

**NOTICE OF PUBLIC HEARING
SUDBURY CONSERVATION COMMISSION
Monday, March 13, 2023 at 6:45 PM
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Abbreviated Notice of Intent filing to construct a deck and patio within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 19 Robert Frost Road, Sudbury, MA. Lindsay & Marco Steinsieck, Applicant. The hearing will be held on Monday, March 13, 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-march-13-2023/>

SUDBURY CONSERVATION COMMISSION
2/16/23

MINGLEWOOD



February 13, 2023

Lori Capone, Conservation Coordinator
Sudbury Conservation Commission
275 Old Lancaster Rd. Sudbury, MA 01776
P: (978) 440-5471

RE: 19 Robert Frost Road - Abbreviated NOI for work (under 1000 SF) in Buffer Zone

On behalf of Lindsay and Marco Steinsieck at 19 Robert Frost Road, I am pleased to submit this Narrative summarizing proposed work in the Buffer Zone only, along with an Abbreviated NOI, Sideyard Patio and Screening Plan (prints at 1" = 10' on 11x17 paper) and a Suitable Native Plant Species List for habitat improvement. Angela Kearney, Principal of Minglewood, LLC received her Master's in Ecological Design in 2003. She has been helping people with ecological design plans for 20+ years and previously served as Lincoln's Conservation Agent & Planner for 13 years.

We are proposing the following work in Buffer Zone Only:

- Replace existing lawn with a new, porous deck and patio, totaling +/-795 square feet with the closest point of permanent disturbance being 28' from BVW and 54' from an Intermittent Stream onsite. Existing and proposed grades will remain substantially the same with stormwater infiltrating where it falls and any runoff (if any) flowing away from the resource areas.
- Remove (by hand) +/- 880 square feet of non-native, invasive plants (primarily bittersweet, multiflora rose & buckthorn) along the woodland edge & Install (by hand) new, mixed-strata natives per the following Suitable Native Plant Species List.
- Remove +/-570 square feet of lawn and replace with native plant gardens per the following Suitable Native Plant Species List. Replace an existing window with a sliding door, within the existing house wall (permit not required).

We would like to select a variety of native species from the following Suitable Plant List in order to increase habitat diversity in the woodland edge and in the new, native plant gardens - (xx) indicates the approximate qty that we would like to add from each category. We are happy to prepare a Plant Concept Plan for your approval prior to installation.

We look forward to discussing this project with you at your March 13th meeting.

Kind Regards,

Angela Kearney, Owner
Minglewood, LLC

Suitable Native Plant Species List for 19 Robert Frost Road Sudbury
*Evergreens are in Bold : *Indicates not regionally native*

(2-3) LARGE CANOPY TREES (75-100')

Abies (Fir): concolor

Acer (Maple): rubrum

Liriodendron (Tuliptree): tulipifera

Quercus (Oak) - alba, bicolor, rubra, velutina

Tilia (Linden): americana

(3-4) SMALL CANOPY & LARGE UNDERSTORY TREES (25-75')

Amalanchier (Serviceberry): canadensis

Betula (Birch): lenta, lutea, populifolia

Carpinus (Hornbeam): caroliniana

Magnolia: stellata, tripelata

Picea (Spruce): abies*, glauca*

(5-7) SMALL UNDERSTORY TREES & LARGE SHRUBS (6'-25')

Acer (Maple): pensylvanicum

Aesculus (Buckeye): pavia*, parviflora*

Amalanchier (Serviceberry): laevis

Aronia (Chokeberry): arbutifolia, melanocarpa, prunifolia

Calycanthus (Sweetshrub): floridus*

Chamaecyparis (Atlantic white cedar): obtusa*, thyoides

Cercis (Redbud): canadensis* (part sun)

Chionanthus (Fringetree): virginicus*

Cornus (Dogwood): alternifolia, florida (part sun)

Hamamelis (Witchhazel): virginiana

Kalmia (Laurel): latifolia

Myrica (Bayberry): pennsylvanica (sun)

Physocarpus (Ninebark): opulifolius* (part sun)

Rhododendron: maximum, carolinianum*, catawbiense*

Rhus (Sumac): copallina, glabra, typhina (sun)

Viburnum: lentago, prunifolium*

(10-15) MEDIUM TO SMALL (Dry Woodland) SHRUBS (3-6')

Arctostaphylos uva-ursi (Bearberry)

Clethra (Summersweet): alnifolia

Comptonia (Sweetfern): peregrina

Cornus (Dogwood): racemosa, stolonifera (part sun)

Corylus (Filbert): americana, cornuta

Fothergilla: gardenia*

Hydrangea: annabelle*, oakleaf*

Ilex (Berry): glabra*, winterberry

Itea (Sweetspire): virginica*

Kalmia (Laurel): angustifolia

Leucothoe: catesbaei*

Rhus (Sumac) aromatica* (sun)

