

**NOTICE OF PUBLIC HEARING  
SUDBURY CONSERVATION COMMISSION  
Monday, October 17, 2022 at 6:45 PM  
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to construct an addition, driveway, and patio and repair an existing deck and porch within the 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 102 Barton Drive, Sudbury, MA. Glenn Pransky and Terry Snyder, Applicants. The hearing will be held on Monday, October 17, 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-17-2022/>

SUDBURY CONSERVATION COMMISSION  
10/5/2022

September 28, 2022

Sudbury Conservation Commission  
Department of Public Works Building  
275 Old Lancaster Road  
Sudbury, MA 01776

RE: Notice of Intent,  
102 Barton Drive, Sudbury, MA 01776

Dear Sudbury Conservation Commission,

Goddard Consulting, LLC is pleased to submit this Notice of Intent (NOI) on behalf of the applicant and owner, Glenn Pransky Trustee of The Terry B. Snyder 2005 Trust, for the property located at 102 Barton Drive (Assessors Map H04, Parcel 166) in Sudbury. This NOI is a joint filing under the Massachusetts Wetlands Protection Act (WPA) and the Sudbury Wetlands Administration Bylaw (SWAB).

The applicant proposes a garage addition and modification of the driveway with associated grading and front walkway. The proposed work falls within the Outer Riparian Zone of Riverfront Area to the perennial stream Pratts Mill Pond. The work also falls outside the 100' Buffer Zone (referred to as the Adjacent Upland Resource Area (AURA) under the Sudbury Wetlands Administration Bylaw) to Bordering Vegetated Wetlands (BVW).

One original and two hard copies of the NOI application are enclosed, along with full size site plans. The titles of all the documents enclosed are as follows:

- NOI (Modified WPA Form 3) Application Form
- Copy of Check, Bylaw Fee
- Affidavit of Service, Abutters List, Notification to Abutters
- *Wetland Border Report*, Goddard Consulting, LLC. 2/18/21
  - DEP Delineation Data Sheets
  - *USGS View of Site*. Goddard Consulting, LLC. 2/18/21
  - *Orthophoto View of Site*. Goddard Consulting, LLC. 2/18/21
- *Certified Plot Plan, 102 Barton Drive, Sudbury*, Odeon Survey & Mapping. 6/9/21
- *Site Plan for Notice of Intent, 102 Barton Drive, Sudbury*, Odeon Survey & Mapping. 9/22/22

### **Existing Conditions**

The 1.1-acre site is located at 102 Barton Drive (Assessors Map H04, Parcel 166) in Sudbury. The wetland resources on the property include Bordering Vegetated Wetlands (BVW), Bordering Land Subject to Flooding (BLSF) and Riverfront Area (RFA) from Pratts Mill Pond.

The Outer Riparian Zone (100-200 feet from perennial stream Pratts Mill Pond) has an existing single-family home with an attached garage and associated driveway, deck, porch, walkways, and lawn surrounding these features. A portion of the back lawn is within the 100-foot Adjacent Upland Resource Area (AURA).



**Photo 1: Rear of House, 102 Barton Drive, 9/27/22**



**Photo 2: Driveway, 102 Barton Drive, 9/27/22**





Photo 3: Front of House, 102 Barton Drive, 9/27/22

## Proposed Conditions

The proposed work consists of a 26' by 26' garage to be attached to the existing single-family house (on the western side of the existing garage, which will remain in place to connect the existing house and proposed garage addition). A reconfigured front walkway is proposed in the front of the house. Although there is a minor increase of 1,075 square feet (SF) in impervious surfaces as outlined in Table 1 below, this is all within the existing lawn. The proposed rear patio is not closer to the river than the existing driveway, deck, or porch. Some repairs to the rear deck and patio are proposed, but the location and shape of those is not proposed to change.

Table 1: Impervious Surfaces within Riverfront Area

	Existing (SF)	Proposed (SF)	Change (SF)
<b>Driveway</b>	1,780	1,290	- 490
<b>House and Garage</b>	1,255	2,270	1,015
<b>Porch and Deck</b>	290	290	0
<b>Rear Walkway / Patio</b>	45	560	515
<b>Front Porch and Walk</b>	70	105	35
<b>Total</b>			+ 1,075



## Regulatory Compliance

### Compliance Under the WPA: 310 CMR 10.53

No work is proposed in the Buffer Zone to the BVW or bank of the river.

### Compliance Under the WPA: 310 CMR 10.58(6)(b)

Proposed work falls within the Riverfront Area; however, the expansion of impervious surfaces is the conversion of lawn and landscaping to patio which is exempt as outlined below in 310 CMR 10.58(6)(b).

310 CMR 10.58(6)(b).

*(6) Notwithstanding the Provisions of 310 CMR 10.58(1) through (5), Certain Activities or Areas Are Grandfathered or Exempted from Requirements for the Riverfront Area:*

.....

*(b) Certain minor activities as identified in 310 CMR 10.02(2)(b)1.*

310 CMR 10.02(2)(b)1.

*1. Minor activities, as described in 310CMR10.02(2)(b)2., within the buffer zone and outside any areas specified in 310 CMR 10.02(1)(a) through (e) are not otherwise subject to regulation under M.G.L. c. 131, § 40 provided that the work is performed: solely within the buffer zone, as prescribed in 310 CMR 10.02(2)(b)2.a. through q., in a manner so as to reduce the potential for any adverse impacts to the resource area during construction, and with post-construction measures implemented to stabilize any disturbed areas. Factors to consider when measuring the potential for adverse impacts to resource areas include the extent of the work, the proximity to the resource area, the need for erosion controls, and the measures employed to prevent adverse impacts to resource areas during and following the work.*

310 CMR 10.02(2)(b)2

*2. The following minor activities, provided that they comply with 310 CMR 10.02(2)(b)1., are not otherwise subject to regulation under M.G.L. c. 131, § 40:*

310 CMR 10.02(2)(b)2.e.

*e. The conversion of lawn to uses accessory to residential structures such as decks, sheds, patios, pools, replacement of a basement bulkhead and the installation of a ramp for compliance with accessibility requirements, provided the activity, including material staging and stockpiling is located more than 50 feet from the mean annual high-water line within the Riverfront Area, Bank or from Bordering Vegetated Wetland, whichever is farther, and erosion and sedimentation controls are implemented during construction.*

*The conversion of such uses accessory to existing single family houses to lawn is also allowed. (Mowing of lawns is not subject to jurisdiction under 310 CMR 10.00);*

The project is ±150 feet from the River and BVW. Erosion controls are proposed 150 feet from the river. As (1) the project removes the existing patio and pavement within the Riverfront Area to construct the garage and addition and (2) the new patio and front driveway is a conversion from lawn, the work as proposed is exempt from the Riverfront Standards.

### **Compliance Under Sudbury Wetlands Administrative Bylaw**

The proposed work will fall within the AURA and Riverfront Area to Pratts Mill Pond, which is a Coldwater Fisheries Resource (CFR) with performance standards established in section 2.6 of the Bylaw. Within the Bylaw, performance standards for the resource areas AURA and Riverfront Area are covered under sections 7.2 and 7.10, respectively. Another key aspect within the Bylaw is the assurance of no significant adverse impact on wildlife habitat, which is covered under section 7.3. This project has been designed to be in compliance with the interests protected under the Bylaw.

