

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

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to improve the roadway within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at Harvey's Farm Lane, Sudbury, MA. Raied Dinno, Applicant. The hearing will be held on Monday, February 27, 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-february-27-2023/>

SUDBURY CONSERVATION COMMISSION
2/13/2023



CONNORSTONE ENGINEERING, INC.

10 SOUTHWEST CUTOFF, SUITE #1
NORTHBOROUGH, MASSACHUSETTS 01532
T: (508) 393-9121

121 BOSTON POST ROAD
SUDBURY, MASSACHUSETTS 01716
T: (978) 443-9566

Sudbury Conservation Commission
275 Old Lancaster Road
Sudbury, MA 01776

February 9, 2023

**Subject: Notice of Intent
Harvey's Farm Lane
Sudbury, MA**

Dear Members of the Commission;

On behalf of the applicant, Raied Dinno, please find the enclosed Notice of Intent and supporting documentation for the proposed roadway improvements at Harvey's Farm Lane, including:

1. The Notice of Intent application package including:
 - Completed NOI Form 3 – Notice of Intent
 - List of abutters and notification forms;
 - Locus mapping
2. Site Plans "Driveway Improvement Plan of Harveys Farm Lane, Sudbury, MA, prepared by Connorstone Engineering, Inc., dated May 13, 2022.
3. Checks in the amount of \$537.50 for the town portion of the NOI fee and \$1,094 for the local Wetland Bylaw fee. The local bylaw fee was calculated for a Subdivision Road as \$500 plus \$2 times 297 linear feet of road within the regulated area. The State share of the NOI fee has been forward to MassDEP.

Project History:

Harveys Farm Lane ("Fairbank Farm") consists of a three lot residential subdivision previously approved in 1999 - 2000 by the Planning Board and Conservation Commission. The Order of Conditions was recorded in Book 31429, Page 430. As part of the approval process the typical roadway cross section construction standards were waived in lieu of a lower impact design more similar to a common driveway. This included a 14 foot wide travel lane with a 4 foot wide crushed stone apron. The roadway and infrastructure work was completed by 2005 including water main, hydrants, underground electric, and stormwater management/drainage. A certificate of compliance was issued by the Commission. The lot development was not completed at the time and the three lots are currently vacant.

The current applicant is preparing to proceed with the final buildout of Lots 1 and 2. Town staff has recommended the roadway be improved to provide a minimum 18 foot wide travel lane and provide additional turnaround space for emergency vehicles at the end of the roadway. These roadway improvements would be within buffer zone requiring an application with the Commission. All other work related to the development of the lots would be maintained outside the buffer zone.

A Request for Determination of Applicability was recently filed to allow for proposed roadway improvements. However, the Conservation Commission Issued a Positive Determination requiring a Notice of Intent due to the extent of work required and maintenance work required within the stormwater basins adjacent to the wetland.

Regulated Resource Areas

Regulated resources areas include a Bordering Vegetated Wetland located along the west side of the subdivision roadway nearest the intersection with Old Sudbury Road. This wetland borders on a drainage swale leading to an 18-inch culvert under Old Sudbury Road. The limits of the wetland have been recently re-delineated by David Burke in October of 2022.

Proposed Project:

The proposed project includes widening of the roadway to a uniform 18 feet wide, and extending the turnarounds for emergency vehicles. The work would also include relocating / replacement of the stone trench and sub-drain along the edge of roadway to coordinate with the new pavement width. The proposed widening has been proposed mostly along the east side of the roadway to maintain land disturbance as far as possible from the wetland areas.

As part of the project the existing stormwater system/basins would also require maintenance. The original development provided two smaller basins located at the base of the driveway that included wetland species within the bottom to create constructed stormwater wetlands. The basins were designed and installed after 11/18/96 in accordance with an Order of Conditions with a Certificate of Compliance issued for the work. The basins themselves would not constitute an area subject to protection. Over the recent past, vegetation has grown within or adjacent to the basins and clearing of the side slopes and roadway shoulders would be required. An inspection was performed on November 21, 2022, and the bottom of the basins had been vegetated with wetland species, and only selective cutting of woody vegetation would be required. A wetland scientist should be present to make recommendations at the time of vegetative removal within the basin areas. The extent of maintenance and details has been provided on the attached site plans and representative pictures are attached.

Temporary erosion controls include straw wattles with silt fencing proposed along the limit of work to avoid erosion issues during construction.

If you have any questions or require any additional information please contact this office at (508) 393-9727.

Sincerely,
Connorstone Engineering, Inc.



Vito Colonna, P.E.

c. MassDEP Northeast Region



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sudbury

City/Town

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



Note:
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

Raied Dinno
 a. Street Address
 Latitude and Longitude:
 Harvey's Farm Lane Right-of-way
 f. Assessors Map/Plat Number

Sudbury
 b. City/Town
 42.37641
 d. Latitude
 g. Parcel /Lot Number

01776
 c. Zip Code
 -71.39854
 e. Longitude

2. Applicant:

Raied
 a. First Name
 Trustee of the Harvey's Farm TRust
 c. Organization
 50 Autumn Road
 d. Street Address
 Weston
 e. City/Town
 617-645-5552
 h. Phone Number

Dinno
 b. Last Name
 Ma
 f. State
 raydinno@gmail.com
 j. Email Address

02493
 g. Zip Code

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name
 b. Last Name
 c. Organization
 d. Street Address
 e. City/Town
 f. State
 g. Zip Code
 h. Phone Number
 i. Fax Number
 j. Email address

4. Representative (if any):

Vito
 a. First Name
 Connorstone Engineering
 c. Company
 10 Southwest Cutoff, Suite #7
 d. Street Address
 Northborough
 e. City/Town
 508-393-9727
 h. Phone Number

Colonna
 b. Last Name
 Ma
 f. State
 vc@csei.net
 j. Email address

01532
 g. Zip Code

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

\$1050
 a. Total Fee Paid

\$512.50
 b. State Fee Paid

\$537.50
 c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sudbury

City/Town

A. General Information (continued)

6. General Project Description:

Proposed roadway improvements as required to provide a minimum 18 foot wide travel lane and additional turnaround areas for emergency vehicles. Work will also include required maintenance of existing stormwater BMP's within the regulated buffer zone.

