



**NOTICE OF PUBLIC HEARING  
SUDBURY CONSERVATION COMMISSION  
Monday, October 3, 2022 at 6:45 PM  
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to replace the septic system within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 136 Horse Pond Road, Sudbury, MA. Bruce Rankin, Applicant. The hearing will be held on Monday, October 3, 2022 at 6:45 pm, via remote participation.

Please see the Conservation Commission web page for further information.

<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-october-3-2022/>

SUDBURY CONSERVATION COMMISSION  
9/20/2022

**MATTHEW S. MARRO ENVIRONMENTAL CONSULTING**

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Leominster, Ma  
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Fax (888) 435-5999  
[www.marro-consulting.com](http://www.marro-consulting.com)

**A Notice of Intent  
136 Horse Pond Road  
Sudbury, MA 01776**

**Environmental Analysis Submitted on Behalf of Bruce Rankin**

Matthew S. Marro  
Environmental  
Consulting  
**(MSMEC)**  
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Leominster, MA  
01453  
[matt@marro-consulting.com](mailto:matt@marro-consulting.com)  
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September 17, 2022

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## Introduction

### Summary

136 Horse Pond Rd. is a single-family home sitting on a 0.88-acre lot. The project proposal is for the construction of a replacement components of a subsurface sewage disposal system within the 100-foot buffer zone. Analysis of the lot reveals the leach field and grading to accommodate the septic upgrade are within the limits of the 100-foot buffer zone, as well as the tank and force main. No work is proposed within the limits of a bordering vegetated wetland. The lot is not within a 200 foot Riverfront. There will be as many as three trees that will need to be removed within the buffer zone. This proposal of a replacement septic system within the buffer zone, necessitates the filing of a Notice of Intent.

### Specifics of the lot

The lot is a 0.88-acre lot consisting of approximately with 85% of the lot being developed. The lot **does not** contain flood Plain and **does not** contain certified or potential vernal pools, area of Critical Environmental Concern nor rare species habitat. Work within flood plain is not proposed, therefore, impact is limited to temporary soil disturbances.

### Commencement of Construction Activities and Timelines:

All proposed construction is estimated to be completed through stabilization in a three-week maximum construction schedule. This schedule of course, may be adjusted due to weather related conditions.

## Proposed Construction Mitigation and Sequencing

The formal plan submitted with this Notice of Intent is entitled "136 Horsed Pond Road" by Innovative Septic Design dated 8.22.22 and is presented in a 1 inch = 20 feet scale.

The plan details outline a sequence of work as follows:

- Placement of erosion controls proposed in a manner to maximize protection to the resource area. Erosion Protection will be placed closer to the limit of work to ensure work does not traverse within the adjacent wetland.
- Limited Vegetation (lawn area) removal in the area of the septic installation and foundation. Lawn area will be replanted.
- Excavate site for placement of septic tank and sewer pipe service, and leach field.
- Restore disturbed lawn areas.
- Remove erosion controls once areas are stabilized

Mitigation Measures:

The following mitigation measures are proposed and noted on the accompanying plans:

- Minimize newly disturbed areas and tree removal to limit of work are.
- Maintain all structures and permanent work to ensure no encroachment to an bordering wetland resource areas/river.
- Erosion control installed prior to ground disturbance.
- Minimize construction duration to within three months as a maximum.
- Dewatering activities, if necessary, will be pumped into the outer section of the buffer zone in the Northerly section of the lot by the front yard. The decant water will be pumped into a lined sump hole. This will ensure that that any water that may have silt in it will make its way to the buffer zone or bordering vegetated wetland.

Board of Health Approval



Permit Number: 22-107  
Date Approved: 9/8/2022  
Fee: \$300.00

Commonwealth of Massachusetts  
Town of Sudbury  
Board of Health

**DISPOSAL SYSTEM CONSTRUCTION PERMIT**

**Owner / Applicant: RANKIN BRUCE A & CYNTHIA D**


Permission is hereby granted to repair an individual sewage disposal system

Located at: 136 HORSE POND RD

**Description of Work**

For repairs consisting of:

1500 gal. tank, 7 lines Presby Pipe at 32L x 13.5 W

**Approved:**   
Robert Lazo, Health  
Inspector

The system shall comply with the provisions of Title 5 of the State Environmental Code and the regulations of the Town of Sudbury.  
Installation or repair must be performed by an installer licensed with the Sudbury Board of Health. Inspections of the construction must be scheduled with the Board of Health.  
The system is not designed for garbage disposal.  
This permit must be renewed annually unless the system construction has begun prior to the annual permit expiration date.

## Conclusion.

With the considerations of a limited and minimized work area, optimally located and proposed mitigation for the protection of the resource areas, it is the opinion of MSMEC, the proposal protects the resource areas from alteration. It is noteworthy, the work is within a limited area of the lot and the remainder of the lot will remain in the same condition as pre development, a standard Order of Conditions, adopting the construction sequence and mitigation noted on the accompanying plans is, in our opinion, and respectfully on behalf of Bruce Rankin, we hope the commission will agree with this assertion and approve a standard Order of Conditions.

