



**NOTICE OF PUBLIC HEARING
SUDBURY CONSERVATION COMMISSION
Monday, January 23, 2023 at 6:45 PM
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the after-the-fact Notice of Intent filing to clear trees and create a pasture within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 150 Wayside Inn Road & 80, 94, & 100 Prides Crossing, Sudbury, MA. John Delli Prisco, Applicant. The hearing will be held on Monday, January 23, 2023 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-january-23-2023/>

SUDBURY CONSERVATION COMMISSION
12/29/2022

Notice of Intent

for

K02-0309, K02-0310, K02-0311, K02-0002, K02-0003
Prides Crossing Rd & Wayside Inn Rd



**GODDARD
CONSULTING**
Strategic Ecological Consulting

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

December 23, 2022

PREPARED FOR:

Jon Delli Priscolli
250 Locke Dr Corporation
5 Pine St.
Carver, MA 02330



December 23, 2022

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

Re: Notice of Intent (NOI)
Parcels: K02-0309, K02-0310, K02-0311, K02-0002, K02-0003
Sudbury, MA

Dear Sudbury Conservation Commission,

Goddard Consulting, LLC (Goddard) is pleased to submit this Notice of Intent (NOI) on behalf of 250 Locke Drive Corporation, for properties on Prides Crossing Rd. and Wayside Inn Rd. in Sudbury, MA Parcel ID's (K02-0309, K02-0310, K02-0311, K02-0002, K02-0003). The applicant proposes to convert after-the-fact forested Buffer Zone/Adjacent Upland Resource Area to agriculture, including 35,777 SF of new agricultural land and 8,152 SF of previously disturbed Buffer Zone/Adjacent Upland Resource Area.

This NOI application is being filed under the Massachusetts Wetlands Protection Act (WPA) and the Sudbury Wetlands Administration Bylaw Regulations. A certified abutters list was secured from the Sudbury Assessor's office. Abutters were notified for all subject parcels (**see Attachment B**) which are held under easements located at or around the subject parcels.

Two hard copies and a digital copy have been submitted for the Commission's review. Enclosed are the WPA Form 3 and additional supporting documentation for your review and approval. If you have any questions, please feel free to contact Seth Taylor at (508) 393-3784.

Sincerely,
Goddard Consulting, LLC

Seth Taylor, MS, CEP, CESSWI, CIPM

Seth Taylor

*Senior Project Manager
Ecologist/Environmental Planner*

CC: MassDEP Northeast Regional Office 150 Presidential Way, Woburn, MA 01801
Jon Delli Priscolli, Owner/Applicant
Jennifer Burchill, 150 Wayside Inn Rd, Sudbury
John Che Yuen Ho, 100 Prides Crossing Rd, Sudbury



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GIS Figures: *Impacts to Buffer Zone, USGS Locus, NHESP Map, FEMA Map*, Goddard Consulting LLC, November 2022

Attachment C

Site Plan, Arthur F. Borden & Associates, Inc., December 23, 2022

Plan of Land, Engineering Design Consultants, Inc, May 7, 2020

Easement Plan of Land, Engineering Design Consultants, Inc, May 11, 2020

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Wetland Border Report, Goddard Consulting LLC, November 2022

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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 and the Sudbury Wetlands Bylaw

Provided by MassDEP:

MassDEP File #:

eDEP Transaction #:1449586

City/Town:SUDBURY

A.General Information

1. Project Location:

a. Street Address 80 PRIDES CROSSING RD
b. City/Town SUDBURY c. Zip Code 01776
d. Latitude 42.36068N e. Longitude 71.47552W
f. Map/Plat # K02 g.Parcel/Lot # 0309

2. Applicant:

Individual Organization

a. First Name JOHN b.Last Name DELLI PRISCOLLI
c. Organization 250 LOCKE DRIVE CORPORATION
d. Mailing Address 5 PINE ST
e. City/Town CARVER f. State MA g. Zip Code 02330
h. Phone Number 508-328-2974 i. Fax j. Email JonDelli@firstcolonydev.com

3.Property Owner:

more than one owner

a. First Name JOHN b. Last Name DELLI PRISCOLLI
c. Organization 250 LOCKE DRIVE CORPORATION
d. Mailing Address 5 PINE ST
e. City/Town CARVER f.State MA g. Zip Code 02330
h. Phone Number 508-328-2974 i. Fax j.Email JonDelli@firstcolonydev.com

4.Representative:

a. First Name SETH b. Last Name TAYLOR
c. Organization GODDARD CONSULTING LLC
d. Mailing Address 291 MAIN ST, SUITE 8
e. City/Town NORTHBOROUGH f. State MA g. Zip Code 01532
h.Phone Number 413-977-3651 i.Fax j.Email sethtaylor@goddardconsultingllc.com

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

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

6.General Project Description:

CREATION OF NEW AGRILCULTURAL LAND (PASTURE) IN BUFFER ZONE.

7a.Project Type:

- 1. Single Family Home 2. Residential Subdivision
3. Limited Project Driveway Crossing 4. Commercial/Industrial
5. Dock/Pier 6. Utilities
7. Coastal Engineering Structure 8. Agriculture (eg., cranberries, forestry)
9. Transportation 10. Other

7b.Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

Massachusetts Department of Environmental Protection

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1. Yes No If yes, describe which limited project applies to this project:
 2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
SOUTHERN MIDDLESEX		73726	142
SOUTHERN MIDDLESEX		77209	302
SOUTHERN MIDDLESEX		73558	465
SOUTHERN MIDDLESEX		77204	568
SOUTHERN MIDDLESEX		73197	345

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - 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)

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	
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. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if any)	
	2. Width of Riverfront Area (check one)	
	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only	
	<input type="checkbox"/> 100 ft. - New agricultural projects only	
	<input type="checkbox"/> 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:	

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- 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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 Beaches	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
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, crea.
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.Restoration/Enhancement

Restoration/Replacement

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 entered the additional amount here.

- a. square feet of BVW b. square feet of Salt Marsh

□ **Massachusetts Department of Environmental Protection**
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5. Projects Involves Stream Crossings

Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

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 of Endangered Species program (NHESP)?

a. Yes No

If yes, include proof of mailing or hand delivery of NOI to:
Natural Heritage and Endangered Species
Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map: FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

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

3. Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c. MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. 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, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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.

□ **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 #:
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City/Town:SUDBURY

a. NHESP Tracking Number

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.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?

a. Not applicable - project is in inland resource area only

b. Yes No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it 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.

3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. 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

5. 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

6. 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, Explain why the project is exempt:

1. Single Family Home

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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-
- 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

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 by regular mail delivery.

- 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.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s)).
- 4. 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.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

WETLANDS ARTHUR F. BORDEN ARTHUR F. BORDEN 12/23/2022 1" = 80'
DELINEATION PLAN & ASSOCIATES

- 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.
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Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:

MassDEP File #:

eDEP Transaction #:1449586

City/Town:SUDBURY

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

0724	12/22/2022
2 Municipal Check Number	3 Check date
0725	12/22/2022
4 State Check Number	5 Check date
Jon	Delli Priscoll
6 Payer name on check First Name	7 Payer name on check Last Name

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.

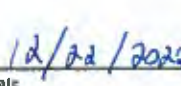

1. Signature of Applicant
Jon Delli Priscoll


2. Date

3. Signature of Property Owner (if different)

4. Date


5. Signature of Representative (if any)
Seth Taylor


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 Section C, Items 1-3, 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
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1449586
 City/Town:SUDBURY

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

A. Applicant Information

1. Applicant:

a. First Name	JOHN	b. Last Name	DELLI PRISCOLLI
c. Organization	250 LOCKE DRIVE CORPORATION		
d. Mailing Address	5 PINE ST		
e. City/Town	CARVER	f. State	MA
g. Zip Code	02330		
h. Phone Number	5083282974	i. Fax	
j. Email	JonDelli@firstcolonydev.com		

2. Property Owner:(if different)

a. First Name	JOHN	b. Last Name	DELLI PRISCOLLI
c. Organization	250 LOCKE DRIVE CORPORATION		
d. Mailing Address	5 PINE ST		
e. City/Town	CARVER	f. State	MA
g. Zip Code	02330		
h. Phone Number	5083282974	i. Fax	
j. Email	JonDelli@firstcolonydev.com		

3. Project Location:

a. Street Address	80 PRIDES CROSSING RD	b. City/Town	SUDBURY
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Are you exempted from Fee?

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
G.) NEW AGRICULTURAL OR AQUACULTURE PROJECTS.	1	110.00		110.00
		City/Town share of filing fee	State share of filing fee	Total Project Fee
		\$67.50	\$42.50	\$110.00



Notice of Intent – Regulatory Compliance Narrative



1.0 INTRODUCTION

This Notice of Intent (NOI) is submitted in accordance with the requirements of the Massachusetts Wetlands Protection Act and the Town of Sudbury Bylaw to approve the proposed after-the-fact project. The project's purpose is to convert existing forested Buffer Zone / Adjacent Upland Resource Areas to agriculture.

2.0 EXISTING CONDITIONS

The Site is located in between Prides Crossing Rd. and Wayside Inn Rd. – MA Parcel ID's (K02-0309, K02-0310, K02-0311, K02-0002, K02-0003). Previously the land was forested with the exception of primary residences and associated lawns, about 317,040 SF of land has been cleared to create new agricultural land, including land in Buffer Zone / Adjacent Upland Resource Area. The land was previously forested with red maples, white pines, red oaks, and black cherry. Now that the land has been cleared, stump sprouts have risen and new pioneer tree/shrub and herbaceous species have grown; areas in the Buffer Zone / Adjacent Upland Resource Area have not been grubbed/cleared of tree stumps.

These adjacent BVW is dominant in red maple/*Acer rubrum* (FAC), white pine/*Pinus Strobus* (FACU), highbush blueberry/*Vaccinium corymbosum* (FACW), skunk cabbage/*Symplocarpus foetidus* (OBL), sensitive fern/*Oncolea sensibilis* (FACW), and cinnamon fern/*Osmundastrum cinnamoneum* (FACW). (see **Wetland Border Report**)

The adjacent uplands are dominant in red maple/*Acer rubrum* (FAC), white pine/*Pinus Strobus* (FACU), northern red oak/*Quercus rubra* (FACU), black cherry/*Prunus serotina* (FACU), New York fern/*Parathelypteris* (FAC), fox grape/*Vitis labrusca* (FACU), cinnamon fern/*Osmundastrum cinnamoneum* (FACW) and blackberry/*Rubus allegheniensis* (FACU). (see **Wetland Border Report**)

3.0 PROPOSED PROJECT

The project proposes cutting 35,777 SF of forest within Buffer Zone/Adjacent Upland Resource Area to create after-the-fact new agricultural land by the removal of trees and shrubs; 8,152 SF of land in Buffer Zone/Adjacent Upland Resource Area was cleared previously along Wayside Inn Rd before this project. New agricultural land will only be created within Buffer Zone/Adjacent Upland Resource Area and no jurisdictional Resource Areas will be impacted. No noted erosion was observed into the adjacent BVW, again, no grubbing occurred. (see **Figures**).

The tree removal occurred in 2020. Primarily upland areas were cut to create agricultural land. Tree removal was performed without the grubbing of the upland or Buffer Zone / Adjacent Upland Resource Area on parcels K02-0309 and K02-0310 were cut (35,777 SF) concerning the Act and the Sudbury Bylaw. Previous disturbance in Buffer Zone / Adjacent Upland Resource Area were cut historically on parcel K-02-003, this totaled 8,152 SF.

The new and historically cut areas will be used from this point forward for agricultural purposes and will be maintained as fields. Currently, stump sprouts, pioneer tree and shrub species and pioneer herbaceous species have grown back in the cut areas and upland and Buffer Zone / Adjacent Upland Resource Areas are stable and no erosion was noted.



