

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

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing for construction of a new well, pursuant to the state Wetlands Protection Act and local Bylaw, at 31 Lincoln Road, Sudbury MA. Jatinder Gill, applicant. The hearing will be held on Mon., February 28, 2022 at 6:45 pm, via Zoom. Please see the Conservation Commission web page for further information.

<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-february-28-2022/>

SUDBURY CONSERVATION COMMISSION  
February 14, 2022



## CONNORSTONE ENGINEERING, INC.

10 SOUTHWEST CUTOFF, SUITE #1  
NORTHBOROUGH, MASSACHUSETTS 01532  
T: (508) 393-9121

121 BOSTON POST ROAD  
SUDBURY, MASSACHUSETTS 01776  
T: (978) 443-9566

Conservation Commission  
275 Old Lancaster Road  
Sudbury, MA 01776

February 10, 2022

**Subject: Notice of Intent – 31 Lincoln Lane  
Proposed Well Installation**

Dear Members of the Commission:

On behalf of the applicant (Jatinder Gill), please find the enclosed Notice of Intent Application for the proposed project at 31 Lincoln Lane, including:

1. One copy of the NOI application package:
  - Signed WPA Form 3 and Wetland Fee Transmittal Form;
  - Wetland Delineation Report
  - USGS Locus Map, FEMA Map, NHESP Mapping, GIS Map;
  - Certified List of Abutters and Notification Forms.
2. Three copies of the plans "Proposed Well Plan" for 31 Lincoln Lane, Sudbury, MA, prepared by Connorstone Engineering, Inc., dated 1/7/2022, and revised through 2/1/2022.
3. A check in the amount of \$67.50 for the Town's share of the application fee, and \$25.00 for the local bylaw fee. The State's share of the fee for \$42.50 has been delivered to MassDEP.

**Site Description:** The subject site is a 0.68 acre lot located at 31 Lincoln Lane in Sudbury, which is currently developed with a single family house. The existing house is serviced by an on-site septic system and private drinking water well. There are regulated bordering vegetated wetlands located to the south of the site (flagged as 'A' series). The wetlands were delineated by Oxbow Associates, Inc. in November 2021, and a copy of the delineation report is attached. Based upon the most recent FEMA mapping, the site also contains areas of 100 year flood plain over the rear third of the site (up to elevation 120.8).

The Sudbury River is located off-site to the south of the site. The associated Riverfront Area does not extend beyond the limit of the Bordering Vegetated Wetland, and no work has been proposed within this area. The Sudbury River also has an associated flood plain that extends into the site and covers the rear third of the site (up to elevation 120.8). The limits are shown on the attached plan.

The most recent NHESP mapping has shown Priority and Estimated Habitat for rare species located to the rear and east of the site. The limit of the habitat boundary coincides with the property line, and no work has been proposed over the property boundary or within this habitat area. A copy of the mapping has been attached for review.

**Project Summary:**

The proposed project is for the construction of a new well and includes the following items:

- Abandonment of existing well
- Installation of a new well and service connection to the house.

The proposed well has been located to the rear of the house within the existing lawn/yard area. The location was selected to provide the required setbacks to the existing on-site and abutting septic systems, and to maintain the excavation areas outside the 100 year flood plain. The minimum separation to septic systems is 100 feet, and the only location that meets the criteria while also being outside the flood zone is a small area to the rear of the house. No other location is available on-site that could meet the requirements and be further from the wetlands.

The well itself will be located 30 feet from the edge of wetland and the overall limit of work to allow construction access would be 25 feet from the wetland. The work area is within the existing lawn area and no expansion of the yard or tree removal has been proposed.

The existing well to be abandoned is located just off the edge of lawn and at the edge of the wetland. Access for abandonment would be over the existing lawn and again no tree clearing would be necessary for access.

All disturbed surface areas within the limit of work will be stabilized with loam and seed, and temporary erosion controls consisting of straw wattles and silt fence has been placed along the perimeter of work to protect downgradient resource areas. Any disturbed areas within the 100 year flood plain would be restored to the existing condition and grades after construction is completed.

If you have any questions or require any additional information please contact our office.

Sincerely,  
Connorstone Engineering, Inc.



Vito Colonna, P.E.

cc. MassDEP Northeast Regional Office



**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

**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):

31 Lincoln Lane

a. Street Address

Sudbury

b. City/Town

01776

c. Zip Code

Latitude and Longitude:

42.39331

d. Latitude

-71.36514

e. Longitude

F14

f. Assessors Map/Plat Number

14

g. Parcel /Lot Number

2. Applicant:

Jatinder

a. First Name

Gill

b. Last Name

N/A

c. Organization

31 Lincoln Lane

d. Street Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

(617) 755-3025

h. Phone Number

i. Fax Number

jgill9686@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):

Vito

a. First Name

Colonna

b. Last Name

Connorstone Engineering, Inc.

c. Company

10 Southwest Cutoff

d. Street Address

Northborough

e. City/Town

MA

f. State

01532

g. Zip Code

508-393-9727

h. Phone Number

i. Fax Number

vc@csei.net

j. Email address

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

\$110

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid




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**A. General Information** (continued)

## 6. General Project Description:

Installation of a new private drinking water well. Work also includes abandonment of the existing well per Board of Health regulations, and the service connection.