Thank you for your consideration of this Notice of Intent.

Respectfully Submitted,



Matthew S. Marro,  
Consulting Agent/Principal  
Cc: File  
Client file  
Mass DEP

136 Horse Pond Sudbury



Q3 Flood Zones (from Paper FIRMs, All Available Areas)

- A
- AE
- AE Floodway
- AH
- AO
- D
- V
- VE
- Area Not Included
- X500

FEMA National Flood Hazard Layer Polygons

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- AH: 1% Annual Chance of 1-3ft Pending, with BFE
- AO: 1% Annual Chance of 1-3ft Sheet Flow Flooding, with BFE
- VE: High Risk Coastal Area
- D: Possible But Undetermined Hazard
- X: 0.2% Annual Chance of Flooding
- X: 1% Drainage Area < 1 Sq. Mi.
- X: Reduced Flood Risk due to Levee
- Area Not Included
- Area with no DFIRM - Paper FIRMs in Effect

Q3 Flood Zones (from Paper FIRMs, where NFHL Unavailable)

- A
- AE
- AE Floodway
- AH
- AO
- D
- VE
- Area Not Included
- X500

Potential Vernal Pools



NHESP Priority Habitats of Rare Species



NHESP Natural Communities

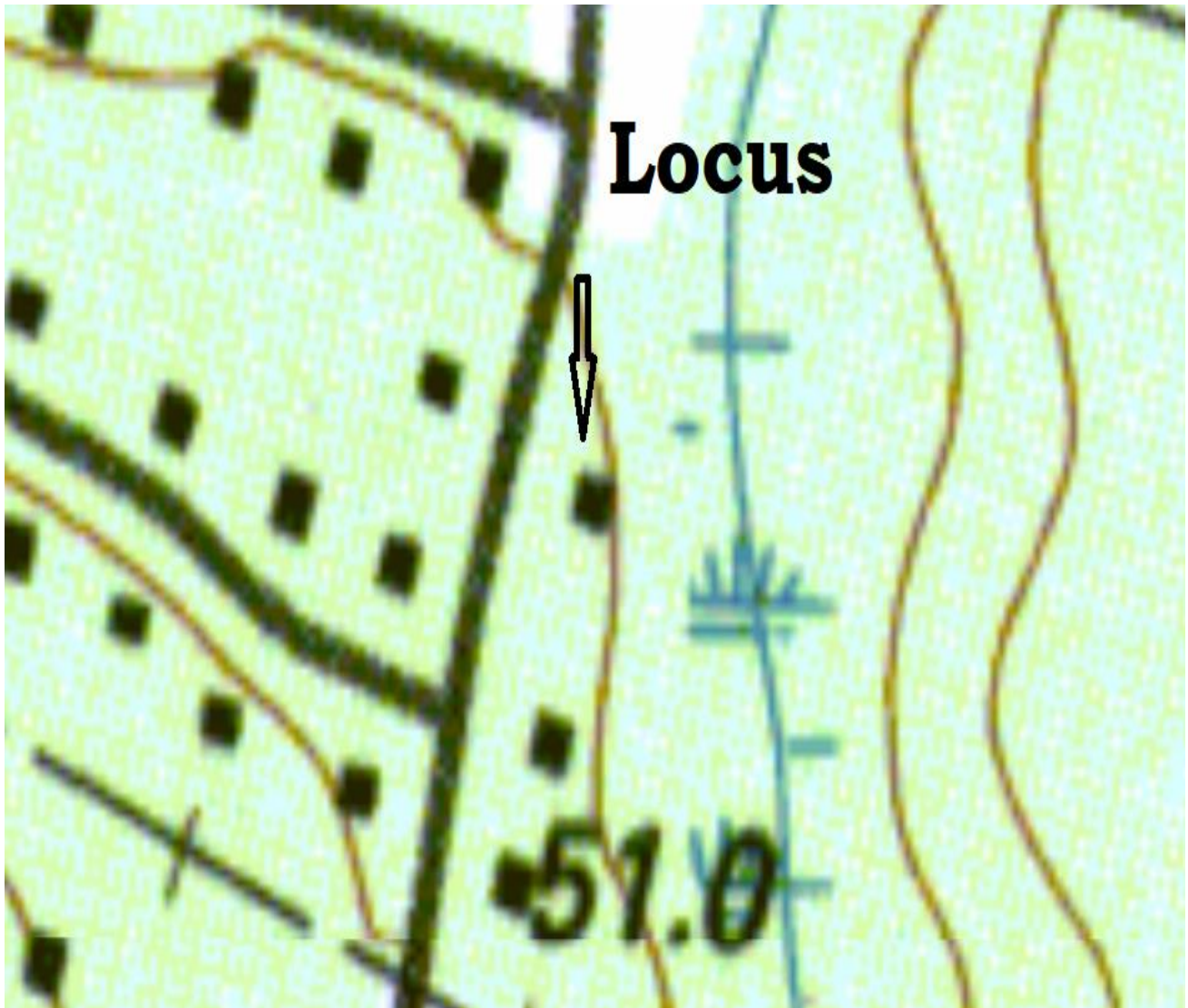


NHESP Estimated Habitats of Rare Wildlife





USGS LOCUS



WPA FORM 3



**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):

136 Horse Pond Road	Sudbury	01776
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.36958	42.43707
J06	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	0018	g. Parcel /Lot Number

