



**NOTICE OF PUBLIC HEARING
SUDBURY CONSERVATION COMMISSION**
Monday, August 8, 2022 at 6:45 PM
Virtual Meeting

The Sudbury Conservation Commission will hold a public Hearing to review the Notice of Intent filing under the Wetlands Protection Act and the Sudbury Wetlands Administration Bylaw to install landscape improvements, including removing an existing retaining wall, construction of new retaining walls, steps, front walkway and terrace within the 100-foot Buffer Zone at 57 Willis Lake Drive, in Sudbury, MA. Kraig Theriault & Ellen Goldstein, Applicant. The meeting will be held on Monday, August 8, 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-august-8-2022/>

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

SUDBURY CONSERVATION COMMISSION
7/27/2022



NOTICE OF INTENT
FOR

KRAIG THERIAULT & ELLEN GOLDSTEIN
57 WILLIS LAKE DRIVE
SUDBURY, MA 01776

JULY, 2022



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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:

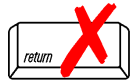
MassDEP File Number

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):

57 Willis Lake Drive

a. Street Address

Sudbury

b. City/Town

01776

c. Zip Code

Latitude and Longitude:

42.396350

d. Latitude

-71.452860

e. Longitude

F05

f. Assessors Map/Plat Number

0403

g. Parcel /Lot Number

2. Applicant:

Kraig , Ellen

a. First Name

Theriault, Goldstein

b. Last Name

c. Organization

57 Willis Lake Drive

d. Street Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

978-213-4025

h. Phone Number

i. Fax Number

Kraig.Theriault@gmail.com

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

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):

Peter

a. First Name

Ferland

b. Last Name

Sudbury Design Group

c. Company

740 Boston Post Road

d. Street Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

978-443-3638

h. Phone Number

i. Fax Number

Office@sudburydesign.com

j. Email address

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

a. Total Fee Paid

b. State Fee Paid

c. City/Town Fee Paid



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

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A. General Information (continued)

6. General Project Description:

See Project Narrative

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:

Middlesex

a. County

69088

c. Book

b. Certificate # (if registered land)

212

d. Page Number

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

- ☒ 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.
- ☐ 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.



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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 checked="" type="checkbox"/> Bordering Vegetated Wetland	4,457 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. ☐ Riverfront Area

1. Name of Waterway (if available) - **specify coastal or inland**

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)

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.

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 _____

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

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: 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.
- Landscape Master Plan L1.0. Invasive Plant Material Plan L2.0. Planting Plan L3.0
- a. Plan Title
- Peter Ferland
- b. Prepared By
- 7-20-2022
- d. Final Revision Date
- c. Signed and Stamped by
- 1" = 10'-0"
- e. Scale
- 7-20-2022
- 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:

896

2. Municipal Check Number

897

4. State Check Number

Kraig

6. Payor name on check: First Name

07-15-22

3. Check date

07-15-22

5. Check date

Therault

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent

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Provided by MassDEP:

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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.

[Signature]

1. Signature of Applicant

7/15/22

2. Date

3. Signature of Property Owner (if different)

[Signature]

5. Signature of Representative (if any)

4. Date

7/19/22

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:

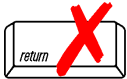
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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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:

57 Willis Lake Drive

a. Street Address

Sudbury

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Kraig, Ellen

a. First Name

Theriault, Goldstein

b. Last Name

c. Organization

57 Willis Lake Drive

d. Mailing Address

Sudbury

e. City/Town

MA

f. State

01776P

g. Zip Code

978-213-4025

h. Phone Number

i. Fax Number

Kraig.Theriault@gmail.com

j. Email Address

3. Property Owner (if different):

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
1A	1	\$110.00	\$110.00
Step 5/Total Project Fee:			\$110.00

Total Project Fee:	<u>\$110.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$42.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	<u>\$67.50</u>
	c. 1/2 Total Fee plus \$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.

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PROJECT NARRATIVE

FOR A PROPOSED PROJECT

BY

KRAIG THERIAULT & ELLEN GOLDSTEIN

WILLIS LAKE DRIVE

IN

SUDBURY, MA 01776

SITE LOCATION & CHARACTERISTICS

THE SUBJECT PARCEL IS LOCATED IN THE RES-A ZONE ON THE WEST SIDE OF WILLIS LAKE DRIVE. THE PROPERTY CAN BE IDENTIFIED ON ASSESSOR'S MAP F05 AS LOT 0403 WITH A TOTAL AREA OF 0.49 ACRES. CENTERED ON THE SITE IS A COLONIAL STYLE HOUSE WITH AN ATTACHED GARAGE. AN ASPHALT DRIVE EXTENDS FROM WILLIS LAKE DRIVE TERMINATING AT THE GARAGE BAYS. A WALKWAY EXTENDS NORTH FROM THE DRIVEWAY LEADING TO THE FRONT DOOR OF THE HOME. A SMALL SHED IS LOCATED BEHIND THE HOUSE TOWARD THE SOUTH WEST CORNER OF THE SITE. A VEGETATED AREA EXTENDS FROM THE SOUTH EAST PROPERTY CORNER, ALONG THE PERIMETER ENDING IN THE NORTH WEST CORNER. THE REMAINDER OF THE SITE IS OPEN LAWN SPACE EXCEPT FOR A DEPRESSED AREA IN THE NORTH WEST CORNER BEYOND THE BOARDER VEGETATION. THE DEPRESSED AREA COLLECTS WATER FROM THE NEIGHBORING LOTS BUT IS NOT CONNECTED TO A GREATER WATERCOURSE. THIS DEPRESSION HAS STANDING WATER THROUGH THE MAJORITY OF THE YEAR. A PICKET FENCE EXTENDS FROM THE REAR SHED, ALONG THE VEGETATED AREA IN FRONT OF THE DEPRESSED AREA, AND TERMINATES AT THE REAR CORNER ON THE NORTH SIDE OF THE HOUSE.

THE PROJECT AREA IS NOT LOCATED WITHIN A NHESP PRIORITY OR ESTIMATED HABITAT POLYGON ACCORDING TO SUDBURY GIS. NO EXISTING WETLANDS ARE PRESENT ACCORDING TO THE SUDBURY GIS TOWN WETLAND LAYER DATED 2008.