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

- | | |
|---|--|
| 1. <input type="checkbox"/> Single Family Home | 2. <input checked="" type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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

a. County

48470

c. Book

b. Certificate # (if registered land)

366

d. Page Number

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

- 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.
- 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

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands**

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sudbury

City/Town

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. 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. Project Involves Stream Crossings

a. number of new stream crossings _____ b. number of replacement stream crossings _____



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sudbury

City/Town

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.

- 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

08/01/2021

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sudbury

City/Town

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

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sudbury

City/Town

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

Online Users:
include your
document
transaction
number
(provided on your
receipt page)
with all
supplementary
information you
submit to the
Department.

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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.

Driveway Improvement Plan

a. Plan Title

Connorstone Engineering, Inc.

Vito Colonna PE

b. Prepared By

c. Signed and Stamped by

December 16, 2022

1"=40'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. Attach NOI Wetland Fee Transmittal Form
9. Attach Stormwater Report, if needed.

E. Fees

1. **Fee Exempt:** No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1519

12/18/2022

2. Municipal Check Number

3. Check date

n/a - Paid Online

4. State Check Number

5. Check date

Raied

Dinno

6. Payor name on check: First Name

7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands**

WPA Form 3 – Notice of Intent

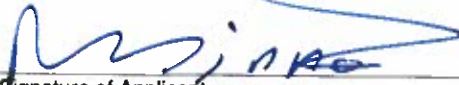

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	12/18/2022
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
	12/20/2022
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

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

Other:

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

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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:

<u>Harveys Farm Lane</u>	<u>Sudbury</u>
a. Street Address	b. City/Town
<u>Paid Online</u>	<u>\$512.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Raied</u>	<u>Dinno</u>	
a. First Name	b. Last Name	
<u>Trustee of the Harvey's Farm Trust</u>		
c. Organization		
<u>50 Autumn Road</u>		
d. Mailing Address		
<u>Weston</u>	<u>Ma</u>	<u>02493</u>
e. City/Town	f. State	g. Zip Code
<u>617-645-5552</u>	<u>raydinno@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

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.

To calculate filling fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3 Road Construction	1	1,050	1,050

Step 5/Total Project Fee: 1,050

Step 6/Fee Payments:

Total Project Fee:	\$1,050
State share of filing Fee:	\$512.50
City/Town share of filing Fee:	\$537.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

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

SITE PHOTOGRAPHS 11/30/2022



Photo of Existing Roadway at Entrance



Photo of Roadway at Approximate Midpoint



Photo of Lower Basin (closest to Old Sudbury Road)