2. Applicant:

Burce	Rankin	
a. First Name	b. Last Name	
c. Organization		
136 Horse Pond Road		
d. Street Address		
Sudbury	MA	01776
e. City/Town	f. State	g. Zip Code
603-657-5464	Libbyhamill@gmail.com	
h. Phone Number	i. Fax Number	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):

Matthew S.	Marro	
a. First Name	b. Last Name	
Matthew S. Marro Environmental Consulting		
c. Company		
45 Lisa Drive		
d. Street Address		
Leominster	MA	01453
e. City/Town	f. State	g. Zip Code
978-314-7858	775-521-7083	matt@marro-consulting.com/irene@marro-consulting.com
h. Phone Number	i. Fax Number	

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

110.00	42.50	67.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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**A. General Information** (continued)

6. General Project Description:  
See Narrative

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  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	b. Certificate # (if registered land)
25167	61
c. Book	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.



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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 _____	2. square feet _____
	3. cubic yards dredged _____	

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

MassMapper 2022  
 September

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/mass-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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 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

**C. Other Applicable Standards and Requirements (cont'd)**

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 [BWW] 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.

<u>136 Horse Pond Rd</u>	
a. Plan Title	
<u>Innovative Spetic Design</u>	<u>Evan Carloni</u>
b. Prepared By	c. Signed and Stamped by
<u>8.22.22</u>	<u>20</u>
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:

<u>2. Municipal Check Number</u>	<u>3. Check date</u>
<u>4. State Check Number</u>	<u>5. Check date</u>
<u>Matthew</u>	<u>Marro</u>
6. Payor name on check: First Name	7. Payor name on check: Last Name



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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)	9.16.22
	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:**

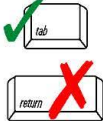
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



**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:

136 Horse Pond Road  
 a. Street Address

Sudbury  
 b. City/Town

42.50  
 d. Fee amount

c. Check number

2. Applicant Mailing Address:

Bruce  
 a. First Name

Rankin  
 b. Last Name

c. Organization

136 Horse Pond Road  
 d. Mailing Address

Sudbury  
 e. City/Town

Ma  
 f. State

01776  
 g. Zip Code

603-657-5464  
 h. Phone Number

i. Fax Number

libbyhamill@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

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

**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.



**Massachusetts Department of Environmental Protection**  
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**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1-septic	1	110	110
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** 110

**Step 6/Fee Payments:**

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 less \$12.50
City/Town share of filing Fee:	<u>67.50</u>
	c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

- 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.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- 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.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

## Assessor Record & Notification

**Notification to Abutters  
Under the Massachusetts Wetlands Protection Act  
and the Sudbury Wetlands Administrative 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 Bruce Rankin
- B. The Applicant has filed a Notice of Intent with the Sudbury Conservation Commission seeking permission to work in an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) under the Massachusetts Wetlands Protection Act (General Laws Chapter 131, Sec.40) and the Town of Sudbury Wetlands Administrative Bylaw.
- C. The **address** of the lot where the activity is proposed: 136 Horse Pond Road
- D. The **proposed activity** is: Replacement of a subsurface Sewage Disposal System within the Buffer Zone
- E. A **Public Hearing** regarding this Notice of Intent will be held on:  
**Monday, October 3 at 6:30 PM.**
- F. **Public Participation will be via Virtual Means Only** - In light of the ongoing COVID-19 coronavirus outbreak, Governor Baker issued an emergency Order on March 12, 2020, allowing public bodies greater flexibility in utilizing technology in the conduct of meetings under the Open Meeting Law. The Town of Sudbury Conservation Commission greatly values the participation of its citizens in the public meeting process, but given the current circumstances and recommendations at both the state and federal levels to limit or avoid public gatherings, including Governor Baker's ban on gatherings of more than 10 people, together with the present closure of Sudbury Town Hall and other public buildings to the public, the Town has decided to implement the "remote participation" procedures allowed under Governor Baker's emergency Order for all boards, committees, and commissions.
- G The public may participate in this meeting via Remote Participation:**
- From your computer, smart phone or tablet:
- \_\_\_\_\_
  - Meeting ID: \_\_\_\_\_
  - From your phone: **978-639-3366 or 470 250 9358**
- H Copies of the Notice of Intent may be examined by visiting this Website:  
<https://sudbury.ma.us/conservationcommission/meetings/>
- I. Copies of the Notice of Intent may be obtained from either The Applicant, or the Applicant's representative Matthew S. Marro Environmental Consulting, by calling this telephone number: 978-314-7858 between the hours of Mon - Fri 10 am to 3 PM