## 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

69582

c. Book

b. Certificate # (if registered land)

585

d. Page Number

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

1. ☒ 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.
2. ☐ 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**

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**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 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 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	Sudbury River (inland) 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:

0                      0                      0  
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.



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**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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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. <input type="checkbox"/> 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. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings





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**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:**

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

August 1, 2021

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/ma-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.



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**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).





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**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.





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**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 Well Plan

a. Plan Title

Connorstone Engineering

Vito Colonna, PE

b. Prepared By

c. Signed and Stamped by

2-1-2022

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:

2. Municipal Check Number

# 948

4. State Check Number

JATINDER

6. Payor name on check: First Name

3. Check date

2/10/22

5. Check date

2/10/22

7. Payor name on check: Last Name

Giu



**Massachusetts Department of Environmental Protection**  
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**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

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in 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.



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:

31 Lincoln Lane

a. Street Address

\*950

c. Check number

Sudbury

b. City/Town

\$42.50

d. Fee amount

### 2. Applicant Mailing Address:

Jatinder

a. First Name

N/A

c. Organization

31 Lincoln Lane

d. Mailing Address

Sudbury

e. City/Town

(617) 735-3025

h. Phone Number

i. Fax Number

Gill

b. Last Name

Ma

f. State

01776

g. Zip Code

jgill9696@gmail.com

j. Email Address

### 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).



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1 - Site Work Single Family House Lot	1	\$110	\$110
Step 5/Total Project Fee:			\$110

Total Project Fee:	<u>\$110</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

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.

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.

noifeetf.doc • Wetland Fee Transmittal Form • rev. 10/11





November 19, 2021

Jatinder Gill  
31 Lincoln Lane, Sudbury, MA  
c/o Ms. Deb Mayo  
Connorstone Engineering, Inc.  
121 Boston Post Rd.  
Sudbury, MA 01776

jgill9696@gmail.com  
617-755-3025

**Re: Wetland Resource Area Evaluation  
31 Lincoln Lane  
Sudbury, MA 01776**

Dear Mr. Gill:

In response to your request, Oxbow Associates, Inc. (OA: specifically, R. Strohsahl & D. Kemmett) reviewed the above referenced site with specific regard to wetland resource areas on November 3, 2021. This evaluation was conducted in accordance with standard methodology for delineating vegetated wetlands under the Massachusetts Wetlands Protection Act (the "Act"; MGL Ch. 131, §40) and the Sudbury Wetlands Administration Bylaw (Article XXII) and its Regulations.

### **Existing Conditions and Wetland Resource Areas**

The site is located south of Lincoln Road, north and west of the Sudbury River, and east of Lincoln Lane. The parcel encompasses approximately 0.81± acres, and contains a single-family home with a gravel driveway, a detached garage, a wood deck, stone walkway, and landscaped yard. South of the house the yard mostly consists of maintained lawn with rolling topography. The property slopes south-southeast from Lincoln Lane to an emergent wetland and vegetated scrub-shrub floodplain associated with the Sudbury River.

Based on our observations, OA believes that the wetland resource areas located on the site include Bordering Vegetated Wetland (BVW; 310 CMR 10.55), Bordering Land Subject to Flooding (BLSF; 100-year floodplain; 310 CMR 10.57), and Riverfront Area (RFA; 310 CMR 10.58).

At the toe of the slope of the yard, OA flagged the edge of the Bordering Vegetated Wetland with blue plastic flags in series, labeled A1-A11, based on topography, hydric soils, predominance of

wetland vegetation, and other indicators of hydrology including limit of standing water, silt-stained leaves, and buttressed tree roots.

Vegetation associated with the emergent wetland habitat consists of red maple (*Acer rubrum*), willow (*Salix* sp.), pin oak (*Quercus palustris*), buttonbush (*Cephalanthus occidentalis*), glossy buckthorn (*Frangula alnus*), cinnamon fern (*Osmundastrum cinnamomeum*), sensitive fern (*Onoclea sensibilis*), royal fern (*Osmunda regalis*), bulrush (*Scirpoides* spp.), cattails (*Typha* sp.), soft rush (*Juncus effusus*), and various sedges (*Carex* sp.).

Vegetation associated with the upland portions of the site consist of eastern white pine (*Pinus strobus*), oaks (*Quercus* spp.), sugar maple (*A. saccharum*), honeysuckle (*Lonicera* sp.), burning bush (*Euonymus alatus*), Japanese barberry (*Berberis thunbergii*), greenbrier (*Smilax rotundifolia*), multiflora rose (*Rosa multiflora*), and Virginia creeper (*Parthenocissus quinquefolia*).