PROPOSED PROJECT

THE PROJECT CONSISTS OF THE FOLLOWING:

1. INSTALLING A CONCRETE BLOCK WALL OF APPROXIMATELY 4 FT. TALL AND 92 FT. LONG REAR YARD LAWN IN APPROXIMATE LOCATION OF EXISTING FENCE. THE WALL IS APPROXIMATELY 678 SQ. FT. OF IMPERVIOUS MATERIALS.
2. INSTALLATION OF A 338 SQ. FT. PERMEABLE PAVER TERRACE UNDER EXISTING DECK
3. INSTALLATION OF A 1 FT. 9-INCH-TALL SEGMENTED WALL AND STEPS CONSISTING OF 62 SQ. FT. OF IMPERVIOUS MATERIALS AT SOUTH END OF TERRACE
4. INSTALLATION OF A 19-INCH-TALL WALL AT END OF TERRACE CONSISTING OF 9.5 SQ. FT. OF IMPERVIOUS MATERIALS AT NORTH END OF TERRACE.
5. INSTALLATION OF AN IMPERVIOUS FRONT WALK OF APPROXIMATELY 96 SQ. FT.
6. INSTALLATION OF NEW MASONRY FRONT STEPS OF APPROXIMATELY 43 SQ. FT. AND NEW PORTICO
7. REMOVAL OF 3 TREES
8. REGRADING OF BACK YARD AND INSTALLATION OF NEW GRASS
9. INSTALLATION OF NEW FENCE IN BACK YARD.
10. INSTALLATION OF NATIVE PLANTINGS, A BAT HOUSE AND REMOVAL OF INVASIVE SPECIES OF PLANTS



PROJECT CALCULATIONS

TOTAL LIMIT OF WORK AREA = 4457 SQ. FT.

NEW IMPERVIOUS MATERIAL:

CONCRETE BLOCK WALL = 217.33 SQ. FT.

SEGMENTAL BLOCK WALL AND STEP = 61.22 SQ. FT.

FRONT STEPS = 61.11 SQ. FT.

STEPPING STONES 25 SQ. FT.

CURB WALL AT AC = 2.28 SQ. FT.

WALL UNDER PORCH = 9.64 SQ. FT.

NEW IMPERVIOUS PROPOSED = 376.58 SQ. FT.

EXISTING IMPERVIOUS MATERIALS TO BE REMOVED:

FRONT WALK = 32.23 SQ. FT.

FRONT STEPS = 84.25 SQ. FT.

TOTAL IMPERVIOUS TO BE REMOVED = 116.48

NEW IMPERVIOUS MATERIAL PROPOSED – EXISTING IMPERVIOUS REMOVED = TOTAL IMPERVIOUS ADDED

376.58 SQ. FT – 116.48 SQ. FT. = 260.10 SQ. FT.

TOTAL IMPERVIOUS MATERIALS TO BE ADDED = 260.10 SQ. FT.

NEW PERVIOUS MATERIALS:

TERRACE UNDER DECK = 145.55 SQ. FT.

FRONT WALK = 113.49

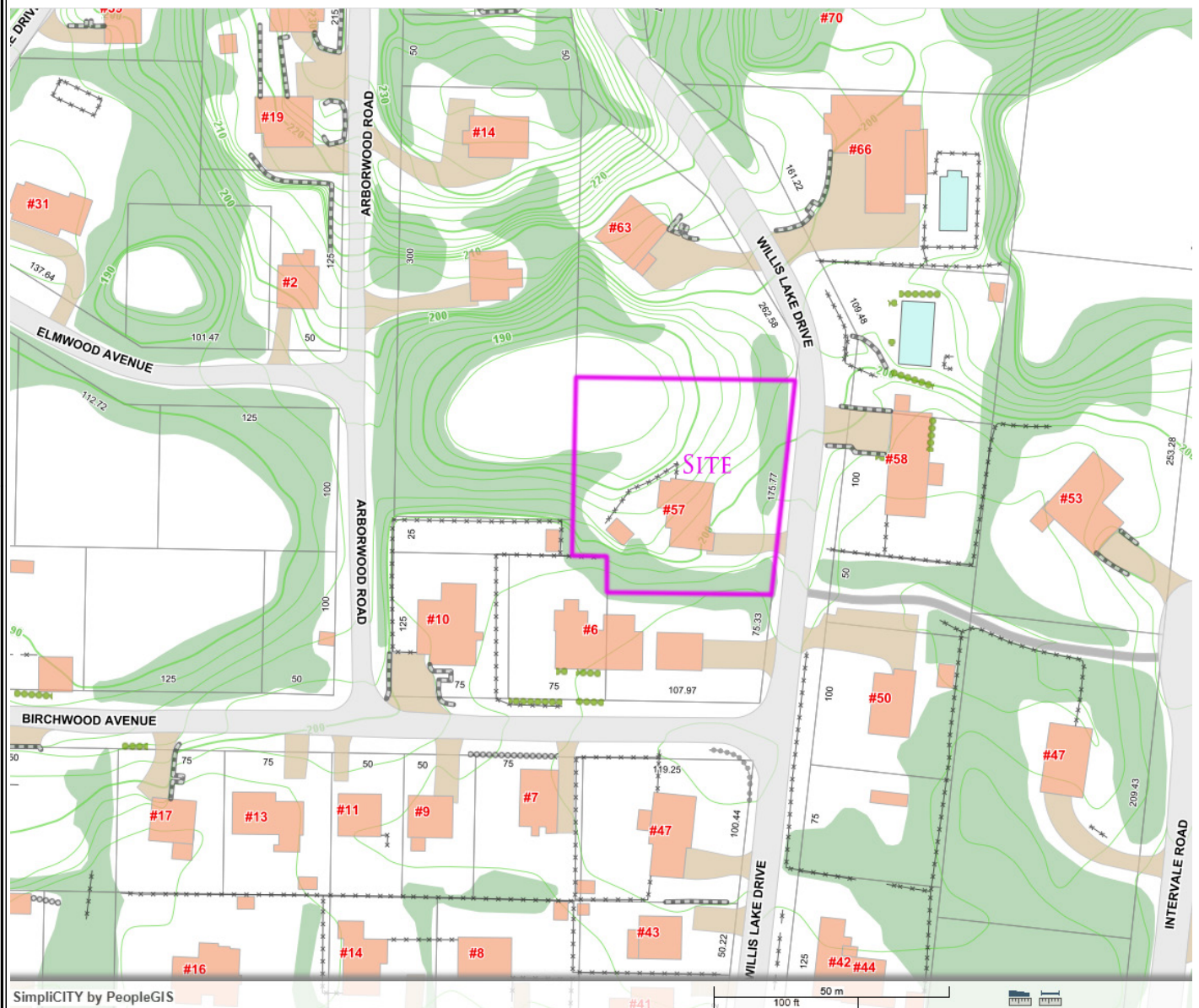
*NOTE – DOES NOT INCLUDE AREA UNDER PORCH