4.0 REGULATORY COMPLIANCE WITH WETLANDS PROTECTION ACT

Work within resource areas protected by the Wetlands Protection Act is being proposed. The project has been designed to minimize Buffer Zone impacts to the extent practicable. **Table 1** below outlines impacts to the various resource areas and buffer zones on site.

Table 1: Wetlands Protection Act Impact Area Calculations Table (in square feet)

Within 100-foot Buffer Zone	Existing (sq. ft.)	Proposed (sq. ft.)	% of Overall Buffer Zone / Adjacent Upland Resource Area
<i>310 CMR 10.02(3). Activities within the buffer zone which do not meet the requirements of 310 CMR 10.02(2)(b)1. and 2. are subject to preconstruction review through the filing of a Determination of Applicability to clarify jurisdiction or a Notice of Intent under the provisions of 310 CMR 10.05(4) and 10.53(1).</i>	317,040	New Disturbance 35,777	New Disturbance 11%
		Previous Disturbance 8,152	Previous Disturbance 2.6%
Total Areas	317,040	43,929	12.6%

4.1 BUFFER ZONE (100-FOOT)

Under the WPA, creation of new agricultural land is permitted within Buffer Zone for Land in Agricultural use.

310 CMR 10.04(c). Land in Agricultural Use 10.04(c)) Normal Improvement of Land in Agricultural Use, which in all cases does not include filling or dredging a Salt Marsh, includes but is not limited to: 1. the following activities when they occur on land in agricultural use or when they occur within the Buffer Zone...when they are directly related to production or raising of the agricultural



commodities referenced in 310 CMR 10.04: Agriculture(a), and when they are undertaken in such a manner as to prevent erosion and siltation of adjacent water bodies and wetlands and the activity is conducted in accordance with federal and state laws.

While the land was not in active agricultural use, it abuts land which is. The expansion of Land in Agricultural use in the Buffer Zone will increase said land, allowing continued use of that land for the purposes of agriculture. This land will be used solely as agriculture.

5.0 REGULATORY COMPLIANCE WITH SUDBURY WETLANDS PROTECTION BYLAW

5.1 ADJACENT UPLAND RESOURCE AREA

Article XXII Wetlands Administration

Section 7. Lands within 100 feet of wetlands resource areas and within 200 feet of perennial streams and rivers are presumed important to the protection of these resources because activities undertaken in close proximity to wetlands and other resources have a high likelihood of adverse impact upon the wetland or other resource, either immediately, as a consequence of construction, or over time, as a consequence of daily operation or existence of the activities. These adverse impacts from construction and use can include, without limitation, erosion, siltation, loss of groundwater recharge, poor water quality, and harm to wildlife habitat. For this reason these adjacent upland areas are a valuable resource under this Bylaw. The Commission therefore may require that the applicant maintain a strip of continuous, undisturbed vegetative cover in part or all of the adjacent upland resource area and set other conditions on this area, unless the applicant provides evidence deemed sufficient by the Commission that the area or part of it may be disturbed without harm to the values protected by the law.

The Project will not result in adverse impacts “...from construction and use can include, without limitation, erosion, siltation, loss of groundwater recharge, poor water quality...” Such impacts are not expected. No erosion was noted during site visits and during the delineation of onsite wetlands.

Adverse impacts to “wildlife habitat” are not expected; further...

The Protection of Wildlife Habitat will be maintained as agricultural fields provide forage, overwintering, and breeding habitat for many mammalian, herptile, and bird species alike. Pasturelands consist of grasses, forbs, and legumes; these can provide both cover for prey species in more densely vegetated areas and provide hunting opportunities for raptors and predatory mammals and reptiles such as fox and coyote and snakes. Ground-nesting birds, including waterfowl, and pheasant, nest in pastures if adequate residual vegetation is present at the onset of the nesting season.

Edge habitat is created along the transition between the fields and the forested landscape surrounding the pastures. Many species take advantage of the transition between two habitat types and live in or utilize edge habitat. Vegetative species that live along edge habitat receive more light penetration and precipitation than those that live within adjacent forest. Animals that thrive along habitat edges include ruffed grouse, bobwhite quail, wild turkeys, deer, rabbits, raccoons, and foxes. Song sparrows, brown thrashers, gray catbirds, flickers, indigo buntings, bluebirds, cardinals, and red-tailed hawks are also active along edges.¹

1

https://www2.dnr.state.mi.us/publications/pdfs/huntingwildlifehabitat/landowners_guide/habitat_mgmt/planning/Edges_and_Fragments.htm#:~:text=Other%20animals%20that%20thrive%20along,are%20also%20active%20along%20edges



Agricultural Land

Section 3.2 Expansion of Agricultural Lands

Agriculture is one of the interests and values protected by the Sudbury Wetlands Administration Bylaw. Accordingly the Bylaw (Section 3) exempts certain work on lands already in agriculture from permitting as long as that work meets approved performance standards under the Bylaw.

Expansion of agricultural activities onto lands not previously in agriculture and within the jurisdiction of the Commission does require a permit. In protecting agricultural values and interests under the Bylaw the Commission may require as one of its conditions for approval that the land be placed under a deed restriction for at least 10 years limiting use of that land to agriculture, especially if that land was previously in an undisturbed state.

The expansion of agricultural activities onto lands not previously in agriculture [forested] is one of the interests of the Sudbury Bylaw. The Bylaw requires a permit for such expansion, but does not prohibit it. While this Project is an after-the-fact Notice of Intent application, it still is an auspicious project at its core concerning the Bylaw for agricultural purposes.

6.0 CONCLUSION

Goddard Consulting believes that the proposed project will not have any adverse impacts on the interests identified in the Wetlands Protection Act and the Bylaw, agricultural use of land is a time old tradition. This tradition requires the use of lands, with the exception of Resource Areas without WPA/Bylaw exemptions. The expansion of said lands into Buffer Zone/ Adjacent Upland Resource Area will not result in short- or long-term adverse impacts to adjacent wetlands nor to wildlife nor its habitats and therefore the Interests of the Act and the Bylaw as a whole.

The project meets all regulatory compliance standards under the Wetlands Protection Act and Bylaw, therefore Goddard Consulting respectfully requests that the Sudbury Conservation Commission issues an Order of Conditions approving the proposed project. Please feel free to contact us if you have any questions.



Attachment A

Affidavit of Service, Notification to Abutters, Certified Abutters List

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act
And the Sudbury Wetlands Bylaw

(to be submitted to the Massachusetts Department of Environmental
Protection and the Conservation Commission)

I, Seth Taylor, hereby certify under the pains and penalties of perjury that on 12/23/2022 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:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act by 250 Locke Drive Corporation with the Sudbury Conservation Commission on for parcels K02-0002, K02-0003, K02-0309, K02-0310, and K02-0311 in Sudbury.

The form of the notification, and the list of abutters to whom it was delivered certified by the USPS to their addresses of record, are attached to this Affidavit of Service.

Seth Taylor

12/23/2022

(Name)

(Date)

Notification to Abutters Under the Massachusetts Wetlands Protection Act and Sudbury Wetland 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: **250 Locke Drive Corporation**
- B.** The applicant has filed a **Notice of Intent (NOI)** with the Conservation Commission for the municipality of **Sudbury, MA**, seeking permission to perform activities within Areas Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and Sudbury Wetlands Bylaw.
- C.** The project scope is for: **Creation of new agricultural land.**
- D.** The address of the lot where the activity is proposed is: **K02-0002, K02-0003, K02-0309, K02-0310, K02-0311, off Prides Crossing Rd and Wayside Inn Rd.**
- E.** Copies of the NOI application may be examined at **Sudbury Town Hall, 8:00-3:30 pm Monday** - Friday or by appointment. For additional information, call **(978) 440-5471**.
- F.** Copies of the NOI application may be obtained for a reasonable fee from the applicant's representative, Goddard Consulting LLC. by calling (508) 393-3784 between the hours of **10 and 3** on the following days of the week: **M, T, W, Th., F.**
- G.** Information regarding the date, time, and place of the public hearing may be obtained from the **Sudbury Conservation Commission** by calling **(978) 440-5471**.

Note: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in a local newspaper publication **Sudbury Town Crier**.

Note: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Central Region: (508) 792-7650
 Southeast Region: (508) 946-2700

