

**NOTICE OF PUBLIC HEARING
SUDBURY CONSERVATION COMMISSION
Monday, July 25, 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 to improve the roadway and extend turnarounds for emergency vehicles within the 100-foot Buffer Zone at Harvey's Farm Lane, in Sudbury, MA. Raied Dinno, Applicant. The meeting will be held on Monday, July 25, 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-july-25-2022/>

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

SUDBURY CONSERVATION COMMISSION
7/13/2022



CONNORSTONE ENGINEERING, INC.

10 SOUTHWEST CUTOFF, SUITE #7
NORTHBOROUGH, MASSACHUSETTS 01532
T: (508) 393-9121

121 BOSTON POST ROAD
SUDBURY, MASSACHUSETTS 01116
T: (978) 443-9566

Sudbury Conservation Commission
275 Old Lancaster Road
Sudbury, MA 01776

June 30, 2022

**Subject: Request for Determination of Applicability
Fairbank Farm
Sudbury, MA**

Dear Members of the Commission;

On behalf of the applicant, Raied Dinno, please find the enclosed Request for Determination of Applicability and supporting documentation for the proposed roadway improvements at Harvey's Farm Lane, including:

1. The Request for Determination of Applicability application package including:
 - Completed WPA Form 1 - Request for Determination of Applicability
 - List of abutters and notification forms;
 - Locus mapping
2. Site Plans "Driveway Improvement Plan of Harveys Farm Lane, Sudbury, MA, prepared by Connorstone Engineering, Inc., dated May 13, 2022.

Harveys Farm Lane ("Fairbank Farm") consists of a three lot residential subdivision previously approved in 1999 - 2000 by the Planning Board and Conservation Commission. The Order of Conditions was recorded in Book 31429, Page 430. As part of the approval process the typical roadway cross section construction standards were waived in lieu of a lower impact design more similar to a common driveway. This included a 14 foot wide travel lane with a 4 foot wide crushed stone apron. The roadway and infrastructure work was completed by 2005 including water main, hydrants, underground electric, and stormwater management/drainage. A certificate of compliance was issued by the Commission. The lot development was not completed at the time and the three lots are currently vacant.

Regulated Resource Areas

Bordering Vegetated Wetland are located along the west side of the subdivision roadway nearest the intersection with Old Sudbury Road. This wetland borders on a 3-4' wide drainage swale leading to a 18-inch culvert under Old Sudbury Road. The limits of the wetland are based upon the originally approved plans.

Proposed Project:

The current applicant has requested to proceed with the final buildout of Lots 1 and 2. The town staff has requested the roadway be improved to provide a minimum 18 foot wide travel lane and additional turnaround areas for emergency vehicles. These roadway improvements would be within buffer zone and has triggered the enclosed application. All other work for development of the lots would be maintained outside the buffer zone.

The proposed project includes widening of the roadway to a uniform 18 feet wide, and extending the turnarounds for emergency vehicles. The work would also include relocating / replacement of the stone trench and sub-drain along the edge of roadway to coordinate with the new pavement width. The proposed widening has been proposed along the east side of the roadway to maintain land disturbance as far as possible from the wetland areas. Silt fencing has been proposed along the limit of work to avoid erosion issues during construction

If you have any questions or require any additional information please contact this office at (508) 393-9727.

Sincerely,
Connorstone Engineering, Inc.

A handwritten signature in black ink, appearing to read 'V. Colonna', written in a cursive style.

Vito Colonna, P.E.

c. MassDEP Northeast Region



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:

Raied Dinno, Trustee of the Harvey's Farm Trust
Name raydinno@gmail.com
E-Mail Address
50 Autumn Road
Mailing Address
Weston MA 02493
City/Town State Zip Code
617-645-5552
Phone Number
Fax Number (if applicable)

2. Representative (if any):

Connorstone Engineering Inc
Firm
Vito Colonna vc@csei.net
Contact Name E-Mail Address
10 Southwest Cutoff, Suite #7
Mailing Address
Northborough MA 01532
City/Town State Zip Code
508-393-9727
Phone Number
508-393-5242
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).