Sambucus (Elder): canadensis, pubens

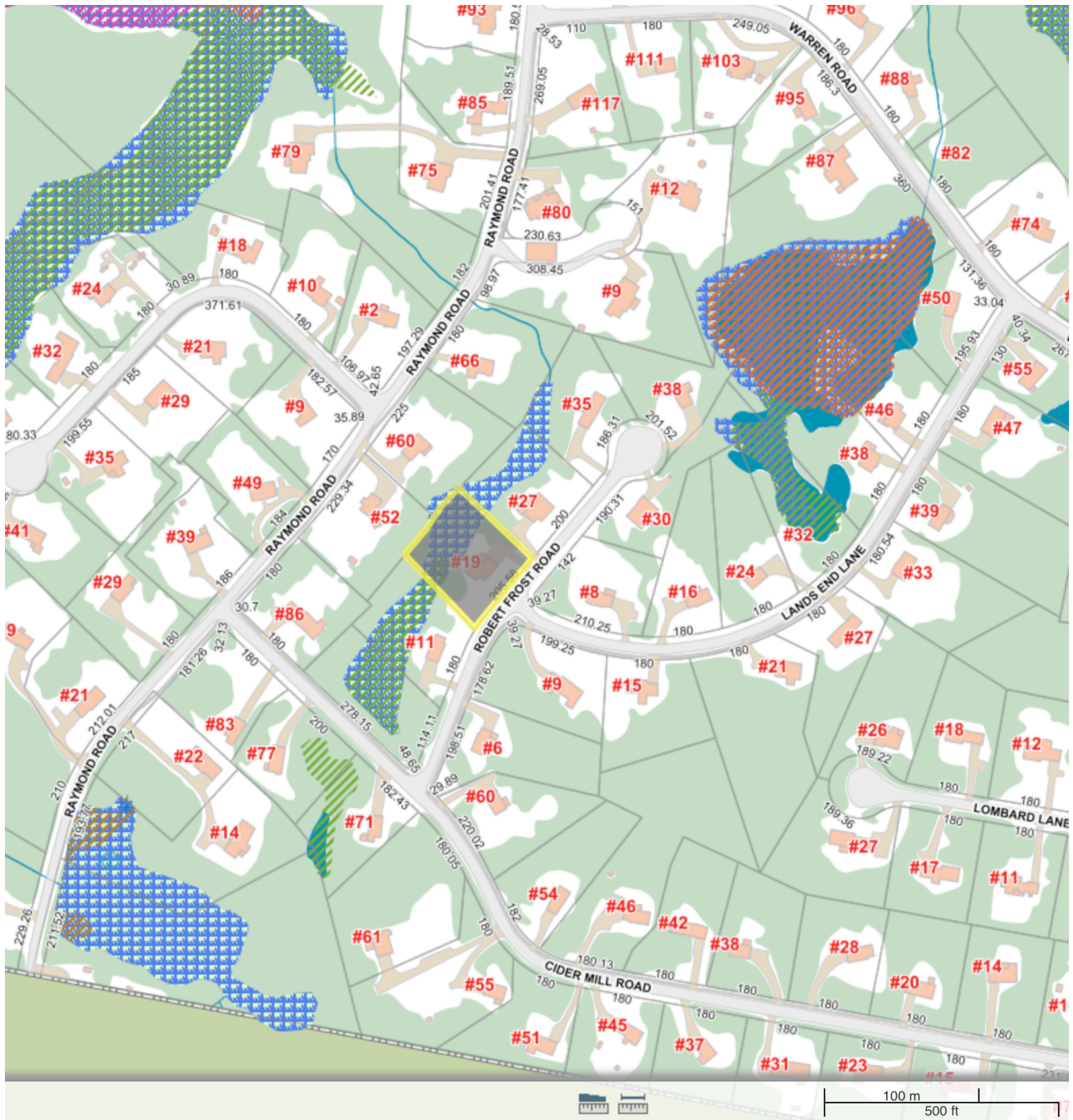
Vaccinium (Blueberry): angustifolium, corymbosum

Viburnum: acerifolium, alnifolium, dentatum, nudum

(15-20) NATIVE SHRUB GROUNDCOVERS & PERENNIALS TBD

Cornus Canadensis, Gaultheria procumbens, rudbeckia, echinacea, eupatorium

**Locus Map from Sudbury GIS
w/ DEP & Town Wetlands, Streams (intermittent), FEMA (none), NEHSP (none), Wooded Area**





Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 4 – Abbreviated Notice of Intent

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

Provided by DEP

Sudbury

Town

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.