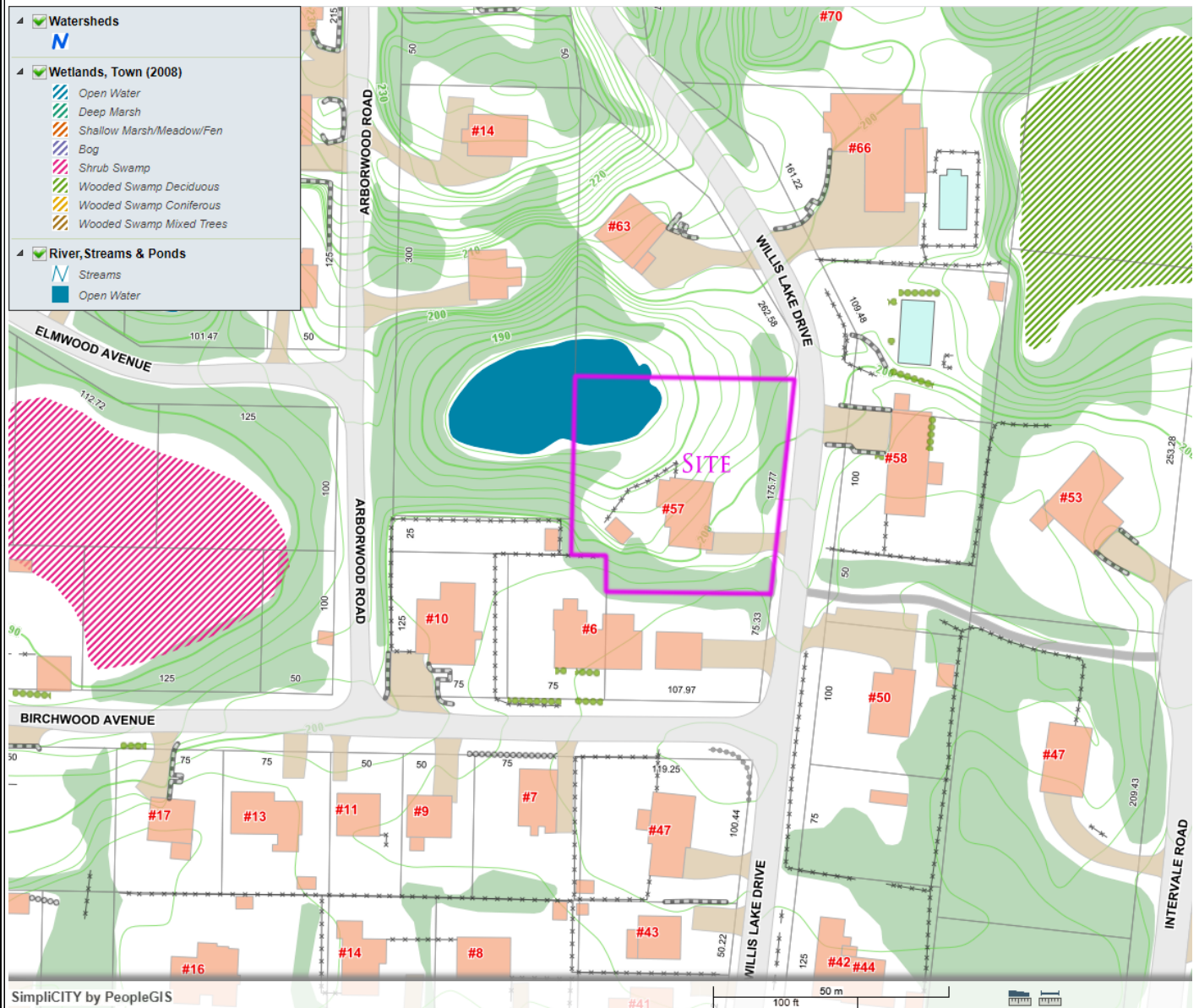
TOTAL PERVIOUS MATERIAL TO BE ADDED = 259.04 SQ. FT. (PERMEABLE PAVERS)