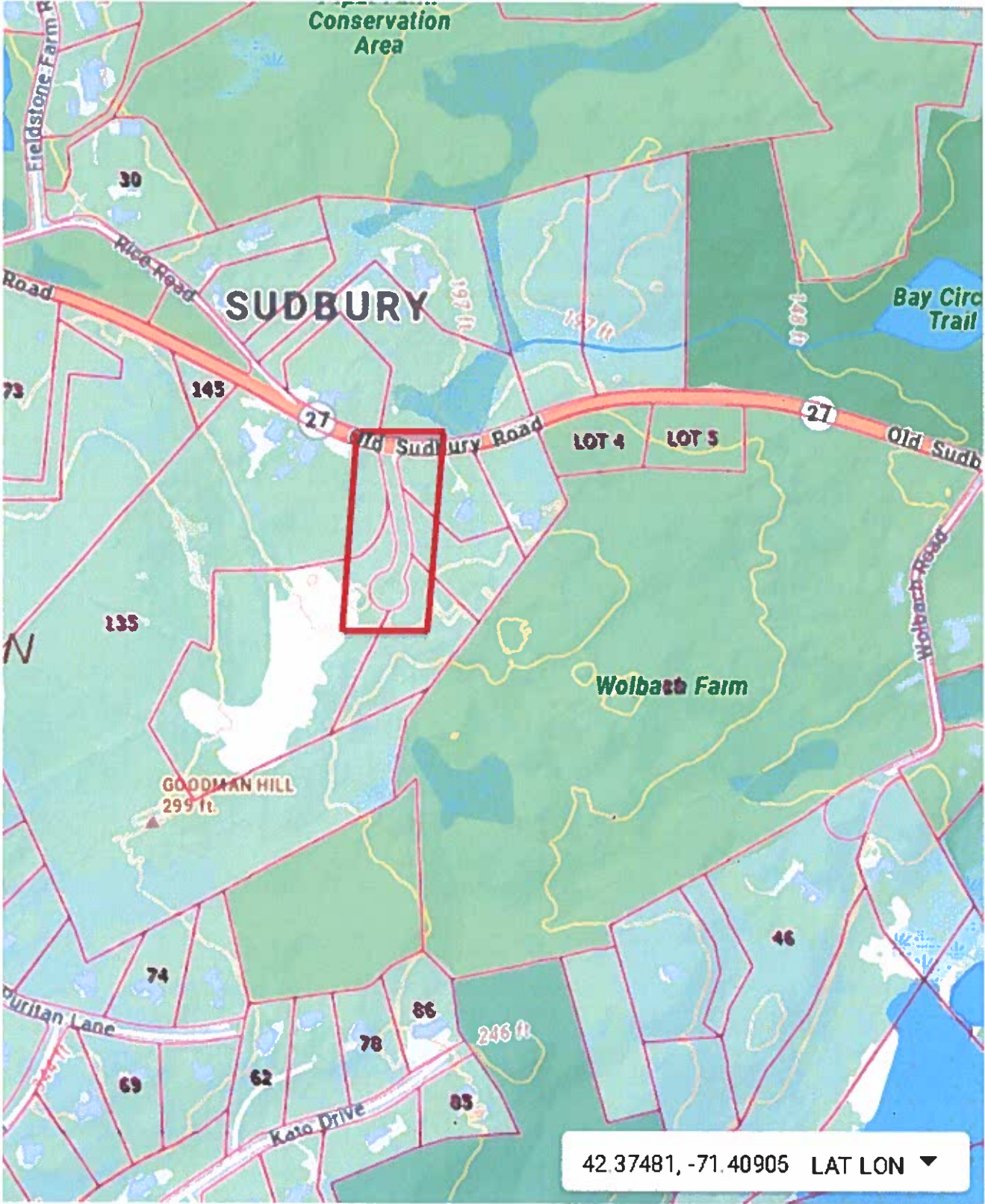


Photo of Upper Basin

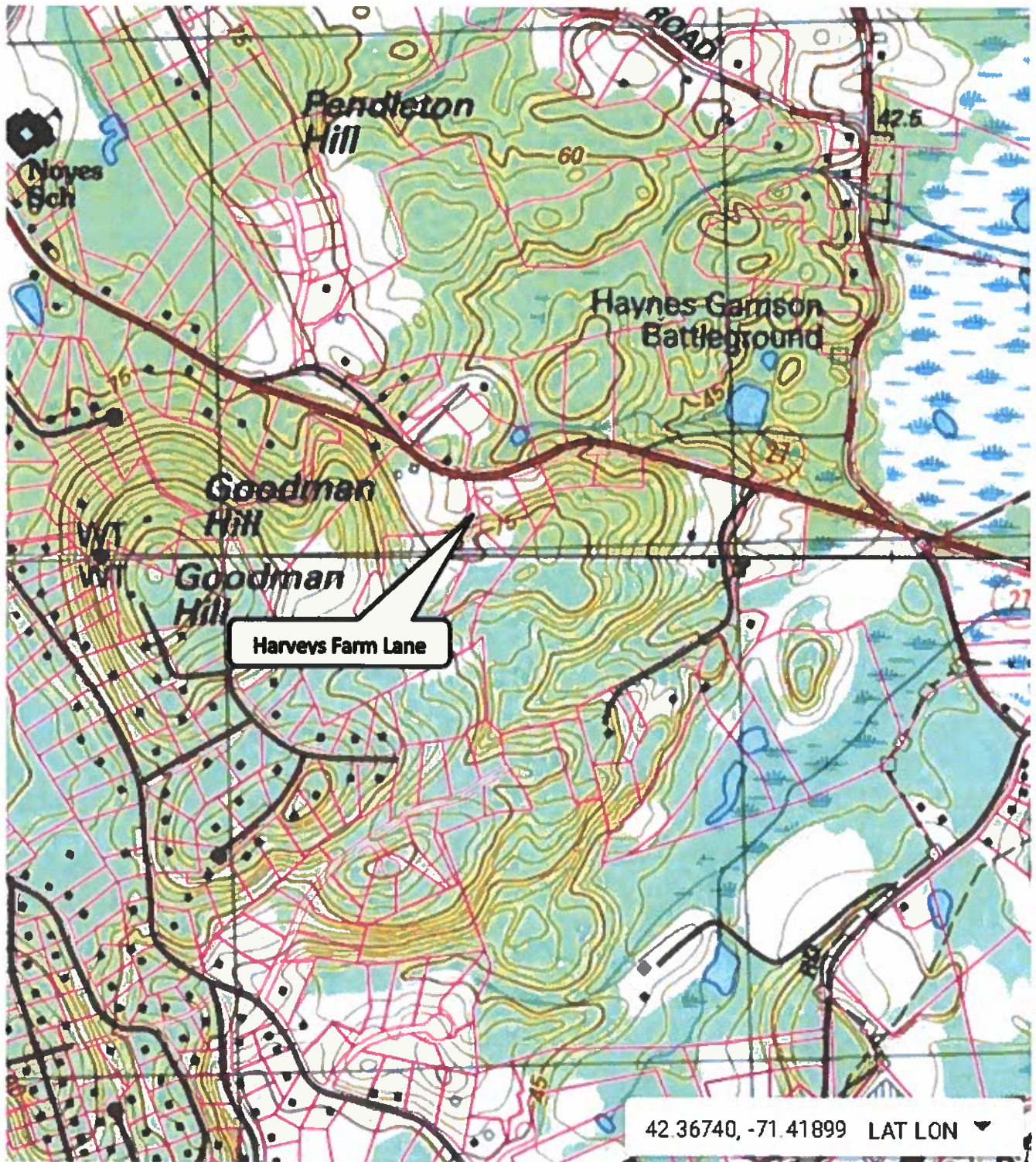


Photo of Upper Basin with berm section shown

LOCUS MAPPING



USGS MAPPING




CERTIFIED LIST OF ABUTTERS & NOTIFICATION FORMS

Certified List of Abutters
 Conservation Commission - 100'
 For: Harvey's Farm Lane - ROADWAY
 Sudbury, MA