NOTE: you may also email [irene@marro-consulting.com](mailto:irene@marro-consulting.com) for a pdf copy of this Notice of Intent

Note: Public Hearing Notice, including its date, time, and place, will be published at least 5 days in advance in either the Sudbury Crier or MetroWest newspapers (at the applicant's expense).

abutters_id_field	abutters_owner1	abutters_owner2	abutters_address	abutters_address2	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
J06-0017	CALDERON RAMON E JR & CALDE	CHRISTINA J & KIM SUSAN	130 HORSE POND F		SUDBURY	MA	01776	79902-121	130 HORSE POND RD
J06-0018	RANKIN BRUCE A & CYNTHIA D		136 HORSE POND R		SUDBURY	MA	01776	25167-61	136 HORSE POND RD
J06-0019	MCCABE KEVIN J & LINDA T		156 HORSE POND F		SUDBURY	MA	01776	12025-343	156 HORSE POND RD
J06-0317	DOHERTY LAEL & HARLAN		129 HORSE POND RI		SUDBURY	MA	01776	72999-124	129 HORSE POND RD
J06-0318	CHACE ADAM A		137 HORSE POND R		SUDBURY	MA	01776	74625-370	137 HORSE POND RD
J06-0328	MARKVENAS KEVIN F &	MARKVENAS HUANG SOP	145 HORSE POND F		SUDBURY	MA	01776	52557-162	145 HORSE POND RD
J06-0500	TOWN OF SUDBURY	TREASURER	278 OLD SUDBURY I		SUDBURY	MA	01776	49650-386	TALL PINE DR

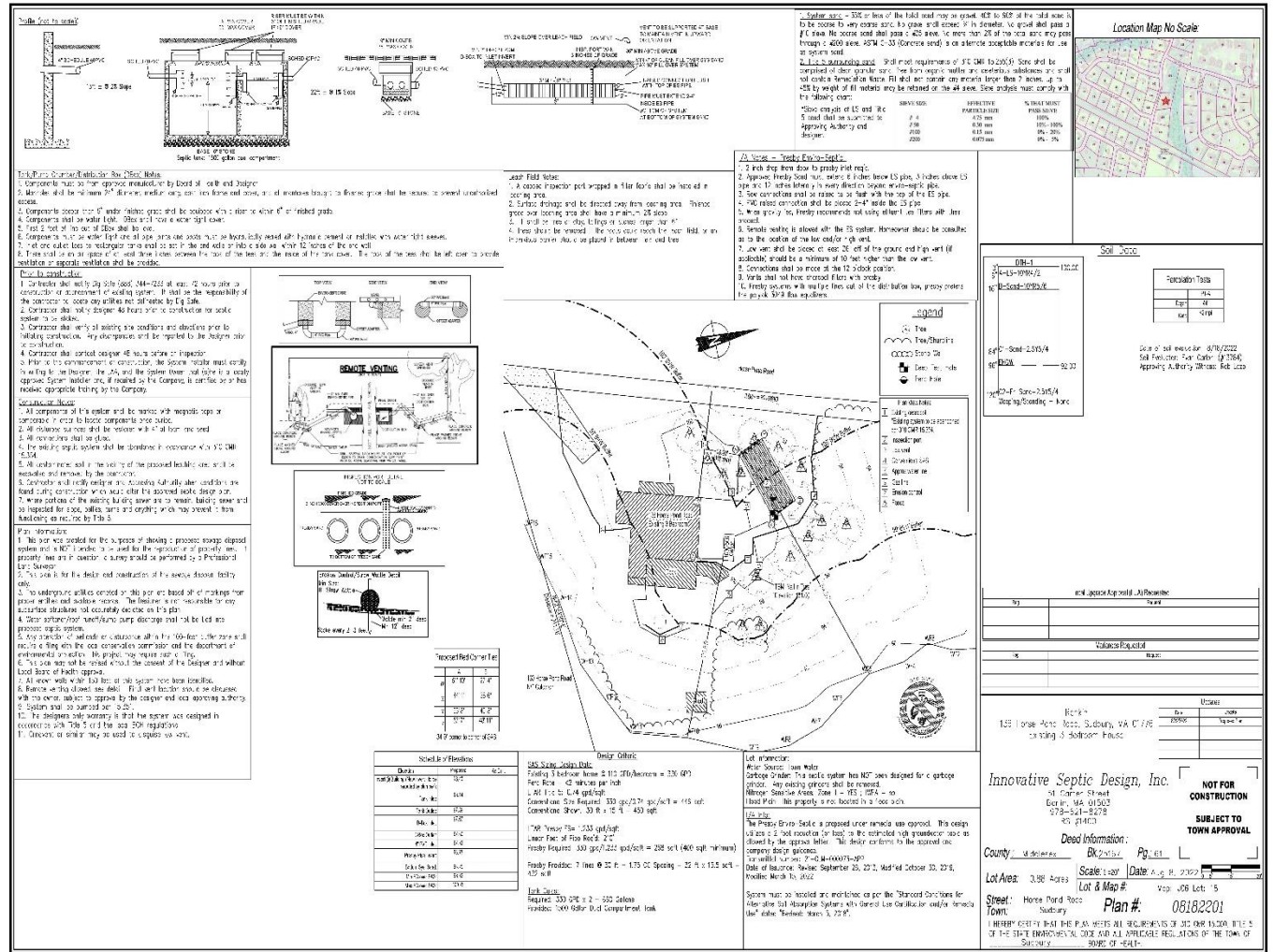
VERIFIED OWNERS:  
SEPTEMBER 19, 2022  
JOHN J. WELSH