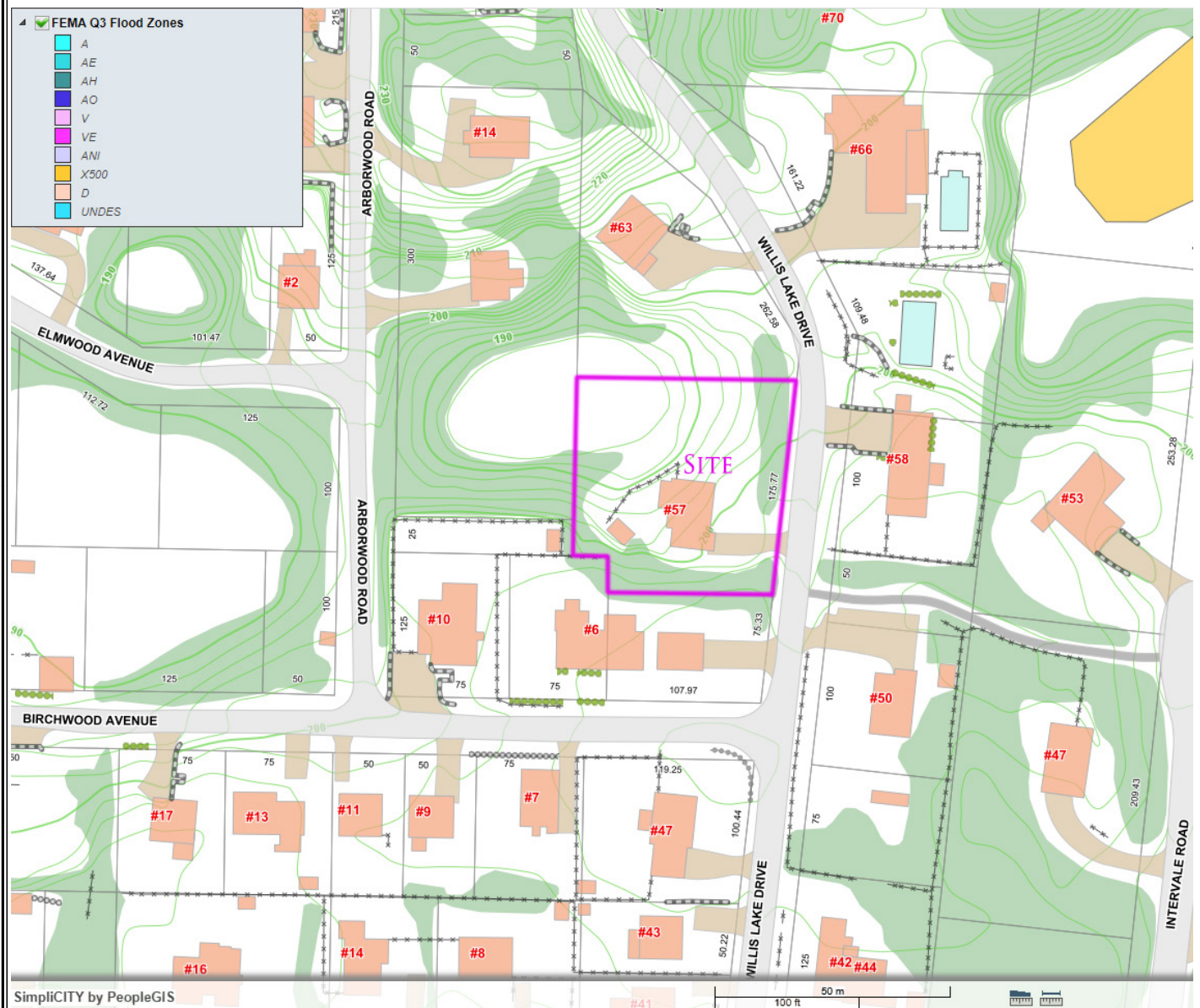


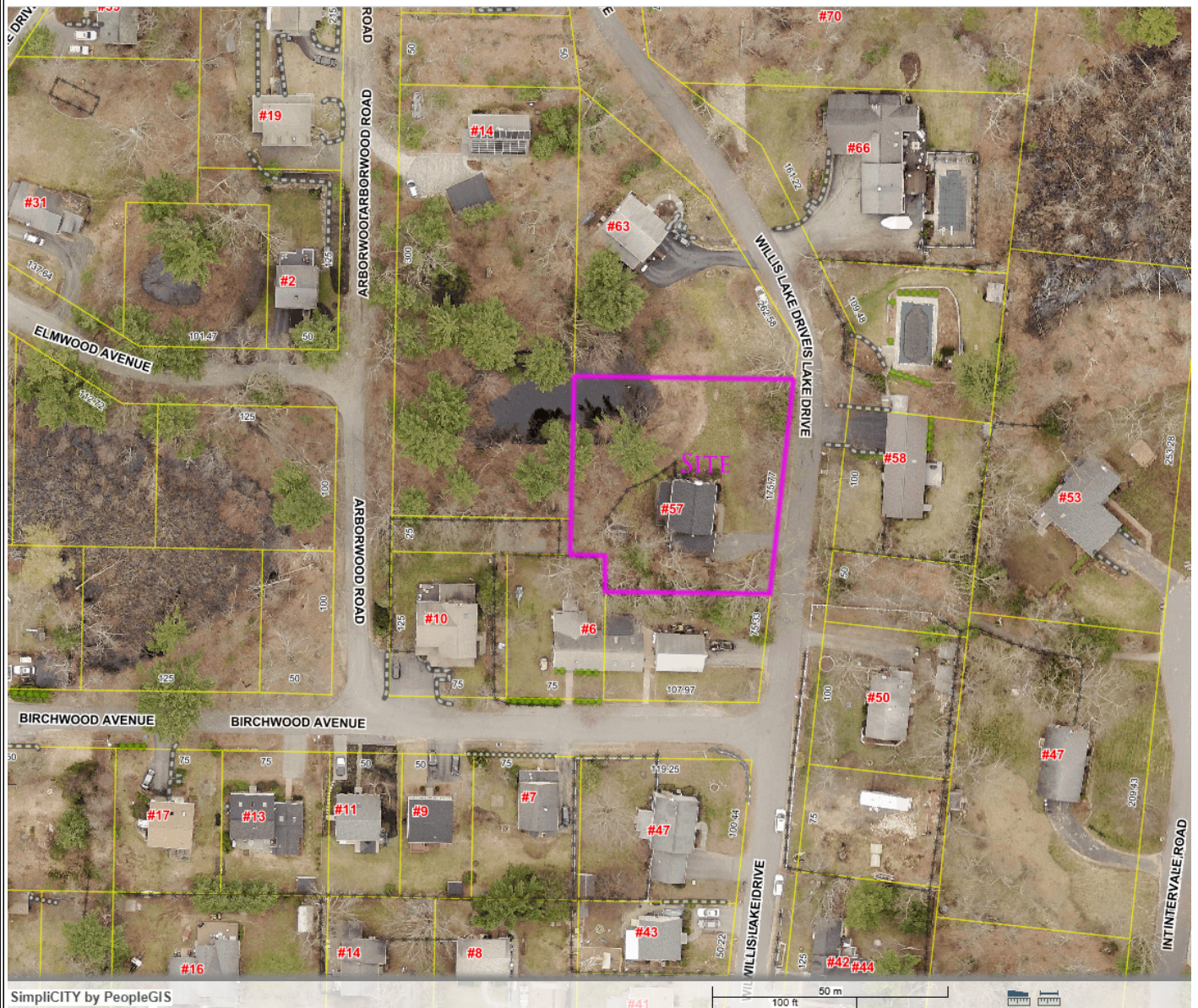
MITIGATING MEASURES

PRIOR TO THE COMMENCEMENT OF ANY PROPOSED ACTIVITY, THE APPLICANT SHALL INSTALL SEDIMENTATION AND EROSION CONTROL BARRIERS AS INDICATED ON THE ACCOMPANYING SITE PLAN. THE EROSION CONTROL BARRIER WILL BE IN THE FORM OF STRAW WATTLES AND SILT FENCE STAKED IN PLACE AS INDICATED ON THE SITE PLAN (OR APPROVED EQUAL). THE SUDBURY CONSERVATION COMMISSION WILL BE NOTIFIED WHEN THIS HAS BEEN DONE SO THAT THEY MAY RENDER THE SITE INSPECTION. ALL DISTURBED AREAS WILL BE RAKED, SEEDED AND MULCHED AS SOON AS POSSIBLE UPON COMPLETION OF PROPOSED CONSTRUCTION ACTIVITY. EXCESS SOIL WILL BE REMOVED FROM THE SITE AND NO SOIL STOCKPILES WILL REMAIN FOR PROLONGED PERIODS OF TIME. S & E CONTROL WILL REMAIN IN PLACE AND IN A GOOD CONDITION UNTIL AN ADEQUATE STAND OF VEGETATION HAS BEEN ESTABLISHED OR UNTIL DIRECTED BY THE CONSERVATION COMMISSION. ALL CONSTRUCTION ACTIVITY WILL CEASE DURING MAJOR STORM EVENTS AND ALL S&E CONTROL MECHANISMS WILL BE INSPECTED BY SDG AND IF NECESSARY REPAIRED AND A REPORT OF ALL ACTIVITY WILL BE SUBMITTED TO THE CONSERVATION COMMISSION. ALL CONSTRUCTION VEHICLES WITH VACATE THE REAR OF THE PROPERTY OVERNIGHT AND BE PARKED IN THE FRONT ON THE EXISTING DRIVEWAY.