Northeast Region: (978) 694-3200
 Western Region: (413) 784-1100

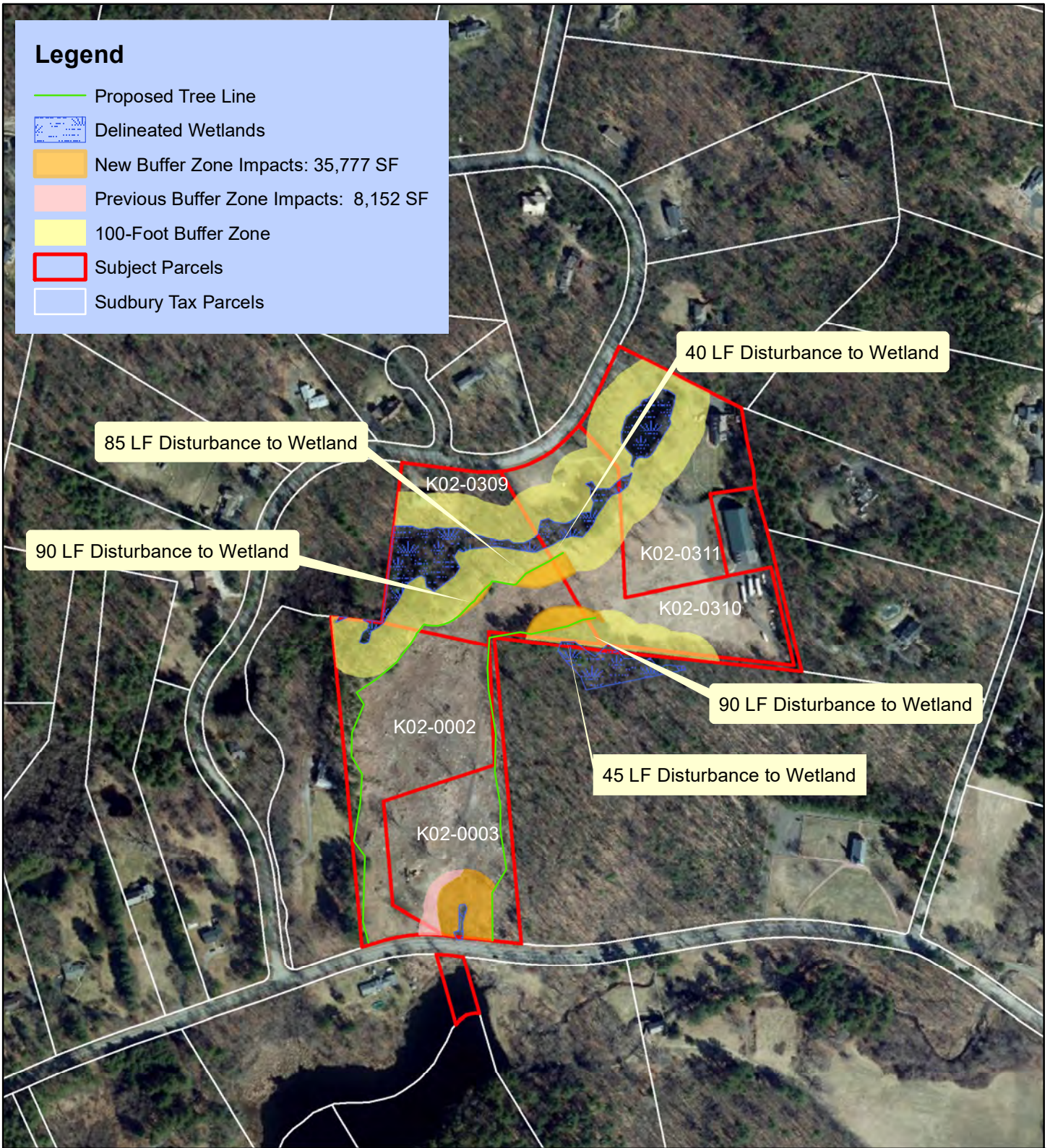
Certified Abutters List

abutters_address	abutters_address2	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
7 EDA AVENUE		CARVER	MA	02330	77209-301	150 WAYSIDE INN RD
67 PRIDES CROSSING RD		SUDBURY	MA	01776	21615-365	67 PRIDES CROSSING RD
85 PRIDES CROSSING RD		SUDBURY	MA	01776	28872-85	85 PRIDES CROSSING RD
65 WELLESLEY AVE		NEEDHAM	MA	02494	59035-138	109 PRIDES CROSSING RD
28 PRIDES CROSSING RD		SUDBURY	MA	01776	12819-38	28 PRIDES CROSSING RD
80 PRIDES CROSSING RD		SUDBURY	MA	01776	79908-543	80 PRIDES CROSSING RD
100 PRIDES CROSSING RD		SUDBURY	MA	01776	77235-332	94 PRIDES CROSSING RD
100 PRIDES CROSSING RD		SUDBURY	MA	01776	77209-279	100 PRIDES CROSSING RD
110 PRIDES CROSSING RD		SUDBURY	MA	01776	70716-517	110 PRIDES CROSSING RD
73 PRIDES CROSSING		SUDBURY	MA	01776	78955-423	73 PRIDES CROSSING RD
P.O. BOX 927		SUDBURY	MA	01776	31288-601	35 DUTTON RD
P.O. BOX 927		SUDBURY	MA	01776	51342-206	51 DUTTON RD
61 DUTTON RD		SUDBURY	MA	01776	76270-231	61 DUTTON RD
WAYSIDE INN RD	MARTHA MARY CHAPEL	SUDBURY	MA	01776	7807-267	104 WAYSIDE INN RD
WAYSIDE INN RD	MARTHA MARY CHAPEL	SUDBURY	MA	01776	7807-267	0 WAYSIDE INN RD
2609 PADINA DR		AUSTIN	TX	78733	75509-361	157 WAYSIDE INN RD
WAYSIDE INN RD		SUDBURY	MA	01776	6916-361	WAYSIDE INN RD
WAYSIDE INN ROAD		SUDBURY	MA	01776	15698-341	BOSTON POST RD
170 WAYSIDE INN RD		SUDBURY	MA	01776	72763-409	170 WAYSIDE INN RD
7 EDA AVENUE		CARVER	MA	02330	77209-295	WAYSIDE INN RD



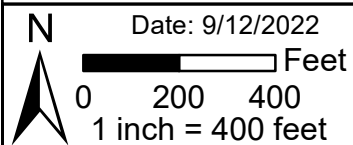
Attachment B

GIS Figures: Impacts to Buffer Zone, USGS Locus, NHESP Map, FEMA Map, Goddard Consulting LLC, November 2022

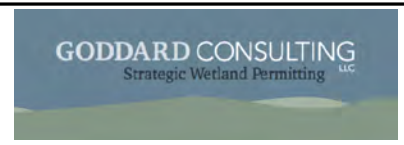


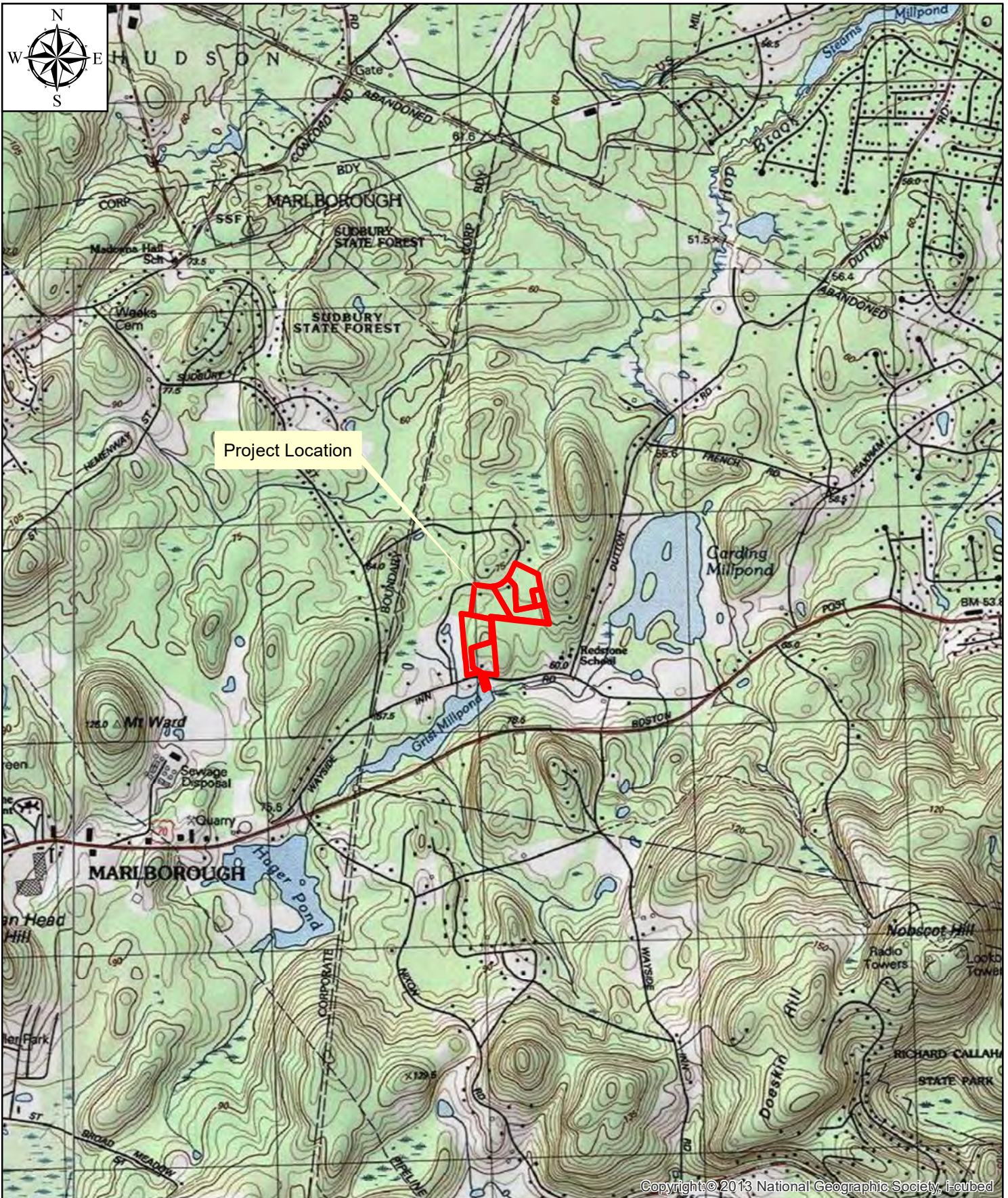
Impacts to Buffer Zone on the Locus Site

