



NOTICE OF PUBLIC MEETING
SUDBURY CONSERVATION COMMISSION
Monday, May 23, 2022 at 6:45 PM
Virtual Meeting

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 for after-the-fact vegetation removal, installation of mitigation plantings, reconstruction of an existing retaining wall and construction of a new retaining wall within the 100-foot Buffer Zone at 236 Old Lancaster Road, in Sudbury, MA. Chong Cho, Applicant. The meeting will be held on Monday, May 23, 2022 at 6:45 pm, via Zoom.

Copies of the application may be reviewed on the Conservation Department web page at:

<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-may-23-2022/>

Please contact the Conservation Office with any questions at 978-440-5470.

SUDBURY CONSERVATION COMMISSION
May 9, 2022



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:

Chong Cho
Name

chongmcho@yahoo.com
E-Mail Address

236 Old Lancaster Rd
Mailing Address

Sudbury
City/Town

MA
State

01776
Zip Code

617-448-4113
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 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):

236 Old Lancaster Rd

Street Address

Sudbury

City/Town

108

Assessor's Map/Plat Number

0011

Parcel/Lot Number

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

Generally flat edge of tree line/landscape
within 25 feet of certify of vernal pool

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

Plot plan

Title

Date

Title

Date

Title

Date

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

I inadvertently removed six trees. We are
planting a combination of shrubs, blueberry bushes,
and evergreen trees as compensation



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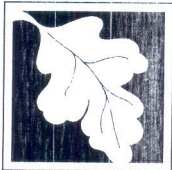
C. Project Description (cont.)

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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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:

Name Chong Cho
Main Address 236 Old Lancaster Rd
City/Town Sudbury
State MA Zip Code 01776

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 Chong Cho Date 4-21-22

Signature of Representative (if any) _____ Date _____

236 Old Lancaster Road - Request for Determination of Applicability Plan



Legend

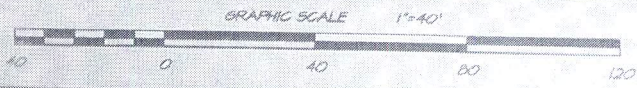
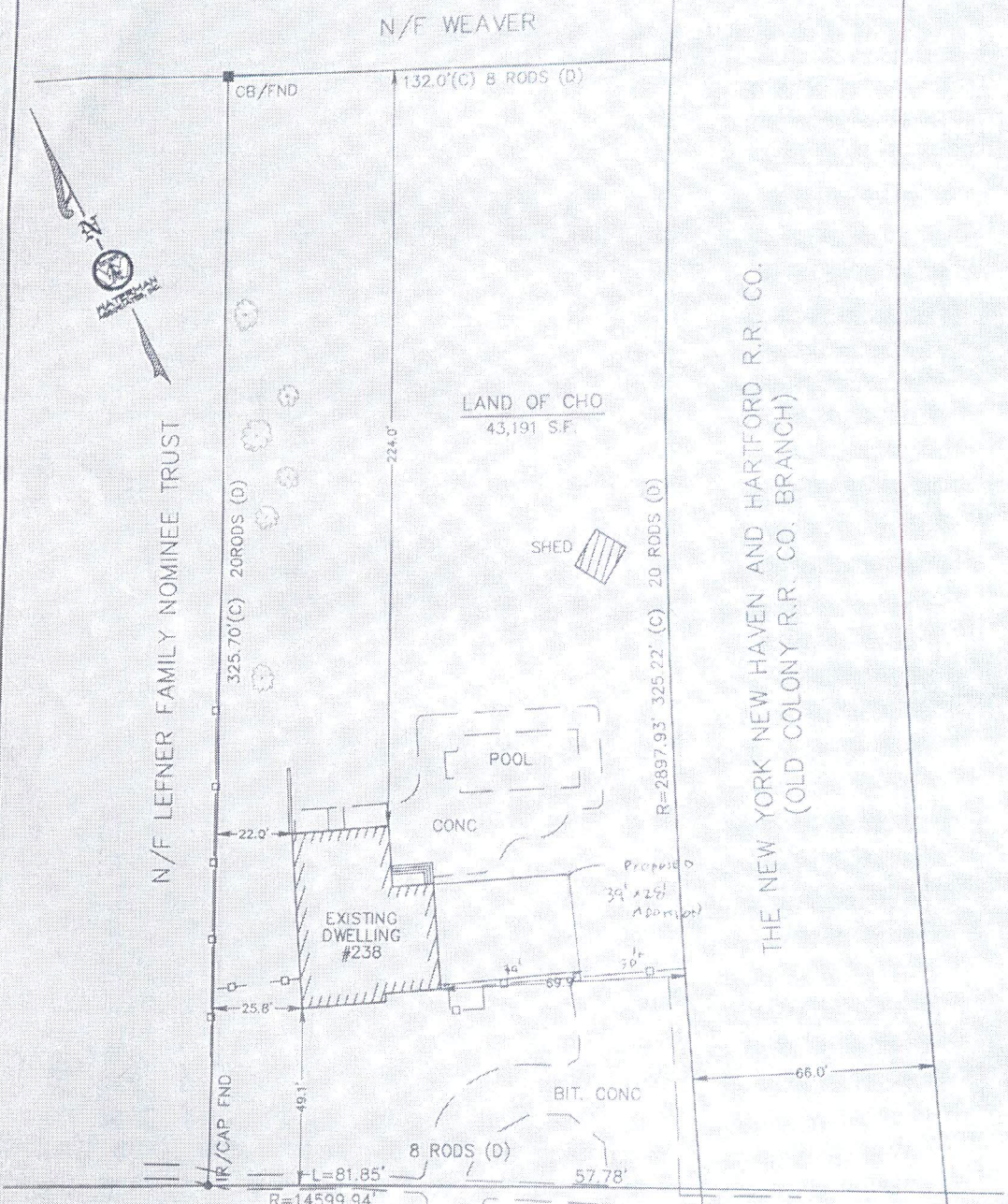
-  Wetland
-  Buffer Zone
-  Wattles
-  Trees Removed
-  Mitigation Plantings
-  Natural Stone Retaining Wall
-  Wooden platforms to be Removed

Proposed Mitigation Plantings:

- 2 Butterfly Bush
- 3 Highbush Blueberry
- 2 Rhododendron
- 2 Winterberry
- 3 Smooth Hydrangea



PLAN REFERENCES: Vol Map 7,39/6,51 of 2006,985 of 1982,
1109 of 1953, 1569 of 1964, 79 of 1939.



W
F O
WATERMAN
ASSOCIATES
F.O. WATERMAN AND ASSOC., INC.
2 WISTERIA WAY

CERTIFIED PLOT PLAN
OF LAND IN
SUDBURY, MA
CHONG M. CHO AND WAI-WAI CHO
236 OLD LANCASTER ROAD