Along the southern half of the site, extending from the stream, there is Bordering Land Subject to Flooding with an "AE" designation. This designation indicates that the flood level is attributed to a prescribed elevation in this area and is not necessarily restricted to the FEMA floodplain boundary depicted on the attached figure. The approximate limit of BLSF is depicted on the figure, but without a complete topographical survey of the area OA is unable to make the determination of the exact location of BLSF on the property. The limit of BLSF is determined by the FEMA National Flood Insurance Program elevation, and on the subject property has been determined in this section of the river to be at elevation 120.8 (feet).

The wetland and floodplain at the southern boundary of the property are associated with the Sudbury River, a "major river" designated in the Act, which flows to the northeast. By definition, a "river" under the Act is considered a perennial stream and therefore has a protected resource area (Riverfront Area) extending 200-feet from the Mean Annual High Water (MAHW) line. OA was not able to directly observe the MAHW line due to abnormally high flood levels and used historic orthophotographic images to estimate the MAHW on the attached figure (Flag series B1-B6).

According to the Massachusetts Natural Heritage and Endangered Species Program Atlas (MassGIS 2021), there are Priority and Estimated Habitat for rare species immediately south and east of the site, associated with the Sudbury River. There are no certified or potential vernal pools on or adjacent to the property.

### **Regulatory Implications and Recommendations**

It is OA's opinion that the areas identified on the attached figure are subject to jurisdiction under the Wetlands Protection Act and the Town of Sudbury Wetlands Administration Bylaw as BVW, BLSF, and Riverfront Area. The delineated boundaries are our professional opinion of the limit of resource areas and must be confirmed by the Sudbury Conservation Commission (SCC) before they are considered a legal boundary.



The Riverfront Regulations generally prohibit work within the 100-foot Inner Riparian Zone, unless work is performed within previously "degraded" area. Work between the 100-foot and 200-foot Riparian Zone may be allowed, but is limited at 5,000 square feet of disturbance, or 10% of the total Riverfront Area on each lot, whichever is greater. As proposed, the project would not impact Riverfront Area if the MAHW line is approved as shown on the attached *Wetland Evaluation* figure.

Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm. Any filling of the floodplain below elevation 120.8 feet would require compensatory, incremental storage replacement elsewhere on the site at a minimum 1:1 ratio.

The A-series BVW has a 100-foot buffer zone extending horizontally from the delineated flags under the Act, and under the Bylaw, which protects "Adjacent Upland Resource Areas" to wetlands. Any activity proposed within the 100-feet from the BVW boundary (A-series flags) would be subject to review by the SCC and the Massachusetts Department of Environmental Protection (DEP). In addition, the Bylaw gives wide latitude to the SCC to determine "No Disturbance, Temporary, Limited, and Permanent Disturbance" Areas on the property. In certain zones, work may be prohibited or curtailed to protect resource area values. A minimum of 25 feet of natural vegetation is typically desirable between the edge of wetland resources and proposed activities and/or disturbance. The amount of allowable work in the remaining zones may increase the further it is from a resource or ecologically sensitive area.

It is our understanding that you are proposing to install a new private water supply well on the property. As described, most of this project will only alter areas already within the maintained yard but will occur within the "Adjacent Upland Resource Area" (100-foot buffer zone to BVW). As impacts to this area is regulated by the Wetlands Protection Act and the Bylaw, we recommend filing a Notice of Intent (NOI) with the SCC before the start of any site work. In general, private water supply wells should be located a minimum of 25-feet from the edge of any wetland, and if possible, should be located in areas above the floodplain, to ensure safe drinking water during flooding events.

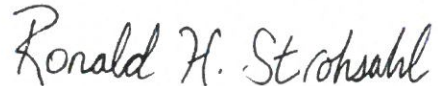
The GIS/GPS map we have provided can be used as a planning tool, however a Professional Land Surveyor or Engineer will need to complete a survey and plan of the existing and proposed conditions. The anticipated Notice of Intent application must include a site plan illustrating the existing conditions, property boundaries, existing structures, limits of driveway/pavement/vegetation, walkways, wetland boundaries, wetland buffers, floodplain limits, topography, proposed erosion control barrier, any pertinent construction notes and details, as well as, the proposed well installation design, and proposed limit of work.

Erosion and sediment controls should be incorporated into the project design to encircle the limit of work within the yard to prevent erosion, control sediment movement, and stabilize exposed and disturbed soils during construction of the water supply well. Temporary erosion and sedimentation controls during construction include minimizing areas of exposed soil, directing and controlling runoff, and rapidly stabilizing exposed areas. Soils removed during the well installation should be

removed from the site or deposited outside of the 100-foot buffer zone to the BVW, and outside of BLSF. Any soils left exposed for extended periods should be seeded for temporary vegetative cover. Following construction, exposed areas should be permanently vegetated with appropriate ground cover. Erosion and sedimentation control measures should remain functional until the exposed soil is seeded and stabilized.