Parcels: K02-0002, K02-0003, K02-0309, K02-0310, K02-0311



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



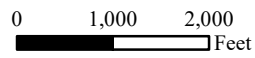


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Date: 11/21/2022

GC Job Number:
288-99

Site Locus USGS Map



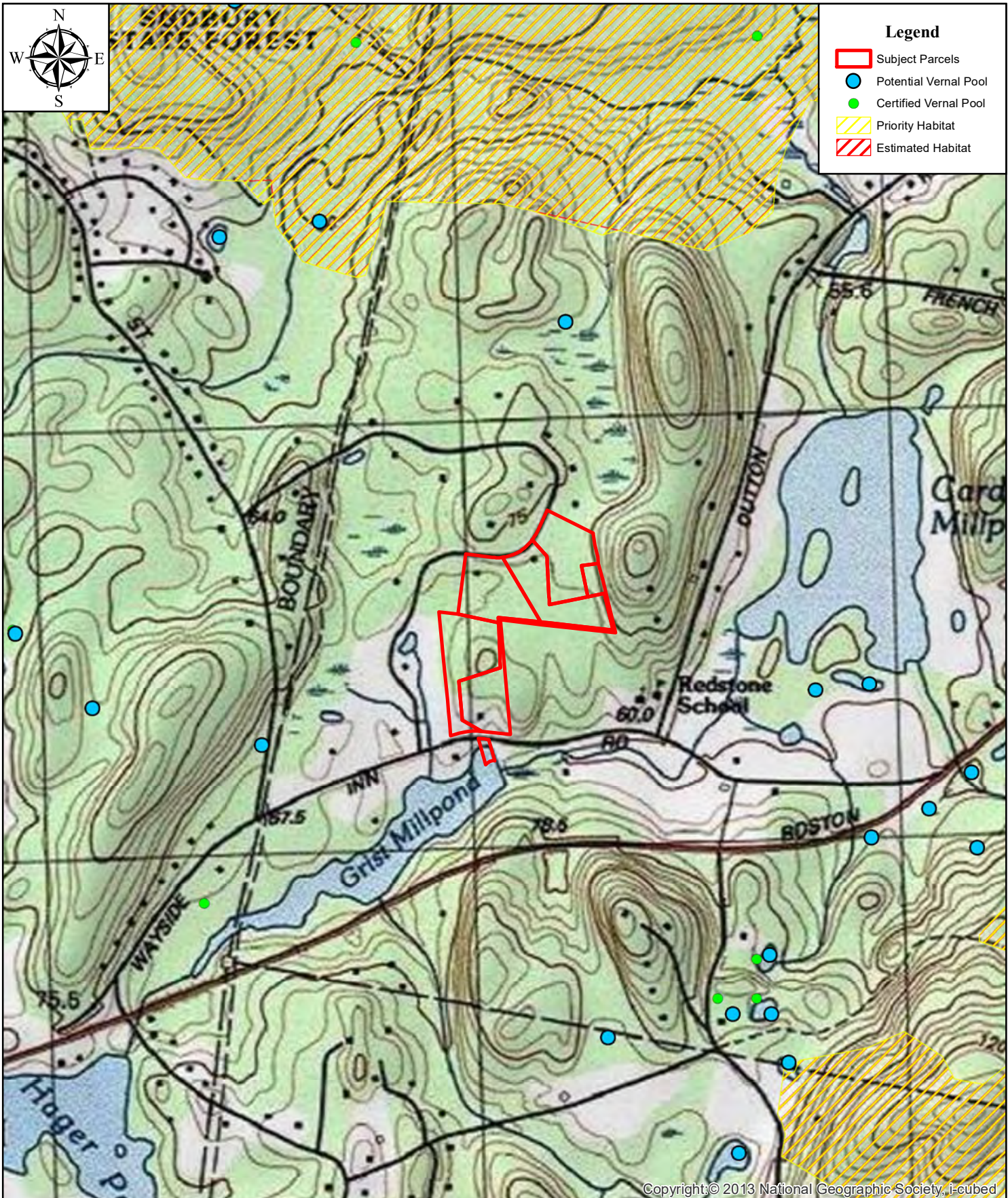
1 in = 2,000 ft

Figure 2

GODDARD CONSULTING
Strategic Wetland Permitting LLC

K02-0002, K02-0003
K02-0309, K02-0310, K02-0311

Various Lots



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Date: 11/21/2022

GC Job Number:
288-99

NHESP MAP

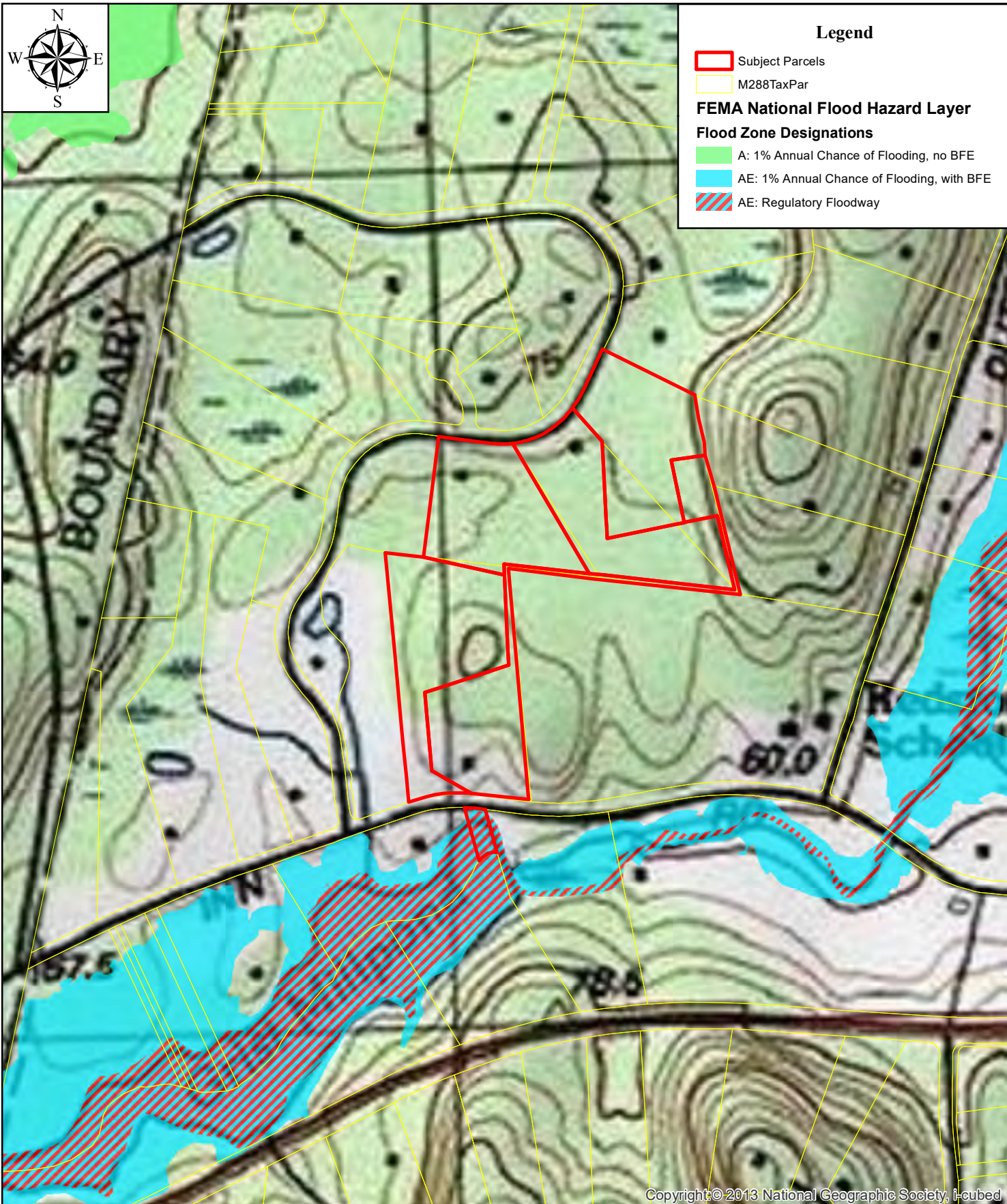
0 500 1,000
Feet

1 in = 1,000 ft

Figure 3

GODDARD CONSULTING
Strategic Wetland Permitting LLC

Parcels: K02-0002, K02-0003
K02-0309, K02-0310, K02-0311



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Date: 11/21/2022

GC Job Number:
288-99

FEMA MAP

0 250 500
Feet

1 in = 500 ft

Figure 4

GODDARD CONSULTING
Strategic Wetland Permitting LLC

Parcels: K02-0002, K02-0003
K02-0309, K02-0310, K02-0311

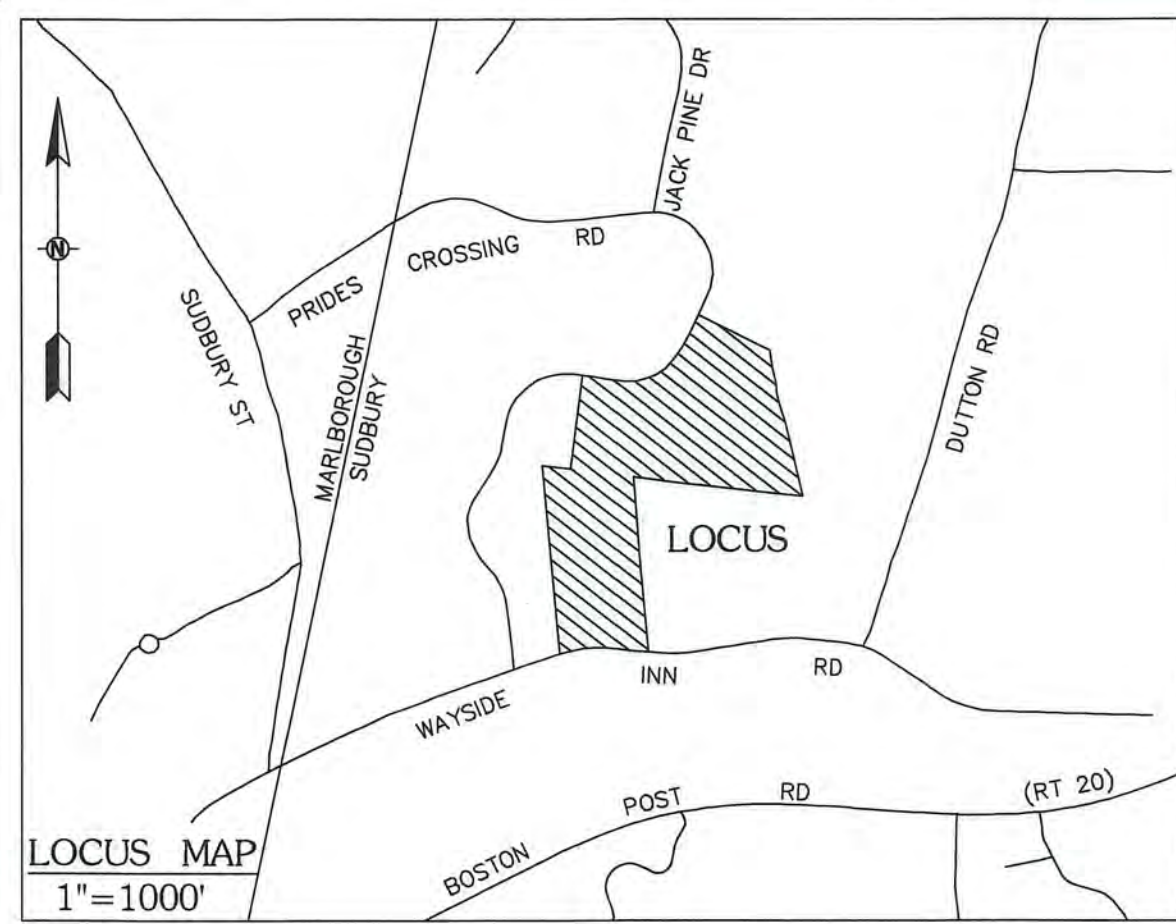


Attachment C

Site Plan, Arthur F. Borden & Associates, Inc., December 23, 2022

Plan of Land, Engineering Design Consultants, Inc, May 7, 2020

Easement Plan of Land, Engineering Design Consultants, Inc, May 11, 2020



TOWN OF SUDBURY
PLANNING BOARD

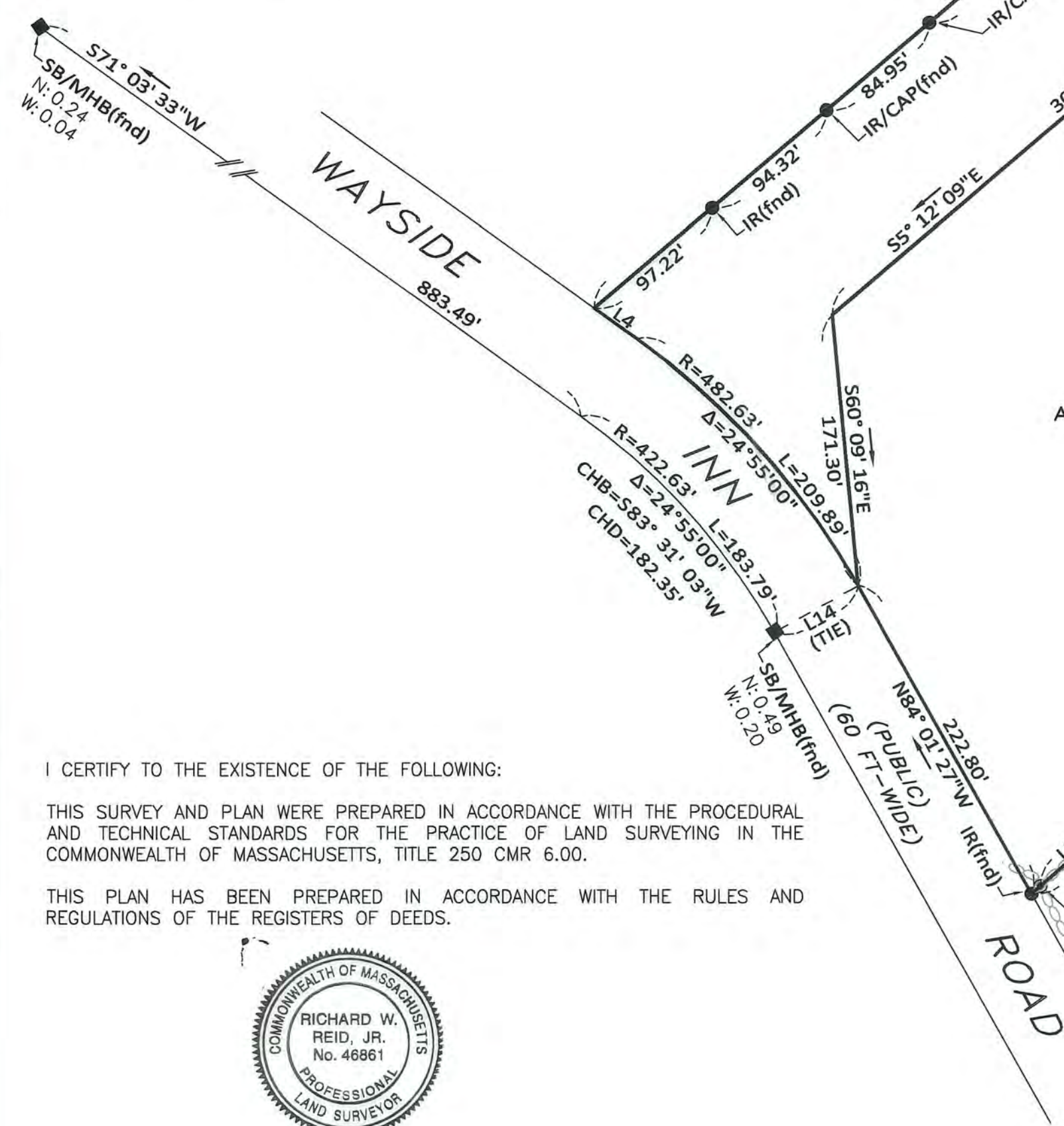
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE: June 3, 2020

NO DETERMINATION AS TO COMPLIANCE
WITH ZONING REQUIREMENTS HAS BEEN
MADE OR INTENDED BY THE PLANNING
BOARD IN ENDORSING THIS PLAN.

