site conditions. Wetland resource areas are located to the east of the existing home within a forested, undeveloped portion of the site. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped ribbons) #A1 to #A22 along the limit of the wetland to the east of the home. The vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils, and dominant wetland indicator plants. As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands
- 100-foot Buffer Zone to BVW

Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain Certified Vernal Pools according to the MaNHESP.
3. The site does not contain a U.S.G.S. mapped stream.
4. The site does not contain Land Subject to Flooding (FEMA flood zone)
5. The site is not located within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or brad@ecrwetlands.com with any questions or requests for additional information.

Thank you,
Brad Holmes, Professional Wetland Scientist #1464
Manager



Abutters List[print this list](#)

Date: September 20, 2021

Subject Property Address: 310 NORTH RD Sudbury, MA
Subject Property ID: C09-0603

Search Distance: 100 Feet

Prop ID: C09-0100
Prop Location: 313 NORTH RD Sudbury, MA
Owner: ZIEMBA NICHOLAS & EMILY
Co-Owner:
Mailing Address:

313 NORTH ROAD
SUDBURY, MA 01776

Prop ID: C09-0101
Prop Location: 319 NORTH RD Sudbury, MA
Owner: BROWN AMY M
Co-Owner:
Mailing Address:

319 NORTH ROAD
SUDBURY, MA 01776

Prop ID: C09-0267
Prop Location: 29 PHILEMON WHALE LN Sudbury, MA
Owner: PILIPSKI LUCAS M & SHRINA P
Co-Owner:
Mailing Address:

29 PHILEMON WHALE LANE
SUDBURY, MA 01776

Prop ID: C09-0268
Prop Location: 33 PHILEMON WHALE LN Sudbury, MA
Owner: DEFRONZO STEPHEN J & ANN W
Co-Owner:
Mailing Address:

33 PHILEMON WHALE LN
SUDBURY, MA 01776

Prop ID: C09-0601
Prop Location: 330 NORTH RD Sudbury, MA
Owner: FRIED DAVID & SYRIE D
Co-Owner:
Mailing Address:

330 NORTH ROAD
SUDBURY, MA 01776

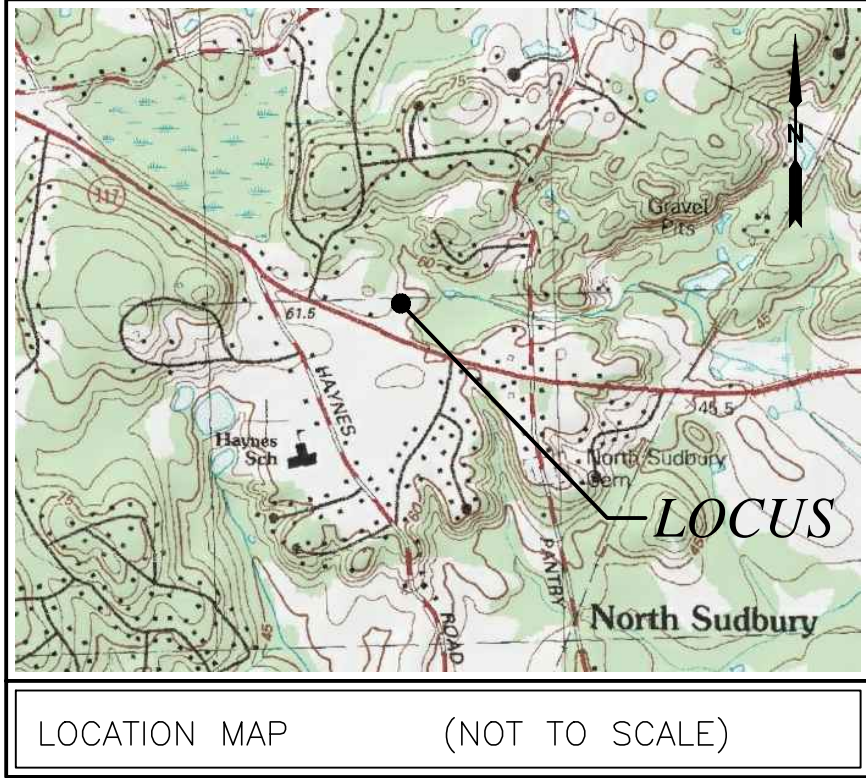
Prop ID: C09-0602
Prop Location: 322 NORTH RD Sudbury, MA
Owner: KRAMER-RUTTER DEBRA
Co-Owner:
Mailing Address:

322 NORTH RD
SUDBURY, MA 01776

Prop ID: C09-0604
Prop Location: 302 NORTH RD Sudbury, MA
Owner: ABRAHAM MANU & GIGI MANU
Co-Owner:
Mailing Address:
302 NORTH ROAD
SUDBURY, MA 01776

Prop ID: C09-0705
Prop Location: 34 WADSWORTH RD Sudbury, MA
Owner: MOSSI ROBERT J & ELIZABETH W
Co-Owner: MOSSI KOCH
Mailing Address:
34 WADSWORTH RD
SUDBURY, MA 01776

Prop ID: C09-0710
Prop Location: 65 PUFFER LN Sudbury, MA
Owner: JIANG NAN &
Co-Owner: HOLTH JERRAH KATHLEEN
Mailing Address:
65 PUFFER LANE
SUDBURY, MA 01776

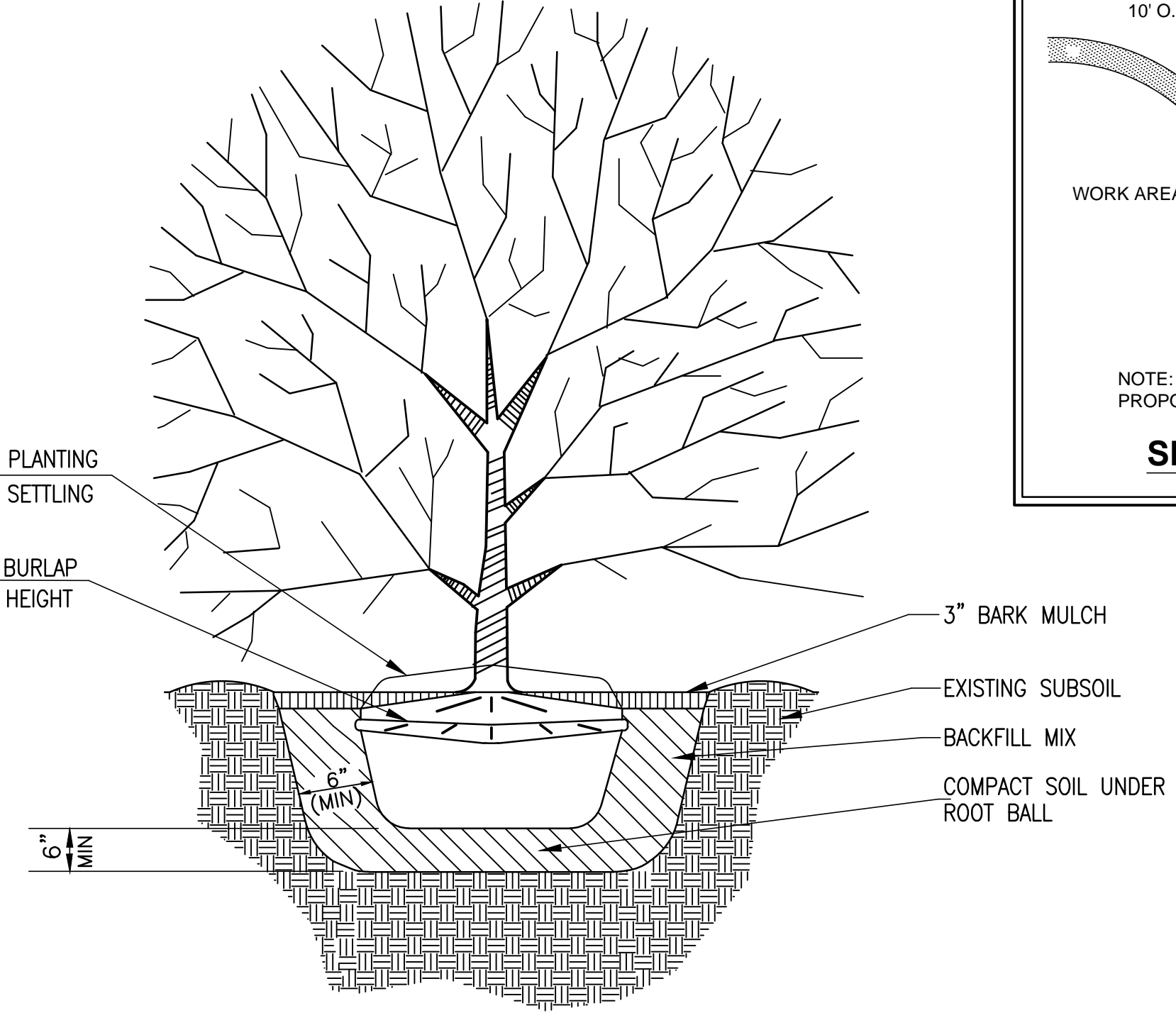
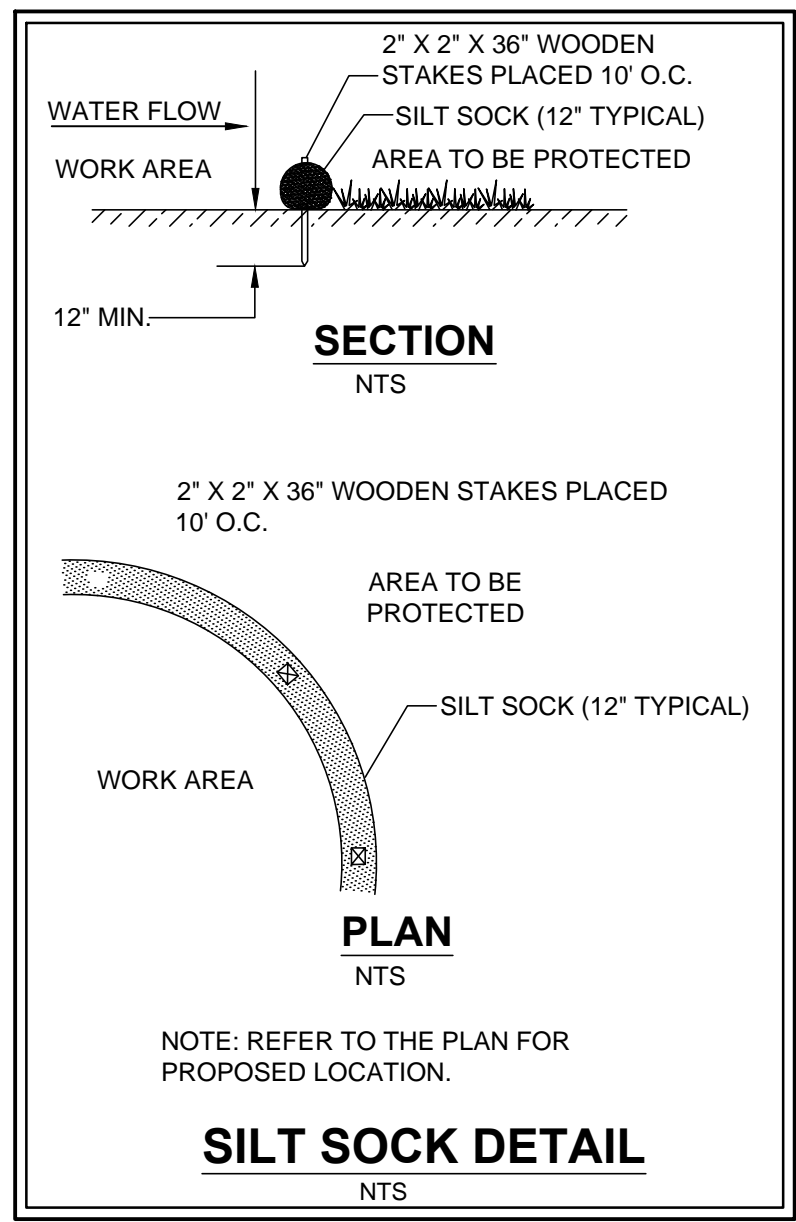
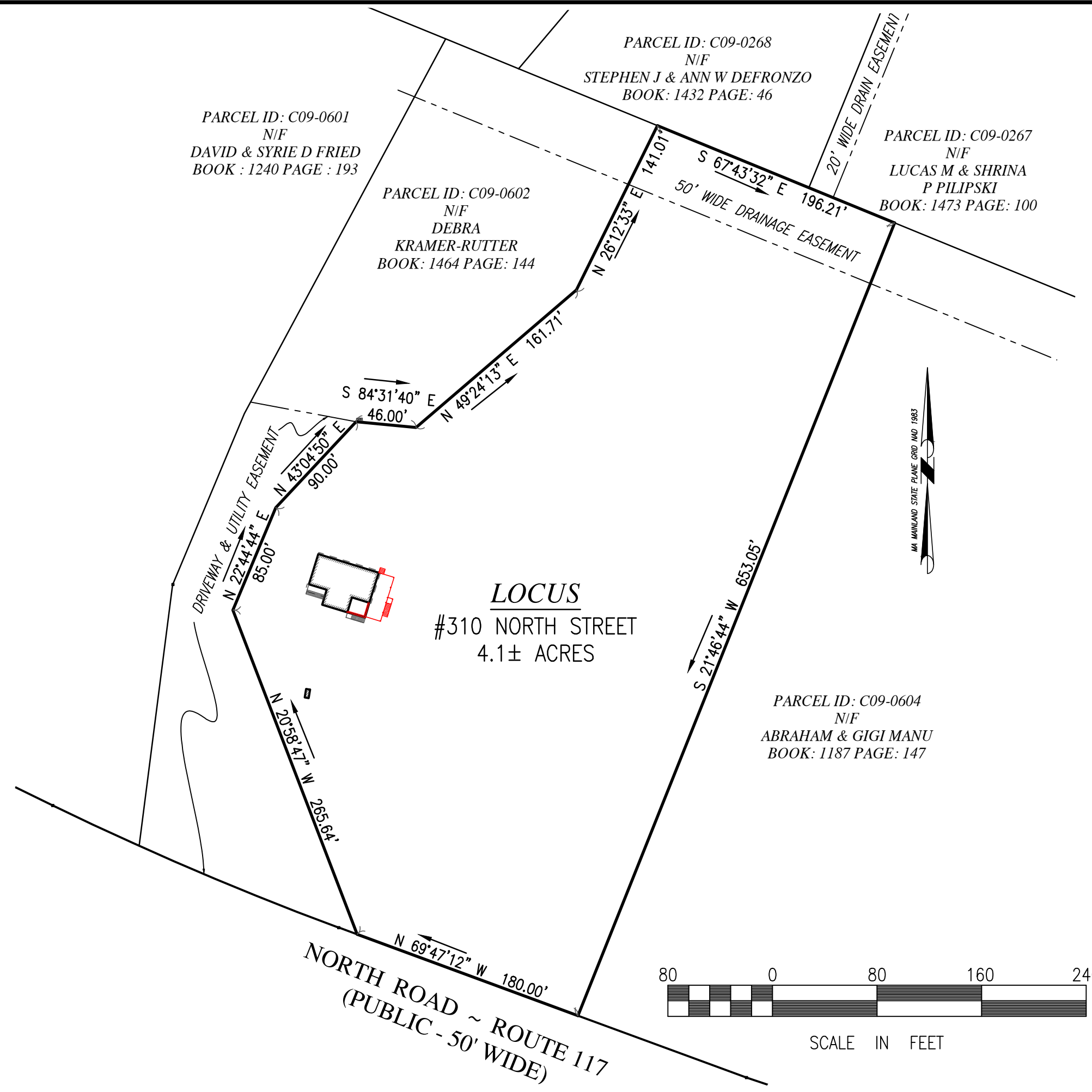
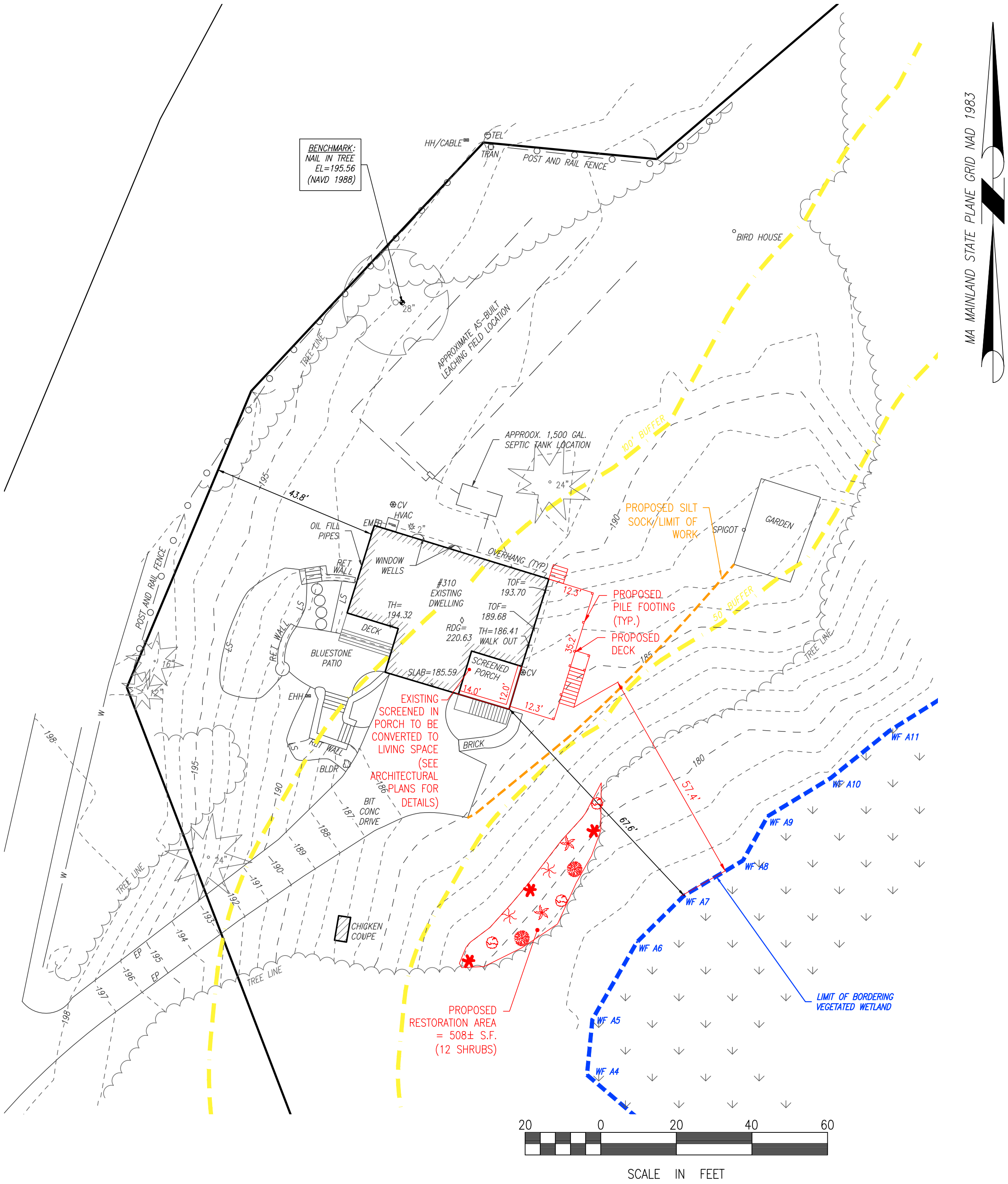