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

1. Applicant:

Lindsay & Marco Steinsieck

Name

marco.steinsieck@gmail.com

E-Mail Address

19 Robert Frost Road

Street Address

Sudbury

City/Town

MA

State

01776

Zip Code

617-645-5529

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Minglewood, LLC

Firm

Angela Kearney

Contact Name

angela@minglewoodllc.com

E-Mail Address

58 Stow Street Apt. 8

Mailing Address

Concord

City/Town

MA

State

01742

Zip Code

508-572-2812

Phone Number

Fax Number (if applicable)

3. Property Owner (if different from applicant):

Same as Above

Name

Mailing Address

City/Town

State

Zip Code

4. Total Fee:

(from NOI Wetland Fee Transmittal Form)

5. Project Location:

Street Address

City/Town

Latitude and Longitude:

Latitude

Longitude

Assessors Map/Plat Number

Parcel /Lot Number

6. General Project Description:



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Sudbury

Town

A. General Information (cont.)

7. Registry of Deeds:

Middlesex South
County

71074
Book

169
Page

Certificate (if Registered Land)

B. Site and Activities Subject to Regulation

Complete any of the following sections that apply to the proposed work and project site.

1. Complete for proposed activities located, in whole or in part, in Buffer Zone.

a. Check all the following borders to the Buffer Zone:

Inland Resource Areas

Coastal Resource Areas

Inland Bank

Coastal Beach

Barrier Beach

Bordering Vegetated Wetland (BVW)

Rocky Intertidal Shore

Coastal Dune

Salt Marsh

Coastal Bank

b. Check all the methods used to delineate the Bordering Vegetated Wetland boundary:

Final Order of Resource Area Delineation issued by Conservation Commission or DEP (attached)

DEP BVW Field Data Form (attached)

Final Determination of Applicability issued by Conservation Commission (attached)

Other Method of Determining BVW boundary (attach documentation):

50% or more wetland indicator plants

Saturated/inundated conditions exist

Groundwater indicators

Direct observation

Hydric soil indicators

Credible evidence of conditions prior to disturbance.



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B. Site and Activities Subject to Regulation (cont.)

c. Describe, with reference to supporting plans and calculations where necessary, the size, type, and location of the proposed work and mitigating measures and designs to insure that the proposed work will not alter the resource area and Buffer Zone borders. Attach additional sheets, if necessary.

In Buffer Zone Only - Replace existing lawn with a new, porous deck and patio, totaling +/-795 square feet with the closest point of permanent disturbance being 28' from BVW and 54' from an Intermittent Stream onsite. Existing and proposed grades will remain substantially the same, with stormwater infiltrating where it falls and any runoff (if any) flowing away from the resource areas. Remove (by hand) +/- 880 square feet of non-native, invasive plants (primarily bittersweet, multiflora rose & buckthorn) along the woodland edge & Install (by hand) new, mixed-strata natives per the attached Suitable Plant List. Remove +/-570 square feet of lawn and replace with native plant gardens per the attached Suitable Plant List. Replace an existing window with a sliding door, within the existing house wall (permit not required).

2. Complete for proposed activities located, in whole or in part, in Land Subject to Flooding.

a. Resource area description:

Bordering Land Subject to Flooding:

Isolated Land Subject to Flooding:

NA

NA

Volume of Flood Storage Lost (cubic feet)

Volume of Flood Storage Lost (cubic feet)

Volume of Flood Storage Compensation (cubic feet)

Volume of Flood Storage Compensation (cubic feet)

b. Describe, with reference to supporting plans and calculations where necessary the size, shape, location, and type of work, mitigating measures, and designs proposed to meet the performance standards set forth in 310 CMR 10.57(4) and 10.60. Attach additional sheets, if necessary.

No activities will take place on land subject to flooding.

3. Complete for proposed activities located, in whole or in part, in the Riverfront Area.

a. Name of Waterway (if available):

NA



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Town

B. Site and Activities Subject to Regulation (cont.)

b. Width of Riverfront Area (check one):

25 ft. - Designated Densely Developed Areas only

100 ft. - New agricultural projects only

200 ft. - All other projects

c. Describe how the Mean Annual High-Water Line was determined:

d. Distance of proposed activity closest to the Mean Annual High-Water Line:

Feet

e. Total area of Riverfront Area on the site of the proposed project:

Square Feet

f. Proposed alteration of the Riverfront Area:

Total Square Feet

Square Feet within 100 ft.

Square Feet between 100 ft. and 200 ft.

g. Indicate project purpose:

Single family house

Commercial development

Transportation

Residential subdivision

Industrial development

Other (describe):

h. Was the lot where the activity is proposed created prior to August 1, 1996?