- PLAN NOTES**
1. THE PURPOSE OF THIS PLAN IS TO CREATE 2 LOTS WITH FRONTAGE ON WAYSIDE INN ROAD AND 3 LOTS WITH FRONTAGE ON PRIDES CROSSING ROAD (BOTH KNOWN PUBLIC WAYS WITHIN THE TOWN OF SUDBURY) PURSUANT TO M.G.L. CHAPTER 41 SECTION 81L.
 2. THE LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WAS NOT MADE PART OF THIS SURVEY.
 3. OWNERS NAMES SHOWN HEREON ARE BASED UPON ASSESSORS INFORMATION OBTAINED AS OF THE DATE OF THE SURVEY. IT DOES NOT REPRESENT A CERTIFICATION OF TITLE NOR DOES IT GUARANTEE THE OWNERSHIP OF LOCUS OR ADJUTING PROPERTIES.
 4. THE PROPERTY LINES AND EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY LIGHTHOUSE LAND SURVEYING LLC BETWEEN FEBRUARY AND APRIL 2020.
 5. ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3") ROBOTIC TOTAL STATIONS.
 6. SURVEY TRAVERSE POINTS 3, 6, 11, AND 13 WERE OBSERVED WITH A CARLSON BRX6+ GPS RECEIVER USING THE MASSDOT MGCORS RTK NETWORK.

HORIZONTAL DATUM:
MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011)
EPOCH 2010.00 - US FEET



I CERTIFY TO THE EXISTENCE OF THE FOLLOWING:

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



Richard W. Reid, Jr.
PROFESSIONAL LAND SURVEYOR
MAY 7, 2020
DATE

- PLAN REFERENCES**
- PL 538 OF 2015
 - PL 774 OF 1992
 - PL 954 OF 1978
 - PL 724 OF 1974
 - PL 1358 OF 1973
 - PL 444 OF 1960
 - PL 1057 OF 1959
 - PL 1056 OF 1959
 - PL 1164 OF 1952
 - PL 1648 OF 1951
 - PL 1096 OF 1951
 - PL 796 OF 1951
 - PL 606 OF 1951
 - PL 270 OF 1951
 - WAYSIDE INN ROAD 1930 DISCONTINUED LO 2676
 - WAYSIDE INN ROAD 1898 STATE LO 347
 - WAYSIDE INN ROAD 1897 STATE LO 257

DEED REFERENCES

OWNER	ADDRESS	ASSESSORS REFERENCE	DEED REFERENCE
250 LOCKE DRIVE CORPORATION	5 PINE STREET CARVER, MA	K02-0002	DB 73558 PG 465
250 LOCKE DRIVE CORPORATION	5 PINE STREET CARVER, MA	K02-0309	DB 73726 PG 142
WM REALTY TRUST	94 PRIDES CROSSING ROAD SUDBURY, MA	K02-0310	DB 27987 PG 243
HO FAMILY TRUST	100 PRIDES CROSSING ROAD SUDBURY, MA	K02-0311	DB 73197 PG 345

- LEGEND**
- CB/DH(fnd) CONCRETE BOUND W/ DRILL HOLE FOUND
 - DH (fnd) DRILL HOLE FOUND
 - DSK DISK
 - IP(fnd) IRON PIPE FOUND
 - IR(fnd) IRON ROD FOUND
 - IRC(set) IRON ROD W/ CAP SET
 - LDP LEAD PLUG
 - MAGN(fnd) MAGNETIC NAIL FOUND
 - MAGS(fnd) MAGNETIC SPIKE FOUND
 - RRS RAILROAD SPIKE FOUND
 - SB/DH(fnd) STONE BOUND W/ DRILL HOLE FOUND
 - SPK (fnd) GALVANIZED SPIKE FOUND
 - YPC(set) IRON ROD WITH YELLOW PLASTIC CAP SET (MARKED "PROPERTY CORNER")

TOWN CLERK
SUDBURY, MASS
2020 MAY 20 AM 10:25

ZONING TABLE
ZONING DISTRICT: SRA - SINGLE RESIDENCE A
DIMENSIONAL REGULATIONS
MIN. LOT FRONTAGE: 210 FT.
MIN. LOT AREA: 217,800 S.F. (5 AC.)

REGISTRY USE ONLY

PARCEL LINE TABLE

Line #	Length	Direction
L1	64.54	S06° 10' 04"E
L2	57.12	S06° 10' 04"E
L4	33.00	S71° 03' 33"W
L5	54.86	N83° 54' 14"W
L6	77.66	S83° 03' 57"E
L7	68.87	S83° 03' 57"E
L8	40.86	S02° 25' 12"E
L9	68.70	S17° 08' 57"E
L10	87.10	S14° 40' 17"E
L11	49.87	S04° 42' 37"E
L12	93.19	S12° 11' 57"E
L13	90.38	S08° 19' 27"E
L14	60.00	S05° 58' 33"W
L15	50.00	N07° 19' 23"E
L16	100.00	N82° 40' 37"W
L17	15.88	S78° 03' 17"E

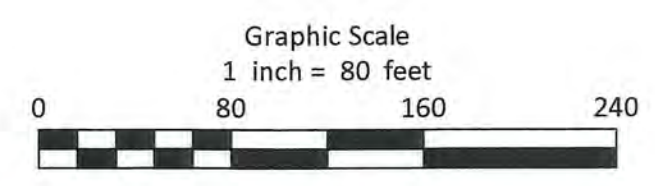
PARCEL CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	80.00	325.00	14° 06' 11"	S89° 43' 43"E	79.795
C2	50.00	325.00	8° 48' 56"	N30° 43' 51"E	49.955
C3	39.27	25.00	90° 00' 00"	N37° 40' 37"W	35.355

REVISIONS:

REV #	DATE	DESCRIPTION

DRWN BY: ZRB
CHK'D BY: PSB
APRVD BY: RWR



PREPARED BY:
EDC Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

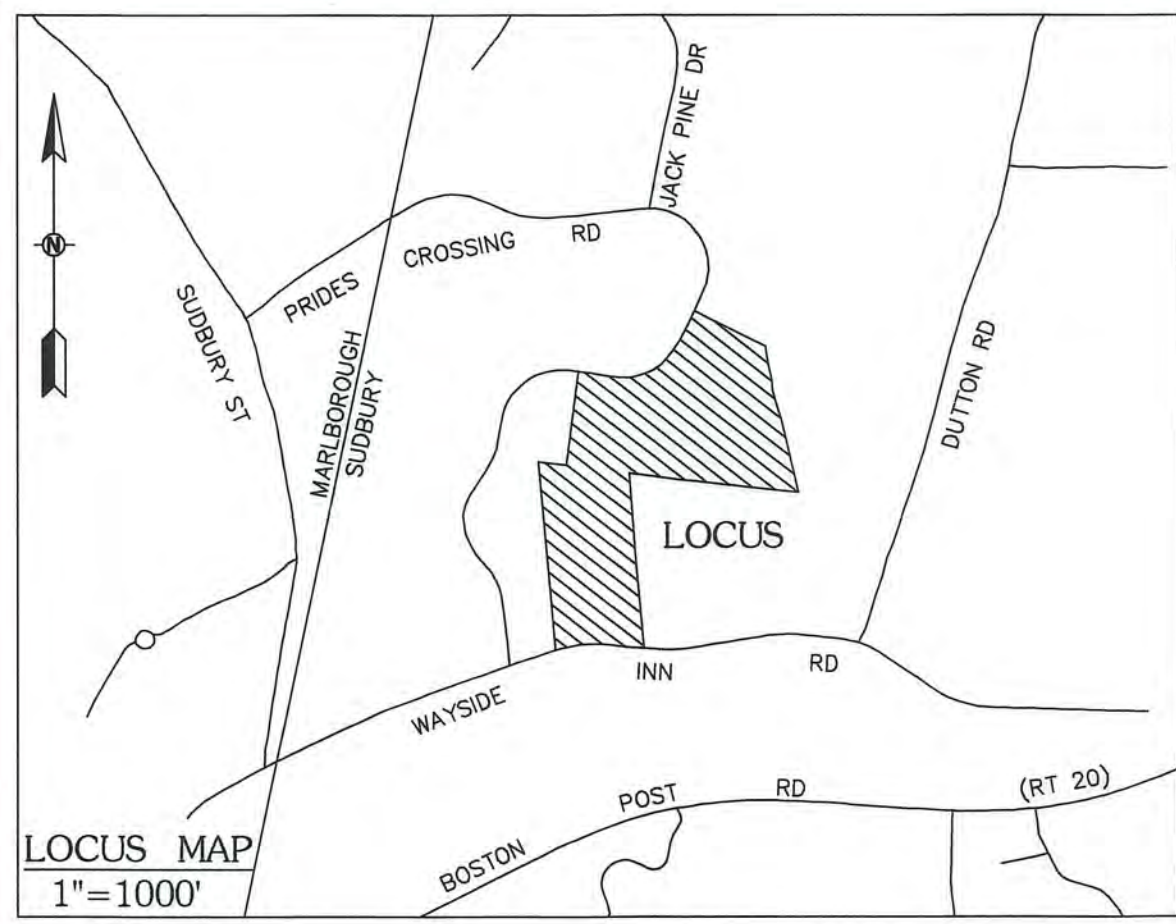
PROJECT:
PRIDES CROSSING ROAD AND WAYSIDE INN ROAD
(MIDDLESEX COUNTY - SOUTH DISTRICT)
SUDBURY, MASSACHUSETTS

TITLE:
APPROVAL NOT REQUIRED PLAN OF LAND

PREPARED FOR:
First Colony Development Company
7 Eda Avenue
Carver, Massachusetts 02330

DATE:
MAY 7, 2020

1 OF 1
EDC PROJECT NUMBER
3677



LEGEND

CB/DH(fnd)	CONCRETE BOUND W/ DRILL HOLE FOUND
DH (fnd)	DRILL HOLE FOUND
DSK	DISK
IP(fnd)	IRON PIPE FOUND
IR(fnd)	IRON ROD FOUND
IRC(set)	IRON ROD W/ CAP SET
LDP	LEAD PLUG
MAGN(fnd)	MAGNETIC NAIL FOUND
MAGS(fnd)	MAGNETIC SPIKE FOUND
RRS	RAILROAD SPIKE FOUND
SB/DH(fnd)	STONE BOUND W/ DRILL HOLE FOUND
SPK (fnd)	GALVANIZED SPIKE FOUND
YPC(set)	IRON ROD WITH YELLOW PLASTIC CAP SET (MARKED "PROPERTY CORNER")

- PLAN NOTES**
1. THE PURPOSE OF THIS PLAN IS TO CREATE 6 EASEMENTS (EASEMENTS A-G).
 2. THE LOTS SHOWN HEREON ARE THE LOTS SHOWN ON A PLAN PREPARED BY THIS OFFICE ENTITLED "APPROVAL NOT REQUIRED PLAN OF LAND, PROJECT: PRIDES CROSSING ROAD & WAYSIDE INN ROAD, PREPARED FOR: FIRST COLONY DEVELOPMENT COMPANY", SCALE: 1=80', DATED MAY 7, 2020.
 3. THE LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WAS NOT MADE PART OF THIS SURVEY.
 4. OWNERS NAMES SHOWN HEREON ARE BASED UPON ASSESSORS INFORMATION OBTAINED AS OF THE DATE OF THE SURVEY. IT DOES NOT REPRESENT A CERTIFICATION OF TITLE NOR DOES IT GUARANTEE THE OWNERSHIP OF LOCUS OR ADJUTING PROPERTIES.