WPA Form 1- Request for Determination of Applicability

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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):

Harveys Farm Lane Street Address	Sudbury City/Town
Harveys Farm Lane Right of Way Assessors Map/Plat Number	Parcel/Lot Number

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

Harveys Farm Lane ("Fairbank Farm") consists of a three lot residential subdivision previously approved in 1999 - 2000 by the Planning Board and Conservation Commission. The Order of Conditions was recorded in Book 31429, Page 430. The roadway and infrastructure work was completed by 2005. The lot development was not completed at the time and the three lots are currently vacant.

Bordering Vegetated Wetland are located along the west side of the subdivision roadway nearest the intersection with Old Sudbury Road. This wetland borders on a 3-4' wide drainage swale leading to a 18-inch culvert under Old Sudbury Road. The limits of the wetland are based upon the originally approved plans.

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

Driveway Improvement Plan Title	5/13/2022 Date
_____ Title	_____ Date
_____ Title	_____ Date

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

The current applicant has requested to proceed with the final buildout of the lots. The town staff has requested the roadway be improved to provide a minimum 18 foot wide travel lane and additional turnaround areas for emergency vehicles. These roadway improvements would be within buffer zone and has triggered the enclosed application. All other work for development of the lots would be maintained outside the buffer zone.

The proposed project includes widening of the roadway to a uniform 18 feet wide, and extending the turnarounds for emergency vehicles. The work would also include relocating / replacement of the stone trench and sub-drain along the edge of roadway to coordinate with the new pavement width. The proposed widening has been proposed along the east side of the roadway to maintain land disturbance as far as possible from the wetland areas. Silt fencing has been proposed along the limit of work to avoid erosion issues during construction



WPA Form 1- Request for Determination of Applicability

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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.)



WPA Form 1- Request for Determination of Applicability

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

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:

Raied Dinno, Trustee of the Harvey's Farm Trust

Name

50 Autumn Road

Mailing Address

Weston

City/Town

MA

State

02493

Zip Code

Signatures:

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

Signature of Applicant

7/5/22
Date

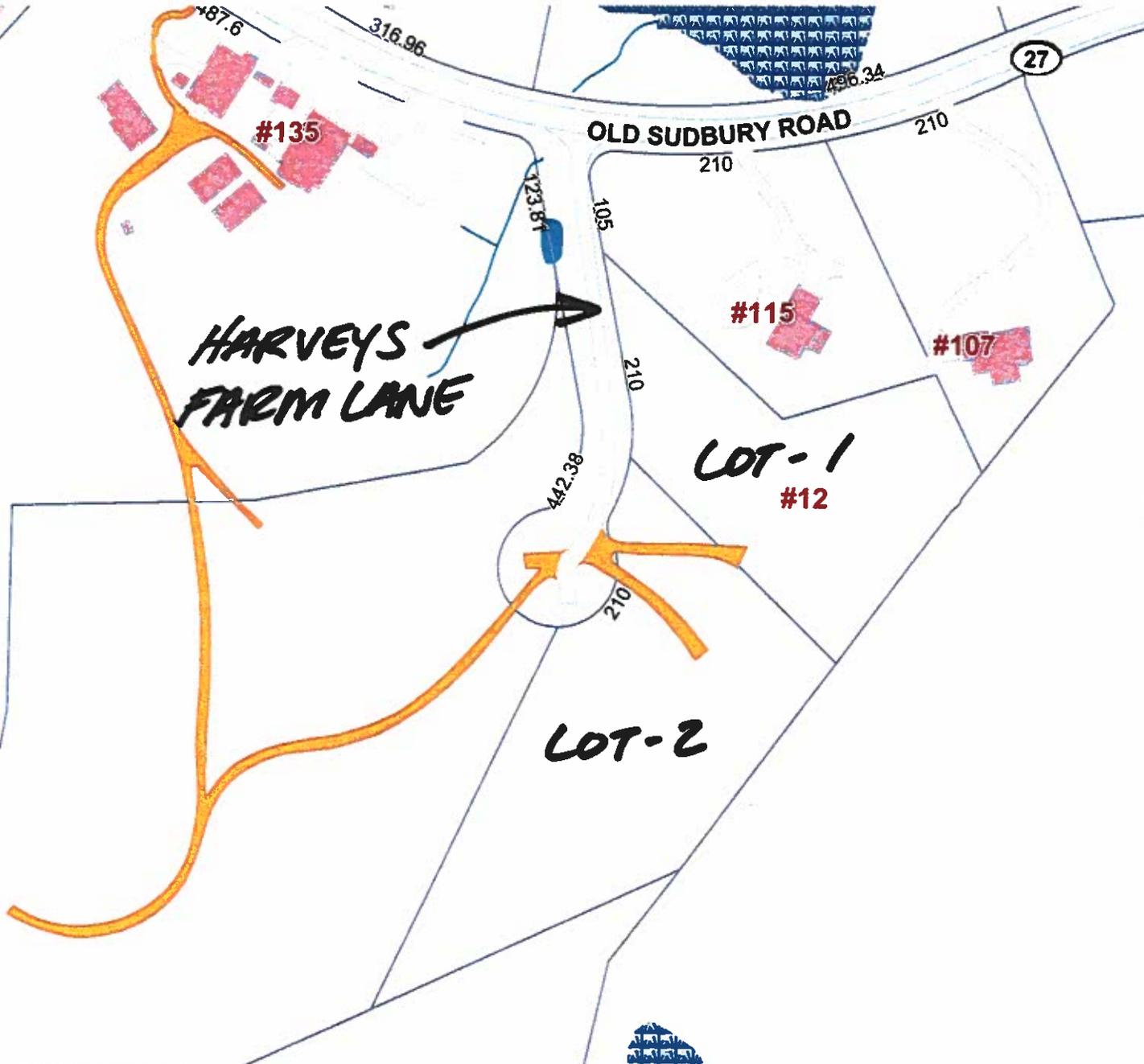
Signature of Representative (if any)

6/30/22
Date

USGS MAPPING

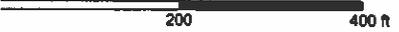


42 36740, -71 41899 LAT LON



- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
 - Paved Roads
 - UnPaved Roads
- Buildings
- Parcels
- Wetlands DEP 1/2009
 - Marsh/Bog
 - Wooded marsh
 - Open Water
 - Reservoir (with PWS)
- Streams Ortho
- Streams CIR
- Lake/Reservoir
- MA Highways
 - Interstate
 - Numbered Routes
- Town Boundary
- Streets

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



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MapsOnline



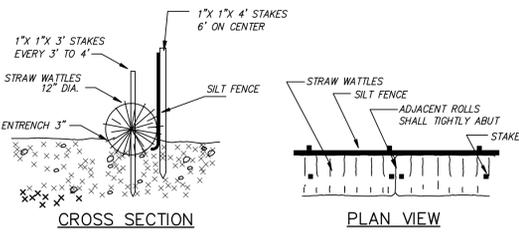
- Parcels with Orthos
- Wetlands DEP 1/2009
 - Marsh/Bog
 - Wooded marsh
 - Open Water
 - Reservoir (with PWS)
- Streams CIR/No
- Streams CIR
- Lake/Reservoir
- MA Highways
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 - US Highway
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- Town Boundary