#### **Section 2.6 – Coldwater Fisheries Resources (CFR)**

Key aspects within this section include the following items listed below, and are discussed in detail in the subsequent paragraphs:

- Maintain and/or restore an undisturbed vegetated (forested) state
- Retain canopy shade
- Retain undisturbed woody debris
- Retain connections between rivers and adjacent floodplains
- Phosphate level and stream baseflow establishment
- Disturbance, blockage, or dams within CFR

The proposed work will only slightly increase impervious surfaces in the outer 150–200-foot Riverfront Area and the inner 0-150 Inner Riparian Zone will remain unchanged. The project therefore will not impact any of the existing woody debris, canopy shade, or forested vegetation on site. River connections will be completely undisturbed because the proposed project will be occurring entirely within existing lawn, patio, and driveway. In our professional opinion, since there is an overall net reduction in driveway impervious surfaces, this project will not require the establishment of pre- and post-construction nutrient levels or baseflow conditions of the stream.

#### **Section 7.2 – Performance Standards & Design Criteria for Adjacent Upland Resource Area (AURA)**

Key aspects within this section include the following items listed below, and are discussed in detail in the subsequent paragraphs:

- Character of the work and possible alternatives
- Disturbance restrictions
- Resource area values and functions
- Pre-project characteristics



- Wildlife habitat and rare species

No work is proposed within the 100-foot AURA; therefore, it won't impact the AURA or its values and functions. For this reason, the project is in compliance with sections 7.3 and 7.10 of the Bylaw as well.

### **Conclusion**

The project has been designed to be in compliance with the interests protected under both the WPA and the Bylaw. Proposed work is entirely within the existing lawn, patio, and driveway. All work will remain within the erosion control barrier in order to protect the resource areas on site.

If there are any questions concerning this submission, please do not hesitate to contact us.

Very truly yours,

GODDARD CONSULTING, LLC



Mark R. Arnold, Wetlands Engineer, CPESC

CC:

- Glenn Pransky Trustee of The Terry B. Snyder 2005 Trust, 102 Barton Drive, Sudbury, MA 01776
- NERO-DEP, Wetlands Division, 205B Lowell Street, Wilmington, MA 01887







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 &  
Sudbury Wetlands Administration Bylaw

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Sudbury
City/Town

#### A. General Information (continued)

6. General Project Description:

House addition, driveway and patio with foundation work on existing deck and porch

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 CMR10.24(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 County

a. County

1491

c. Book

b. Certificate # (if registered land)

123

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.



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 &  
Sudbury Wetlands Administration Bylaw

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Sudbury
City/Town

**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) - **Pratts Mill Pond** - 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: 30,266 square feet

4. Proposed alteration of the Riverfront Area:

<u>3,060</u>	<u>0</u>	<u>3,060 (redevelopment)</u>
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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 Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 & Sudbury Wetlands Administration Bylaw

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Sudbury

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City/Town

**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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Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 &  
Sudbury Wetlands Administration Bylaw

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Document Transaction Number

Sudbury  
City/Town

**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**

August 2021

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/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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Bureau of Resource Protection - Wetlands

## WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 &  
Sudbury Wetlands Administration Bylaw

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MassDEP File Number

Document Transaction Number

Sudbury  
City/Town

### 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).



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 &  
Sudbury Wetlands Administration Bylaw

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Sudbury
City/Town

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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 [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



**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 &  
 Sudbury Wetlands Administration Bylaw

Provided by MassDEP:

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MassDEP File Number

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Document Transaction Number

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Sudbury

---

City/Town

**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>Site Plan for Notice of Intent, 102 Barton Drive, Sudbury</u>	
a. Plan Title	
<u>Odeon Survey &amp; Mapping.</u>	<u>Glenn D. Odone Jr.</u>
b. Prepared By	c. Signed and Stamped by
<u>9/22/22</u>	<u>1"=30'</u>
d. Final Revision Date	e. Scale
<u>Certified Plot Plan, 102 Barton Drive, Sudbury</u>	<u>6/9/21</u>
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>2954</u>	<u>9/26/22</u>
2. Municipal Check Number	3. Check date
<u>2955</u>	<u>9/26/22</u>
4. State Check Number	5. Check date
<u>Glenn &amp; Terry</u>	<u>Pransky &amp; Snyder</u>
6. Payor name on check: First Name	7. Payor name on check: Last Name



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Sudbury

City/Town

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Sudbury Wetlands Administration Bylaw

### 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.

	8/23/22
1. Signature of Applicant (Glenn Pransky)	2. Date
	8/23/22
3. Signature of Property Owner (if different)	4. Date
	8/23/22
5. Signature of Representative (Mark Arnold, Goddard Consulting LLC)	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:

102 Barton Drive, Sudbury, MA 01776  
 a. Street Address b. City/Town  
 2955 \$70  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Glenn & Terry Pransky & Snyder  
 a. First Name b. Last Name  
 Trustee: The Terry B. Snyder 2005 Trust  
 c. Organization  
 102 Barton Drive  
 d. Mailing Address  
 Sudbury MA 01776  
 e. City/Town f. State g. Zip Code  
 h. Phone Number i. Fax Number glenn.pransky@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**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1A	1	\$110(1.5)	\$165
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$165
State share of filing Fee:	\$70
City/Town share of filing Fee:	\$95
	a. Total Fee from Step 5
	b. 1/2 Total Fee <b>less</b> \$12.50
	c. 1/2 Total Fee <b>plus</b> \$12.50

