

**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 construct an addition and fence within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 46 Eddy Street, Sudbury, MA. Chunyong Lin, 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  
2/10/2023



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

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):

46 Eddy St

a. Street Address

Sudbury

b. City/Town

01776

c. Zip Code

Latitude and Longitude:

42.34339

d. Latitude

-71.39876

e. Longitude

f. Assessors Map/Plat Number

M10-0129

g. Parcel /Lot Number

2. Applicant:

Chunyong

a. First Name

Lin

b. Last Name

c. Organization

46 Eddy St

d. Street Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

336-745-6688

h. Phone Number

i. Fax Number

chunyong.lin@gmail.com

j. Email Address

3. Property owner (required if different from applicant):

Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

a. First Name

b. Last Name

c. Company

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

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

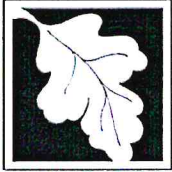
a. Total Fee Paid

b. State Fee Paid

c. City/Town Fee Paid

Received

FEB 03 2023



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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**A. General Information (continued)**

6. General Project Description:

Addition great room with basement.

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

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

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

- 1.  Yes  No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

MiddleSex

a. County

80607

c. Book

b. Certificate # (if registered land)

207

d. Page Number

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

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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Provided by MassDEP: \_\_\_\_\_  
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 City/Town \_\_\_\_\_

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____	2. square feet _____
	3. cubic yards dredged _____	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b> _____	

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: 960 square feet

4. Proposed alteration of the Riverfront Area:

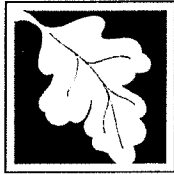
a. total square feet \_\_\_\_\_      b. square feet within 100 ft. \_\_\_\_\_      c. square feet between 100 ft. and 200 ft. 960

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

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

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

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



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

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

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

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Designated Port Areas, Land Under the Ocean, Barrier Beach, Coastal Beaches, Coastal Dunes.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Coastal Banks, Rocky Intertidal Shores, Salt Marshes, Land Under Salt Ponds, Land Containing Shellfish, Fish Runs, Land Subject to Coastal Storm Flowage.

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





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**C. Other Applicable Standards and Requirements**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a. — Yes  No  **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program**  
**Division of Fisheries and Wildlife**  
**1 Rabbit Hill Road**  
**Westborough, MA 01581**

- 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 \*\*

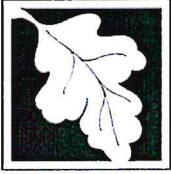
(a) — Project description (including description of impacts outside of wetland resource area & buffer zone)

(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/mass-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1.  Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3.  Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

a.  Not applicable – project is in inland resource area only      b.  Yes     No

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

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

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

c.  Is this an aquaculture project?

d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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**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.





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 Bureau of Resource Protection - Wetlands  
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\_\_\_\_\_  
 Document Transaction Number

\_\_\_\_\_  
 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.

\_\_\_\_\_ a. Plan Title

\_\_\_\_\_ b. Prepared By

\_\_\_\_\_ c. Signed and Stamped by

\_\_\_\_\_ 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:

\_\_\_\_\_ 2. Municipal Check Number

\_\_\_\_\_ 3. Check date

\_\_\_\_\_ 4. State Check Number

\_\_\_\_\_ 5. Check date

\_\_\_\_\_ 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:

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MassDEP File Number

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Document Transaction Number

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City/Town

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## F. Signatures and Submittal Requirements

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

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

	02/02/2023
1. Signature of Applicant	2. Date
	02/01/2023
3. Signature of Property Owner (if different)	4. Date
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:

46 Eddy St Sudbury  
 a. Street Address b. City/Town  
1185 \$95.00  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Chunyong Lin  
 a. First Name b. Last Name  
 \_\_\_\_\_  
 c. Organization  
46 Eddy St  
 d. Mailing Address  
Sudbury MA 01776  
 e. City/Town f. State g. Zip Code  
336-745-6688 chunyong.lin@gmail.com  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