If you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Ronald H. Strohsahl". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

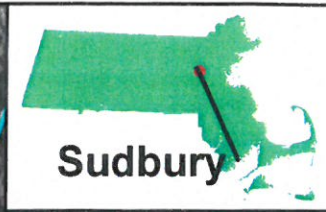
Ronald Strohsahl, PWS  
Staff Scientist

Encls. *Wetland Evaluation Figure*





LINCOLN LANE



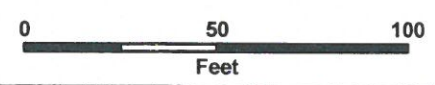
Sudbury

- ✕ BVW Flags
- ✕ Est. MAHW Flags
- ✕ Proposed Well Install Location
- Wetland Line
- - 25ft No-Disturb Zone
- - 50ft BVW Buffer
- - 100ft BVW Buffer
- Est. Mean Annual High-Water Line
- - Est. 100ft Inner Riparian Zone
- - Est. Limit of 200ft Riverfront Area
- FEMA Flood Zone AE
- ▭ Property Boundary
- MassGIS Level 3 Parcels



1:600

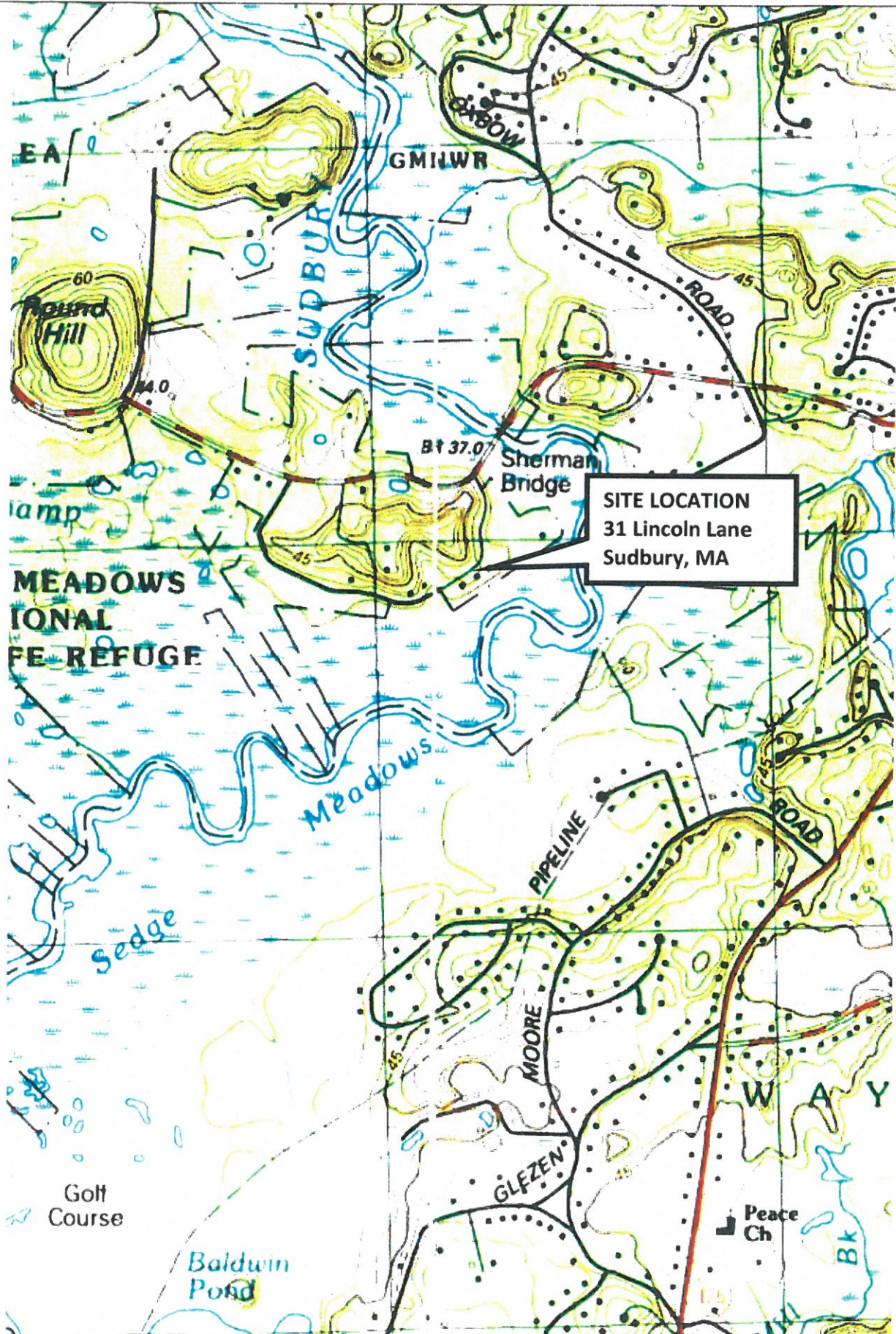
1 inch = 50 feet



Wetland Evaluation  
2019 Orthophotograph  
31 Lincoln Lane  
Sudbury, MA  
November 19, 2021



