

To: Town of Sudbury- Conservation Commission,  
275 Old Lancaster Rod, MA 01776  
Attn. Ms. Lori Capone

Date: August 17, 2022

Re: 74-80 Maynard Road, Sudbury, MA (Assessors map G08 Parcels 0025 and 0500),  
DEP #301-1341

Dear Mr. Chairman, Ms. Capone and Commissioners:

The project team has been working with Planning Board to resolve lot number issue related to stormwater and grading and tree removal issues. At this stage, the applicant had worked out a few alternatives including a 9-lot clustered development plan and then the current 8-lot plan. The proposed subdivision will have about half of the house density (8 homes for 20 acres of upland and a total of 30 acres of land) compared with the nearby Minebrook road subdivision that has 8 homes in about 10 acres of upland area. This letter is to provide the Commission a brief as what is the changes compared with the previously tabled 9-lot subdivision plan.

1. The new 8-lot plan eliminated one currently unbuildable lot on the middle peninsula and make the two middle peninsulas into the mitigation open space that will significantly improve the connectivity for the existing conservation land and much better access for potential trails.
2. The current revised plan will provide upland access from the new roadway to the open space.
3. We squared out some backyard of the 6 house lots so the future home owners have a better usable yard and not to endanger the house with large trees.
4. Compared with the previous plan, there will be a total 19422 sf of AURA disturbed and 44559 SF mitigation area provided for the disturbance (2.29 to 1 mitigation ratio). This change is for the reason that we believe that if people are provided with squared out reasonable size backyard area, it will be better off in the long run to enforce the no-disturbance line. We can work out the details of the demarcation, mainly behind the lots. Combination of boulders and Fino markers can do the job plus a perpetual Conditions in the OOC. We will work out an O/M plan when number of lots and limit of work are agreed with PLB.
5. We also identified some additional mitigation area on the plan after taking to Ms. Capone. We marked three additional mitigation areas (A, B, C), which can boost the

mitigation area to 75514 SF (3.89 to 1 ratio for the additional disturbance) and boost the overall mitigation ration to 3.31 to 1, better than the previously agreed 9-lot plan. We can finalize this when PLB approved the lot number.

Buffer Impact area	Area (SF)	Mitigation area	Area (SF)
#1	47648	#1	50214
#2	27283	#2	153279
#3	8476	#3	41564
		<b>Subtotal</b>	<b>245057</b>
		A	8702
		B	17994
		C	4259
<b>Total</b>	<b>83407</b>	<b>Subtotal</b>	<b>30955</b>
Mitigation ratio	3.31	Total	276012

Table 2 - Change of Buffer Zone Disturbance

Location	L.O.D. Change (Sq.Ft)	Change in Mitigation (SF)	Mitigation Ratio
Lot 3	1,911		
Lot 4	7,463		
Lot 5	2,666		
Lot 6	4,537		
Lot 7	1,695		
Lot 8	1,150		
Total	19,422		
With ABC		75514	3.89

6. We believe that we are working out a win-win-win plan, to have much better and much more permanently protected conservation land to connect two large existing conservation areas and better accessed trails while giving a nicer home site for people to live there.
7. We can grant the trail access and parking easement in the road ROW to the public for the trail in addition to the Wake Robin side public way access. This trail will be reasonably accessible. We understand that no all people will want the trail there. However, things may change when the area is development and new people living there will enjoy the open space more with their neighbors.

8. We can also work out as how the trail should be created and maintained. There is an existing trail there to some degree, which should be followed in general.

Hope that you and the Commission will find this new plan provide a better protected interests from Conservation Commission's point of view and you can provide an updated email to PLB before the hearing next week.

Please feel free to call us if you have any questions.

Thank you.