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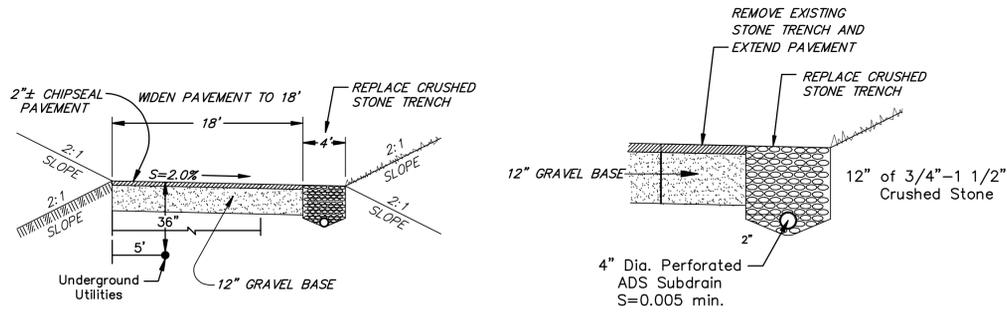
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MapsOnline

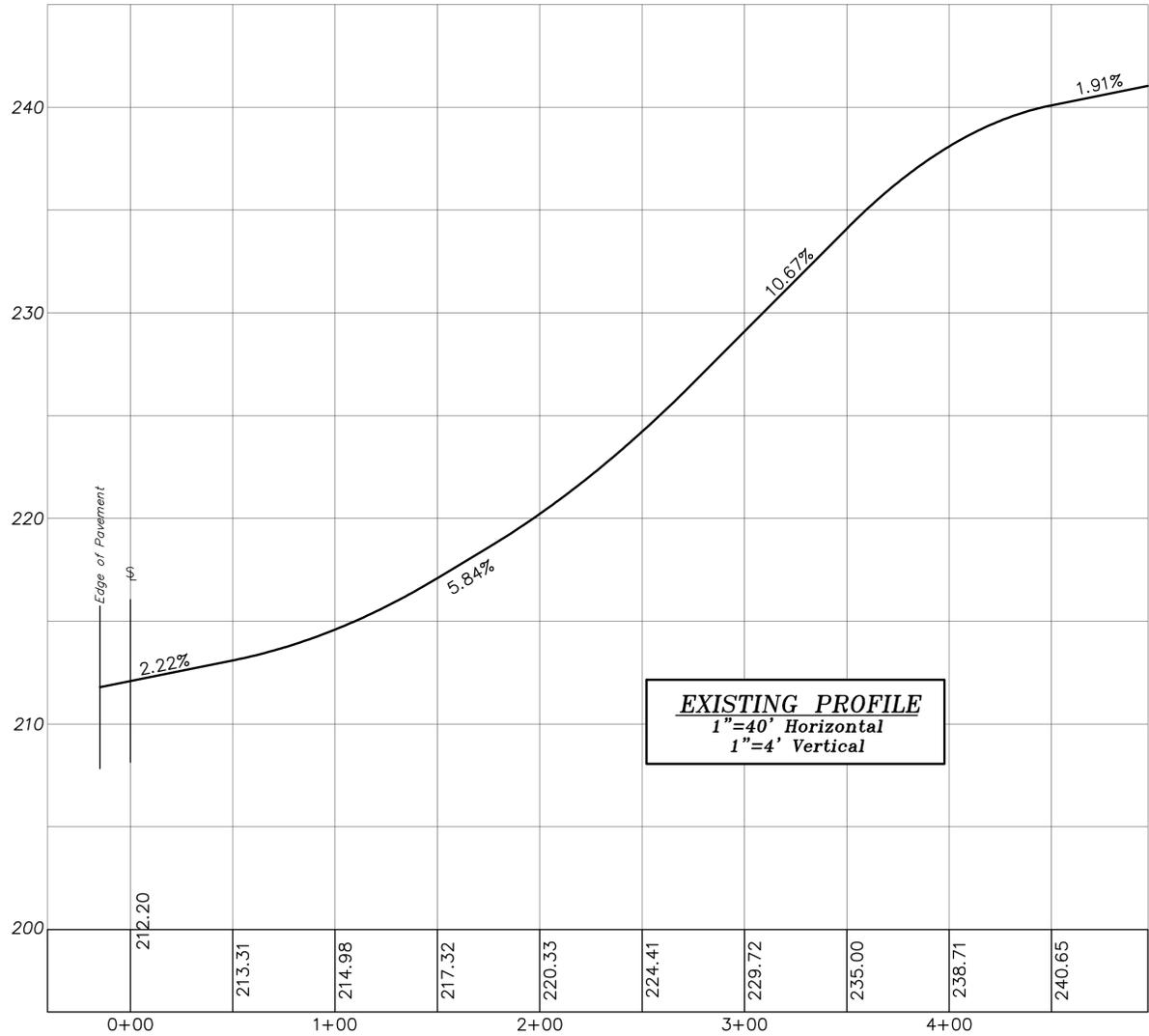


- NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" DEEP. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 2. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