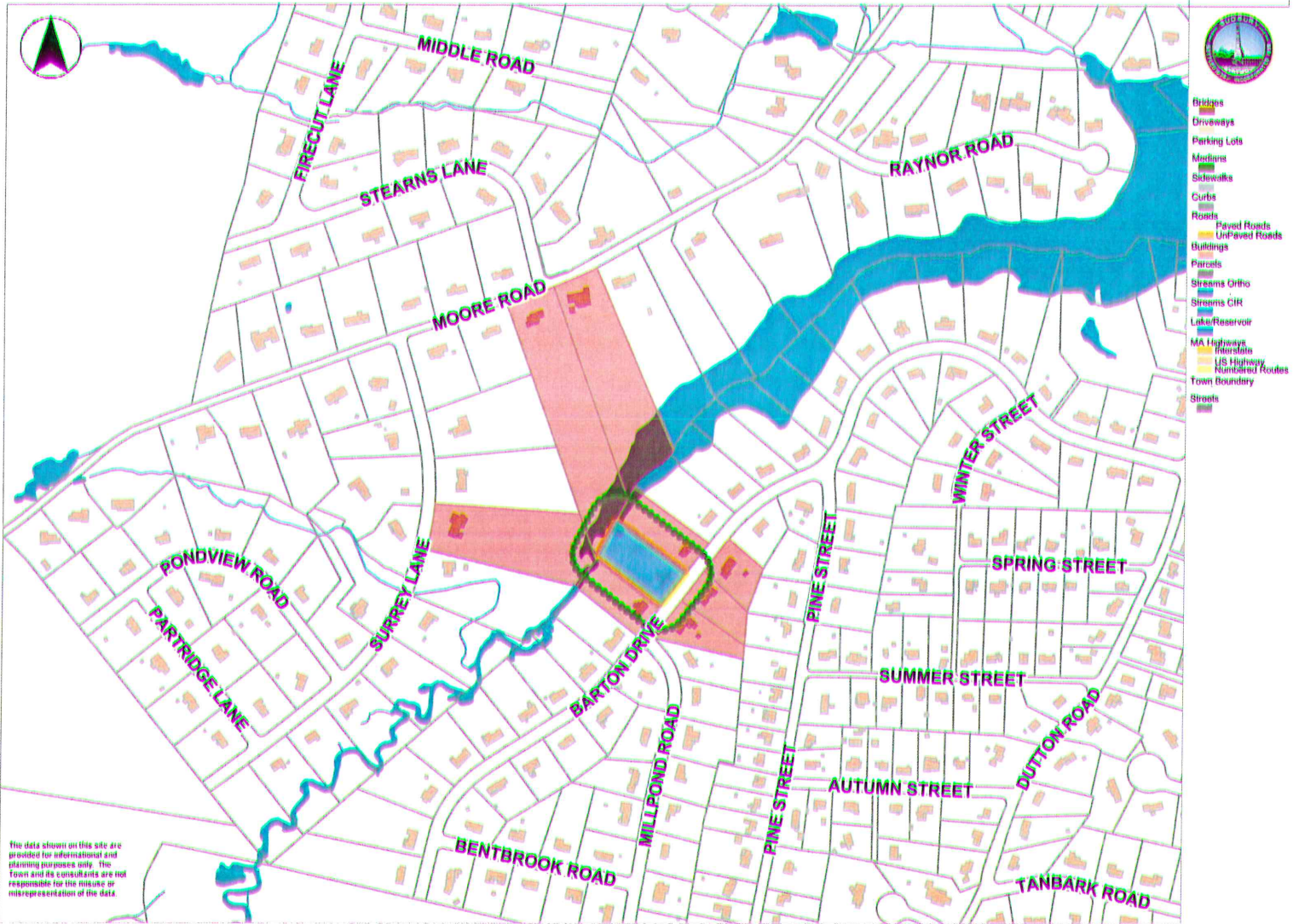
**C. Submittal Requirements**

- 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.)



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.

0 660 1320 ft

Printed on 08/22/2022 at 03:42 PM

MapsOnline

**Abutters List**

[print this list](#)

Date: August 22, 2022

Subject Property Address: 102 BARTON DR Sudbury, MA  
Subject Property ID: H04-0166

Search Distance: 100 Feet

---

Prop ID: G04-0013  
Prop Location: 101 MOORE RD Sudbury, MA  
Owner: FORTUNATO ANTHONY & JENNIFER  
Co-Owner:  
Mailing Address:

101 MOORE RD  
SUDBURY, MA 01776

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Prop ID: G04-0215  
Prop Location: 109 MOORE RD Sudbury, MA  
Owner: ROGERS PATRICK & CARRIE  
Co-Owner:  
Mailing Address:

109 MOORE RD  
SUDBURY, MA 01776

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Prop ID: H04-0140  
Prop Location: 97 BARTON DR Sudbury, MA  
Owner: SEARS NORMAN E JR & DOROTHY M  
Co-Owner:  
Mailing Address:

97 BARTON DR  
SUDBURY, MA 01776

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Prop ID: H04-0141  
Prop Location: 101 BARTON DR Sudbury, MA  
Owner: ROSSI PETER A  
Co-Owner:  
Mailing Address:

101 BARTON DRIVE  
SUDBURY, MA 01776

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Prop ID: H04-0142  
Prop Location: 105 BARTON DR Sudbury, MA  
Owner: MORRIS JOHN R & LYNN M  
Co-Owner:  
Mailing Address:  
105 BARTON DR  
SUDBURY, MA 01776

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Prop ID: H04-0165  
Prop Location: 110 BARTON DR Sudbury, MA  
Owner: JACQUIN DAVID CHRISTOPHER &  
Co-Owner: JACQUIN MICHELE  
Mailing Address:  
110 BARTON DR  
SUDBURY, MA 01776

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Prop ID: H04-0167  
Prop Location: 98 BARTON DR Sudbury, MA  
Owner: LAEHN DAVID R & PATRICIA D  
Co-Owner:  
Mailing Address:  
98 BARTON DR  
SUDBURY, MA 01776

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Prop ID: H04-0632  
Prop Location: 30 SURREY LN Sudbury, MA  
Owner: KOLAKOWSKI ROBERT & SHANNON  
Co-Owner:  
Mailing Address:  
30 SURREY LN  
SUDBURY, MA 01776

---

  
Cynthia Gerry, Director of Assessing/Town of Sudbury  
8/24/2022

**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 Glenn Pransky Trustee of The Terry B. Snyder 2005 Trust
- 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: 102 Barton Drive
- D. The **proposed activity** is: Garage addition and modifies the driveway with associated grading and front walkway.  
Foundation repair work on existing deck and porch
- E. A **Public Hearing** regarding this Notice of Intent will be held on:  
**Monday, October 17, 2022 at 6:45 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:

- <https://us02web.zoom.us/j/98803339162>
- Meeting ID: 988 0333 9162
- From your phone: **978-639-3366** or **470 250 9358**

**Subject to change, confirm with Commission by phone**

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 Goddard Consulting LLC, by calling this telephone number: 508-393-3784 between the hours of 9am to 4pm Monday to Friday

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

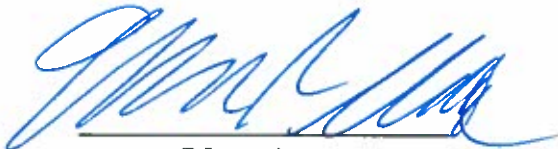
## AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act  
And Sudbury Wetlands Administration Bylaw

I, Mark Arnold hereby certify under the pains and penalties of perjury that on September 28, 2022 I gave notification to abutters in Compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to Abutter Notification dating April, 8, 1994 in connection with the following matter:

An Notice of Intent was filed under the Massachusetts Wetlands Protection Act and the Sudbury Wetlands Administration Bylaw by Michael Merullo with the Sudbury Conservation Commission on September 28, 2022 for the property located at 102 Barton Drive

The form of the notification, and the list of abutters to whom it was given, and their addresses, are attached to this Affidavit of Service.



(Name)



(Date)

February 18, 2021

Glenn Pransky  
102 Barton Dr  
Sudbury, MA 01776

Re: Wetland Border Report  
102 Barton Dr, Sudbury, MA

Dear Mr. Pransky:

On February 18, 2021 the wetland resources were delineated on land located at the above referenced site (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the local Wetland Protection Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

Stearns Millpond is located at the northern edge of the site. The bank of this pond was delineated using pink flagging labeled GC-B1 through GC-B11. Bordering Vegetated Wetland (BVW) was observed adjacent to this pond and was delineated using blue flagging labeled GC-A1 through GC-A11. This BVW is dominated by glossy buckthorn and red maple. Adjacent upland areas are dominated by white pine, red oak and witch hazel. Mass DEP BVW determination forms were documented at flag number GC-A4.