Sincerely,  
Creative Land & Water Engineering, LLC  
by

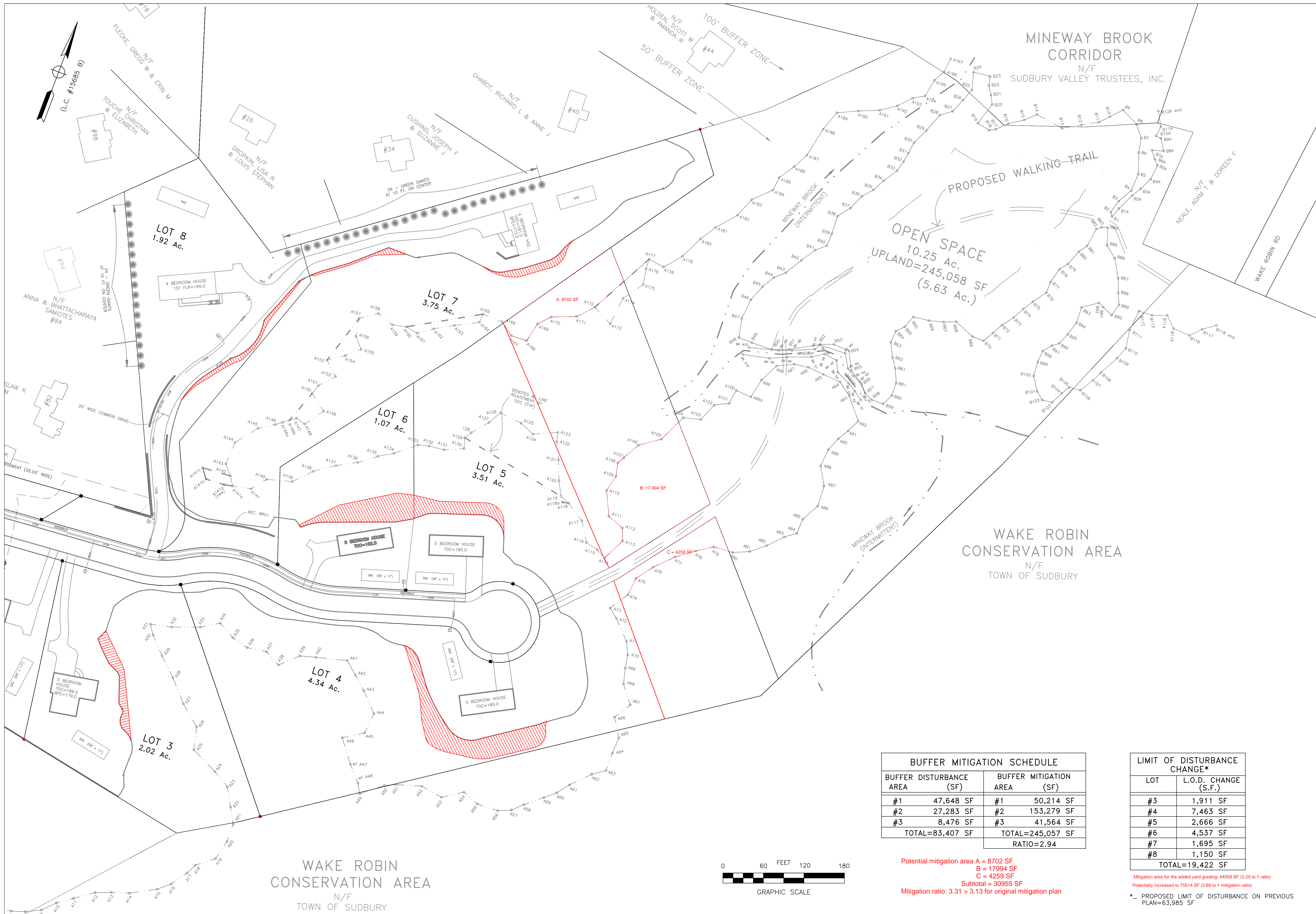


Desheng Wang, Ph.D., P.E.

cc:  
DEP-Northeast Region Office - Wetland Division, 205  
B Lowell Street, Wilmington, MA 01887  
John Derderian, Waltham Lumber, 71 Massasoit  
Street, Waltham, MA 02453  
Bruce Saluk