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

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





**Notification to Abutters**  
**Under the Massachusetts Wetlands Protection Act**  
**and the Sudbury Wetlands Administrative Bylaw**

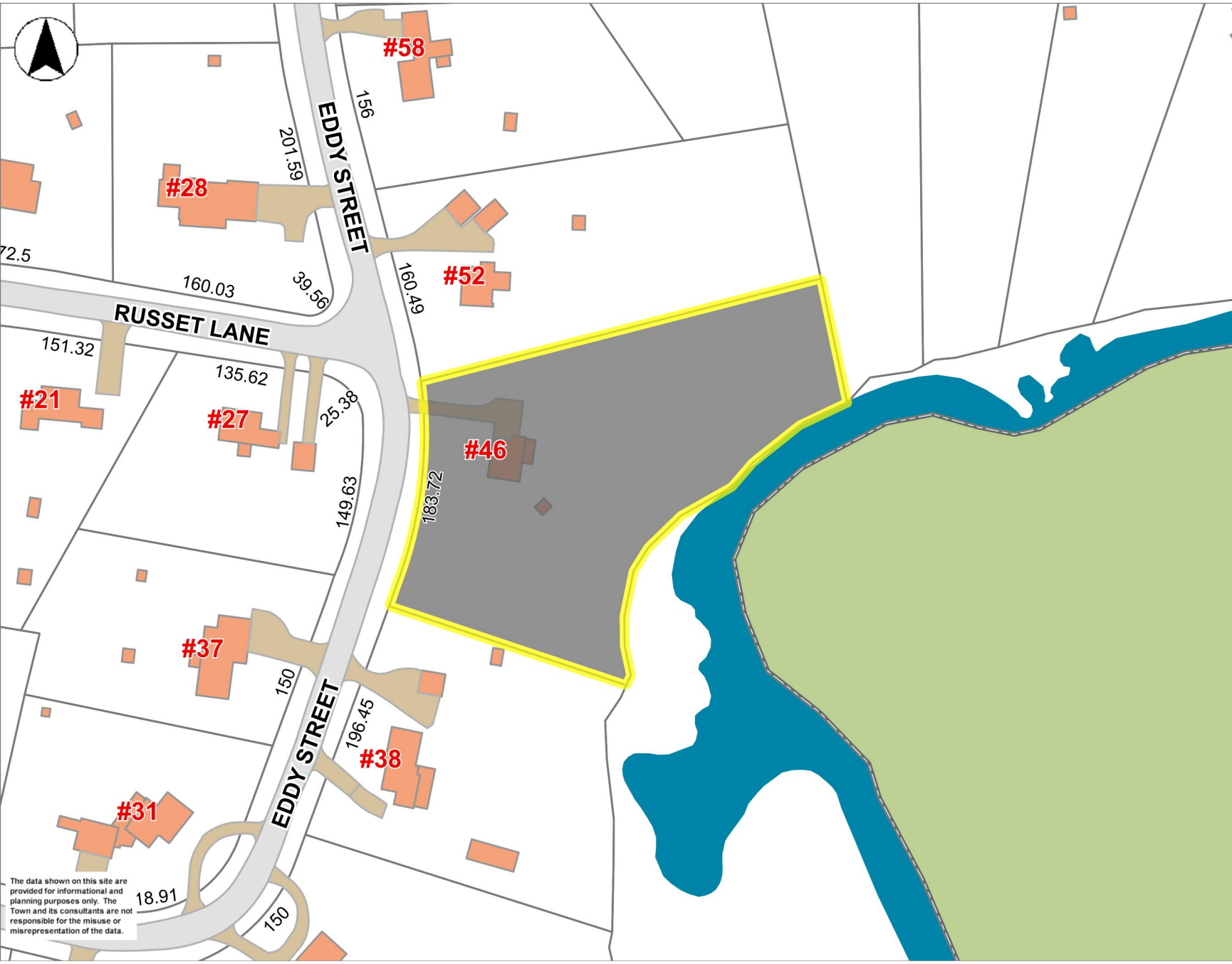
In accordance with the second paragraph of Massachusetts General Laws Chapter 131,  
Section 40, you are hereby notified of the following:

- A. The name of the **Applicant** is Chunyong Lin & Eduard Nasybulin
- 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: 46 Eddy St, Sudbury, MA 01776
- D. The **proposed activity** is: Adding a great room and a new basement.
- E. A **Public Hearing** regarding this Notice of Intent will be held on:  
**Monday, Feb 27th 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:
- Join URL: 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 Chunyong Lin, by calling this telephone number: 336-745-6688 between the hours of 9am - 5pm. Please leave voice message or text if no answer.

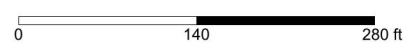
Note: Public Hearing Notice, including its date, time, and place, will be published at least 5 days in advance in either the Sudbury Crier or MetroWest newspapers (at the applicant’s expense).



- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
  - Paved Roads
  - UnPaved Roads
- Buildings
- Parcels
  - Streams Ortho
  - Streams CIR
  - Lake/Reservoir
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Town Boundary
- Streets



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



<b>abutters_id_field</b>	<b>abutters_owner1</b>	<b>abutters_owner2</b>	<b>abutters_address</b>	<b>abutters_town</b>	<b>abutters_state</b>	<b>abutters_zip</b>	<b>abutters_bookpage</b>	<b>abutters_location</b>
M10-0112	LENTINO JOSEPH A & LISA MANZI		28 RUSSET LN	SUDBURY	MA	01776	30440-307	28 RUSSET LN
M10-0121	PEVUNOV VLADIMIR & ALEXANDRA		37 EDDY ST	SUDBURY	MA	01776	60345-232	37 EDDY ST
M10-0122	ALBERTI DAVID WILLIAM &	REBECCHI STEPHANIE ELIZABETH	27 RUSSET LANE	SUDBURY	MA	01776	74910-27	27 RUSSET LN
M10-0128	SHALLOW KATHERINE I & SCOTT		38 EDDY ST	SUDBURY	MA	01776	42065-527	38 EDDY ST
M10-0129	LIN CHUNYONG &	NASYBULIN EDUARD	46 EDDY ST	SUDBURY	MA	01776	80607-190	46 EDDY ST
M10-0130	PARINELLA JAMES C & BOURGEOIS JACQUELINE		52 EDDY ST	SUDBURY	MA	01776	33138-83	52 EDDY ST
M10-0134	BAJGOT DOUGLAS A & JUDITH S		43 BROOKDALE RD	SUDBURY	MA	01776	23222-417	43 BROOKDALE RD
M11-0135	SKINNION- MURPHY MARY E		49 BROOKDALE RD	SUDBURY	MA	01776	81141-225	49 BROOKDALE RD

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**Abutter list for 46 Eddy St, Sudbury property**

3 messages

**CHUNYONG LIN** <chunyong.lin@gmail.com>

Sat, Feb 4, 2023 at 10:33 AM

To: assessors@sudbury.ma.us

Dear Assessor officier,

My name is Chunyong Lin, the owner of 46 Eddy St, Sudbury, MA 01776. We are applying for the building permit to add an addition to our house which is in a 200ft buffer zone of Wetlands.

Can you help generate the Abutter list for me, so I can send out an Abutter notification form to them asap? I was instructed by the Conservation Commission of the Town of Sudbury and was told that the Abutter list should be certified by the Assessor office.

Thank you and please let me know if you need additional information.

--

Sincerely yours,  
Chunyong Lin (Emma)  
林春咏

---

**Gerry, Cynthia** <GerryC@sudbury.ma.us>

Mon, Feb 6, 2023 at 10:07 AM

To: CHUNYONG LIN &lt;chunyong.lin@gmail.com&gt;

Good Morning Emma,

The attached excel list represents abutters within 100' of your property. We generally request that applicants generate the list through the Town's maps on line portal and then send the list to our office for certification. Please consider this email as confirmation/certification of owners of record as of February 6, 2023, per the attached file.