TOWN OF SUDBURY  
BOARD OF ASSESSORS  
278 OLD SUDBURY ROAD  
SUDBURY, MA 01776











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	_____

**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 <i>Bruce A. Roth</i>	2. Date <i>9-16-22</i>
3. Signature of Property Owner (if different)	4. Date <i>9.16.22</i>
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:**

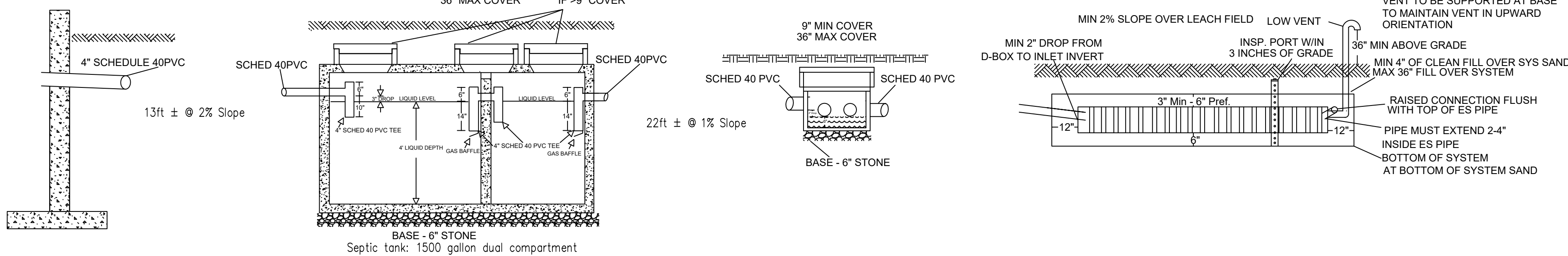
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**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.

**Profile (not to scale):**



Septic tank: 1500 gallon dual compartment

1. **System sand** - 35% or less of the total sand may be gravel. 40% to 90% of the total sand is to be coarse to very coarse sand. No gravel shall exceed 3/4" in diameter. No gravel shall pass a #10 sieve. No coarse sand shall pass a #35 sieve. No more than 2% of the total sand may pass through a #200 sieve. ASTM C-33 (Concrete sand) is an alternate acceptable materials for use as system sand.

2. **Title 5 surrounding sand** - Shall meet requirements of 310 CMR 15.255(3). Sand shall be comprised of clean granular sand, free from organic matter and deleterious substances and shall not contain Remediation Waste. Fill shall not contain any material larger than 2 inches. Up to 45% by weight of fill material may be retained on the #4 sieve. Sieve analysis must comply with the following chart:

SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
# 4	4.75 mm	100%
# 50	0.30 mm	10% - 100%
#100	0.15 mm	0% - 20%
#200	0.075 mm	0% - 5%

\*Sieve analysis of ES and Title 5 sand shall be submitted to Approving Authority and designer.



**Tank/Pump Chamber/Distribution Box (DBox) Notes:**

- Components must be from approved manufacturer by Board of Health and Designer.
- Manholes shall be minimum 24" diameter, medium duty, cast iron frame and cover, and all manholes brought to finished grade shall be secured to prevent unauthorized access.
- Components deeper than 9" under finished grade shall be equipped with a riser to within 6" of finished grade.
- Components shall be water tight. DBox shall have a water tight cover.
- First 2 feet of line out of DBox shall be level.
- Components must be water tight and all pipe joints and boots must be hydraulically sealed with hydraulic cement or installed with water tight sleeves.
- Inlet and outlet tees to rectangular tanks shall be set in the end walls or into a side wall within 12 inches of the end wall.
- There shall be an air space of at least three inches between the tops of the tees and the inside of the tank cover. The tops of the tees shall be left open to provide ventilation or separate ventilation shall be provided.