BUFFER MITIGATION SCHEDULE			
BUFFER DISTURBANCE AREA	(SF)	BUFFER MITIGATION AREA	(SF)
#1	47,648 SF	#1	50,214 SF
#2	27,283 SF	#2	153,279 SF
#3	8,476 SF	#3	41,564 SF
TOTAL=83,407 SF		TOTAL=245,057 SF	
RATIO=2.94			

Potential mitigation area A = 8702 SF  
 B = 17994 SF  
 C = 4259 SF  
 Subtotal = 30955 SF  
 Mitigation ratio: 3.31 > 3.13 for original mitigation plan

LIMIT OF DISTURBANCE CHANGE*	
LOT	L.O.D. CHANGE (S.F.)
#3	1,911 SF
#4	7,463 SF
#5	2,666 SF
#6	4,537 SF
#7	1,695 SF
#8	1,150 SF
TOTAL=19,422 SF	

Mitigation area for the added yard grading: 44559 SF (2.29 to 1 ratio)  
 Potentially increased to 75514 SF (3.89 to 1 mitigation ratio)  
 \* - PROPOSED LIMIT OF DISTURBANCE ON PREVIOUS PLAN=63,985 SF

NO.	DATE	DESCRIPTION	BY

PREPARED BY:  
 BRUCE SALUK & ASSOC., INC.  
 CIVIL ENGINEERING & LAND SURVEYING  
 576 BOSTON POST ROAD EAST  
 MARLBOROUGH, MA 01752