PARCEL LINE TABLE

Line #	Length	Direction
L1	86.55	S62° 15' 24"E
L2	62.03	S62° 15' 24"E
L3	81.73	S83° 19' 50"W
L4	80.49	S83° 19' 50"W
L5	14.18	S66° 39' 14"E
L6	88.49	S66° 39' 14"E
L8	50.95	S66° 39' 14"E
L9	38.38	S66° 39' 14"E
L11	128.19	S46° 35' 48"E
L12	126.05	S46° 35' 48"E
L16	119.32	N81° 47' 45"E
L17	42.75	S71° 44' 59"E
L18	55.00	S59° 09' 28"E
L19	129.28	S06° 09' 57"E
L20	35.81	N58° 53' 01"E
L21	125.60	S06° 09' 57"E
L22	40.42	S44° 56' 28"E
L23	23.66	N81° 47' 45"E
L24	92.65	S24° 15' 36"E
L25	41.93	N52° 08' 12"E

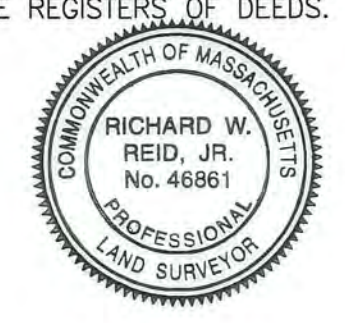
PARCEL LINE TABLE

Line #	Length	Direction
L26	40.86	S02° 25' 12"E
L27	55.15	S11° 39' 45"E
L28	15.28	S11° 39' 45"E
L29	48.54	N78° 20' 15"E
L30	51.27	S44° 56' 28"E
L31	13.51	N02° 58' 59"W
L32	42.74	N41° 54' 28"W
L33	45.78	S83° 35' 13"E

N/F
HECKMAN MARY PATRICIA
28 PRIDES CROSSING RD - SUDBURY, MA
ASSESS. MAP K02 - PARCEL ID: K02-0308
DEED BK 12819 / PAGE 38
PL 875 OF 1981

N/F
SHAPANKA MICHAEL & CAROL A
170 WAYSIDE INN RD - SUDBURY, MA
PARCEL ID: L02-0300
DEED BK 66881 / PAGE 580
PL 954 OF 1978 (DB 13522 PG END)

I CERTIFY TO THE EXISTENCE OF THE FOLLOWING:
THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.
THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THAT THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



Richard W. Reid, Jr.
PROFESSIONAL LAND SURVEYOR
MAY 11, 2020
DATE

DEED REFERENCES

OWNER	ADDRESS	ASSESSORS REFERENCE	DEED REFERENCE
250 LOCKE DRIVE CORPORATION	5 PINE STREET CARVER, MA	K02-0002	DB 73558 PG 465
250 LOCKE DRIVE CORPORATION	5 PINE STREET CARVER, MA	K02-0309	DB 73726 PG 142
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HO FAMILY TRUST	100 PRIDES CROSSING ROAD SUDBURY, MA	K02-0311	DB 73197 PG 345

PLAN REFERENCES

PL 1648 OF 1951
PL 538 OF 2015
PL 774 OF 1992
PL 954 OF 1978
PL 724 OF 1974
PL 1358 OF 1973
PL 444 OF 1960
PL 1057 OF 1959
PL 1056 OF 1959
PL 1164 OF 1952
PL 1096 OF 1951
PL 796 OF 1951
PL 606 OF 1951
PL 270 OF 1951
WAYSIDE INN ROAD 1930 DISCONTINUED LO 2676
WAYSIDE INN ROAD 1898 STATE LO 347
WAYSIDE INN ROAD 1897 STATE LO 257

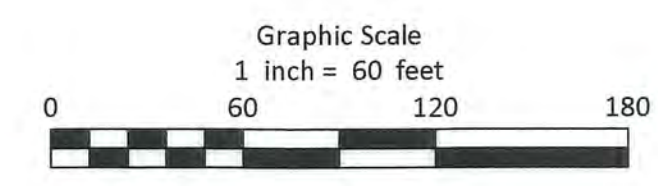
N/F
WAYSIDE INN
104 WAYSIDE INN RD - SUDBURY, MA
PARCEL ID: L02-0002
DEED BK 7807 / PAGE 267
PL 270 OF 1951

- PLAN NOTES (CONTINUED)**
5. THE PROPERTY LINES AND EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY LIGHTHOUSE LAND SURVEYING LLC BETWEEN FEBRUARY AND APRIL 2020.
 6. ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3") ROBOTIC TOTAL STATIONS.
 7. SURVEY TRAVERSE POINTS 3, 6, 11, AND 13 WERE OBSERVED WITH A CARLSON BRX6+ GPS RECEIVER USING THE MASSDOT McCORS RTK NETWORK.
- HORIZONTAL DATUM:**
MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011)
EPOCH 2010.00 - US FEET

REVISIONS:

REV #	DATE	DESCRIPTION

DRWN BY: ZRB
CHK'D BY: PSB
APRVD BY: RWR



PREPARED BY:
EDC Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

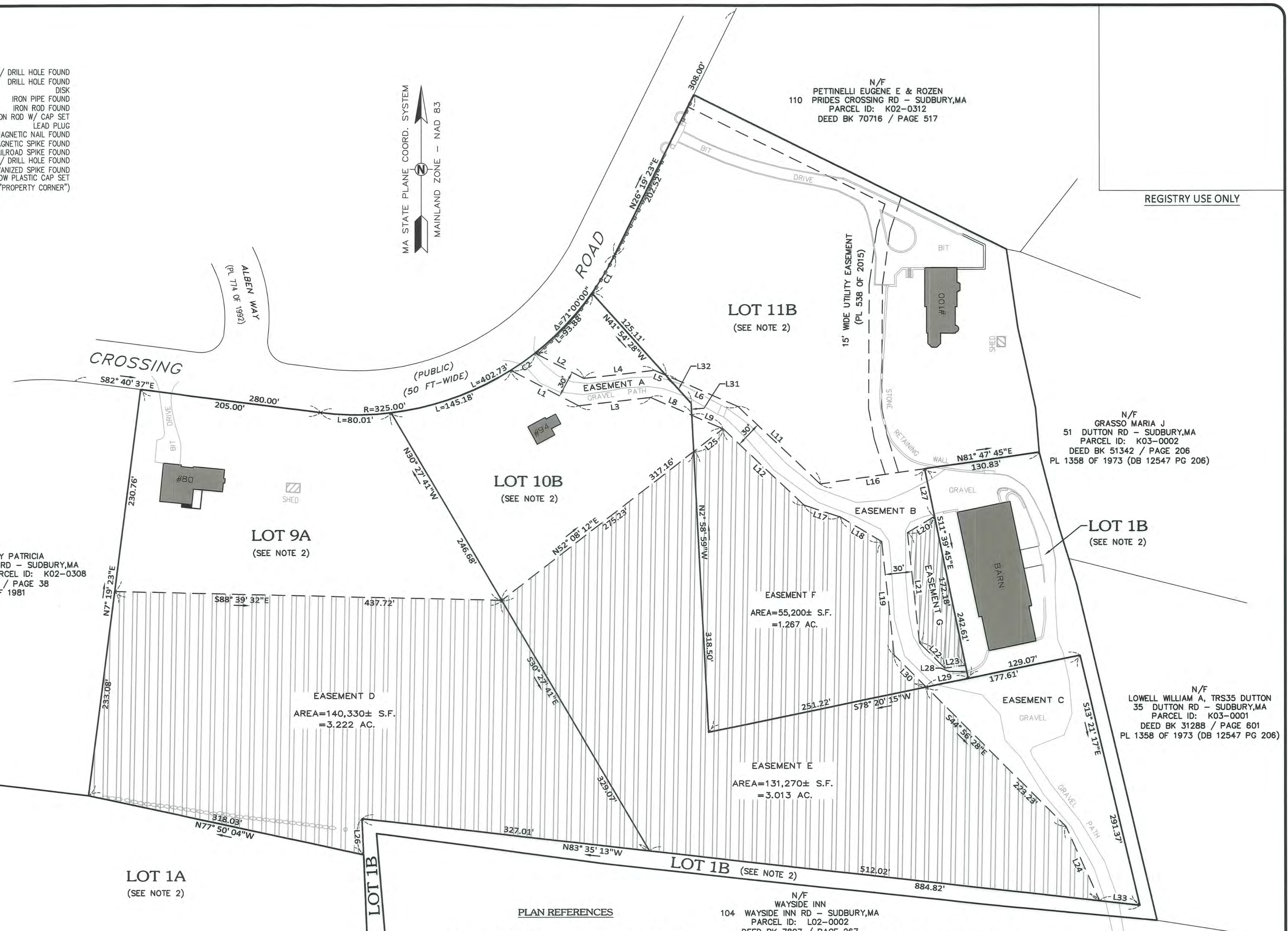
PROJECT:
PRIDES CROSSING AND WAYSIDE INN ROAD
(MIDDLESEX COUNTY - SOUTH DISTRICT)
SUDBURY, MASSACHUSETTS

TITLE:
EASEMENT PLAN OF LAND

PREPARED FOR:
First Colony Development Company
7 Eda Avenue
Carver, Massachusetts 02330

DATE:
MAY 11, 2020

1 OF 1
EDC PROJECT NUMBER
3677



N/F
PETTINELLI EUGENE E & ROZEN
110 PRIDES CROSSING RD - SUDBURY, MA
PARCEL ID: K02-0312
DEED BK 70716 / PAGE 517

N/F
GRASSO MARIA J
51 DUTTON RD - SUDBURY, MA
PARCEL ID: K03-0002
DEED BK 51342 / PAGE 206
PL 1358 OF 1973 (DB 12547 PG 206)

N/F
LOWELL WILLIAM A, TRS35 DUTTON
35 DUTTON RD - SUDBURY, MA
PARCEL ID: K03-0001
DEED BK 31288 / PAGE 601
PL 1358 OF 1973 (DB 12547 PG 206)

REGISTRY USE ONLY



Attachment D

Wetland Border Report, Goddard Consulting LLC, November 2022

November 23, 2022

Jon Delli Priscoli
First Colony Development Company
7 Eda Avenue
Carver, MA 02330

Re: **Wetland Border Report**
80-100 Prides Crossing Road Sudbury, MA 01776

Dear Jon Delli Priscoli,

Introduction

On July 15, 2022, the wetland resources were delineated on land located on or near the above-listed site (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of the MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the Town of Sudbury Wetlands Bylaw and Regulations. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

In the northern portion of the site, Bordering Vegetated Wetland (BVW) was flagged with wetland flag series GCA1-GCA67 and GCB1-GCB57. A BVW in the western portion of the site was flagged with wetland flag series GCC1- GCC30. In the south of the site, a BVW was flagged with wetland flag series GCD1-GCD20. The BVWs were dominant in red maple, highbush blueberry, skunk cabbage, sensitive fern and cinnamon fern. The adjacent uplands are dominant in white pine, red oak, red maple, black cherry, blackberry, New York fern and cinnamon fern. The BVWs are jurisdictional under the MA Wetlands Protection Act and the Sudbury Wetland Bylaw.

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife. The site is not located in an ACEC or an Outstanding Resource Water. There are no mapped potential or certified vernal pools on site. The site is not within a mapped jurisdictional flood zone.

The titles of attached documents are as follows:

- DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form
- NRCS Soil Map
- *FEMA Flood Zones on the Locus Site*, Goddard Consulting, LLC 7/5/2022
- *Orthophoto View of Site*, Goddard Consulting, LLC, 7/5/2022
- *USGS of Locus Site*, Goddard Consulting, LLC, 7/5/2022

Section 1. Regulatory Framework, Implications, and Delineation Methodology

1.1 Wetlands Protection Act (WPA)

Inland resource areas were delineated in accordance with relevant federal, state, and local regulations. As stated in 310 CMR (2)(a), “Bordering Vegetated Wetlands are freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants. The ground and surface water regime and the vegetation community which occur in each type of freshwater wetland are specified in M.G.L. c 131 sec. 40.”

The methodology used to delineate Bordering Vegetated Wetlands is detailed in: (1) the BVW Policy “BVW: Bordering Vegetated Wetlands Delineation Criteria and Methodology,” issued March 1, 1995; and (2) “Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: A Handbook,” produced by the Massachusetts Department of Environmental Protection, dated March 1995.

1.2 Bylaw

Federal, state, and local authorities regulate wetland jurisdiction. The Town of Sudbury Wetlands Bylaw states “The purpose of this bylaw is to maintain the quality of surface water, the quality and level of the ground water table and water recharge areas for existing, or potential water supplies; to protect the public health and safety; to protect persons and property against the hazards of flood water inundation; to protect the community against the costs which may be incurred when unsuitable development occurs in wetland resource areas; and to provide for the reasonable protection and conservation of certain irreplaceable natural features, resources and amenities for the benefit and welfare of the present and future inhabitants of the Town of Sudbury” (Article XXII Section 1).