Also, please find below a link for the maps on line portal in case you need to access anything further.

<https://www.mapsonline.net/sudburyma/>

Please let me know if you have further questions.

Best Regards,

Cynthia Gerry

Director of Assessing

Town of Sudbury

978-639-3395

[gerryc@sudbury.ma.us](mailto:gerryc@sudbury.ma.us)

[Quoted text hidden]

**46 Eddy St Abutters.xls**

27K

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**CHUNYONG LIN** <chunyong.lin@gmail.com>

Mon, Feb 6, 2023 at 10:32 AM

To: "Gerry, Cynthia" &lt;GerryC@sudbury.ma.us&gt;

Thank you for your help!

[Quoted text hidden]



**Town of Wayland**  
 41 COCHITUATE ROAD  
 WAYLAND MASSACHUSETTS 01778  
 www.wayland.ma.us TEL. 508-358-3788

WAYLAND ASSESSORS  
 RGID 2023 FEB 0 10:21 AM

OFFICE STAFF  
 Rob Leroux, Director of Assessing  
 Mary-Ann Wohlfarth, Sr. Admin. Coordinator

BOARD OF ASSESSORS  
 Zachariah Ventress, Chair  
 Vice Chair John A. Todd  
 Molly Upton, Secretary  
 Philip Parks  
 Massimo Taurisano

### Certification of Abutters

Date of request 02/07/2023

Please plan your submission accordingly. The Assessors' office has 10 business days to certify an abutters list Per MGL Ch. 66, S.10

Address to be certified 46 Eddy St, Sudbury, MA 01776 Parcel ID M10-0129  
 (Map/Lot)

Owner's Name Chunyong Lin, Eduard Nasybulin  
 (PLEASE PRINT)

Owner's Mailing Address 46 Eddy St, Sudbury, MA 01776

Name of Applicant Chunyong Lin Telephone: 336-745-6688  
 (PLEASE PRINT)

46 Eddy St, Sudbury, MA 01776 Sudbury MA 01776  
 Mailing Address of Applicant City/Town State Zip

Signature of Applicant

Reason for List (check one)  Conservation  Health  Planning  Zoning  Board of Selectmen

**\*\*Please check with the Board/Commission for their guidelines regarding the number of feet required for notification. Each Board/Commission has its own regulations for their abutters listing. There's no fee for certification, however the list/s of abutters must be provided by the person or company requesting certification.**

For use by Assessors

This is to certify that at the time of the last assessment for taxation made by the Town of Wayland, the names and addresses are the assessed owners to these parcels.

Certified By:  Date: 15 FEB 2023

CC:  Conservation  Health  Planning  Zoning  Board of Selectmen





Wayland, MA

1 inch = 556 Feet



[www.cai-tech.com](http://www.cai-tech.com)