LIMIT OF DISTURBANCE CHANGE  
 -BONNIE BROOK ESTATES-  
 DEFINITIVE PLAN OF LAND  
 MAYNARD ROAD  
 SUDBURY, MA

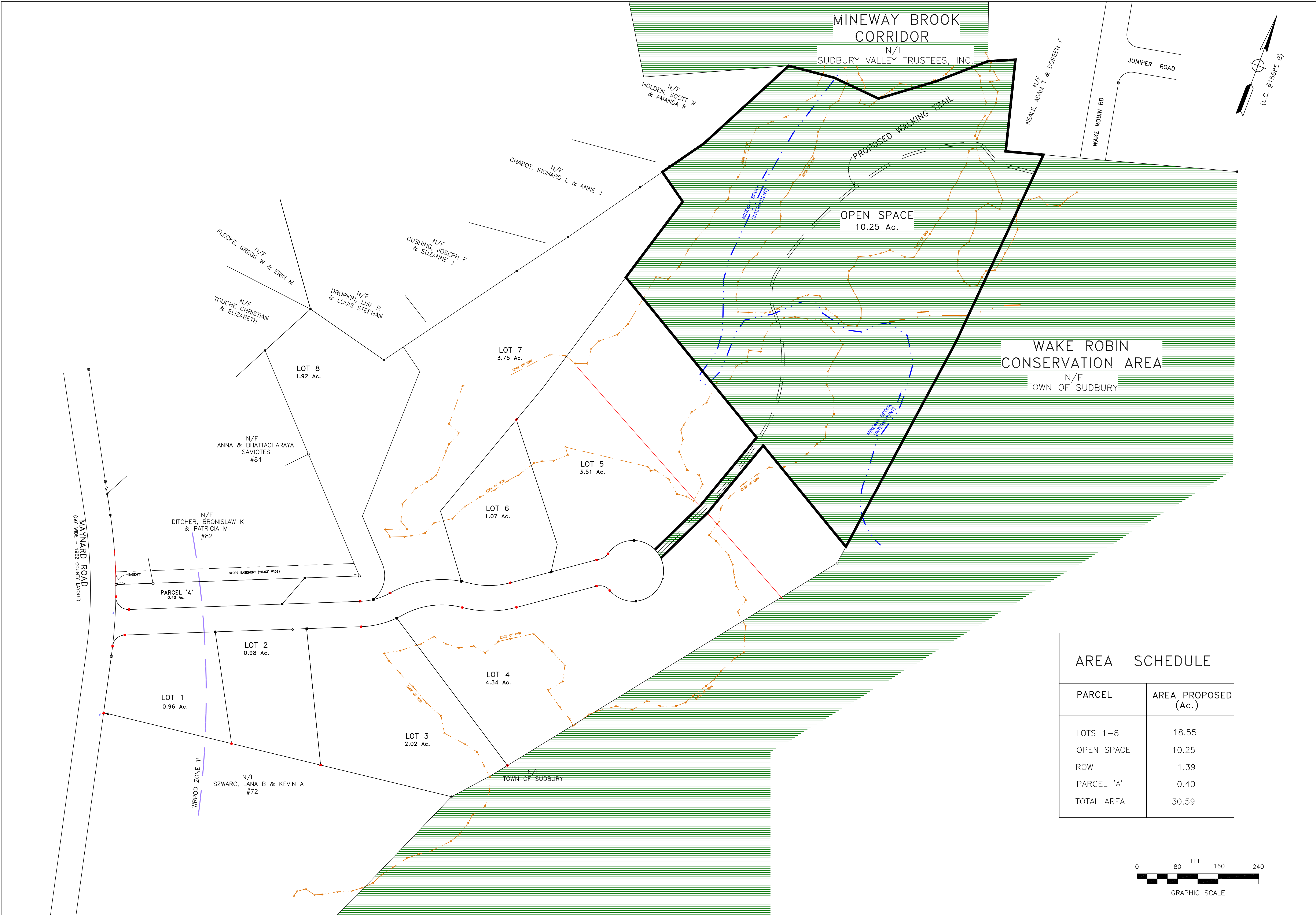


PREPARED FOR:  
 JOHN DERDERIAN  
 60 WINDSOR ROAD  
 WELLESLEY, MA 02481

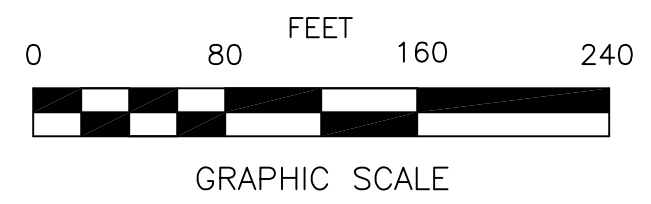
DATE: JULY 6, 2022

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AREA SCHEDULE	
PARCEL	AREA PROPOSED (Ac.)
LOTS 1-8	18.55
OPEN SPACE	10.25
ROW	1.39
PARCEL 'A'	0.40
TOTAL AREA	30.59



NO.	DATE	DESCRIPTION	BY

PREPARED BY:  
 BRUCE SALUK & ASSOC., INC.  
 CIVIL ENGINEERING & LAND SURVEYING  
 576 BOSTON POST ROAD EAST  
 MARLBOROUGH, MA 01752

GENERAL PLAN  
 -BONNIE BROOK ESTATES-  
 DEFINITIVE PLAN OF LAND  
 MAYNARD ROAD  
 SUDBURY, MA



PREPARED FOR:  
 JOHN DERDERIAN  
 60 WINDSOR ROAD  
 WELLESLEY, MA 02481

DATE: MAY 9, 2022

C0.11







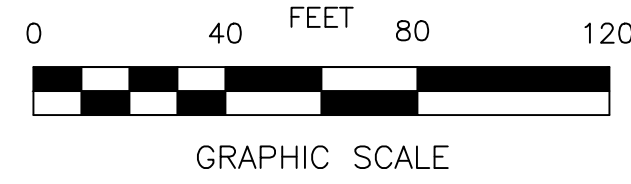
PLAN APPROVED BY: \_\_\_\_\_  
 DIRECTOR OF PUBLIC WORKS: \_\_\_\_\_  
 WIRING INSPECTOR: \_\_\_\_\_  
 SUDBURY WATER DISTRICT: \_\_\_\_\_