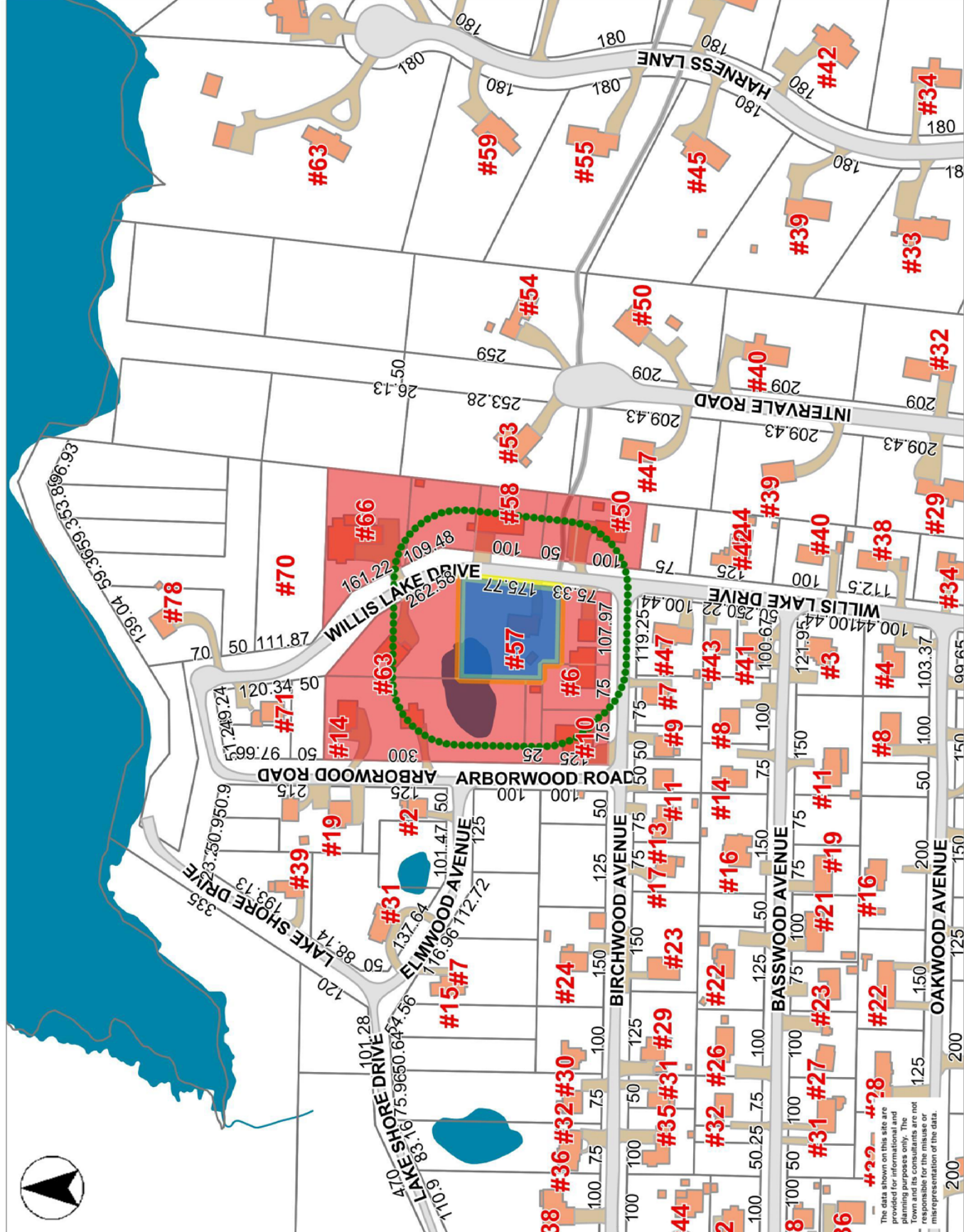


abutters_id_field	abutters_owner1	abutters_owner2
F04-0403	LEWIS MARK A & ROBYN L	TRUSTEES LEWIS LIVING TRUST
F04-0404	SEVIER MARK E & FARB CONSTANCE	
F04-0408	LEWIS MICHAEL A & ROBYN LEA	
F05-0112	GREENWOOD TIMOTHY	
F05-0113	RICE CHARLES R & JEANNE K	
F05-0114	RICE CHARLES R & JEANNE K	
F05-0115	DIMANNO PETER & PAULA TRUSTEE	PETER DIMANNO 2019 FAMILY TRS
F05-0140	TOWN OF SUDBURY	TREASURER
F05-0400	ROTTMAN JAMES B & PATRICIA L	
F05-0401	BOYD GERALDINE A & ROBERT E JR	
F05-0402	BOYD ROBERT E & GERALDINE A &	BOYD ROBERT E JR
F05-0403	THERIAULT KRAIG M &	GOLDSTEIN ELLEN J
F05-0335	MERRY GENEVIEVE & DYLAN	
F05-0336	SHARMA INDIRA K & PARDEEP K	

abutters_address	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
10 BIRCHWOOD AVE	SUDBURY	MA	01776	68852-429	10 BIRCHWOOD AVE
14 ARBORWOOD RD	SUDBURY	MA	01776	44313-247	14 ARBORWOOD RD
10 BIRCHWOOD AVE	SUDBURY	MA	01776	62627-349	ARBORWOOD RD
50 WILLIS LAKE DR	SUDBURY	MA	01776	77863-313	50 WILLIS LAKE DR
58 WILLIS LAKE DR	SUDBURY	MA	01776	864-172	58 WILLIS LAKE DR
58 WILLIS LAKE DRIVE	SUDBURY	MA	01776	14276-272	WILLIS LAKE DR
66 WILLIS LAKE DR	SUDBURY	MA	01776	1539-196	66 WILLIS LAKE DR
278 OLD SUDBURY ROAD	SUDBURY	MA	01776	9252-379	WILLIS LAKE DR
63 WILLIS LAKE DR	SUDBURY	MA	01776	69389-188	63 WILLIS LAKE DR
6 BIRCHWOOD AVE	SUDBURY	MA	01776	44386-337	BIRCHWOOD AVE
6 BIRCHWOOD AVE	SUDBURY	MA	01776	44386-337	6 BIRCHWOOD AVE
57 WILLIS LAKE DR	SUDBURY	MA	01776	69088-212	57 WILLIS LAKE DR
7 BIRCHWOOD AVE	SUDBURY	MA	01776	79045-5609	7 BIRCHWOOD AVE
47 WILLIS LAKE DR	SUDBURY	MA	01776	43355-551	47 WILLIS LAKE DR



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



The data shown on this site are provided for informational and planning purposes only. The user assumes all liability for the use of the data. The user is not responsible for the misuse or misrepresentation of the data.