February 15, 2023



**SUDBURY**

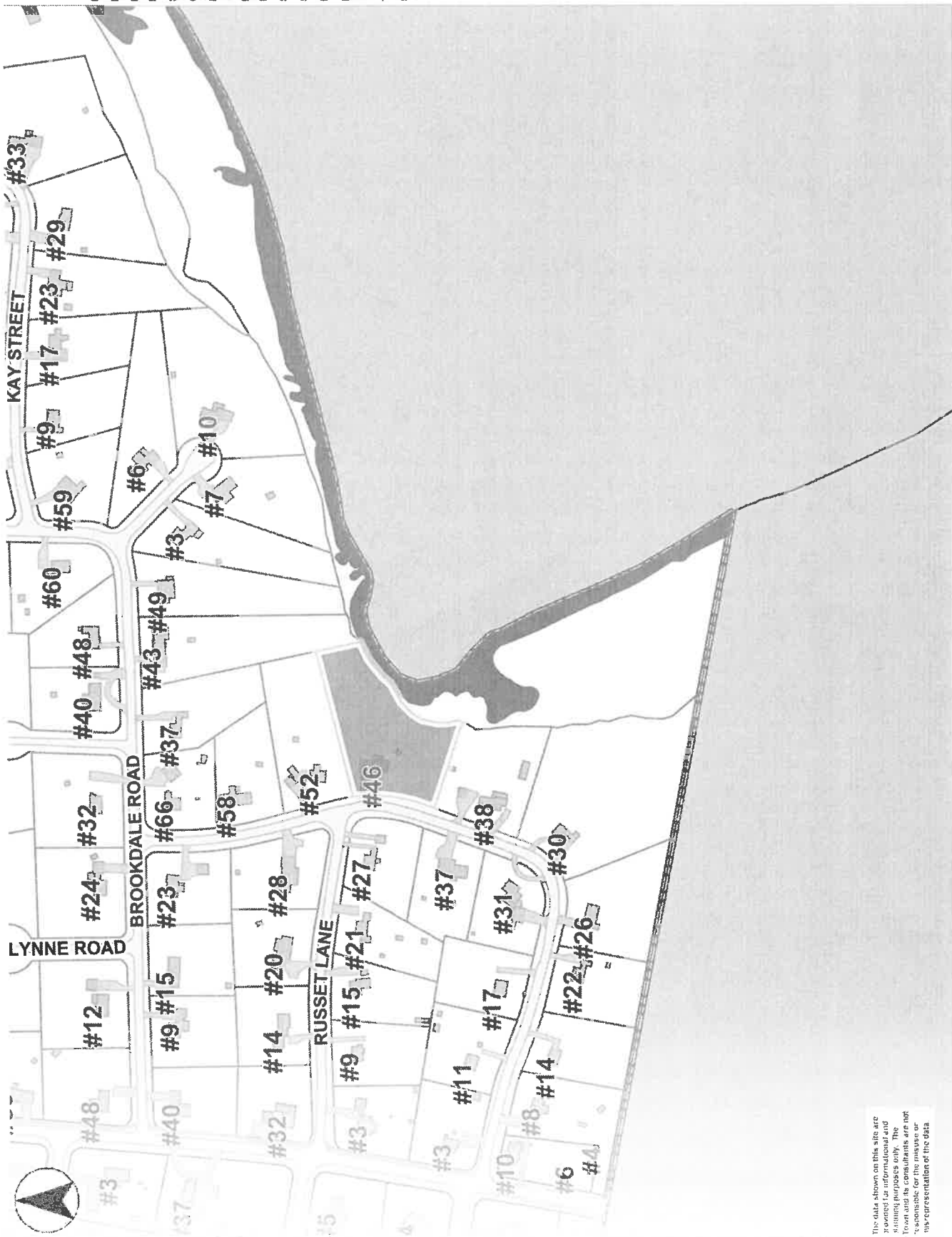
**FRAMINGHAM**



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
- Paved Roads
- Unpaved Roads
- Buildings
- Parcels
- Streams Ortho
- Streams CIR
- Lake/Reservoir
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Streets



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the accuracy or completeness of the data.



Printed on 02/15/2023 at 11:50 AM



# 200 foot Abutters List Report

Wayland, MA  
February 15, 2023

## Subject Property:

Parcel Number: M10-0129  
CAMA Number: N/A  
Property Address: 46 EDDY ST  
SUDBURY, MA 01776

Mailing Address: CHUNYONG LIN  
NASYBULIN EDUARD  
46 EDDY ST  
SUDBURY, MA 01776

---

## Abutters:

Parcel Number: 36B-008B  
CAMA Number: 36B-008B  
Property Address: N/A

Mailing Address: UNITED STATES OF AMERICA  
FISH & WILDLIFE SERVICES  
300 WESTGATE CENTER DR  
HADLEY, MA 01035

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[www.cai-tech.com](http://www.cai-tech.com)