**GENERAL CONSTRUCTION SEQUENCE**

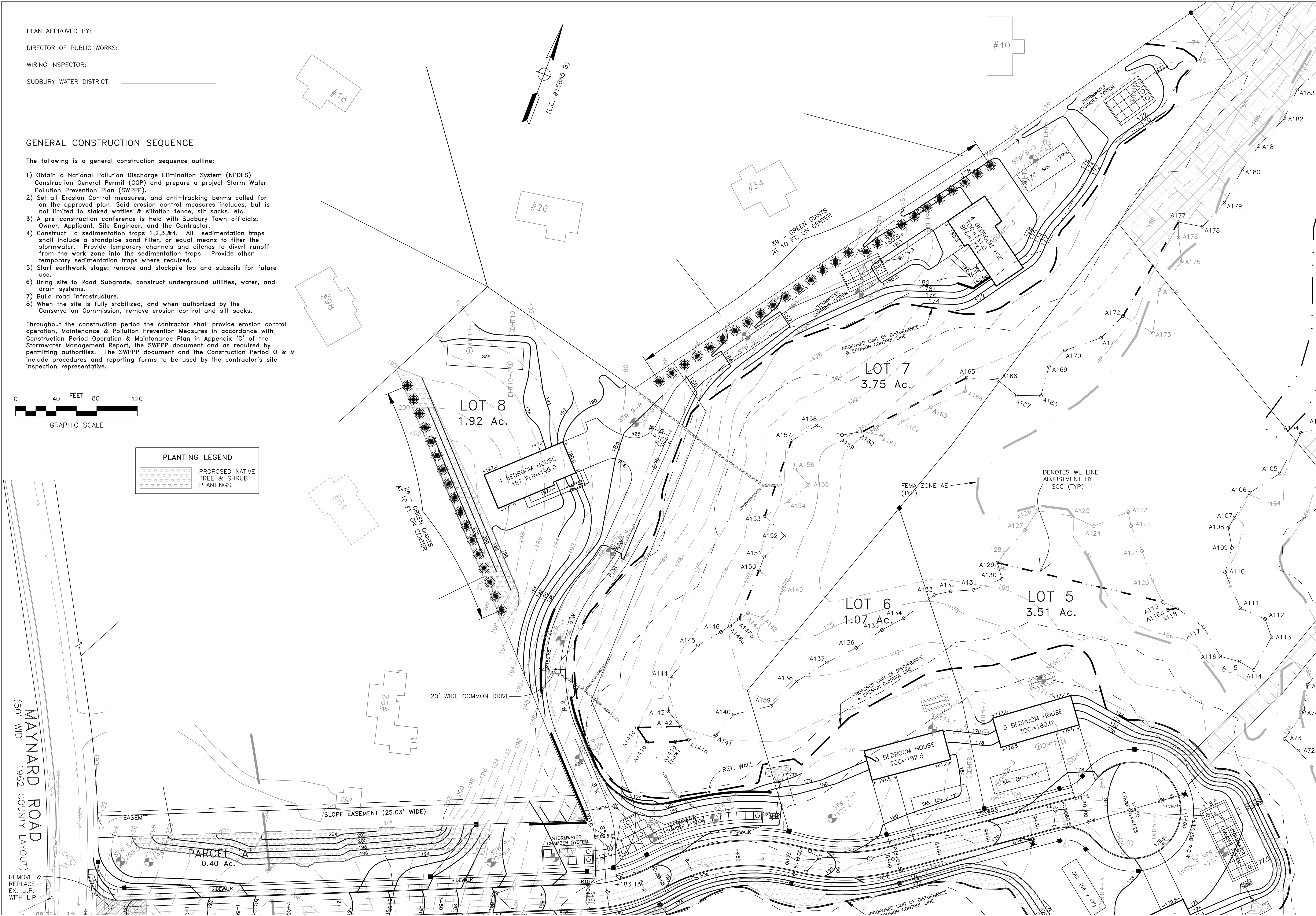
The following is a general construction sequence outline:

- 1) Obtain a National Pollution Discharge Elimination System (NPDES) Construction General Permit (CGP) and prepare a project Storm Water Pollution Prevention Plan (SWPPP).
- 2) Set all Erosion Control measures, and anti-tracking berms called for on the approved plan. Said erosion control measures includes, but is not limited to staked wattles & siltation fence, silt sacks, etc.
- 3) A pre-construction conference is held with Sudbury Town officials, Owner, Applicant, Site Engineer, and the Contractor.
- 4) Construct a sedimentation traps 1,2,3,&4. All sedimentation traps shall include a standpipe sand filter, or equal means to filter the stormwater. Provide temporary channels and ditches to divert runoff from the work zone into the sedimentation traps. Provide other temporary sedimentation traps where required.
- 5) Start earthwork stage: remove and stockpile top and subsoils for future use.
- 6) Bring site to Road Subgrade, construct underground utilities, water, and drain systems.
- 7) Build road infrastructure.
- 8) When the site is fully stabilized, and when authorized by the Conservation Commission, remove erosion control and silt sacks.