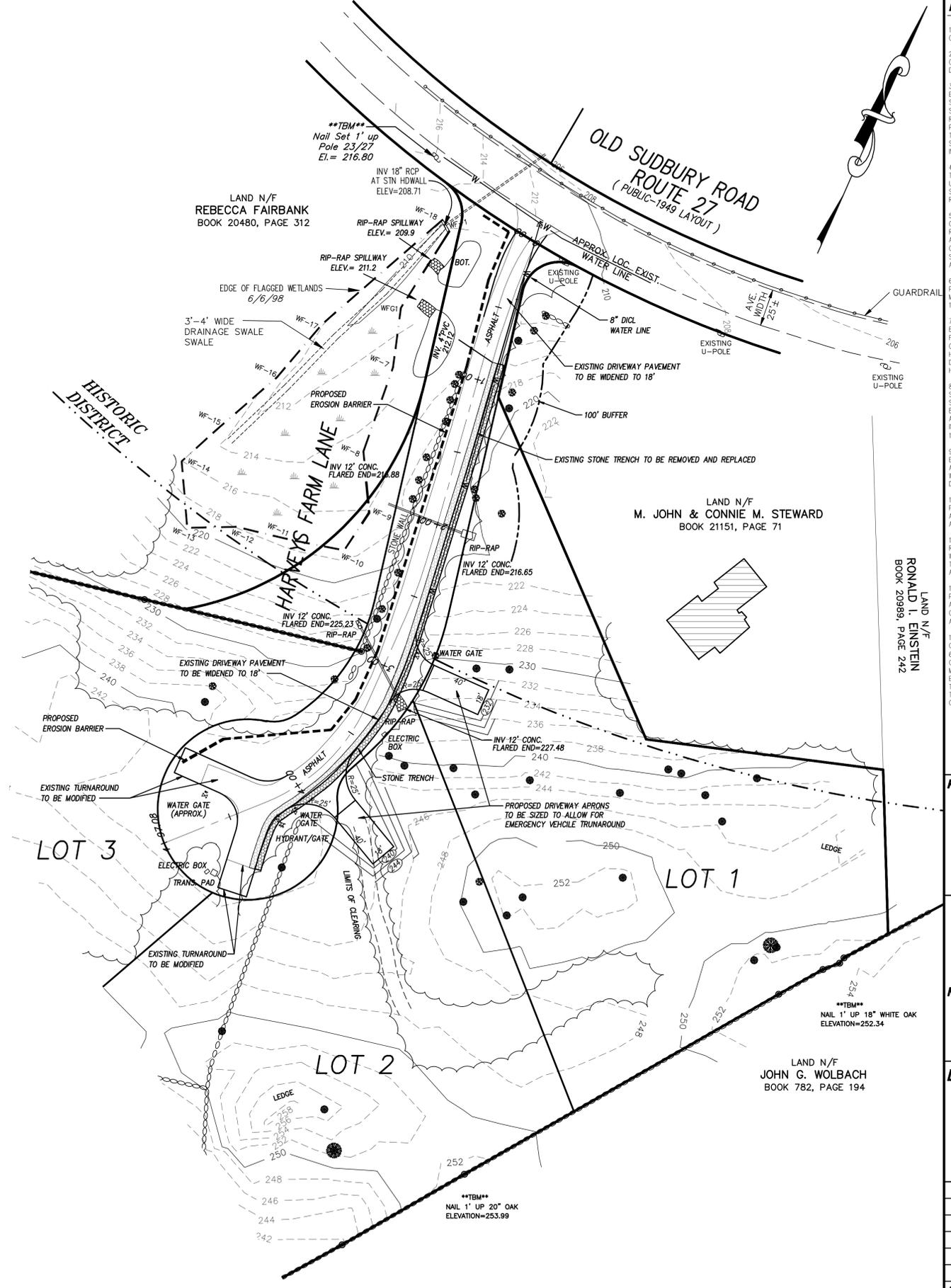
EROSION BARRIER
NOT TO SCALE



PROPOSED DRIVEWAY IMPROVEMENT DETAIL
Not to scale



EXISTING PROFILE
1"=40' Horizontal
1"=4' Vertical



- EROSION AND SEDIMENTATION CONTROL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PLANS AND PERMIT CONDITIONS.
 2. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
 3. THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES AND CONTROL SEDIMENT TRANSPORT. IF SEDIMENTATION PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
 5. THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS AND IMMEDIATELY AFTER EACH RAINFALL; REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF SILT FENCE OR SEDIMENT TRAP, OR AS DIRECTED BY THE LOCAL AUTHORITY.
 6. SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.
 7. DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING, OR BY ANOTHER APPROVED METHOD, AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. DISTURBED AREAS WITH SLOPES 3:1 (H:V) OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDROSEED AND SOIL TACKIFIER. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED.
 8. DEWATERING OPERATIONS, IF REQUIRED, SHALL DISCHARGE ONTO STABILIZED AREAS, AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING PROPERTIES. AT A MINIMUM ALL DISCHARGES SHALL BE INTERCEPTED BY HAYBALE CORRAL AND HAYBALE CHECK DAMS SPACED 10' APART.
 9. STAKED WATTLES AND SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT OR AS INDICATED ON THE PLANS. ADDITIONAL WATTLES AND SILT FENCE SHALL BE LOCATED AS CONDITIONS WARRANT, AND IN SOME AREAS STRUCTURES MAY HAVE TO BE DUPLICATED AT REGULAR INTERVALS.