2/15/2023

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

UNITED STATES OF AMERICA  
FISH & WILDLIFE SERVICES  
300 WESTGATE CENTER DR  
HADLEY, MA 01035

OLIVO-HUESO TRUST  
20 RIVERVIEW CIRCLE  
WAYLAND, MA 01778

# Attest To Delivery of Notifications

Dear Neighbors,


We (Chunyong Lin & Eduard Nasybulin) are the owners of 46 Eddy St, Sudbury, MA 01776. We sent out a notification to your address about the application for the permit for an addition to our house, required by the Conservation Committee of the Town of Sudbury. All notifications are delivered based on the USPS tracking status. However, the committee needs confirmation of the deliveries. Could you please sign this paper to confirm that the notification is delivered to your address? Please let me know if you have any questions.

Thank you very much.

---

PEVUNOV VLADIMIR & ALEXANDRA  
37 Eddy St  
Sudbury, MA 01776

I confirmed that I received the Notification to Abutters.

Signature: 

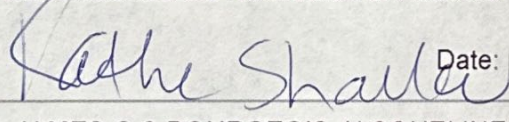
Date:

02/18/2023

---

SHALLOW KATHERINE & SCOTT  
38 Eddy St  
Sudbury, MA 01776

I confirmed that I received the Notification to Abutters.

Signature: 


Date:

2/18/23

---

PARINELLA JAMES C & BOURGEOIS JACQUELINE  
52 Eddy St  
Sudbury, MA 01776

I confirmed that I received the Notification to Abutters.

Signature: 

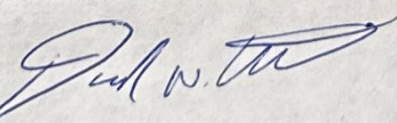
Date:

2/21/23

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ALBERTI DAVID WILLIAM & REBECCHI STEPHANIE ELIZABETH  
27 Russet Ln  
Sudbury, MA 01776

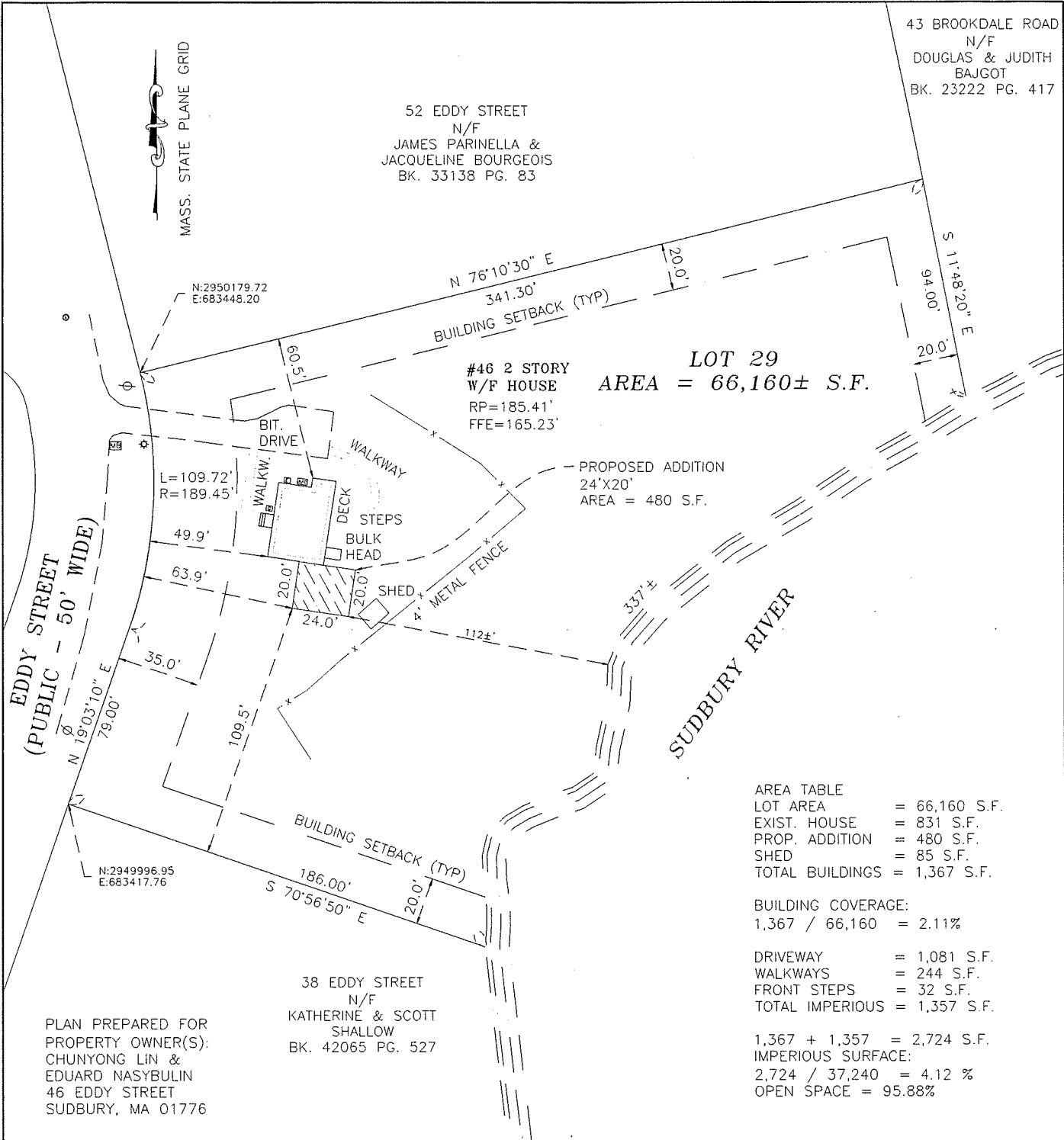
I confirmed that I received the Notification to Abutters.