Throughout the construction period the contractor shall provide erosion control operation, Maintenance & Pollution Prevention Measures in accordance with Construction Period Operation & Maintenance Plan in Appendix 'C' of the Stormwater Management Report, the SWPPP document and as required by permitting authorities. The SWPPP document and the Construction Period O & M include procedures and reporting forms to be used by the contractor's site inspection representative.



PLANTING LEGEND	
	PROPOSED NATIVE TREE & SHRUB PLANTINGS



NO.	DATE	DESCRIPTION	BMS	BY
P2	6/21/22	8 LOTS W/ OPEN SPACE PARCEL	BMS	
P1	3/18/21	NOI SUBMITTAL	BMS	

PREPARED BY:  
 BRUCE SALUK & ASSOC., INC.  
 CIVIL ENGINEERING & LAND SURVEYING  
 576 BOSTON POST ROAD EAST  
 MARLBOROUGH, MA 01752

**GRADING & EROSION CONTROL  
 - BONNIE BROOK ESTATES -  
 DEFINITIVE PLAN OF LAND  
 MAYNARD ROAD  
 SUDBURY, MA**

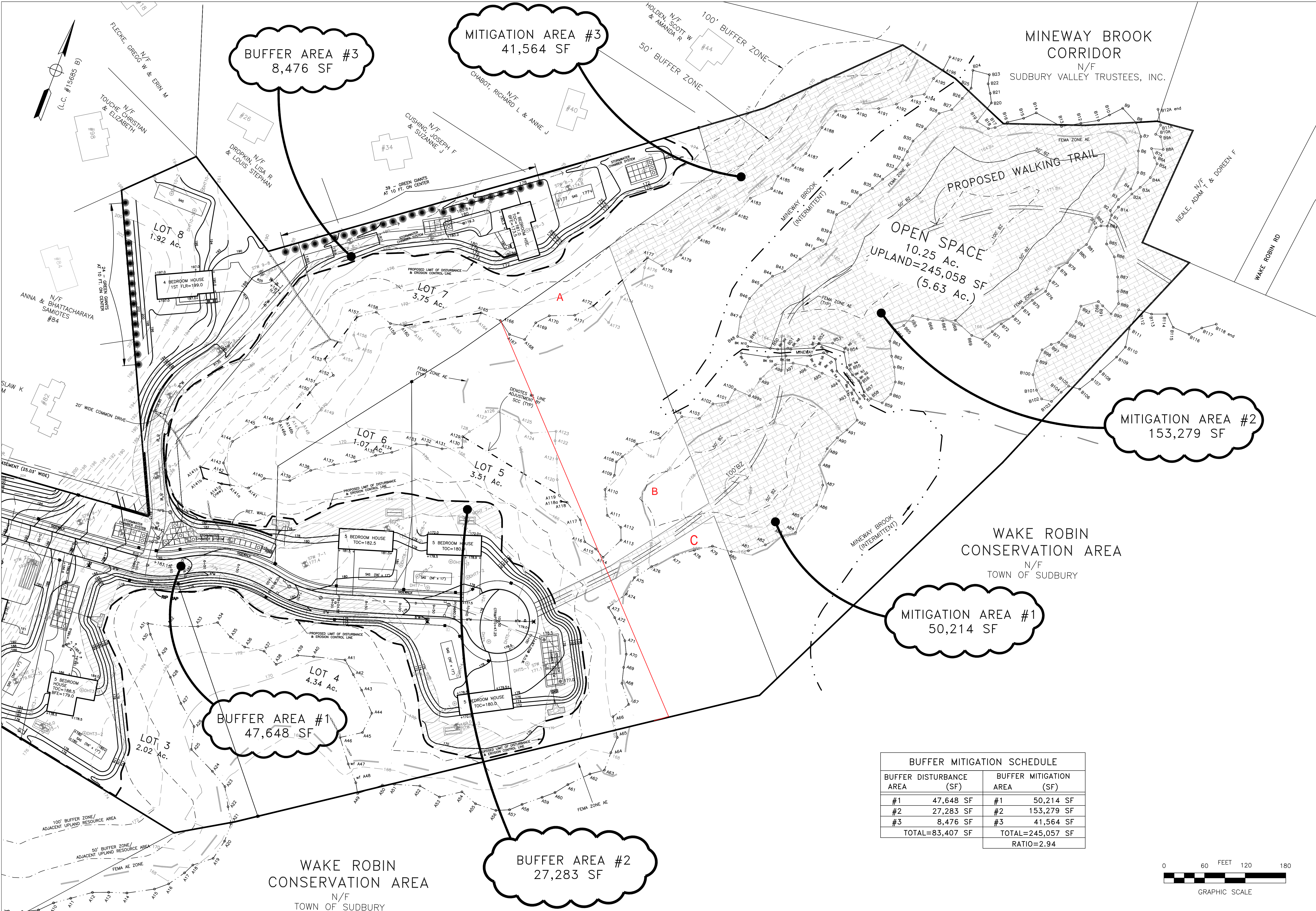


PREPARED FOR:  
 JOHN DERDERIAN  
 60 WINDSOR ROAD  
 WELLESLEY, MA 02481

DATE: OCTOBER 1, 2020

C2.2





**BUFFER AREA #3**  
8,476 SF