RECORD OWNER:
PARCEL ID: C09-0603
310 NORTH ROAD

MICHAEL HELGESON & TARA CHASE HELGESON
310 NORTH ROAD
SUDBURY, MA 01776
LAND COURT CERT. No. 260390
LAND COURT PLAN No. 2170-N (LOT 93)
PLAN BOOK 894 PAGE 72

- NOTES:**
1. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING SEPTEMBER OF 2021.
 3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 4. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING AUGUST OF 2021 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
 5. SUBJECT SITE IS IN THE SINGLE RESIDENCE A "A-RES" DISTRICT AS DEPICTED ON THE TOWN OF SUDBURY ZONING MAP.
 6. SUBJECT SITE IS IN A ZONE III WATER RESOURCE PROTECTION DISTRICT AS DEPICTED ON THE TOWN OF SUDBURY ZONING MAP.
 7. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
 8. EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE SUDBURY BOARD OF HEALTH.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25017C0366F, WHICH BEARS AN EFFECTIVE DATE OF JULY 7, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



LEGEND	
CB	CONCRETE BOUND FOUND
SB	STONE BOUND FOUND
TBM	BENCHMARK
ICV	IRRIGATION CONTROL VALVE
EH	ELECTRIC HAND HOLE
EM	ELECTRIC METER
HH	HANDHOLE
AC	HVAC UNIT
INV	INVERT
RHT	ROOF HEIGHT
ROCK	LARGE ROCK (BOULDER)
SLAB	SLAB ELEVATION
WF	FLAGGED WETLAND LINE
TEL	TELEPHONE BOX
TH	THRESHOLD
TOP	TOP OF FOUNDATION
TRAN	TRANSFORMER
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
POST AND RAIL FENCE	POST AND RAIL FENCE
100'	100'
LS	CONTOUR LINE
LANDSCAPE AREA	LANDSCAPE AREA
BUILDING OVERHANG	BUILDING OVERHANG

ZONING REQUIREMENTS SINGLE RESIDENCE-A "RES-A" DISTRICT	
AREA	40,000 SF
FRONTAGE	180 FEET
BUILDING HEIGHT	2.5 STORIES/ 35 FT
BUILDING COVERAGE	40%
MINIMUM YARDS:	
FRONT	40 FEET
SIDE	20 FEET
REAR	30 FEET
* REFER TO THE TOWN OF SUDBURY ZONING BYLAW, ARTICLE IX FOR ADDITIONAL REQUIREMENTS AND/OR RESTRICTIONS THAT MAY AFFECT THE SUBJECT PARCEL.	

PROPOSED ALTERATION AREA WITHIN 100' WETLAND BUFFER	
DISTURBANCES	508 S.F.
PROPOSED MITIGATION	508 S.F.

PLANTING LEGEND:		QTY.	SYMBOL
SHRUBS:			
i) SHADBUSH-AMELANCHIER CANADEMNIS	2	2	*
ii) NORTHERN ARROWOOD-VIBURNUM RECOGNITUM	2	2	*
iii) WITCH HAZEL-HAMAMELIS VIRGINIANA	2	2	*
iv) BAYBERRY-MYRICA PENSYLVANICA	3	3	*
v) HIGHBUSH BLUEBERRY-VACCINIUM CORYMBOSUM	3	3	*

REVISIONS

DEBORAH W. KELLER
CIVIL
No. 45574
REGISTERED
PROFESSIONAL ENGINEER

Deborah W. Keller

DRAWN BY: AMB

DESIGNED BY: DK

CHECKED BY: DK

Merrill

Engineers and Land Surveyors

427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060
WWW.MERRILLINC.COM

SITE PLAN

310 NORTH ROAD
SUDBURY, MA

OWNER/APPLICANT
ANDREW ADAMS CONSTRUCTION CONSULTING, INC.
P.O. BOX 286
WALPOLE, MA 02081

OCTOBER 1, 2021

AS NOTED

JOB NO. 21-302

LATEST REVISION:

SHEET 1 OF 1