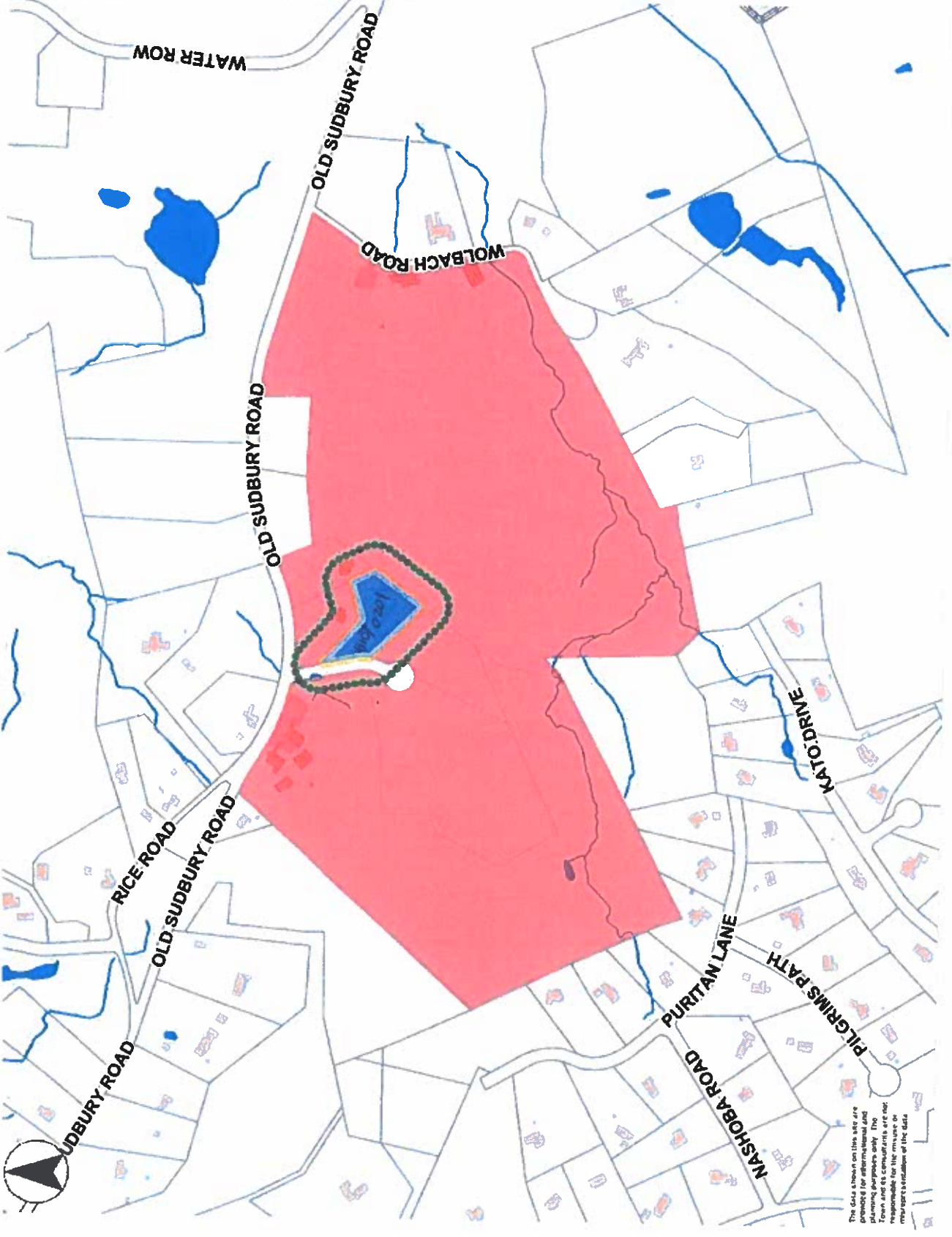
<u>OWNER</u>	<u>SITE</u>	<u>MAP/PAR</u>	<u>MAILING ADDRESS</u>
Sudbury Valley Trs., Inc.	18 Wolbach Rd.	H11/0100	18 Wolbach Rd. - Sudbury, MA 01776 *
Eisenstein, R.J. & L. & C. Cadogan	107 Old Sudbury Rd.	H11/0201	107 Old Sudbury Rd. - Sudbury, MA 01776 *
Connie M Steward, Tr.	115 Old Sudbury Rd.	H10/0502	115 Old Sudbury Rd. - Sudbury, MA 01776
Will. Fairbank, Tr. & Rebecca Fairbank Living Tr.	135 Old Sudbury	H10/0200	135 Old Sudbury Rd. - Sudbury, MA 01776
Ramzi Seed & Raled Djinn Ramzi Seed & Raled Djinn	12 Harvey's Farm Rd. LOT - Harvey's Farm Rd.	H10/0201 H10/0202	35 Arrowhead Rd. - Weston, MA 02493 35 Arrowhead Rd. - Weston, MA 02493
William Fairbank	LOT - Harvey's Farm Rd.	H10/0203	134 Old Sudbury Rd. - Sudbury, MA 01776
Rebecca Fairbank	134/136 Old Sudbury Rd.	H10/0011	135 Old Sudbury Rd. - Sudbury, MA 01776
K. Littlefield & D.A. Weisse, Tr. The Pibbolus Trust	10 Rice Rd. 10 Rice Rd.	H10/0025 H10/0012	10 Rice Rd. - Sudbury, MA 01776 10 Rice Rd. - Sudbury, MA 01776

Gather info
 from Sudbury
 Assessor's office
 12/21/2022

A possibly outside
 of 100' studies



- Buildings
- Driveways
- Parking Lots
- Medians
- Shoulders
- Curbs
- Roads
- Paved Roads
- Unpaved Roads
- Buildings
- Pavements
- Streams Other
- Streams CIR
- Lake/Reservoir
- MA Highways
- US Highways
- US Military
- Numbered Roads
- Town Boundary
- Streets



The data shown on this map are for informational and planning purposes only. The Town and its consultants are not responsible for the use or misuse of the information or any other data contained on this map.



Printed on 11/20/2014 10:23 AM

12 Harvey's Farm Rd. - Sudbury

Abutters List

Date: December 20, 2022

[print this list](#)

Subject Property Address: 12 HARVEYS FARM LN Sudbury, MA
Subject Property ID: H10-0201

Search Distance: 100 Feet

Owner: FAIRBANK WILLIAM TRS
Co-Owner: REBECCA FAIRBANK LIVING TRUST
Prop ID: H10-0200
Prop Location: 135 OLD SUDBURY RD Sudbury, MA
Mailing Address:

136 OLD SUDBURY RD
SUDBURY, MA 01776

Owner: DINNO RAMZI SAAD & RAIED TRS
Co-Owner: HARVEYS FARM TRUST
Prop ID: H10-0202
Prop Location: HARVEYS FARM LN Sudbury, MA
Mailing Address:

35 ARROWHEAD RD
WESTON, MA 02493-1706

Owner: FAIRBANK WILLIAM
Co-Owner:
Prop ID: H10-0203
Prop Location: HARVEYS FARM LN Sudbury, MA
Mailing Address:

134 OLD SUDBURY RD
SUDBURY, MA 01776

Owner: STEWARD CONNIE M TRUSTEE
Co-Owner: STEWARD OLD SUDBURY ROAD
Prop ID: H10-0502
Prop Location: 115 OLD SUDBURY RD Sudbury, MA
Mailing Address:

115 OLD SUDBURY ROAD
SUDBURY, MA 01776

*cut
P.1*

H110-0201
p.2

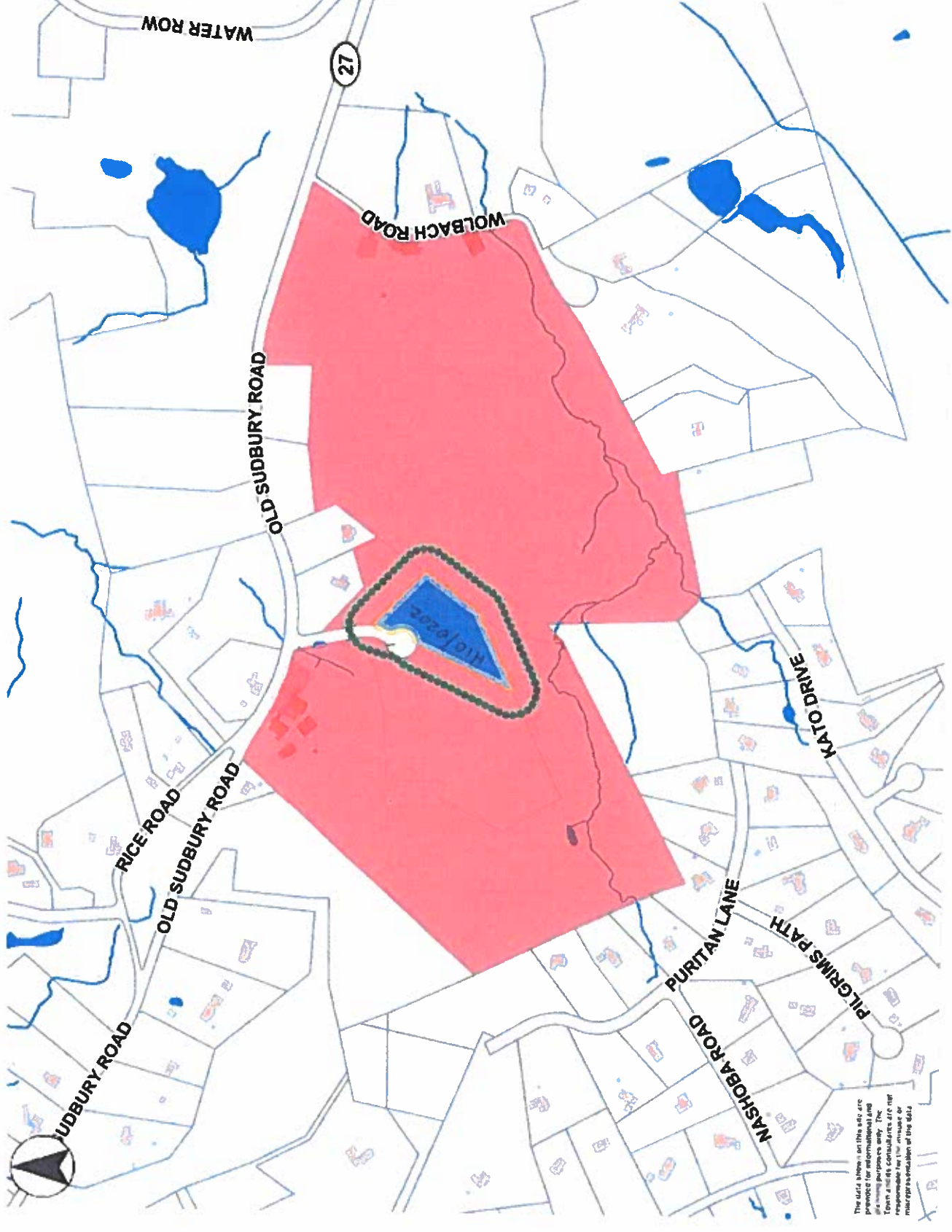
Owner: SUDBURY VALLEY TRUSTEES INC
 Co-Owner:
 Prop ID: H11-0100
 Prop Location: 18 WOLBACH RD Sudbury, MA
 Mailing Address:
 18 WOLBACH RD
 SUDBURY, MA 01776

Owner: EISENSTEIN RONALD I & L
 Co-Owner: CADOGAN CAROL
 Prop ID: H11-0201
 Prop Location: 107 OLD SUDBURY RD Sudbury, MA
 Mailing Address:
 107 OLD SUDBURY ROAD
 SUDBURY, MA 01776

*Gather with
 Town of Sudbury
 Assessor's Office
 12/21/2022*

P.2

- Buildings
- Driveways
- Parking Lots
- Mediana
- Sidewalks
- Curb
- Roads
- Paved Roads
- UnPaved Roads
- Buildings
- Parcels
- Streams/Creeks
- Streams/CIR
- Lake/Reservoir
- MA Highway
- US Highway
- Numbered Routes
- Town Boundary
- Streets



The data shown on this site are provided for informational purposes only. The user assumes all liability for any use of the data. Even if the data is used for any other purpose, the user assumes all liability for any use of the data. The user assumes all liability for any use of the data.



Printed on 12/20/2024 at 11:41 AM
H10/0202 Dinno Harvey's Farm Ln. - Sudbury

Abutters List

Date: December 20, 2022

[print this list](#)

Subject Property Address: HARVEYS FARM LN Sudbury, MA
Subject Property ID: H10-0202

Search Distance: 100 Feet

Owner: FAIRBANK WILLIAM TRS
Co-Owner: REBECCA FAIRBANK LIVING TRUST
Prop ID: H10-0200
Prop Location: 135 OLD SUDBURY RD Sudbury, MA
Mailing Address:

136 OLD SUDBURY RD
SUDBURY, MA 01776

Owner: DINNO RAMZI SAAD & RAIED TRS
Co-Owner: HARVEYS FARM TRUST
Prop ID: H10-0201
Prop Location: 12 HARVEYS FARM LN Sudbury, MA
Mailing Address:
35 ARROWHEAD RD
WESTON, MA 02493-1706