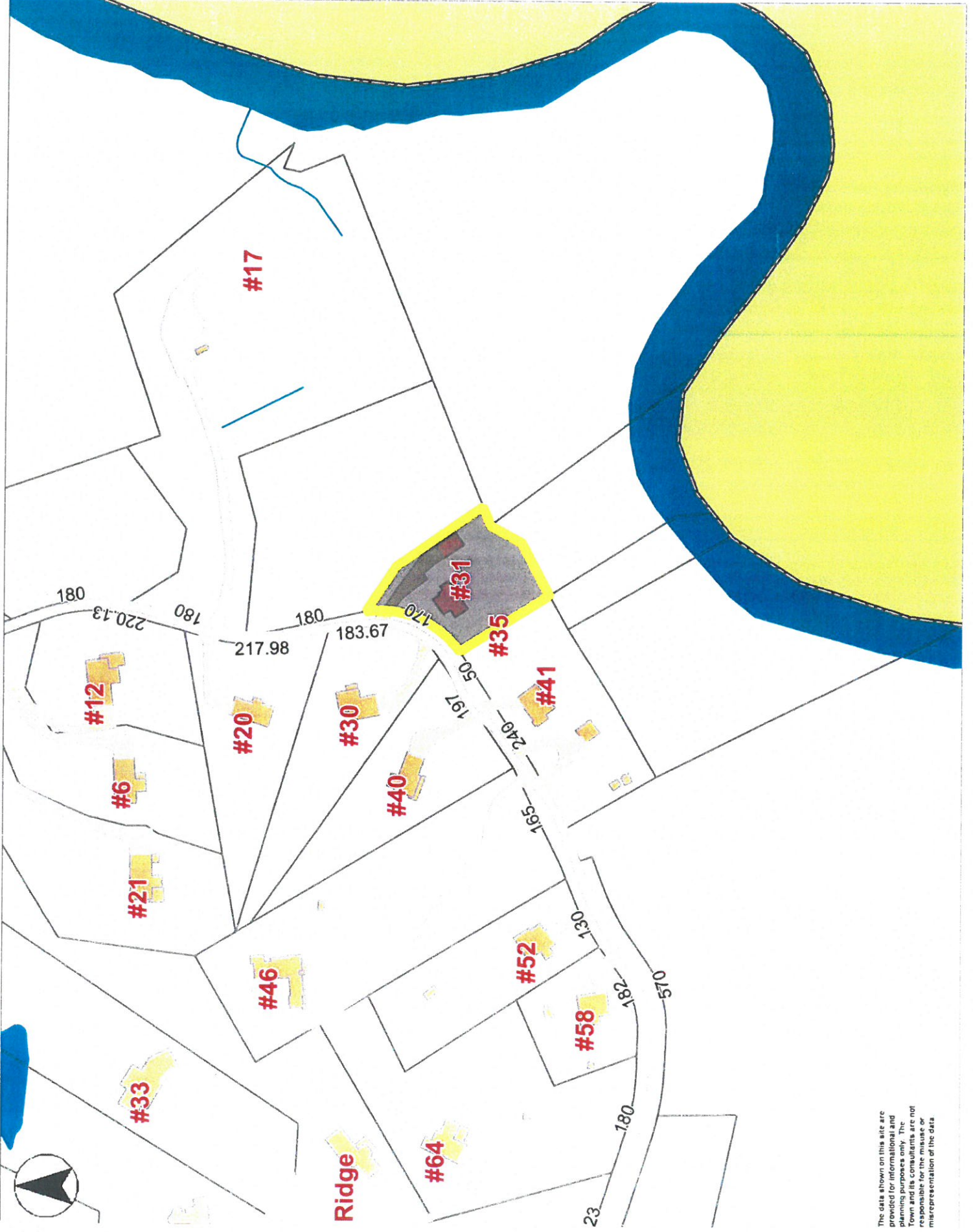
USGS LOCUS MAP







- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
- Paved Roads
- UnPaved Road:
- Buildings
- Parcels
- Streams Ortho
- Streams CIR
- Lake/Reservoir
- MA Highways
- Interstate
- US Highway
- Numbered Roul
- Town Boundary
- Streets





31 Lincoln Lane



- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species
- Map Features for Imagery