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife and has no mapped vernal pools. The site is not located in an ACEC or within 200-ft of a mapped perennial stream channel (Stearns Millpond becomes a perennial stream greater than 200 feet from the property). A small portion of the site is located within FEMA Flood Zone AE, which is regulated as Bordering Land Subject to Flooding (BLSF).

The Massachusetts Wetlands Protection Act and the Sudbury Wetlands Protection Bylaw take jurisdiction over bank, BVW, and BLSF resource areas. Additionally, there is a 100-foot jurisdictional buffer zone for bank and BVW. Any work within a jurisdictional resource area and/or 100-foot buffer zone requires a Request for Determination (RDA) or Notice of Intent (NOI) be filed with the Conservation Commission.

Very truly yours,  
GODDARD CONSULTING, LLC



Scott Goddard,  
Principal & PWS



## DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: \_\_\_\_\_ Prepared by: Goddard Consulting LLC Project location: Bedford, South Road DEP File #: \_\_\_\_\_

Check all that apply:  Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only  
 Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II  
 Method other than dominance test used (attach additional information)

**Section I. Vegetation** Observation Plot Number: **Flag #GC-A20** Transect Number: **Upgradient** Date of Delineation: **6-May-20**

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
--------------------------------	-----------------	---------	-------------	----------------------------	-----------------------------

<b><u>Tree Layer</u></b>					
White pine	<i>Pinus strobus</i>	38%	50.0%	Yes	FACU
Red oak	<i>Quercus rubra</i>	38%	50.0%	Yes	FACU

**Sapling Layer**

<b><u>Shrub Layer</u></b>					
Witch Hazel	<i>Hamamelis virginiana</i>	21%	100.0%	Yes	FACU

**Climbing Woody Vine**

**Ground Cover**

**Remarks:** \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth

**Morphological Adaptations:** 0 **Description:** \_\_\_\_\_

\* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

**Vegetation conclusion:**  
 Number of dominant wetland indicator plants: **0** Number of dominant non-wetland indicator plants: **3**  
**Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?** no

**Section II. Indicators of Hydrology**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?  yes  no

title/date: Interim Soil Survey of Middlesex County - 1991 (Maps - 1989)

map number: \_\_\_\_\_

soil type mapped: Hinckley Loamy Sand

hydric soil inclusions: None

Are field observations consistent with soil survey?  yes  no

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
A	0-6"	10YR3/2	Fine sandy loam
B	6-12"+	10YR 5/6	Loamy Sand

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- Water marks: \_\_\_\_\_
- Drift Lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):  
 \_\_\_\_\_
- Other: \_\_\_\_\_

<b>Vegetation and Hydrology Conclusion for Upgradient of Flag #GC-A20</b>		
	<u>yes</u>	<u>no</u>
<b>Number of wetland indicator plants</b>		
<b>&gt;= number of non-wetland plants</b>		<b>X</b>
<b>Wetland hydrology present:</b>		
hydric soils present		<b>X</b>
other indicators of hydrology present		<b>X</b>
<b>Sample location is in a BVW</b>		<b>X</b>

*Submit this form with the Request for Determination of Applicability or Notice of Intent*

## DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: \_\_\_\_\_ Prepared by: Goddard Consulting LLC Project location: Bedford, South Road DEP File #: \_\_\_\_\_

Check all that apply:  Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only  
 Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II  
 Method other than dominance test used (attach additional information)

**Section I. Vegetation** Observation Plot Number: **Flag #GC-A20** Transect Number: **Downgradient** Date of Delineation: **6-May-20**

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>					
Red Maple	<i>Acer rubrum</i>	21%	100.0%	Yes	FAC*
 <u>Sapling Layer</u>  					
<u>Shrub Layer</u>					
Glossy Buckthorn	<i>Frangula alnus</i>	38%	100.0%	Yes	FAC*
 <u>Climbing Woody Vine</u>  					
<u>Ground Cover</u>					

**Remarks:** \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth

**Morphological Adaptations:** 0 **Description:** \_\_\_\_\_

\* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

**Vegetation conclusion:**  
 Number of dominant wetland indicator plants: **2** Number of dominant non-wetland indicator plants: **0**  
**Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes**

**Section II. Indicators of Hydrology**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?  yes  no

title/date: Interim Soil Survey of Middlesex County - 1991 (Maps - 1989)

map number: \_\_\_\_\_

soil type mapped: Freetown Muck

hydric soil inclusions: Whitman, Swansea, Scarboro

Are field observations consistent with soil survey?  yes  no

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
O	0-10"	10YR2/1	Organic
C	10"+	2.5Y 5/2	Sand

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe)

Site inundated: Downgradient of observation plot

Depth to free water in observation hole: 8"