THERIAULT GOLDSTEIN

57 WILLIS LAKE DRIVE



SUDBURY
DESIGN GROUP

740 Boston Post Rd. Sudbury, MA 01776

978.443.3638 MA | sudburydesign.com | 401.789.5889 RI



SITE PHOTO - JAN 14, 2022



THERIAULT GOLDSTEIN

57 WILLIS LAKE DRIVE



740 Boston Post Rd. Sudbury, MA 01776

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SITE PHOTO - JAN 14, 2022

EXISTING CONDITIONS PLAN IN SUDBURY, MASS

57 WILLIS LAKE DRIVE

DATE: JULY 14, 2021 SCALE: 1"=10'
ASSESSORS MAP F05 / PARCEL 0403

PREPARED FOR:
KRAIG THERIAULT & ELLEN GOLDSTEIN
57 WILLIS LAKE DRIVE
SUDBURY, MASS

DEED REFERENCE: MIDDLESEX COUNTY REGISTRY OF DEEDS
BOOK 69088 / PAGE 213

PLAN REFERENCE: PLAN BOOK 394 / PLAN 37
PLAN 846 OF 1989
LAND COURT PLAN 36833 A

ELEVATIONS INTERPOLATED FROM USGS NAD83 DATUM
TBM TOP CONCRETE FOUNDATION AS SHOWN ON PLAN
ELEVATION = 199.46

ZONE DISTRICT: (SRA) SINGLE RESIDENCE A

MINIMUM LOT AREA = 40,000 S.F.
MINIMUM FRONTAGE = 180 FEET

MINIMUM FRONT YARD SETBACK = 40 FEET
MINIMUM SIDE YARD SETBACK = 20 FEET
MINIMUM REAR YARD SETBACK = 30 FEET
MAXIMUM BUILDING COVERAGE = 40%

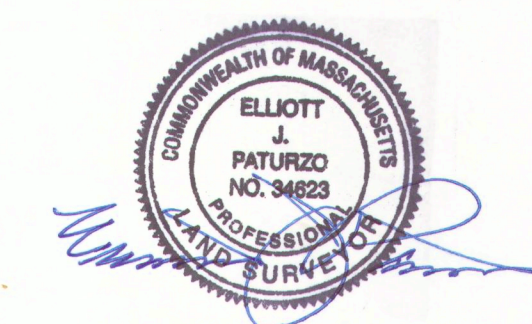
EXISTING LOT AREA (LOTS 32-37) = 21,409 S.F.

EXISTING DWELLING FOOTPRINT = 1,277 S.F.
EXISTING DRIVEWAY COVERAGE = 648 S.F.

EXISTING TOTAL IMPERVIOUS COVERAGE = 9.0%
EXISTING BUILDING COVERAGE = 6.0%.

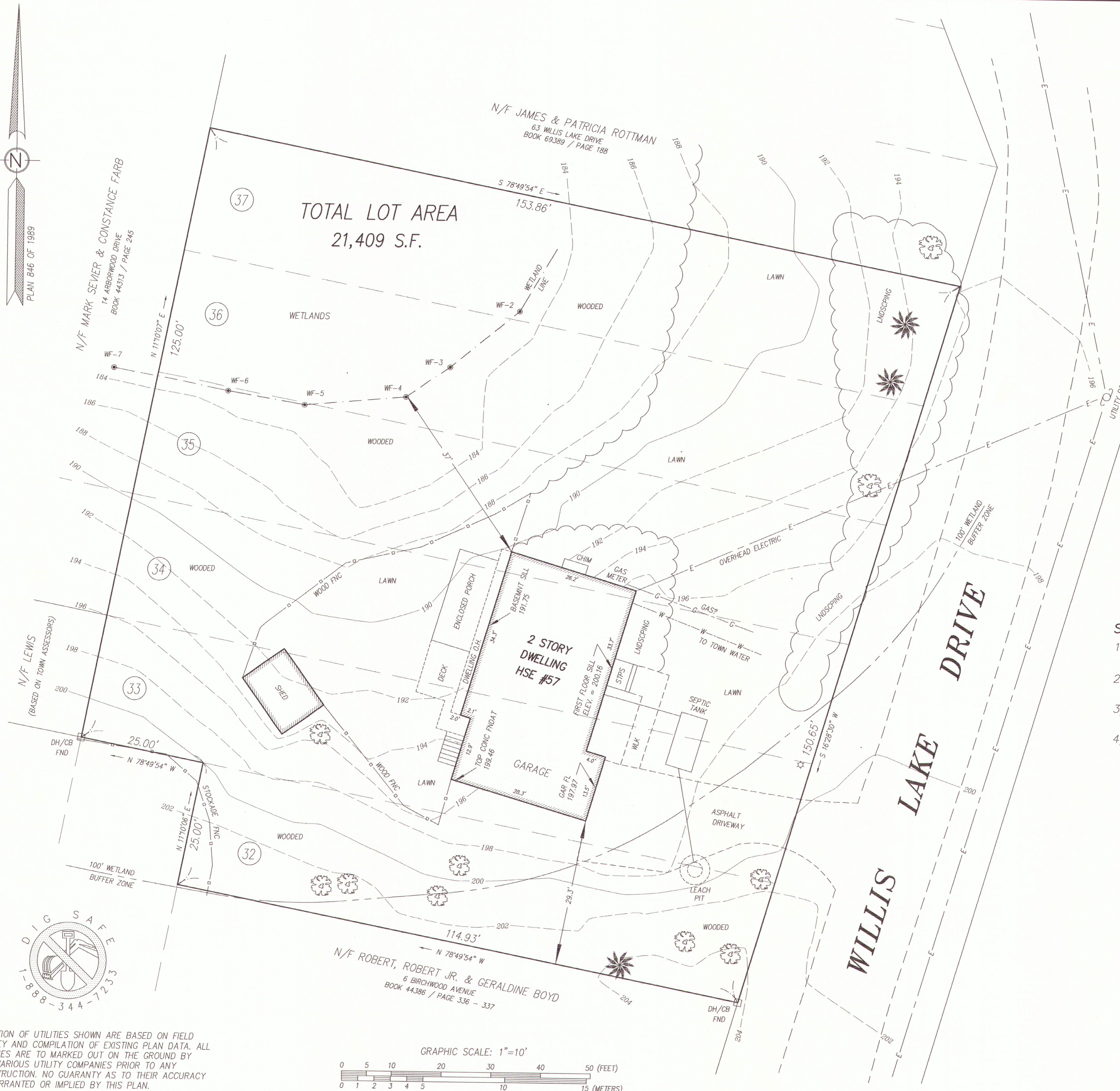
SITE SPECIFIC NOTES:

- 1) PREPARED AS AN EXISTING CONDITIONS / TOPOGRAPHIC PLAN ONLY. NOT TO BE CONSIDERED A PROPOSED ENGINEERED SITE PLAN.
- 2) WETLANDS FLAGGED BY OTHERS. SAVELLO & ASSOCIATES DID NOT PREPARE ANY RESOURCE AREA EVALUATION OF THIS PROPERTY. WF-1 NOT FOUND.
- 3) NO GAS SHUT OFF VALVE OR WATER SHUT OFF VALVE FOUND. LOCATIONS SHOWN ARE APPROXIMATE LOCATION OF SERVICES WHERE THEY ENTER DWELLING.
- 4) SEPTIC SYSTEM SHOWN TAKEN FROM AS-BUILT PLAN DATED 09/05/1995 BY MARK DONOHUE P.E.



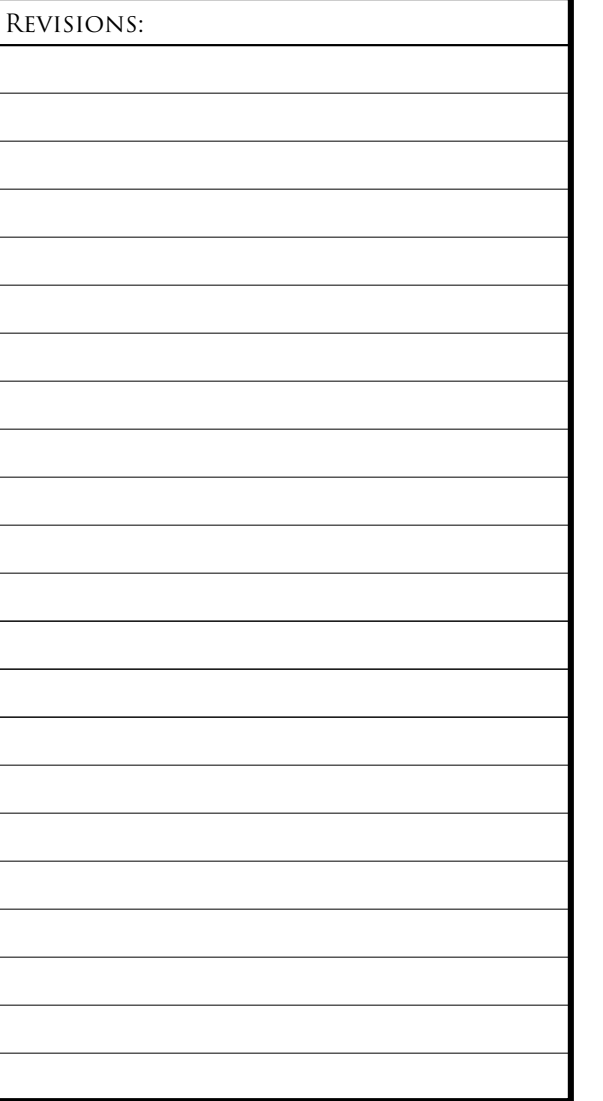
DATE: JUL. 14, 2021
SCALE: 1"=10'
FIELD SURVEY BY: JAS/BWG
CALC'D BY: JAS
DRAWN BY: JAS
CHECKED BY: EJP
REVISIONS:

SAVELLO & ASSOCIATES
LAND SURVEYORS / WETLAND CONSULTANTS
32 PEARL STREET
MARLBOROUGH, MASSACHUSETTS
TEL. (508) 481-8205



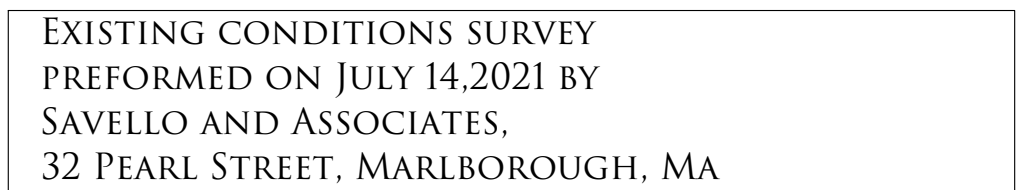
LOCATION OF UTILITIES SHOWN ARE BASED ON FIELD SURVEY AND COMPILATION OF EXISTING PLAN DATA. ALL UTILITIES ARE TO BE MARKED OUT ON THE GROUND BY THE VARIOUS UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. NO GUARANTY AS TO THEIR ACCURACY IS WARRANTED OR IMPLIED BY THIS PLAN.

57 WILLIS LAKE DRIVE
SUDBURY, MA



SCALE: 1" = 10'-0"
DATE: 7-20-2022
DRAWN BY: MG
CHECKED BY: PF

L
1.0



0 1 5 10 20 40

SCALE: 1" = 10' - 0"