**Prior to construction:**

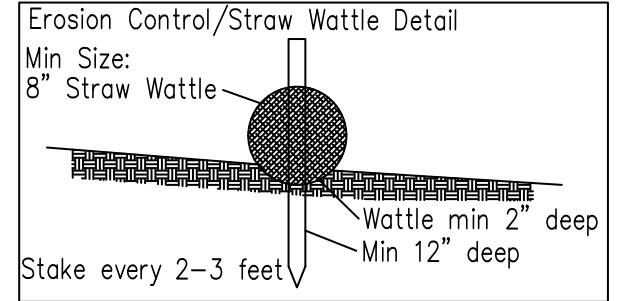
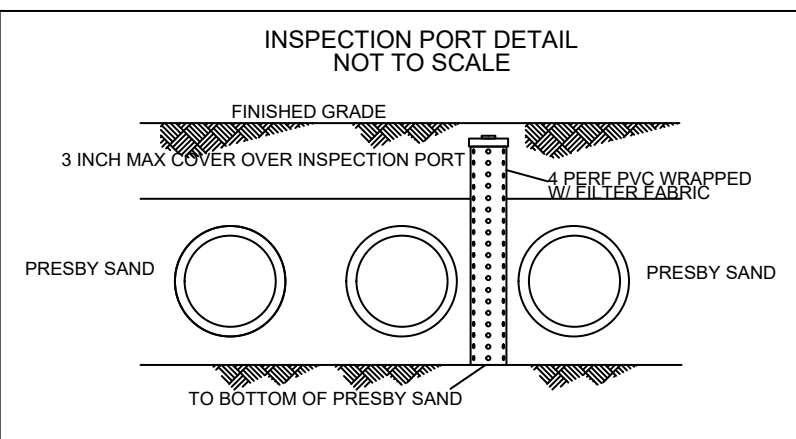
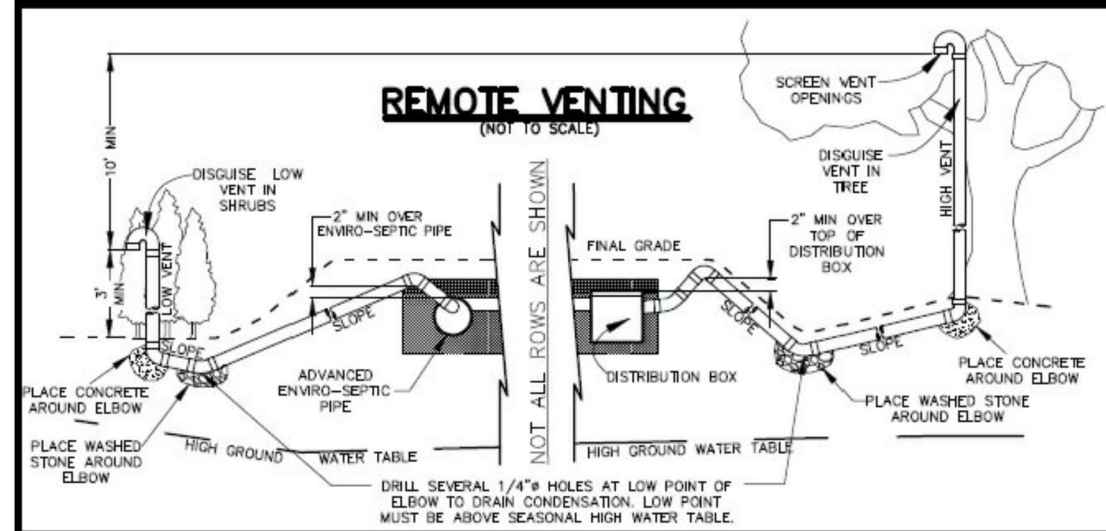
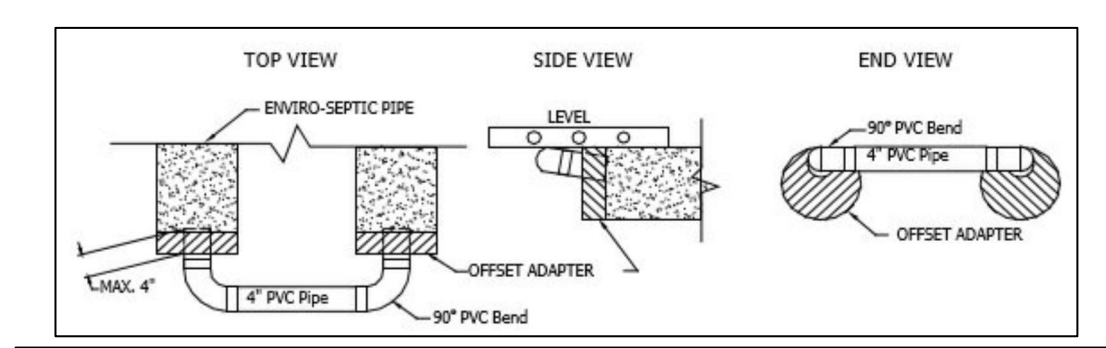
- Contractor shall notify Dig Safe (888) 344-7233 at least 72 hours prior to construction or abandonment of existing system. It shall be the responsibility of the contractor to locate any utilities not delineated by Dig Safe.
- Contractor shall notify designer 48 hours prior to construction for septic system to be staked.
- Contractor shall verify all existing site conditions and elevations prior to initiating construction. Any discrepancies shall be reported to the Designer prior to construction.
- Contractor shall contact designer 48 hours before an inspection.
- Prior to the commencement of construction, the System Installer must certify in writing to the Designer, the LAA, and the System Owner that (s)he is a locally approved System Installer and, if required by the Company, is certified by or has received appropriate training by the Company.