Owner: FAIRBANK WILLIAM
Co-Owner:
Prop ID: H10-0203
Prop Location: HARVEYS FARM LN Sudbury, MA
Mailing Address:
134 OLD SUDBURY RD
SUDBURY, MA 01776

Owner: SUDBURY VALLEY TRUSTEES INC
Co-Owner:
Prop ID: H11-0100
Prop Location: 18 WOLBACH RD Sudbury, MA
Mailing Address:
18 WOLBACH RD
SUDBURY, MA 01776

Cynthia A. [Signature]
12/21/2022

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 Raied Dinno
- 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: Harvey's Farm Lane
- D. The **proposed activity** is: Roadway Improvements and Stormwater Management Maintenance
- E. A **Public Hearing** regarding this Notice of Intent will be held on:
Monday, February 27, 2023 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**
- 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 Connorstone Engineering, by calling this telephone number: 508-393-9727 between the hours of 10:00 to 4:00 Monday - 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
&
Sudbury Wetlands Administration Bylaw

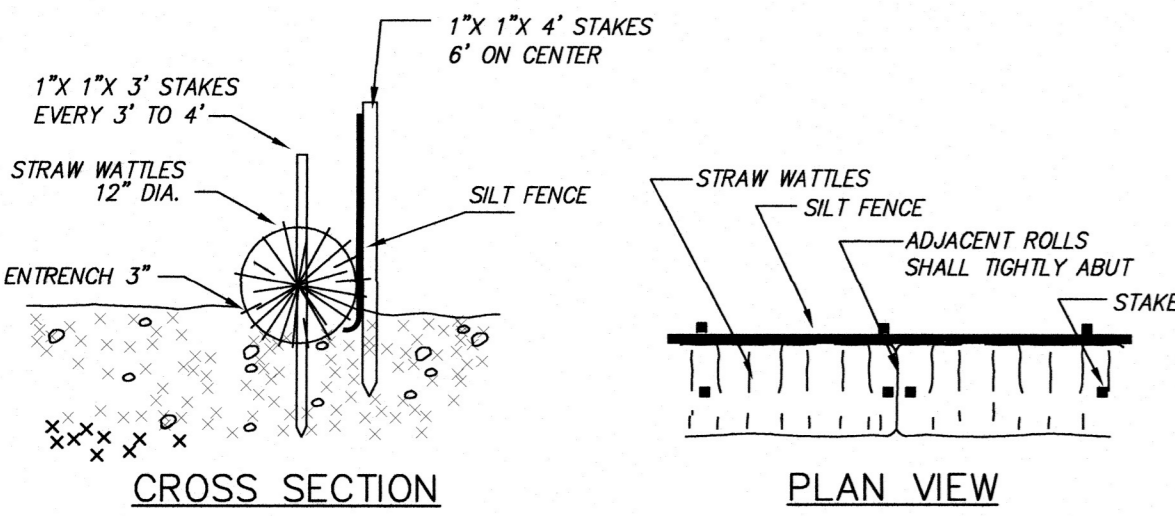
I, Rylee Mayo-Fiske of Connorstone Engineering, Inc., hereby certify under the pains and penalties of perjury that on February 14, 2023 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Sudbury Wetlands Administration Bylaw and Massachusetts Wetlands Protection Act by Raied Dinno with the Sudbury Conservation Commission on February 13, 2023 for property located at Harveys Farm Lane (Off Old Sudbury Road, Route 27).