Section 2. Description of Regulated Inland Resource Area

- | | |
|---|---|
| <input type="checkbox"/> Bank | <input checked="" type="checkbox"/> Bordering Vegetated Wetland (BVW) |
| <input type="checkbox"/> Land Under Water Bodies and Waterways | <input type="checkbox"/> Land Subject to Flooding |
| <input type="checkbox"/> Riverfront Area | <input type="checkbox"/> Isolated Vegetated Wetlands |
| <input checked="" type="checkbox"/> Buffer Zone | <input type="checkbox"/> Estimated Habitats of Rare Wildlife |
| <input type="checkbox"/> Vernal Pool (Certified and/or Potential) | <input type="checkbox"/> Priority Habitats of Rare Species |

The table below provides the Flag Numbers, Flag Type, and Wetland Types and Locations for the wetland resources delineated.

Riverfront Area	Buffer Setback	Flag Numbers	Flag Type	Wetland Types and Locations
No	100-Foot Buffer Zone	GCA1 – GCA67	[Blue Wetland Flags]	Bordering Vegetated Wetland.
No	100-Foot Buffer Zone	GCB1-GCB57	[Blue Wetland Flags]	Bordering Vegetated Wetland.
No	100-Foot Buffer Zone	GCC1-GCB30	[Blue Wetland Flags]	Bordering Vegetated Wetland.
No	100-Foot Buffer Zone	GCD1-GCD20	[Blue Wetland Flags]	Bordering Vegetated Wetland.

2.1 Site Photographs



Photo 1. A photo taken at facing north of the upland areas on-site.



Photo 2. A photo taken at facing west of the upland areas on-site.

2.2 Vegetation

These BVW is dominant in red maple/*Acer rubrum* (FAC), white pine/*Pinus Strobus* (FACU), highbush blueberry/*Vaccinium corymbosum* (FACW), skunk cabbage/*Symplocarpus foetidus* (OBL), sensitive fern/*Oncolea sensibilis* (FACW), and cinnamon fern/*Osmundastrum cinnamoneum* (FACW). The adjacent uplands are dominant in red maple/*Acer rubrum* (FAC), white pine/*Pinus Strobus* (FACU), northern red oak/*Quercus rubra* (FACU), black cherry/*Prunus serotina* (FACU), new york fern/*Parathelypteris* (FAC), fox grape/*Vitis labrusca* (FACU), cinnamon fern/*Osmundastrum cinnamoneum* (FACW) and blackberry/*Rubus allegheniensis* (FACU).

2.3 Hydrology

Within this wetland systems, evidence of wetland hydrology include soil saturation at the surface, water in the observation hole at 10-inches and water-stained leaves.

2.4 Soils

Consistent with the NRCS survey, soils identified within the sample area on the include primarily Loamy Fine Sand. Upgradient of the wetland system, the soils consist of an a 5-inch A Layer with the consistency of Loamy Fine Sand colored 10YR2/2. A B-layer was observed from 5-15 inches colored 10YR5/6. Downgradient, the soil consists of a muck A layer from 0-8 inches

colored 10YR2/1. A C layer was observed from 8-16 inches consisting of loamy fine sand colored 10YR7/2.

2.5 Topography

Additional site information about elevation and changes in slope that inform delineation of BVW boundary points can be found in the attached topographic maps provided by the U.S. Geological Survey.

Section 3. Buffer Zone

Buffer Zone is defined in 310 CRM 10.04 as the “area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).” The Town of Northborough Wetlands Bylaw sets forth additional regulations alongside the Wetlands Protection Act.

Section 4. FEMA Flood Zones

BLSF is defined in 310 CMR 10.57 (2)(a)(1) as “an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetlands.” There are no jurisdictional FEMA Flood Zones on the locus site. (reference *FEMA Flood Zones on the Locus Site*).

Section 5. Natural Heritage and Other Site-Specific Data

This site is not mapped for rare or endangered species habitat. It is not mapped for certified or potential vernal pools. It is not located in an Area of Critical of Environmental Concern.

Section 6. Findings

Based on these hydric soil indicators, vegetation, hydrological indicators, and topography, the GCA, GCB, GCC, and GCD series were found to be the boundary of the BVW system.. To reiterate, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife. The site is not located in an ACEC, an Outstanding Resource Water or a FEMA Flood Zone. There are no mapped potential or certified vernal pools on site. Any work performed within the resource area or buffer zone needs a permit with the Sudbury Conservation Commission. Please contact Goddard Consulting if permit assistance is needed or requested.

Sincerely,

Goddard Consulting, LLC

A handwritten signature in black ink, appearing to read 'T. Schutz', written in a cursive style.

Tom Schutz, WPIT, WSA
Wetland Scientist

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

Applicant: **Jon Delli Priscoli**

Prepared by: **Goddard Consulting LLC**

Project location: **80 Prices Crossing Road Sudbury, MA** DEP File #: _____

Check all that apply:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only |
| <input checked="" type="checkbox"/> | Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II |
| <input type="checkbox"/> | Method other than dominance test used (attach additional information) |

Section I. Vegetation		Observation Plot Number: GCA31	Transect Number: Upgradient	Date of Delineation: _____	
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>	20.5%	50.0%	Yes	FAC*
Northern Red Oak	<i>Quercus rubra</i>	20.5%	50.0%	Yes	FACU
<u>Sapling Layer</u>					
Black Cherry	<i>Prunus serotina</i>	10.5%	33.9%	Yes	FACU
Eastern White Pine	<i>Pinus strobus</i>	20.5%	66.1%	Yes	FACU
<u>Shrub Layer</u>					
Black Cherry	<i>Prunus serotina</i>	10.5%	100.0%	Yes	FACU
<u>Climbing Woody Vine</u>					
Fox Grape	<i>Vitis labrusca</i>	10.5%	100.0%	Yes	FACU
<u>Ground Cover</u>					
Blackberry	<i>Rubus allegheniensis</i>	10.5%	25.3%	Yes	FACU
New York Fern	<i>Parathelypteris noveboracensis</i>	20.5%	49.4%	Yes	FAC*
Cinnamon Fern	<i>Osmundastrum cinnamomeum</i>	10.5%	25.3%	Yes	FACW*

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: 3

Number of dominant non-wetland indicator plants: 6

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

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: Deerfield Loamy Fine Sand

soil type mapped: 256B

hydric soil inclusions: _____

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	0-5	10YR2/2	SL
B	5-15	10YR5/6	SL

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: _____

Vegetation and Hydrology Conclusion for Upgradient of GCA31		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants		X
Wetland hydrology present:		
hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

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: **Jon Delli Priscoli**

 Prepared by: **Goddard Consulting LLC**

 Project location: **80 Prices Crossing Road Sudbury, MA** DEP File #: _____

Check all that apply:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only |
| <input checked="" type="checkbox"/> | Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II |
| <input type="checkbox"/> | Method other than dominance test used (attach additional information) |

Section I. Vegetation	Observation Plot Number: GCA31	Transect Number: Downgradient	Date of Delineation: _____		
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>	20.5%	66.1%	Yes	FAC*
Eastern White Pine	<i>Pinus strobus</i>	10.5%	33.9%	Yes	FACU
<u>Sapling Layer</u>					
Red Maple	<i>Acer rubrum</i>	20.5%	100.0%	Yes	FAC*
<u>Shrub Layer</u>					
Highbush Blueberry	<i>Vaccinium corymbosum</i>	20.5%	100.0%	Yes	FACW*
<u>Climbing Woody Vine</u>					
<u>Ground Cover</u>					
Skunk Cabbage	<i>Symplocarpus foetidus</i>	20.5%	33.3%	Yes	OBL*
Sensitive Fern	<i>Onoclea sensibilis</i>	20.5%	33.3%	Yes	FACW*
Cinnamon Fern	<i>Osmundastrum cinnamomeum</i>	20.5%	33.3%	Yes	FACW*
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: 6			Number of dominant non-wetland indicator plants: 1		
Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes					

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

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: Deerfield Loamy Fine Sand

soil type mapped: 256B

hydric soil inclusions: _____

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	0-8	10YR2/1	SFL
C	8-16	10YR7/2	SFL

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: _____


Vegetation and Hydrology Conclusion for Downgradient of GCA31		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants	X	
Wetland hydrology present:		
hydric soils present	X	
other indicators of hydrology present		X
Sample location is in a BVW		X


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


Legend


 Property Boundary

FEMA National Flood Hazard Layer

 A: 1% Annual Chance of Flooding, no BFE

 AE: 1% Annual Chance of Flooding, with BFE

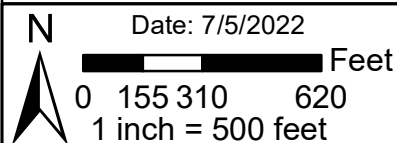
 AE: Regulatory Floodway

 X: 0.2% Annual Chance of Flooding



FEMA Flood Zones on the Locus Site

(Map: K02, Lots: 0002, 0003, 0309, 0310, 0311)



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




Legend

-  Property Boundary
-  Roads
-  Wetlands
-  Hydrologic Connection



Orthophoto of the Locus Site

(Map: K02, Lots: 0002, 0003, 0309, 0310, 0311)

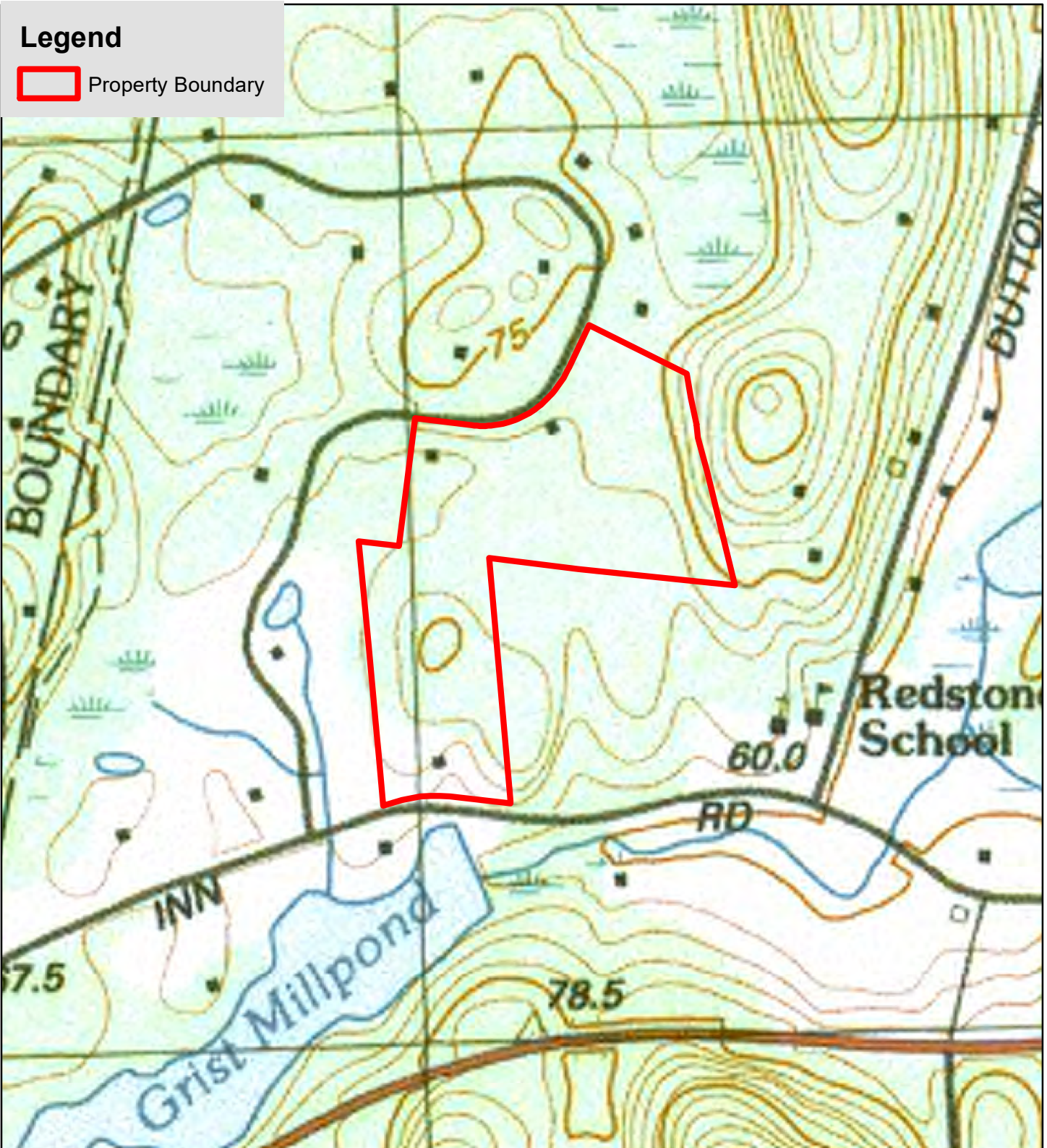
N Date: 7/5/2022
 Feet
0 75 150 300
1 inch = 250 feet

