

**NOTICE OF PUBLIC MEETING
SUDBURY CONSERVATION COMMISSION
Monday, February 27, 2023 at 6:45 PM
Virtual Meeting**

The Sudbury Conservation Commission will hold a public meeting to review the Request for Determination of Applicability filing under the Wetlands Protection Act and the Sudbury Wetlands Administration Bylaw to alter a septic system within the 100-foot Buffer Zone at 173 Union Avenue, in Sudbury, MA. Flatiron Investments LLC, Applicant. The meeting will be held on Monday, February 27, 2023 at 6:45 pm, via Zoom.

Copies of the application may be reviewed on the Conservation Department web page at:

<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-february-27-2023/>

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

SUDBURY CONSERVATION COMMISSION
TODAY'S DATE 2/13/2023

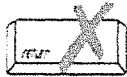


WPA Form 1 - Request for Determination of Applicability

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

A. General Information

important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Flatiron Investments LLC	danbagnall@gmail.com	
Name 27 Parker Street	E-Mail Address	
Mailing Address Charlestown	MA	02129
City/Town 413 374 9332	State	Zip Code
Phone Number	Fax Number (if applicable)	

2. Representative (if any):

M. J. DiModica Excavating		
Firm Mike DiModica	mjdimodica@verizon.net	
Contact Name 19 Christopher Lane	E-Mail Address	
Mailing Address Sudbury	MA	01776
City/Town 978 443 8433	State	Zip Code
Phone Number	Fax Number (if applicable)	

B. Determinations

1. I request the Sudbury make the following determination(s). Check any that apply:

Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).

Received
FEB 13 2023

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

173 Union Ave	Sudbury
Street Address	City/Town
J08	0036
Assessors Map/Plat Number	Parcel/Lot Number

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

Single family residential lot located on the west side of Union Ave improved by existing lawn area

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

Subsurface Sewage Disposal System Alteration	02/10/23
Title	Date
Title	Date
Title	Date

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

Alteration of an exiting Subsurface Sewage Disposal System on an exiting lot.

C. Project Description (cont.)

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Flatiron Investments LLC

Name
27 Parker Street

Mailing Address
Charlestown

City/Town
MA

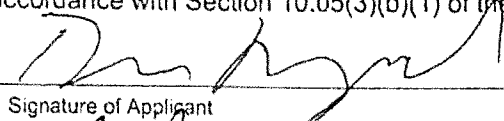
02129

State

Zip Code

Signatures:

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



Signature of Applicant

2/6/2023

Date



Signature of Representative (if any)

2/6/2023

Date

Request for Determination of Applicability

NARRATIVE

Flatiron Investments
173 Union Ave
Map J08 Parcel 0036

The project consists of the alteration of an existing Soil Absorption System (SAS) installed in 2001, the increase of impervious area (Patio, Deck and Walk) by 815 s.f.

The subject parcel is located at 173 Union Ave and consists of a four (4) bedroom single family dwelling with a land area of approximately 32,900 s.f. The parcel abuts a vegetated wetland.

The alteration of the existing Soil Absorption System (SAS) in the front of the dwelling will require the existing leach field to be enlarged by 348 s.f. along the easterly side of the leaching field. The alteration is required for compliance of a bedroom count overlooked by the Health, Assessors and Building department

A new patio, walk and deck are proposed to be installed as shown on the attached plan. These hardscape projects increase the impervious surfaces by 815 s.f. The project includes the removal of an existing wood deck in the rear, stone infiltration under the proposed deck area, a stone infiltration trench along the side of the driveway, removal of existing lawn area in the rear of the property and various native plantings shown on the attached plan creating a buffer between lawn area and wetland resource area.

The work will require access down the driveway from Union Ave and across the front yard to the location of the existing SAS. The driveway is paved and will serve as construction access to prevent tracking dirt to the street. The erosion control barrier (straw wattles) is proposed between the work area and the resource area to ensure protection of the resource area. There shall be a minimum amount of stockpiling due to the nature of the SAS.

No work shall commence onsite until erosion control barriers have been installed and inspected by the Conservation Commission.