**Construction Notes:**

- All components of this system shall be marked with magnetic tape or comparable in order to locate components once buried.
- All disturbed surfaces shall be restored with 4" of loam and seed.
- All connections shall be glued.
- The existing septic system shall be abandoned in accordance with 310 CMR 15.354.
- All contaminated soil in the vicinity of the proposed leaching area shall be excavated and removed by the contractor.
- Contractor shall notify designer and Approving Authority when conditions are found during construction which would alter the approved septic design plan.
- Where portions of the existing building sewer are to remain, building sewer shall be inspected for slope, bellies, turns and anything which may prevent it from functioning as required by Title 5.

**Plan Information:**

- This plan was created for the purposes of showing a proposed sewage disposal system and is NOT intended to be used for the reproduction of property lines. If property lines are in question, a survey should be performed by a Professional Land Surveyor.
- This plan is for the design and construction of the sewage disposal facility only.
- The underground utilities denoted on this plan are based off of markings from proper entities and available records. The Designer is not responsible for any subsurface structures not accurately depicted on this plan.
- Water softener/roof runoff/sump pump discharge shall not be tied into proposed septic system.
- Any alteration of wetlands or disturbance within the 100-foot buffer zone shall require a filing with the local conservation commission and the department of environmental protection. This project may require such a filing.
- This plan may not be revised without the consent of the Designer and without Local Board of Health approval.
- All known wells within 150 feet of this system have been identified.
- Remote venting allowed, see detail. Final vent location should be discussed with the owner, subject to approval by the designer and local approving authority.
- System shall be pumped per 15.351.
- The designers only warranty is that the system was designed in accordance with Title 5 and the local BOH regulations.
- Ornavent or similar may be used to disguise low vent.