NEW IMPERVIOUS MATERIAL:
CONCRETE BLOCK WALL = 217.33 SQ. FT.
SEGMENTAL BLOCK WALL AND STEP = 61.22 SQ. FT.
FRONT STEPS = 61.11 SQ. FT.
STEPPING STONES 25 SQ. FT.
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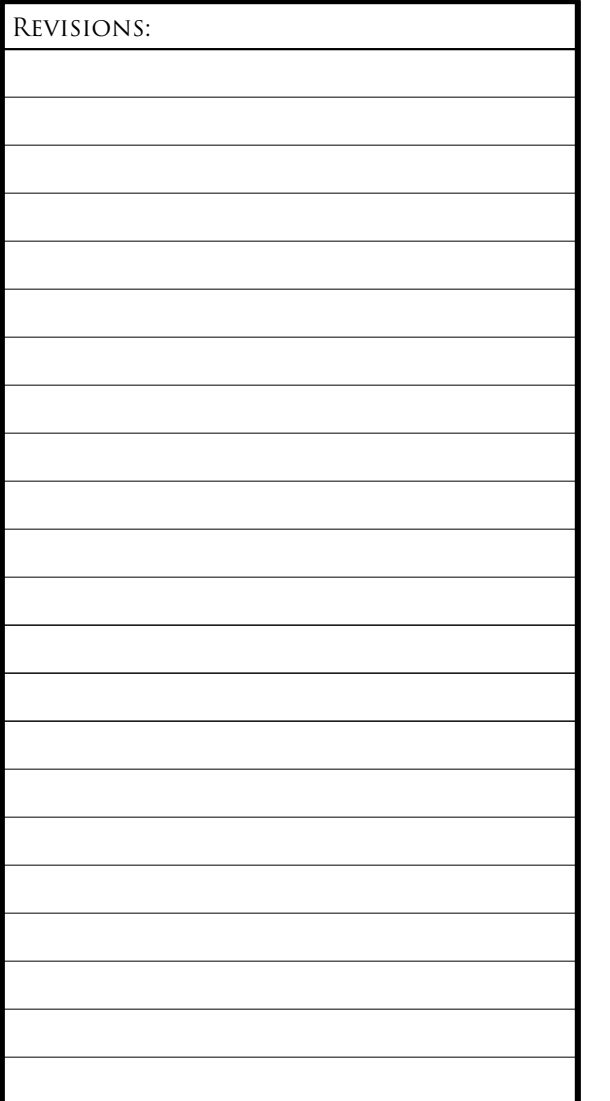
$$\text{NEW IMPERVIOUS MATERIAL PROPOSED} - \text{EXISTING IMPERVIOUS REMOVED} = \text{TOTAL IMPERVIOUS ADDED}$$

$$376.58 \text{ SQ. FT.} - 116.48 \text{ SQ. FT.} = 260.10 \text{ SQ. FT.}$$

NEW PERVIOUS MATERIALS:
TERRACE UNDER DECK = 145.55 SQ. FT.
FRONT WALK = 113.49
*NOTE - DOES NOT INCLUDE AREA UNDER PORCH

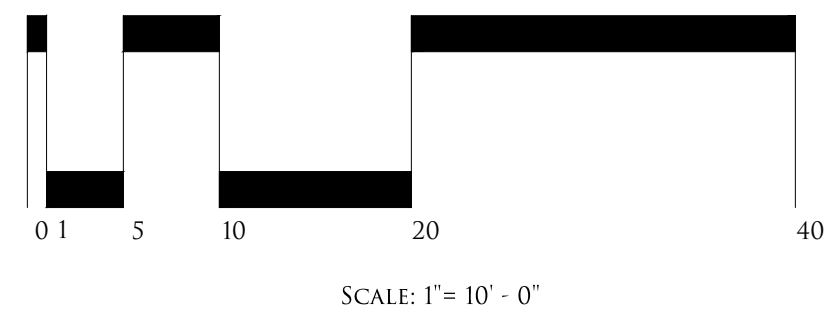
TOTAL PERVIOUS MATERIAL TO BE ADDED = 259.04 SQ. FT. (PERMEABLE PAVERS)

57 WILLIS LAKE DRIVE
SUDBURY, MA



SCALE: 1" = 10'-0"
DATE: 7-20-2022
DRAWN BY: MG
CHECKED BY: PF

L
2.0



LEGEND

EXISTING:	
PROPOSED:	
WETLAND:	
BUFFER ZONE:	
S & E CONTROL:	
LIMIT OF WORK:	
TREELINE:	

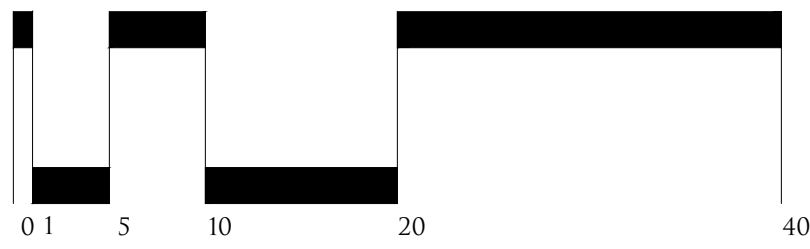


PLANTING PLAN

Item #	Name	Common Name	Qty	Size
1	Cercis canadensis	Eastern redbud	1	6-7 ft.
2	Carex pennsylvanica	Pennsylvania Sedge	12	#1 pot
3	Ilex glabra	Inkberry	11	3 gal.
4	Viburnum dentatum	Arrowwood viburnum	2	3 gal.
5	Vaccinium corymbosum	Highbush Blueberry	3	3 gal.
6	Kalmia latifolia	Mountain Laurel	3	2-2.5 ft.
7	Dennstaedtia punctilobula	Hay-scented Fern	24	#1 pot
8	Rhododendron canadense	Rhodora Rhododendron	5	3 gal.
9	Rhododendron maximum	Rosebay Rhododendron	5	2-3 ft.
10	Rhododendron canadense	Rhodora Rhododendron	5	3 gal.
11	Osmunda cinnamomea	Cinnamon Fern	44	#1 pot
12	Kalmia latifolia	Mountain Laurel	3	2-2.5 ft.
13	Hydrangea arborescens	Smooth Hydrangea	5	3 gal.
14	Ilex opaca	American Holly	1	3-4 ft.
15	Lindera benzoin	Spicebush	1	3-4 ft.
16	Clematis virginiana	Virginia creeper	7	#1 pot
17	Vaccinium angustifolium	Lowbush Blueberry	150	#2pot

EXISTING CONDITIONS SURVEY
PERFORMED ON JULY 14, 2021 BY
SAVELLO AND ASSOCIATES,
32 PEARL STREET, MARLBOROUGH, MA

WETLAND FLAGGING PERFORMED ON JUNE 4, 2021
BY RICHARD A. KIRBY, SENIOR WETLAND SCIENTIST,
LEC ENVIRONMENTAL CONSULTANTS, INC,



SCALE: 1" = 10' - 0"

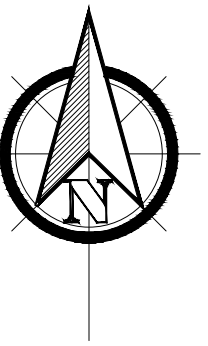
THERIAULT
RESIDENCE

57 WILLIS LAKE DRIVE
SUDBURY, MA



740 Boston Post Rd., Sudbury, MA 01776 978-443-3638
719 Main St., Unit 1, Oosterville, MA 02565 sudburydesign.com

REVISIONS:



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SCALE: 1" = 10' - 0"

DATE: 7-20-2022

DRAWN BY: MG

CHECKED BY: PF

PLANTING
PLAN

L
3.0