Depth to soil saturation in observation hole: Surface

Water marks: \_\_\_\_\_

Drift Lines: \_\_\_\_\_

Sediment deposits: \_\_\_\_\_

Drainage patterns in BVW: \_\_\_\_\_

Oxidized rhizospheres: \_\_\_\_\_

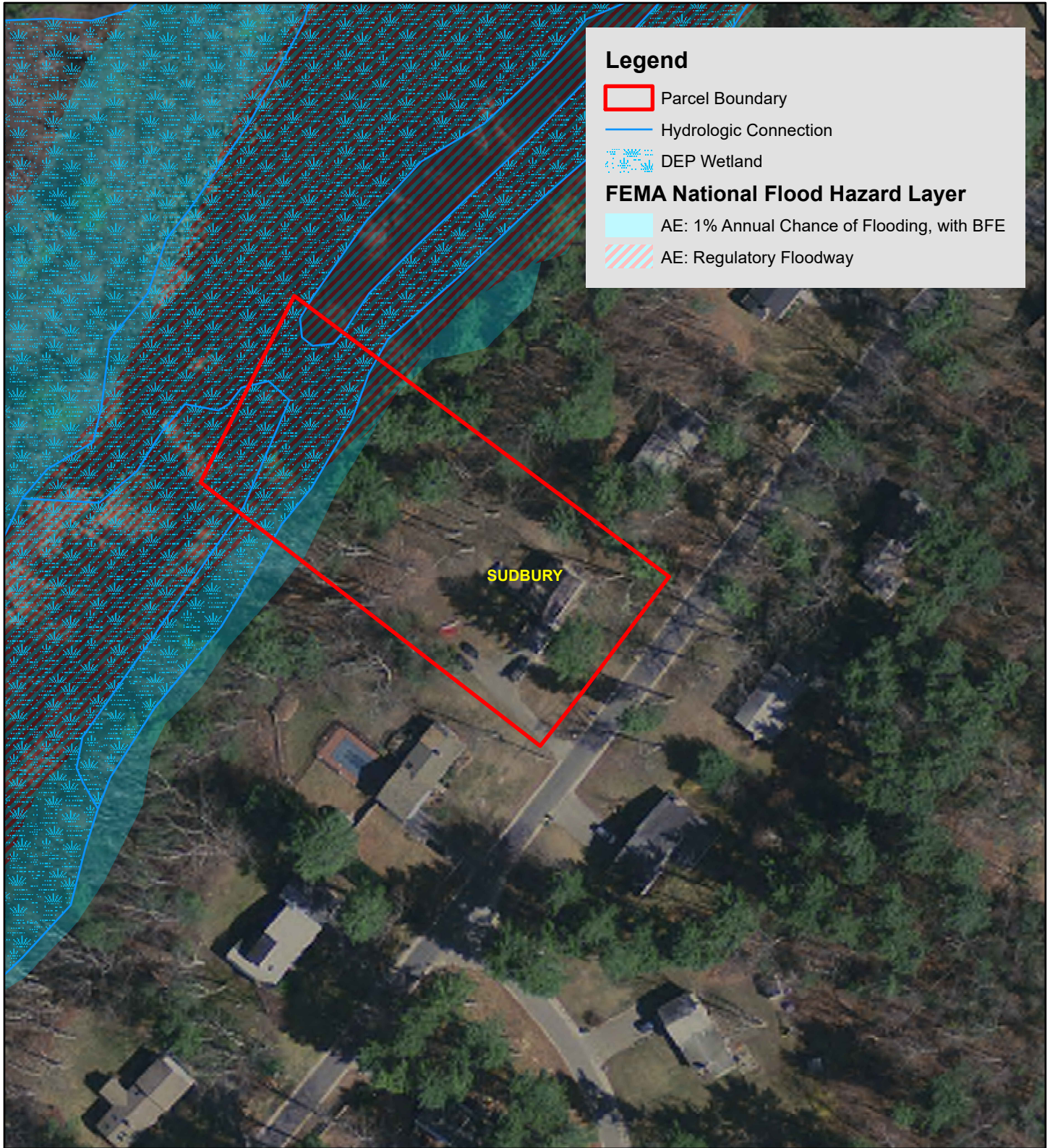
Water-stained leaves: \_\_\_\_\_

Recorded data (stream, lake, or tidal gauge; aerial photo; other):  
 \_\_\_\_\_




Other: \_\_\_\_\_

<b>Vegetation and Hydrology Conclusion for Downgradient of Flag #GC-A20</b>		
	<u>yes</u>	<u>no</u>
<b>Number of wetland indicator plants</b>		
<b>&gt;= number of non-wetland plants</b>	X	
<b>Wetland hydrology present:</b>		
hydric soils present	X	
other indicators of hydrology present	X	
<b>Sample location is in a BVW</b>	X	



*Submit this form with the Request for Determination of Applicability or Notice of Intent*



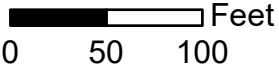
**Legend**

-  Parcel Boundary
-  Hydrologic Connection
-  DEP Wetland

**FEMA National Flood Hazard Layer**

-  AE: 1% Annual Chance of Flooding, with BFE
-  AE: Regulatory Floodway

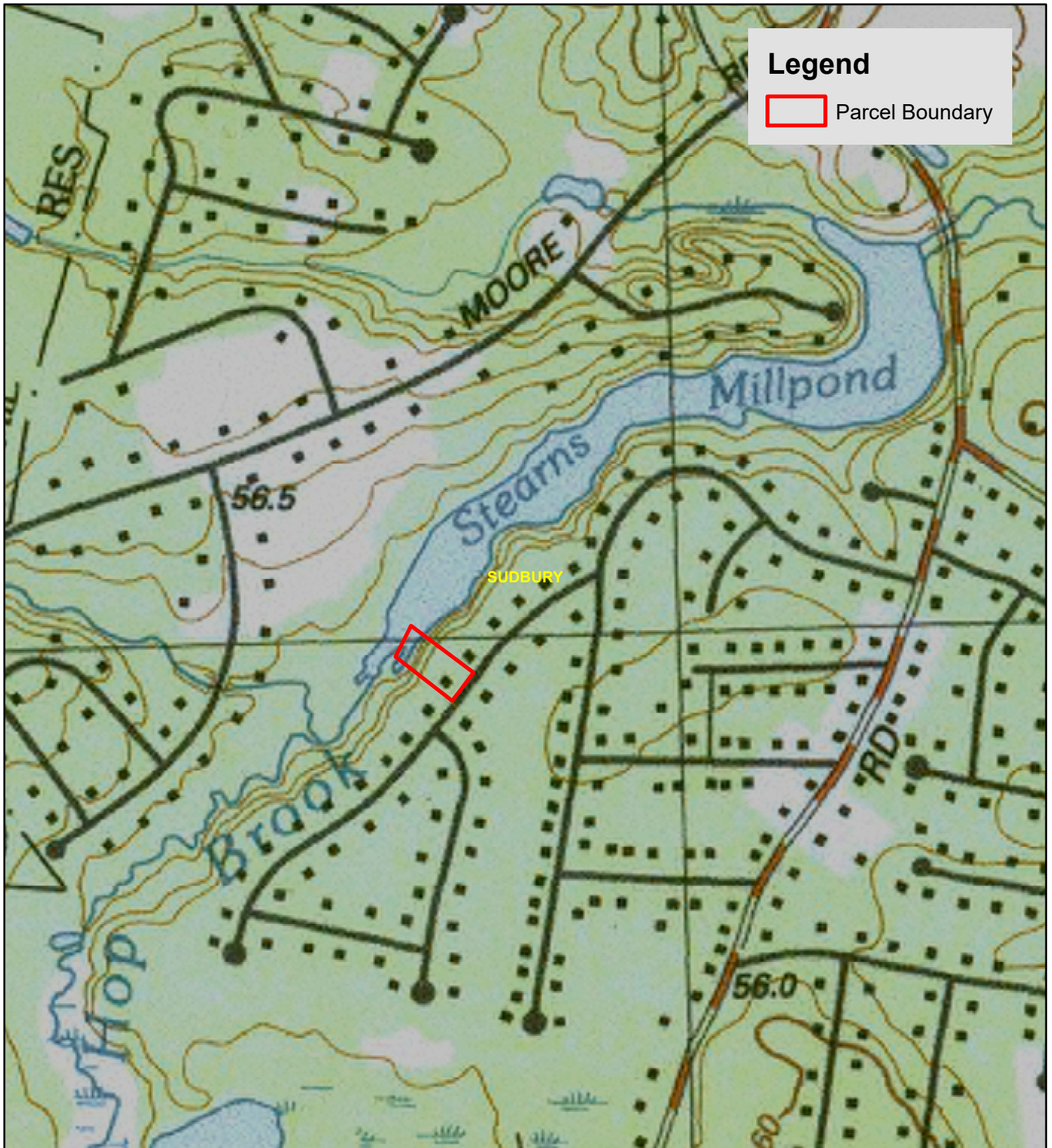
**Ortho View of Site**  
 102 Barton Dr - Sudbury, MA  
 (Map:H04, Lot:166)

N  
 2/18/21  
  
 0 50 100 Feet  
 1 inch = 100 feet

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"







**Legend**

Parcel Boundary

**USGS View of Site**  
 102 Barton Dr - Sudbury, MA  
 (Map:H04, Lot:166)

N  
 2/18/21  
 0 300 600 Feet  
 1 inch = 600 feet

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"



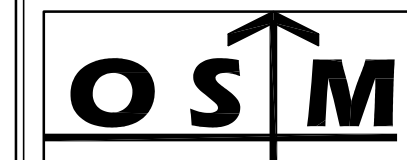


**NOTES:**

1. CURRENT OWNER OF RECORD:  
TERRY B. SNYDER AND GLENN PRANSKY, AS TRUSTEES OF THE TERRY B. SNYDER 2005 TRUST  
DEED REFERENCE: REG. BOOK 1491 PG. 123  
PLAN REFERENCE: L.C.C.28124-B  
102 BARTON DRIVE, SUDBURY MA 01776  
ASSESSORS PARCEL ID: H04-166
2. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ODONE SURVEY & MAPPING ON MARCH 22, 2021.  
SURVEY BY TRIMBLE S6 TOTAL STATION.
3. TOWN OF SUDBURY ZONING INFORMATION:  
ZONING DISTRICT: SINGLE RESIDENCE (RES A-1)  
DIMENSIONAL REQUIREMENTS:  
MINIMUM FRONT YARD.....40 FT.  
MINIMUM SIDE YARD.....20 FT.  
MINIMUM REAR YARD.....30 FT.
4. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD 1988.
5. THE WETLAND BOUNDARY AND MEAN ANNUAL HIGH WATER AS SHOWN ON THIS SURVEY WAS FLAGGED (MARCH 2021) IN THE FIELD BY GODDARD CONSULTING, LLC.