**MITIGATION AREA #3**  
41,564 SF

**MINEWAY BROOK CORRIDOR**  
N/F  
SUDBURY VALLEY TRUSTEES, INC.

**OPEN SPACE**  
10.25 Ac.  
UPLAND=245,058 SF  
(5.63 Ac.)

**MITIGATION AREA #2**  
153,279 SF

**MITIGATION AREA #1**  
50,214 SF

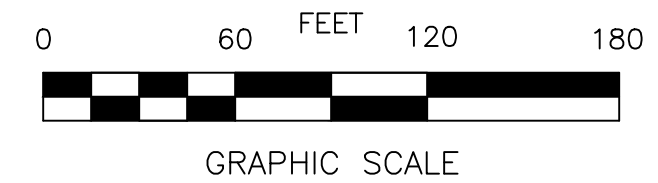
**BUFFER AREA #1**  
47,648 SF

**BUFFER AREA #2**  
27,283 SF

**WAKE ROBIN CONSERVATION AREA**  
N/F  
TOWN OF SUDBURY

**WAKE ROBIN CONSERVATION AREA**  
N/F  
TOWN OF SUDBURY

BUFFER MITIGATION SCHEDULE			
BUFFER DISTURBANCE AREA	(SF)	BUFFER MITIGATION AREA	(SF)
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#3	8,476 SF	#3	41,564 SF
TOTAL=83,407 SF		TOTAL=245,057 SF	
		RATIO=2.94	



NO.	DATE	DESCRIPTION
P2	6/21/22	8 LOTS W/OPEN SPACE PARCEL BMS
P1	3/18/21	NOT SUBMITTAL BMS

PREPARED BY:  
BRUCE SALUK & ASSOC., INC.  
CIVIL ENGINEERING & LAND SURVEYING  
576 BOSTON POST ROAD EAST  
MARLBOROUGH, MA 01752

BUFFER MITIGATION PLAN  
- BONNIE BROOK ESTATES -  
DEFINITIVE PLAN OF LAND  
MAYNARD ROAD  
SUDBURY, MA



PREPARED FOR:  
JOHN DERDERIAN  
60 WINDSOR ROAD  
WELLESLEY, MA 02481

DATE: OCTOBER 1, 2020

C2.3