# National Flood Hazard Layer FIRMette



71°22'13"W 42°23'49"N



## Legend

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

	Without Base Flood Elevation (BFE) Zone A, V, A99		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile		NO SCREEN
	Regulatory Floodway		Future Conditions 1% Annual Chance Flood Hazard Zone X		Area of Minimal Flood Hazard Zone X
	OTHER AREAS OF FLOOD HAZARD		Area with Reduced Flood Risk due to Levee. See Notes, Zone X		Effective LOMRs
			Area with Flood Risk due to Levee Zone D		Area of Undetermined Flood Hazard Zone
					Channel, Culvert, or Storm Sewer
					Levee, Dike, or Floodwall
					Cross Sections with 1% Annual Chance
					Water Surface Elevation
					Coastal Transsect
					Base Flood Elevation Line (BFE)
					Limit of Study
					Jurisdiction Boundary
					Coastal Transsect 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 2/10/2022 at 2:26 PM 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.



**AFFIDAVIT OF SERVICE**  
**Under the Massachusetts Wetlands Protection Act**  
**And the Town of Sudbury Wetlands Bylaw**

I, DS Mayo of Connorstone Engineering, Inc., hereby certify under the pains and penalties of perjury that on February 14, 2022 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act and the Town of Sudbury Wetlands Bylaw by Jatinder Gill with the Sudbury Conservation Commission on February 14, 2022 for property located at 31 Lincoln Lane, Sudbury, MA.

The form of the notification, and a list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.

Name

DS Mayo

Date

2/11/22

*Notification to Abutters Under the  
Massachusetts Wetlands Protection Act  
Sudbury Wetlands Administration 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 **Jatinder Gill.**
- B. The Applicant has filed a Notice of Intent with the Conservation Commission of the Town of **Sudbury** seeking permission to discharge to, remove, fill, dredge or alter an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) Under the Massachusetts Wetlands Protection Act (General Laws Chapter 131, Section 40) and Sudbury Wetlands Administration Bylaw.
- C. The address of the lot where the activity is proposed: **31 Lincoln Lane**
- D. The activity consists of: **Installation of a new drinking water well.**
- E. Copies of the Notice of Intent may be examined at **Sudbury Conservation Commission Office** between the hours of **8 am – 3:30 pm on Mon. – Fri.** For more information, call: **978-440-5471.** Check One: This is the Applicant \_\_\_\_, representative \_\_\_\_, or other **X** (Conservation Commission Office).
- F. Copies of the Notice of Intent may be obtained (upon payment of reproduction cost) from the **Applicant's representative**, by calling this telephone number **(508) 393-9727** between the hours of **10 am – 4 pm** on the following days of the week: **Mon. – Fri.**
- G. Information regarding the date, time, and place of the public hearing may be obtained from **Sudbury Conservation Commission Office** by calling this telephone number **978-440-5471** between the hours of **8 am – 3:30 pm on Mon. –**  
**Fri.** This is the Applicant \_\_\_\_, representative \_\_\_\_, or other **X** (Conservation Commission Office).

Note: Public Hearing Notice, including its date, time, and place, will be published at least five (5) days in advance in the

**Sudbury Town Crier**  
(name of newspaper)

Note: Notice of the public hearing, including its date, time, and place, will be posted in the Town Hall not less than forty-eight (48) hours in advance.

Note: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection (DEP) for more information about this application or the Wetlands Protection Act. To contact DEP, call