**FLOOD NOTE:** THE BUILDING AND IMPROVEMENTS SHOWN HEREON ARE LOCATED IN ZONE X, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25017C0364F WHICH HAS AN EFFECTIVE DATE OF JULY 7, 2014 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

PREPARED BY:



**ODONE SURVEY & MAPPING**

SURVEYING ~ MAPPING ~ PLANNING & CONSULTING

291 Main Street, Suite 5  
Northborough, MA 01532  
Tel.: 508-351-6022 Fax: 508-351-6633  
web: www.osm-pc.com

**CERTIFIED PLOT PLAN**

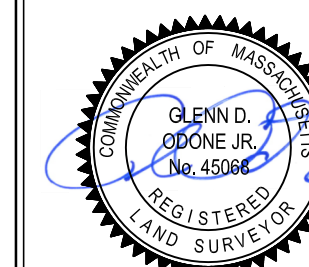
**102 BARTON DRIVE  
SUDBURY, MA 01776**

OWNER/APPLICANT:

**TERRY B. SNYDER AND GLENN PRANSKY,  
AS TRUSTEES OF  
THE TERRY B. SNYDER 2005 TRUST**

102 BARTON DRIVE  
SUDBURY, MA 01776

I HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY AND THAT THE BUILDING AND IMPROVEMENTS SHOWN ON THIS PLAN ARE LOCATED ON THE GROUND AS SHOWN AND CONFORM TO THE DIMENSIONAL REQUIREMENTS OF THE ZONING BY-LAWS OF THE TOWN OF SUDBURY WHEN CONSTRUCTED OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 40A SECTION 7.



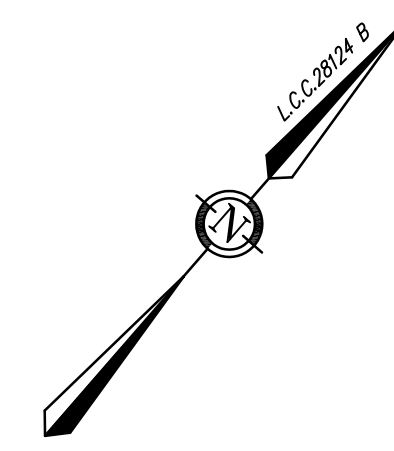
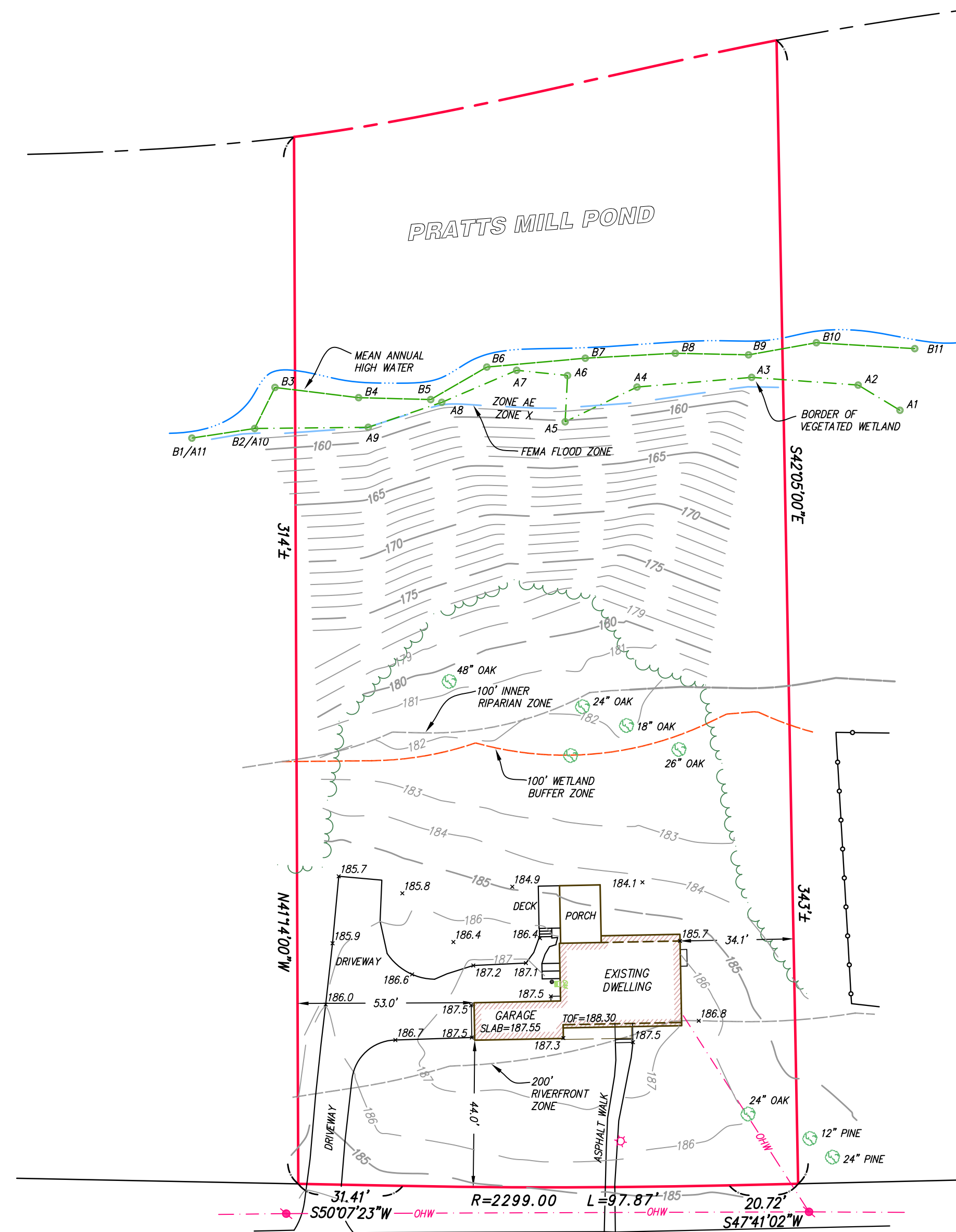
GLENN D. ODONE JR.  
MA REG. P.L.S. NO. 45066