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

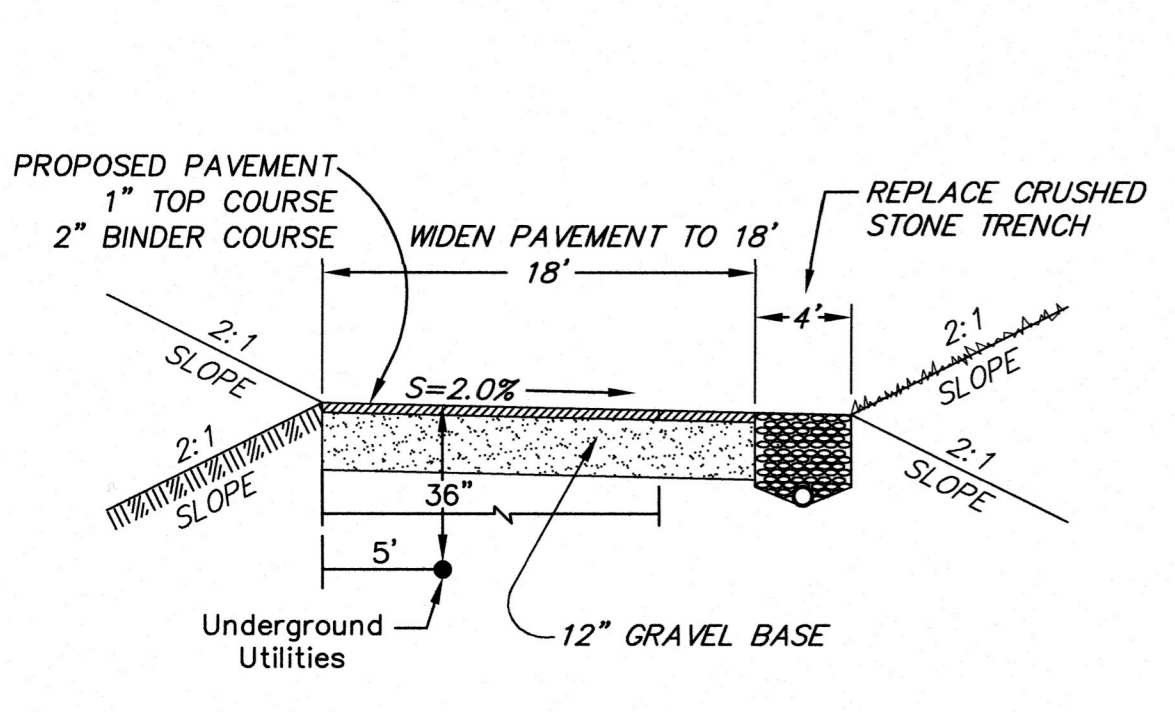
Rylee Mayo-Fiske
Name

2-13-23
Date

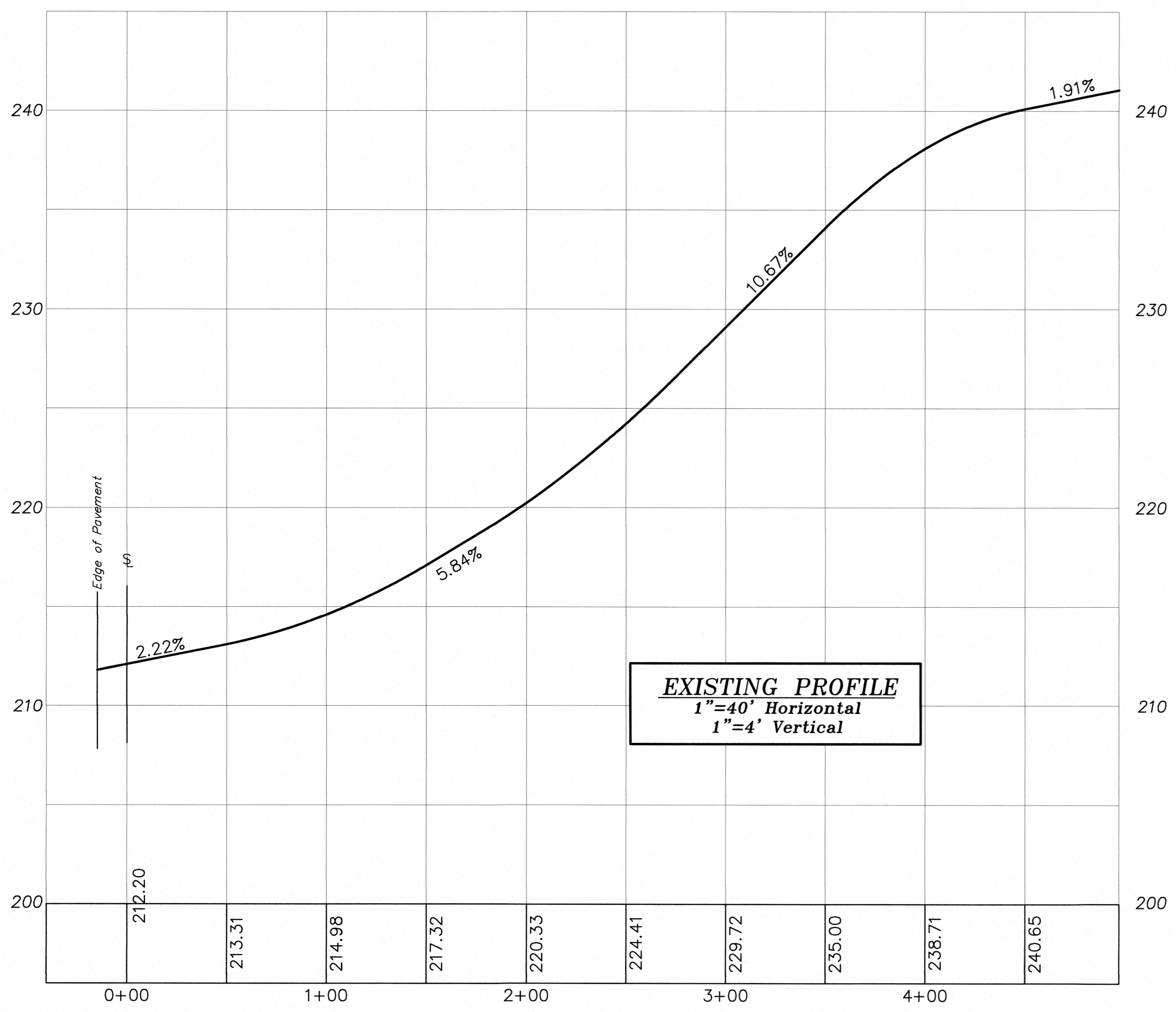


- NOTES:**
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" DEEP. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 2. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