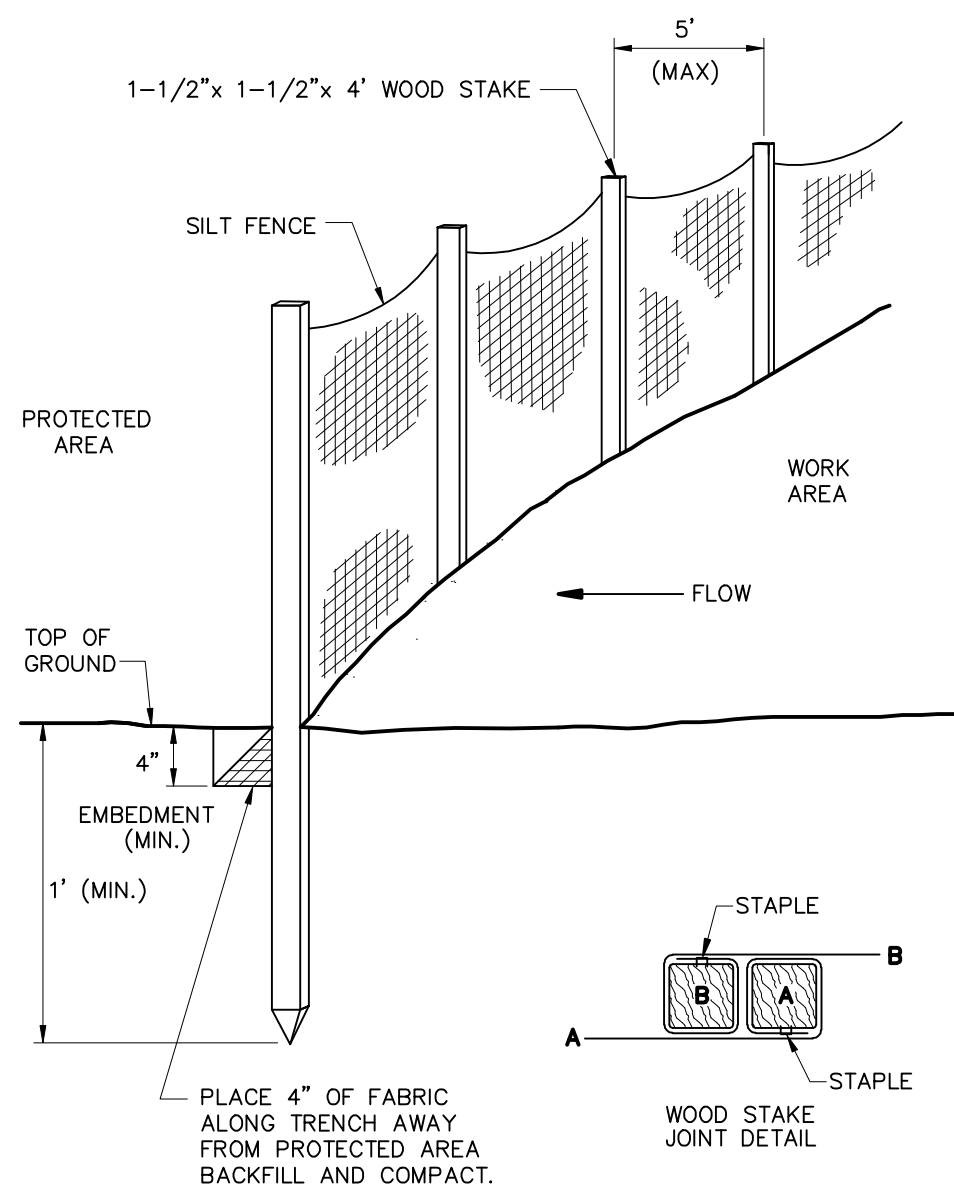
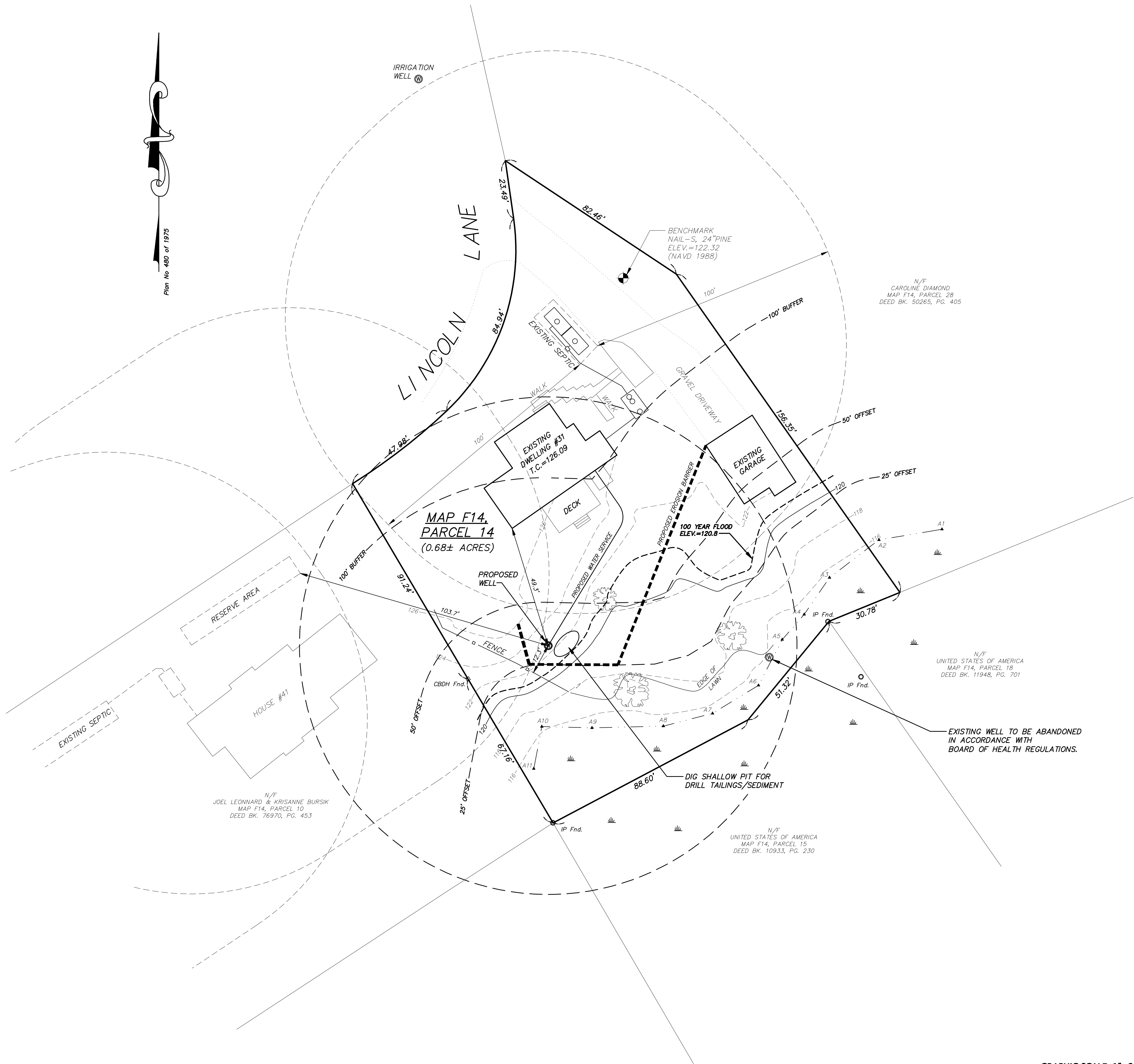
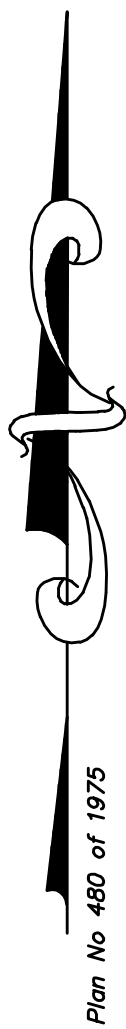
Central region: 508-792-7650