SCALE: 1 INCH = 30 FEET

DATE: JUNE 9, 2021

DWG FILE: 1365-01A

PROJECT NO. 20211365

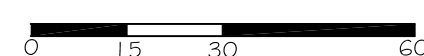


**LEGEND**

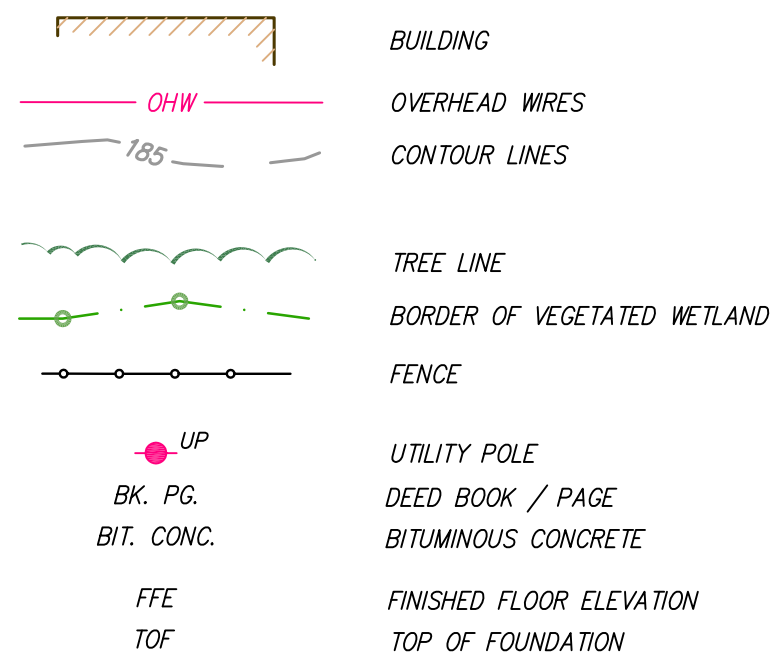
- BUILDING
- OVERHEAD WIRES
- CONTOUR LINES
- SPOT ELEVATION
- TREE LINE
- BORDER OF VEGETATED WETLAND
- FENCE
- UTILITY POLE
- DEED BOOK / PAGE
- BITUMINOUS CONCRETE
- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION

**BARTON DRIVE**

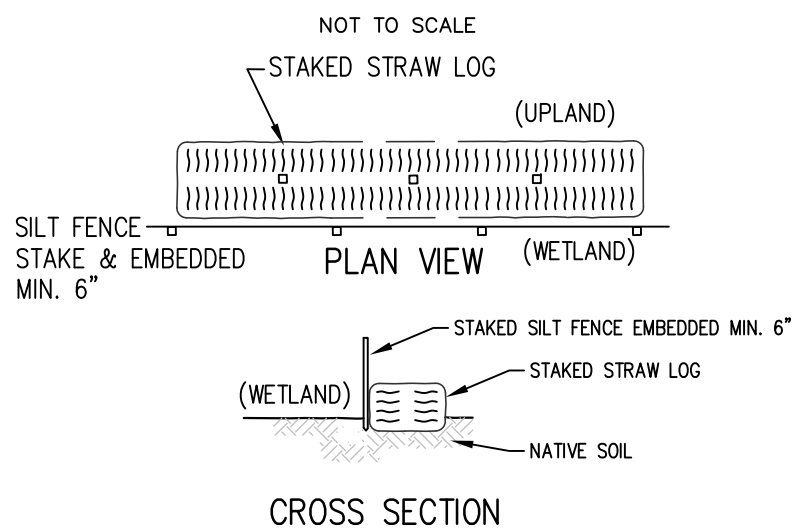
SCALE: 1 INCH = 30 FEET



**LEGEND**



**EROSION CONTROL BARRIER**



**SEDIMENTATION & EROSION CONTROL METHODS & PROCEDURES**

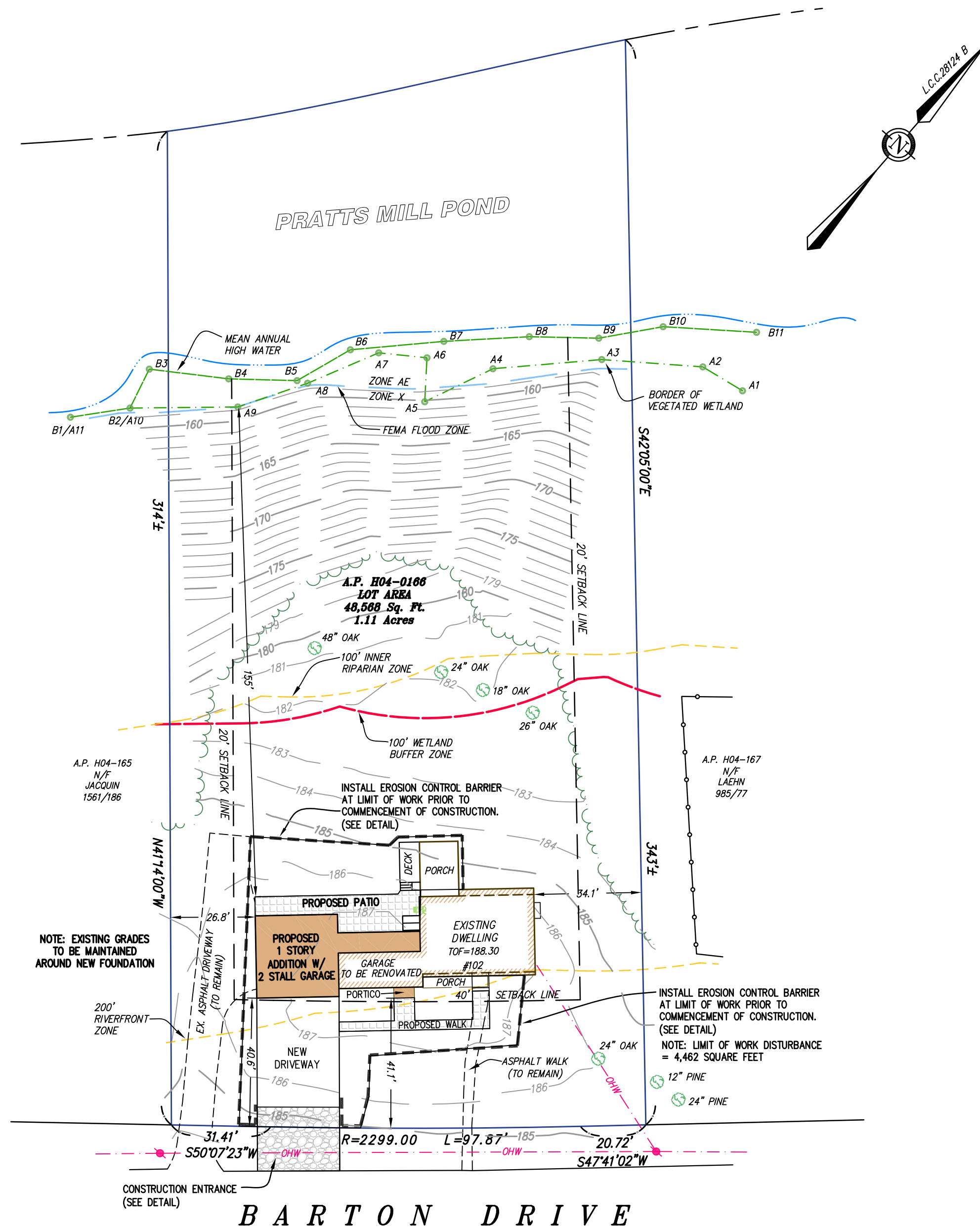
1. THE SITE CONTRACTOR SHALL POST "DEP" SIGN AND REVIEW THE CONDITIONS DESCRIBED IN THE "ORDER OF CONDITIONS" ISSUED FOR THIS PROJECT.
2. EROSION CONTROL MEASURES (SEE DETAILS) SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AS INDICATED AND INSPECTED BY THE OFFICE OF THE CONSERVATION COMMISSION PRIOR TO THE START OR WORK.
3. MEASURES SHALL BE TAKEN TO LIMIT THE TRACKING OF MATERIAL FROM THE SITE ONTO BARTON DRIVE.
4. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED MEASURES AS NECESSARY.
5. THROUGHOUT CONSTRUCTION, ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED AND MULCHED AS SOON AS PRACTICABLE IN ORDER TO AVOID OVERLAND TRANSPORT OF SEDIMENT.
6. EROSION CONTROL MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND PARTICULARLY AFTER SIGNIFICANT RAINFALL. STRAW WATTLES SHALL BE REPLACED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BARRIER.
7. WITH SLOPES STABILIZED AND FINAL CONSERVATION COMMISSION INSPECTION COMPLETE, THE EROSION CONTROL BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OFF-SITE.