EROSION BARRIER
NOT TO SCALE

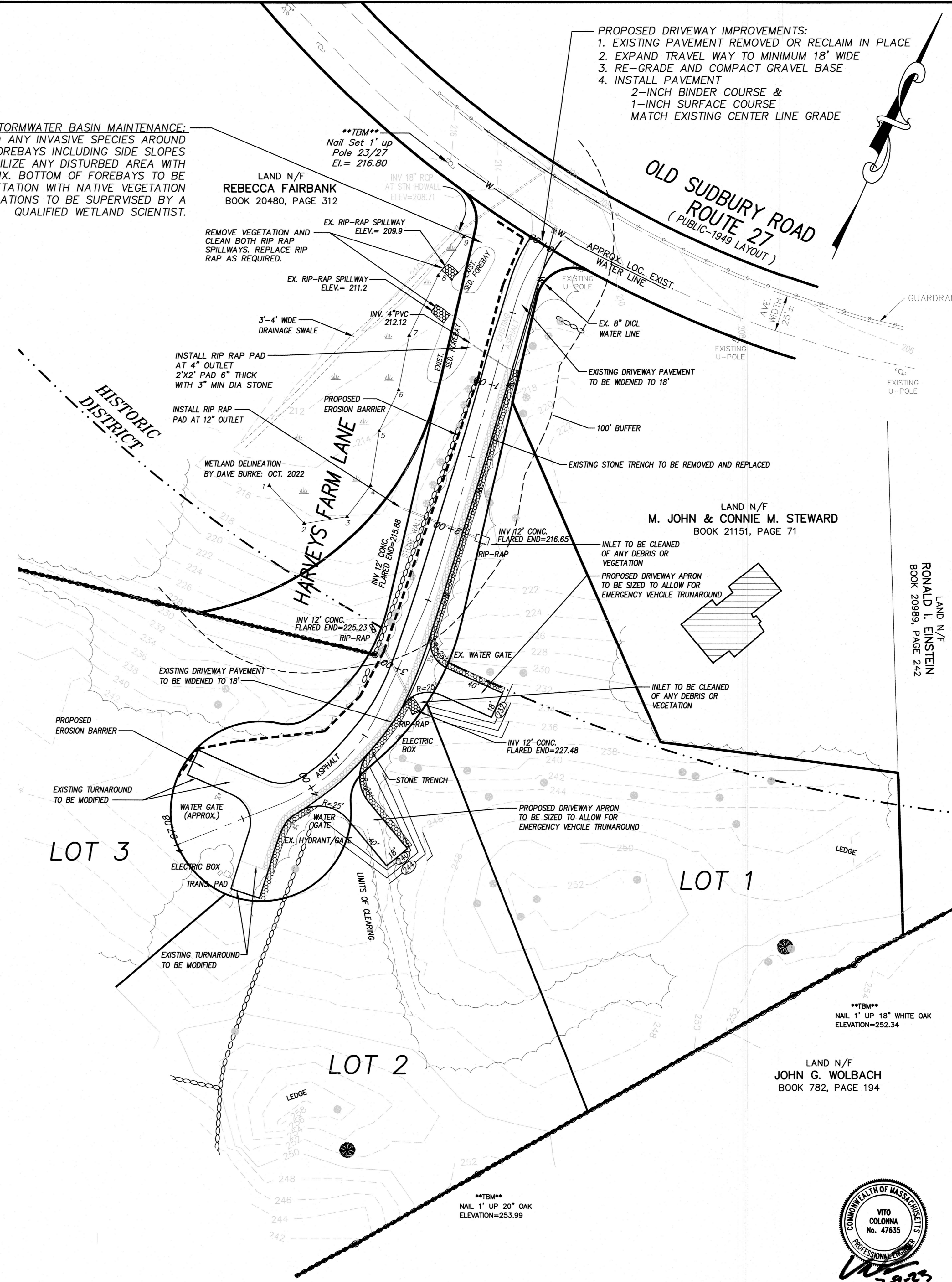


PROPOSED DRIVEWAY IMPROVEMENT DETAIL
Not to scale



EXISTING PROFILE
1"=40' Horizontal
1"=4' Vertical

PROPOSED STORMWATER BASIN MAINTENANCE:
CLEAR VEGETATION AND ANY INVASIVE SPECIES AROUND EXISTING SEDIMENT FOREBAYS INCLUDING SIDE SLOPES AND BERM AREAS. STABILIZE ANY DISTURBED AREA WITH LOAM AND NATIVE SEED MIX. BOTTOM OF FOREBAYS TO BE CLEARED OF WOODY VEGETATION WITH NATIVE VEGETATION TO REMAIN. CLEARING OPERATIONS TO BE SUPERVISED BY A QUALIFIED WETLAND SCIENTIST.



- PROPOSED DRIVEWAY IMPROVEMENTS:**
1. EXISTING PAVEMENT REMOVED OR RECLAIM IN PLACE
 2. EXPAND TRAVEL WAY TO MINIMUM 18' WIDE
 3. RE-GRADE AND COMPACT GRAVEL BASE
 4. INSTALL PAVEMENT
2-INCH BINDER COURSE &
1-INCH SURFACE COURSE
MATCH EXISTING CENTER LINE GRADE

EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PLANS AND PERMIT CONDITIONS.
2. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
3. THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES AND CONTROL SEDIMENT TRANSPORT. IF SEDIMENTATION PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
5. THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF SILT FENCE OR SEDIMENT TRAP, OR AS DIRECTED BY THE LOCAL AUTHORITY.
6. SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.
7. DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING, OR BY ANOTHER APPROVED METHOD, AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. DISTURBED AREAS WITH SLOPES 3:1 (H:V) OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDROSEED AND SOIL TACKIFIER. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED.
8. DEWATERING OPERATIONS, IF REQUIRED, SHALL DISCHARGE ONTO STABILIZED AREAS, AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING PROPERTIES. AT A MINIMUM ALL DISCHARGES SHALL BE INTERCEPTED BY HAYBALE CORRAL AND HAYBALE CHECK DAMS SPACED 10' APART.
9. STAKED WATTLES AND SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT OR AS INDICATED ON THE PLANS. ADDITIONAL WATTLES AND SILT FENCE SHALL BE LOCATED AS CONDITIONS WARRANT, AND IN SOME AREAS STRUCTURES MAY HAVE TO BE DUPLICATED AT REGULAR INTERVALS.
10. STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
11. ALL EXISTING AND PROPOSED DRAINAGE SYSTEM INLETS, WHICH MAY RECEIVE STORMWATER FLOW FROM DISTURBED AREAS, SHALL BE PROVIDED WITH SILT SACKS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES PER THE MANUFACTURERS RECOMMENDATIONS UNTIL ALL WORK IS COMPLETE AND ALL AREAS HAVE BEEN ADEQUATELY STABILIZED.
12. DUST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. METHODS FOR DUST CONTROL SHALL INCLUDE WATER SPRINKLING AND/OR OTHER METHODS APPROVED BY THE ENGINEER.
13. ALL VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF CRUSHED STONE TO A DEPTH OF 6" FOR THE FIRST 50 FEET FROM EXISTING PAVED STREETS. IF THE SITE CONDITIONS ARE SUCH THAT THE GRAVEL PAD DOES NOT REMOVE THE MAJORITY OF THE MUD AND DEBRIS, THEN THE TIRES SHALL BE WASHED BEFORE ANY VEHICLES ENTER ADJACENT ROADWAYS. ALL WATER USED FOR TIRE WASHING SHALL BE COLLECTED AND TREATED PRIOR TO ENTERING THE DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE.

PREPARED FOR:
RAIED DINNO

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 WWW.CSEL.NET
SUDBURY, MASSACHUSETTS 01776
PHONE: 978-443-9566

DRIVEWAY IMPROVEMENT PLAN
OFF
HARVEYS FARM LANE
IN
SUDBURY, MA

2-9-2023	UPDATED WETLAND DELINEATION
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: MAY 13, 2022	
SCALE: 1"=50'	SHEET 1 OF 1.