Northeast region: 978-661-7600

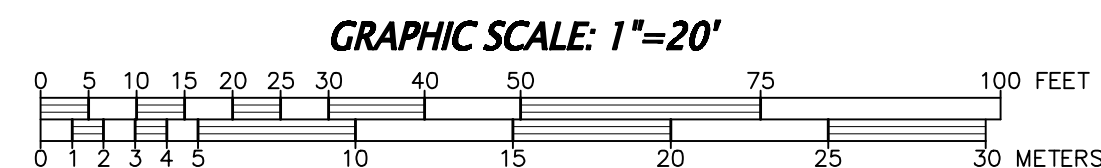
Southeast region: 508-946-2800

Western region: 413-784-1100

Abutter Parcel ID	Owner Line 1	Owner Line 2	Property Location	Mailing Line 1	Mailing City	Mailing State	Mailing Zip	abutters_bookpage
F14-0010	LEONARD JOEL & BURSİK KRISANNE		41 LINCOLN LN	41 LINCOLN LN	SUDBURY	MA	01776	76970-453
F14-0011	USA - DEPT OF INTERIOR	TRACT #411	LINCOLN LN	300 WESTGATE CENTER DR	HADLEY	MA	01035	11125-73
F14-0013	USA - DEPT OF INTERIOR	TRACT 440	LINCOLN LN	300 WESTGATE CENTER	HADLEY	MA	01035	11011-434
F14-0014	GILL JATINDER		31 LINCOLN LN	31 LINCOLN LN	SUDBURY	MA	01776	69582-585
F14-0015	USA - DEPT OF INTERIOR	TRACT #408	LINCOLN LN	300 WESTGATE CENTER DR	HADLEY	MA	01035	10933-230
F14-0018	USA - DEPT OF INTERIOR	TRACT #408	LINCOLN LN	300 WESTGATE CENTER DR	HADLEY	MA	01035	11948-701
F14-0107	KERN AUDREY S & OPLAND HENRY E		40 LINCOLN LN	40 LINCOLN LANE	SUDBURY	MA	01776	64951-572
F14-0108	LEINWEBER DANIEL S & ROBERTA		30 LINCOLN LN	30 LINCOLN LN	SUDBURY	MA	01776	26127-363
F14-0109	CANTOR DIMITRI &	RIBARSKY DINAH JAN	20 LINCOLN LN	20 LINCOLN LN	SUDBURY	MA	01776	74776-280
F14-0028	DIAMOND CAROLINE S		0 LINCOLN LN	40 PLYMPTON RD	SUDBURY	MA	01776	50265-405



SILT FENCE DETAIL  
NOT TO SCALE



**OWNER:**  
JATINDER GILL  
31 LINCOLN LANE  
SUDBURY, MA

**CONNORSTONE  
ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

**PROPOSED WELL PLAN  
(POTABLE WATER WELL)  
FOR  
31 LINCOLN LANE  
IN  
SUDBURY, MA**

2/1/2022	ADD RESERVE AREA #41
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JANUARY 7, 2022	
SCALE: 1"=20'	SHEET 1 OF 1.