 10. STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC ROAD RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
 11. ALL EXISTING AND PROPOSED DRAINAGE SYSTEM INLETS, WHICH MAY RECEIVE STORMWATER FLOW FROM DISTURBED AREAS, SHALL BE PROVIDED WITH SILT SACKS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES PER THE MANUFACTURERS RECOMMENDATIONS UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN ADEQUATELY STABILIZED.
 12. DUST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. METHODS FOR DUST CONTROL SHALL INCLUDE WATER SPRINKLING AND/OR OTHER METHODS APPROVED BY THE ENGINEER.
 13. ALL VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF CRUSHED STONE TO A DEPTH OF 6" FOR THE FIRST 50 FEET FROM EXISTING PAVED STREETS. IF THE SITE CONDITIONS ARE SUCH THAT THE GRAVEL PAD DOES NOT REMOVE THE MAJORITY OF THE MUD AND DEBRIS, THEN THE TIRES SHALL BE WASHED BEFORE ANY VEHICLES ENTER ADJACENT ROADWAYS. ALL WATER USED FOR TIRE WASHING SHALL BE COLLECTED AND TREATED PRIOR TO ENTERING THE DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE.

PREPARED FOR:
RAIED DINNO

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
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PHONE: 978-443-9566

DRIVEWAY IMPROVEMENT PLAN
OFF
HARVEYS FARM LANE
IN
SUDBURY, MA

REVISED BY:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: MAY 13, 2022	
SCALE: 1"=50'	SHEET 1 OF 1.