Signature: 

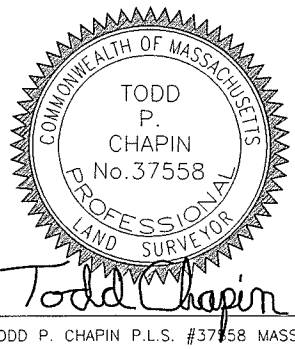
Date:

2/20/23





AREA TABLE	
LOT AREA	= 66,160 S.F.
EXIST. HOUSE	= 831 S.F.
PROP. ADDITION	= 480 S.F.
SHED	= 85 S.F.
TOTAL BUILDINGS	= 1,367 S.F.
BUILDING COVERAGE:	
1,367 / 66,160	= 2.11%
DRIVEWAY	
	= 1,081 S.F.
WALKWAYS	
	= 244 S.F.
FRONT STEPS	
	= 32 S.F.
TOTAL IMPERIOUS	
	= 1,357 S.F.
1,367 + 1,357 = 2,724 S.F.	
IMPERIOUS SURFACE:	
2,724 / 37,240	= 4.12 %
OPEN SPACE = 95.88%	



ASSESSORS PID: M10-0129 ZONING DISTRICT: RES A MINIMUM SETBACK REQUIREMENTS: FRONT YARD = 35.0' SIDE YARD = 20.0' REAR YARD = 30.0'		<b>PROPOSED ADDITION</b>	
FIELD SURVEY: JP    CALC. MT    REVIEW TC		PLOT PLAN OF LAND IN <b>SUDBURY MASS</b>	
RealMapInfo LLC		SCALE: 1"=60'	DATE: 01/20/23
420 LAKESIDE AVENUE SUITE 403 MARLBOROUGH, MA. 01752 REALMAPINFO.COM 774-570-0642		DEED REF. BOOK: 80607    PAGE: 191	
		PLAN 1232 OF 1956	
		RECORDED @ MIDDLESEX COUNTY REG. OF DEEDS	