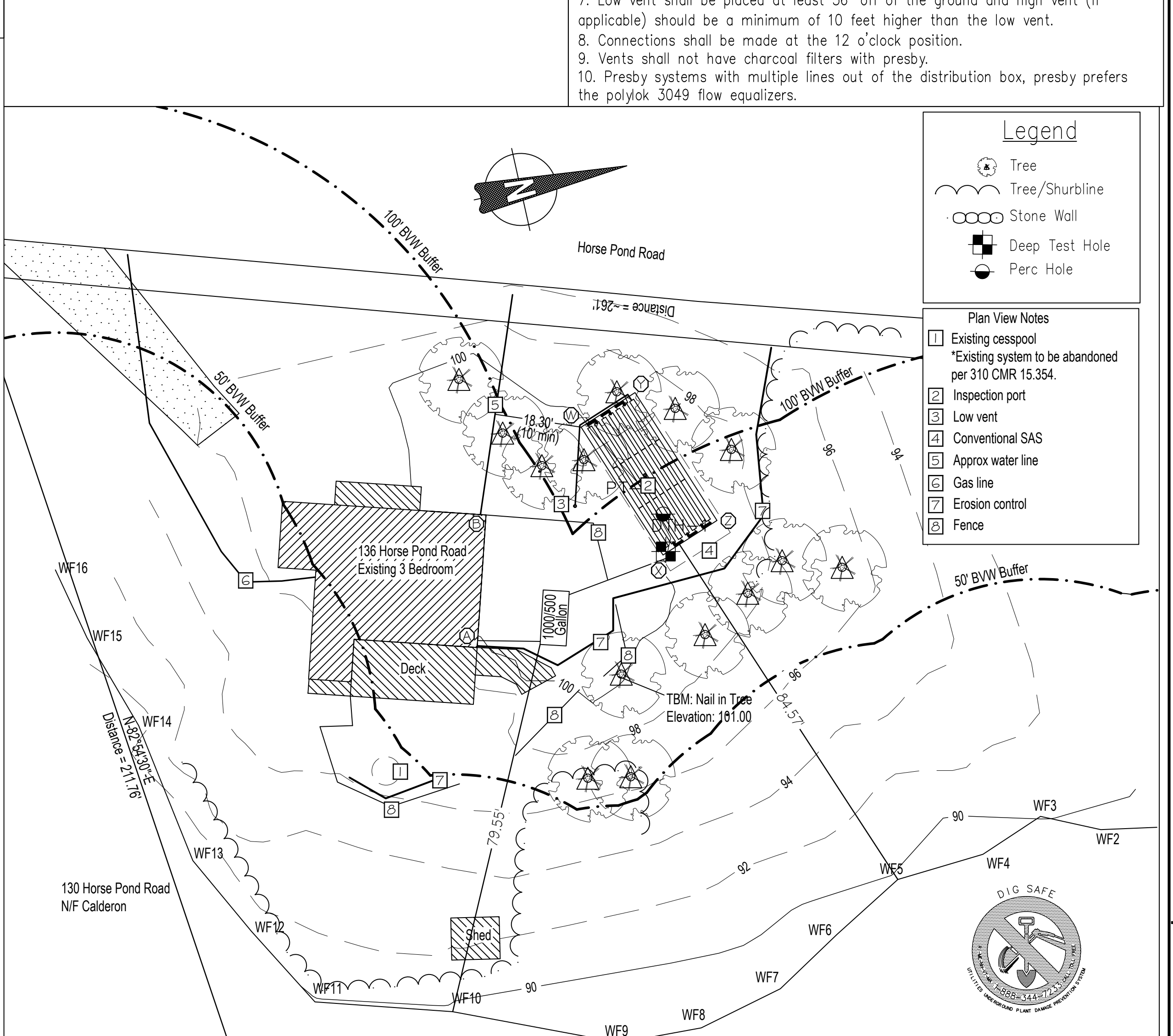
**Proposed Bed Corner Ties**

	A	B
W	51' 10"	27' 4"
X	44' 1"	38' 6"
Y	63' 8"	40' 8"
Z	57' 7"	48' 11"

34' 9" corner to corner of SAS

**Leach Field Notes:**

- A capped inspection port wrapped in filter fabric shall be installed in leaching area.
- Surface drainage shall be directed away from leaching area. Finished grade over leaching area shall have a minimum 2% slope.
- Fill shall be free of clay, tailings or stones larger than 6".
- Trees should be removed if the roots could reach the leach field, or an impervious barrier should be placed in between field and tree.



**Design Criteria**

**SAS Sizing Design Data:**  
 Existing 3 bedroom home @ 110 GPD/bedroom = 330 GPD  
 Perc Rate = <2 minutes per inch  
 LTAR Title 5: 0.74 gpd/sqft  
 Conventional Size Required: 330 gpd/0.74 gpd/sqft = 446 sqft  
 Conventional Shown: 30 ft x 15 ft = 450 sqft

LTAR Presby ES= 1.233 gpd/sqft  
 Linear Feet of Pipe Req'd: 210'  
 Presby Required: 330 gpd/1.233 gpd/sqft = 268 sqft (400 sqft minimum)

Presby Provided: 7 lines @ 30 ft - 1.75 OC Spacing = 32 ft x 13.5 sqft = 432 sqft

**Tank Calcs:**  
 Required: 330 GPD x 2 = 660 Gallons  
 Provided: 1500 Gallon Dual Compartment Tank

**Lot Information:**  
 Water Source: Town Water  
 Garbage Grinder: This septic system has NOT been designed for a garbage grinder. Any existing grinders shall be removed.  
 Nitrogen Sensitive Areas: Zone II - YES; IWPA - no  
 Flood Plain: This property is not located in a flood plain.

**I/A Info:**  
 The Presby Enviro-Septic is proposed under remedial use approval. This design utilizes a 2 foot reduction (or less) to the estimated high groundwater table as allowed by the approval letter. This design conforms to the approval and company design guidance.  
 Transmittal number: 21-CLM-000073-APP  
 Date of Issuance: Revised September 26, 2013, Modified October 30, 2019, Modified March 15, 2022

System must be installed and maintained as per the "Standard Conditions for Alternative Soil Absorption Systems with General Use Certification and/or Remedial Use" dated "Revised: March 5, 2018".

**Schedule of Elevations**

Elevation	Proposed	As-Built
Invert @ Building (New invert - to be rerouted by plumber):	98.40	
Tank Inlet:	98.14	
Tank Outlet:	97.89	
D-Box Inlet:	97.67	
D-Box Outlet:	97.50	
4" PVC Inlet:	97.33	
Presby Pipe Invert:	96.75	
Bottom Sys. Sand:	96.25	
Min FG over SAS:	98.33	
Max FG over SAS:	100.75	

**Soil Data**

Depth	PT-A
Rate	<2 mpi

Date of soil evaluation: 8/18/2022  
 Soil Evaluator: Evan Carloni (#13784)  
 Approving Authority Witness: Rob Lazo

**Local Upgrade Approval (LUA) Requested**

Reg	Request

**Variances Requested**

Reg	Request

**Updates**

Date	Update
8/22/2022	Proposed Plan

**Innovative Septic Design, Inc.**  
 51 Carter Street  
 Berlin, MA 01503  
 978-621-8278  
 RS #1400

**Deed Information:**  
 County: Middlesex Bk.25167 Pg.: 61

**Lot Area:** 0.88 Acres **Scale:** 1"=20' **Date:** Aug 8, 2022 **Lot & Map #:** Map: J06 Lot: 18

**Street:** Horse Pond Road **Plan #:** 08182201  
**Town:** Sudbury

**NOT FOR CONSTRUCTION**  
**SUBJECT TO TOWN APPROVAL**

I HEREBY CERTIFY THAT THIS PLAN MEETS ALL REQUIREMENTS OF 310 CMR 15.000, TITLE 5 OF THE STATE ENVIRONMENTAL CODE AND ALL APPLICABLE REGULATIONS OF THE TOWN OF Sudbury BOARD OF HEALTH.