**STABILIZATION OF SOILS**  
UPON COMPLETION OF EROSION CONTROL INSTALLATION, TREE CLEARING, AND GRUBBING, THE CONTRACTOR SHALL INITIATE PERMANENT STABILIZATION PRACTICES DURING ALL PHASES OF CONSTRUCTION ON ALL DISTURBED AREAS AS SOON AS POSSIBLE, BUT NOT MORE THAN TEN (10) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS BEEN COMPLETED.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN FOURTEEN (14) DAYS OF DISTURBANCE WILL BE CLEARED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO CLEAR AND GRUB THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIMEFRAME.

**CONSTRUCTION SEQUENCE**

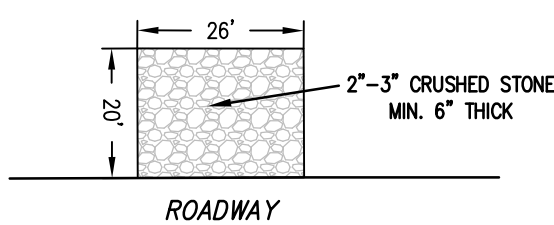
1. INSTALL EROSION AND SEDIMENT CONTROLS;
2. EXCAVATE FOR FOUNDATION FOOTINGS;
3. CONSTRUCTION OF ADDITION AND GARAGE;
4. LOAM AND SEED ALL DISTURBED AREAS;
5. REMOVAL OF ALL TEMPORARY EROSION CONTROLS UPON FULL STABILIZATION OF SOILS.



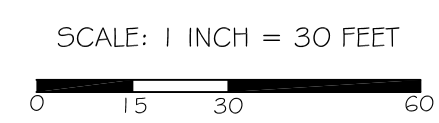
NOTE: EXISTING GRADES TO BE MAINTAINED AROUND NEW FOUNDATION

INSTALL EROSION CONTROL BARRIER AT LIMIT OF WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION. (SEE DETAIL)  
NOTE: LIMIT OF WORK DISTURBANCE = 4,462 SQUARE FEET

**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE (NOT TO SCALE)**



- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO A PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

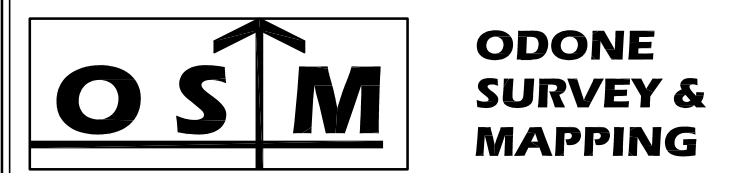


**NOTES:**

1. CURRENT OWNER OF RECORD: TERRY B. SNYDER AND GLENN PRANSKY, AS TRUSTEES OF THE TERRY B. SNYDER 2005 TRUST  
DEED REFERENCE: REG. BOOK 1491 PG. 123  
PLAN REFERENCE: L.C.C.28124-B  
102 BARTON DRIVE, SUDBURY MA 01776  
ASSESSORS PARCEL ID: H04-166
2. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ODO NE SURVEY & MAPPING ON MARCH 22, 2021. SURVEY BY TRIMBLE S6 TOTAL STATION.
3. TOWN OF SUDBURY ZONING INFORMATION:  
ZONING DISTRICT: SINGLE RESIDENCE (RES A-1)  
DIMENSIONAL REQUIREMENTS:  
MINIMUM FRONT YARD.....40 FT.  
MINIMUM SIDE YARD.....20 FT.  
MINIMUM REAR YARD.....30 FT.
4. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD 1988.
5. THE WETLAND BOUNDARY AND MEAN ANNUAL HIGH WATER AS SHOWN ON THIS SURVEY WAS FLAGGED (MARCH 2021) IN THE FIELD BY GODDARD CONSULTING, LLC.
6. SEE ARCHITECTURAL PLAN SET BY \_\_\_\_\_ FOR FULL DIMENSIONS TO PROPOSED DWELLING.

**FLOOD NOTE:** THE BUILDING AND IMPROVEMENTS SHOWN HEREON ARE LOCATED IN ZONE X, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25017C0364F WHICH HAS AN EFFECTIVE DATE OF JULY 7, 2014 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

PREPARED BY:



SURVEYING ~ MAPPING ~ PLANNING & CONSULTING  
291 Main Street, Suite 5  
Northborough, MA 01532  
Tel.: 508-351-6022 Fax: 508-351-6633  
web: www.osm-pc.com

**SITE PLAN**

FOR NOTICE OF INTENT

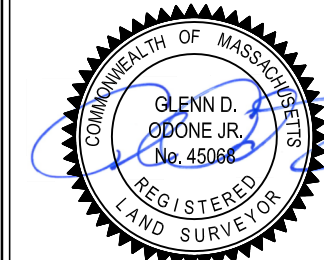
**102 BARTON DRIVE  
SUDBURY, MA 01776**

OWNER/APPLICANT:

**TERRY B. SNYDER AND GLENN PRANSKY,  
AS TRUSTEES OF  
THE TERRY B. SNYDER 2005 TRUST**

102 BARTON DRIVE  
SUDBURY, MA 01776

I HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY AND THAT THE BUILDING AND IMPROVEMENTS SHOWN ON THIS PLAN ARE LOCATED ON THE GROUND AS SHOWN AND CONFORMED TO THE DIMENSIONAL REQUIREMENTS OF THE ZONING BY-LAWS OF THE TOWN OF SUDBURY WHEN CONSTRUCTED OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 40A SECTION 7.



GLENN D. ODO NE JR.  
MA REG. P.L.S. NO. 45068

SCALE: 1 INCH = 30 FEET	DATE: 9/22/2022
DWG FILE: 1365-01A	PROJECT NO. 20211365