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



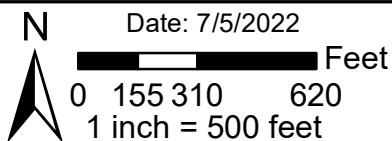
Legend

 Property Boundary



USGS of the Locus Site

(Map: K02, Lots: 0002, 0003, 0309, 0310, 0311)



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

GODDARD CONSULTING
Strategic Wetland Permitting LLC



Attachment E

Photosheet

Photo Location Figure

Photosheet



Photo 1
**Previously
Cleared
Buffer Zone
Along
Wayside Inn
Rd**



Photo 2
**Newly
Cleared
Buffer Zone,
New Pasture**

**Looking
Northwest**



Photo 3
**Newly
Cleared
Buffer Zone**
**Looking
Southwest**



Photo 4
**Newly
Cleared
Buffer Zone,
New Pasture,
Looking
Southeast**



**Photo 5
Overview of
New Pasture
in Upland,
Newly
Cleared
Buffer Zone
on Either
Side of Photo**



**Photo 6
Newly
cleared
Buffer
Zone.
Looking
North**



Photo 7.
Newly Cleared
Buffer Zone.
Looking East



Photo 8.
A photo of
newly cleared
Buffer Zone.
Looking
Northeast.


Legend

 Property Boundary

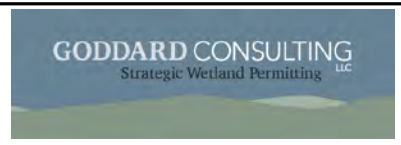


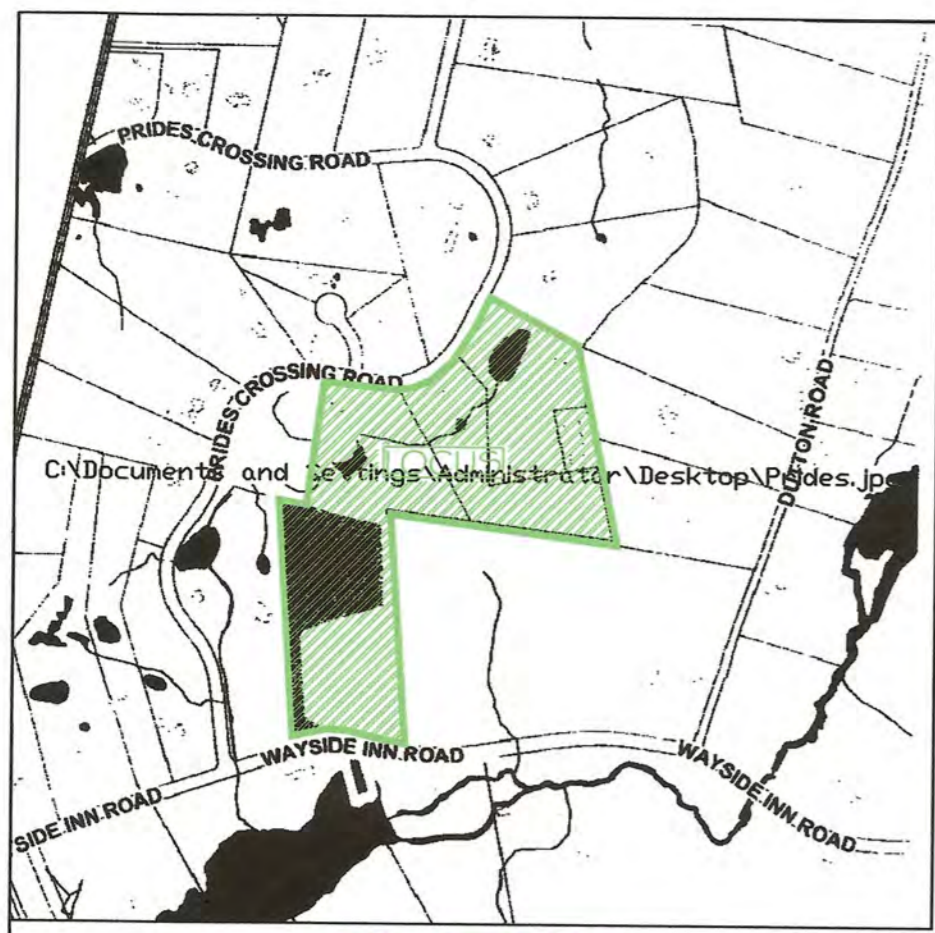
Photo Locations on the Locus Site

(Map: K02, Lots: 0002, 0003, 0309, 0310, 0311)

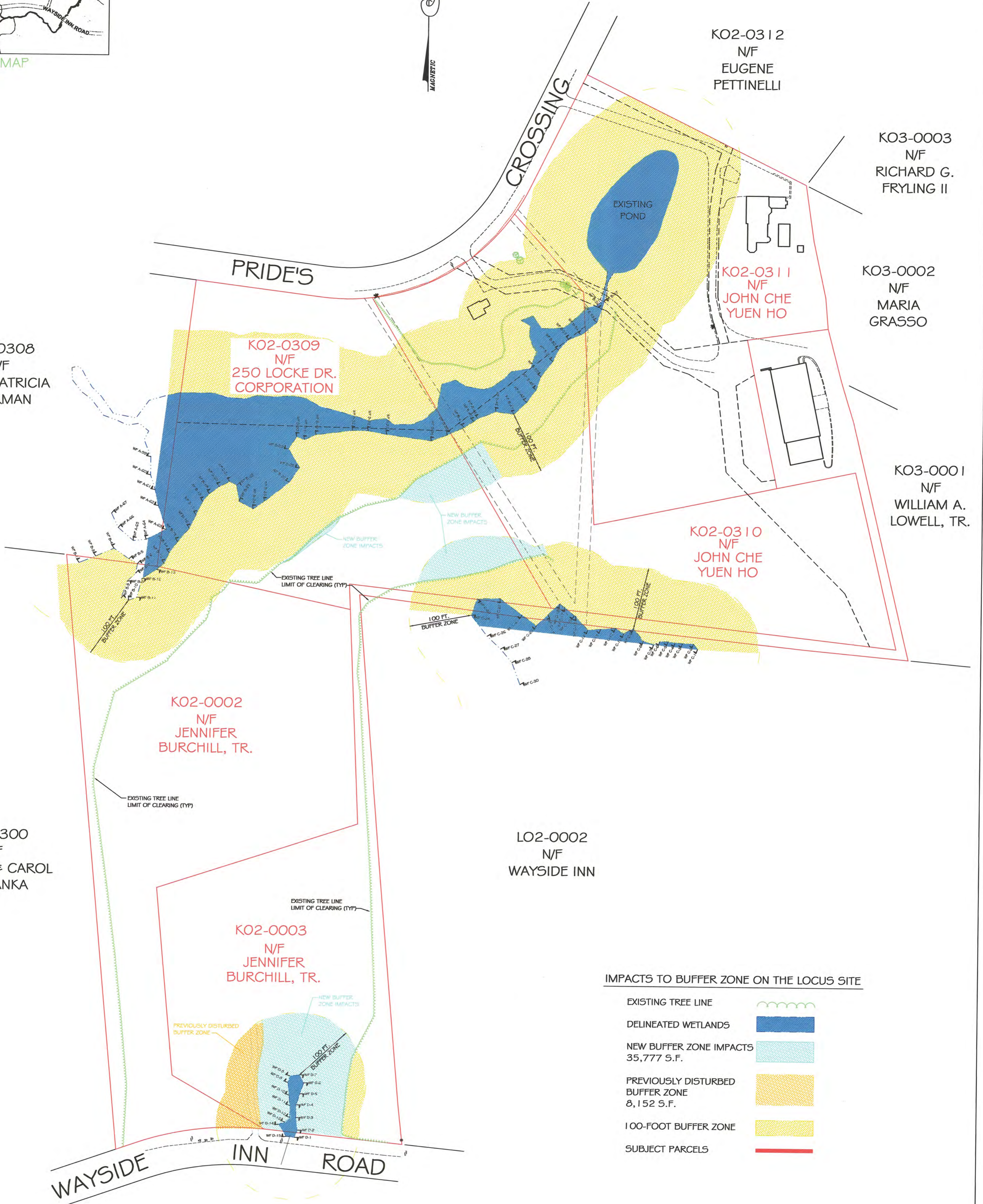
N
Date: 12/23/2022
 Feet
0 65 130 260
1 inch = 215 feet

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





LOCUS MAP
NTS

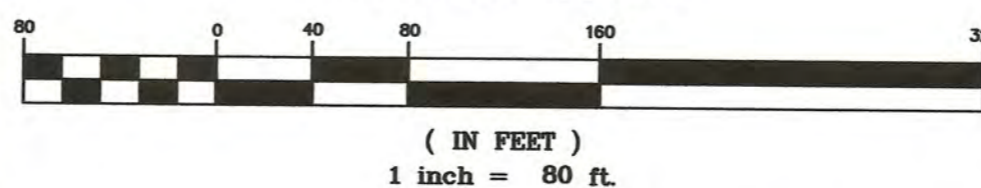


IMPACTS TO BUFFER ZONE ON THE LOCUS SITE

- EXISTING TREE LINE
- DELINEATED WETLANDS
- NEW BUFFER ZONE IMPACTS
35,777 S.F.
- PREVIOUSLY DISTURBED
BUFFER ZONE
8,152 S.F.
- 100-FOOT BUFFER ZONE
- SUBJECT PARCELS

- LEGEND**
- IRON PIPE OR ROD FOUND
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - EXTERIOR SIGN
 - FENCE TEST
 - OBSERVATION HOLE
 - FENCE
 - STONE WALL
 - CURB
 - OVERHEAD WIRES
 - UNDERGROUND ELECTRIC
 - TELEPHONE LINES
 - WATER SERVICE
 - GAS SERVICE
 - SANITARY SEWER SERVICE
 - STORM DRAIN
 - EXISTING CONTOURS
 - SPOT SHOT ELEVATIONS

GRAPHIC SCALE



"Wetlands Delineation Plan"
AT
#150 WAYSIDE INN ROAD
AND
#94 PRIDES CROSSING
IN
SUDBURY, MASSACHUSETTS

PREPARED FOR
FIRST COLONY DEVELOPMENT
SCALE: 1" = 80' DECEMBER 20, 2022



Arthur F. Borden & Associates, Inc.
Professional Land Surveyors & Civil Engineers
302 Broadway, Unit 4 - Raynham, Massachusetts 02767
(508) 880-3439 - WWW.AFBSURVEY.COM

No.	DATE	APP'D.	REVISION

S:\LAND PROJECTS 2007\3358 - PRIDES CROSSING # WAYSIDE INN ROAD SUDBURY\DWG\3358.DWG

DEP FILE # N.E. 301-