Yes

No



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B. Site and Activities Subject to Regulation (cont.)

i. Describe how the project will meet all performance standards set forth in 310 CMR 10.58(4) for the Riverfront Area, including standards requiring consideration of alternative project design or location. Attach additional sheets, if necessary.

No Riverfront on the property or proposed work area

4. Is the project exempt from the DEP Stormwater Management Policy?

Yes If yes, explain why the project is exempt:

Work on an existing, single-family residence with no substantial change in grades, infiltration or runoff direction. In fact, infiltration should be improved with removal of lawn and installation of native plants.

No If no, stormwater management measures are required. Applicants are encouraged to complete the Stormwater Management Form and submit it with this Abbreviated Notice of Intent.

5. a. Is any portion of the proposed project located within estimated habitat as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program?

Yes If yes, include proof of mailing or hand delivery of Abbreviated Notice of Intent to :

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581-3336

No

Date of Map

b. Is any portion of the proposed project in an Area of Critical Environmental Concern (ACEC)?

Yes If yes, provide name of ACEC (see the Area of Critical Concern list for ACEC locations):

No ACEC Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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B. Site and Activities Subject to Regulation (cont.)

c. 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)?

Yes

No

6. If any activity within Land Subject to Flooding, the Riverfront Area, or Buffer Zone is exempt from performance standards in accordance with any provision of the wetlands regulations, 310 CMR 10.00, identify the appropriate exemption:

none

Exemption

C. Additional Information

Applicants must include the following with this Abbreviated Notice of Intent (ANOI):

- 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.
- Plans identifying the location of proposed activities relative to the boundaries of each affected resource area.
- Other material identifying and explaining the determination of resource area boundaries shown on plans (e.g., a DEP BVW Field Data Form).
- List the titles and final revision dates for all plans and other materials submitted with this ANOI.

D. Fees

The fees for work proposed under each Abbreviated Notice of Intent must be calculated and submitted to the Conservation Commission and DEP(see Instructions and NOI Wetland Fee Transmittal Form).

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:

Check Number

Minglewood, LLC

Payor name on check

2/15/23

Check date

Steinsieck - 19 Robert Frost Road

Applicant name on check



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 4 – Abbreviated Notice of Intent

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

Provided by DEP

Sudbury

Town

E. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Abbreviated 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 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.

Signature of Applicant

Date

Signature of Property Owner (If different)

Date

Signature of Representative (if any)

2/13/23
Date

For Conservation Commission:

Two copies of the completed Abbreviated Notice of Intent (Form 4), including supporting plans and documents; two copies of pages 1 and 2 of the NOI Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For DEP:

Two copies of the completed Abbreviated Notice of Intent (Form 4), including supporting plans and documents; two copies of pages 1 and 2 of the NOI Wetland Fee Transmittal Form; and a **copy** of the state fee payment must be sent to the DEP Regional Office by certified mail or hand delivery.

Other:

If the applicant has checked the “yes” box in any part of Section B, Item 5, 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 Abbreviated 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. Applicant:

Lindsay & Marco Steinsieck
 a. First Name b. Last Name c. Company

19 Robert Frost Road
 d. Mailing Address

Sudbury MA 01776
 e. City/Town f. State g. Zip Code

617-645-5529
 h. Phone Number

2. Property Owner (if different):

Same as Above
 a. First Name b. Last Name c. Company

 d. Mailing Address

 e. City/Town f. State g. Zip Code

 h. Phone Number

3. Project Location:

 a. Street Address b. City/Town

B. Fees

Notice of Intent (Form 3) or Abbreviated Notice of Intent (Form 4):

The fee should be calculated using the following six-step process and worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Site Work without a house	1	110	110
Step 5/Total Project Fee:			110
Step 6/Fee Payments:			
Total Project Fee:			110
State share of filing fee:			42.50
City/Town share of filing fee:			67.50
			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 pages 1 and 2 of this form; and the city/town fee payment.
- c.) **To DEP Regional Office** (see Instructions): Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of pages 1 and 2 of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
Stormwater Management Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Property Information

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



Note:
 This November 2000 version of the Stormwater Management Form supersedes earlier versions including those contained in DEP's Stormwater Handbooks.

1. The proposed project is:
 - a. New development Yes No
 - b. Redevelopment Yes No
 - c. Combination Yes No (If yes, distinguish redevelopment components from new development components on plans).

2. Stormwater runoff to be treated for water quality is based on the following calculations:
 - a. 1 inch of runoff x total impervious area of post-development site for discharge to **critical areas** (Outstanding Resource Waters, recharge areas of public water supplies, shellfish growing areas, swimming beaches, cold water fisheries).
 - b. 0.5 inches of runoff x total impervious area of post-development site for other resource areas.

B. Stormwater Management Standards

DEP's Stormwater Management Policy (March 1997) includes nine standards that are listed on the following pages. Check the appropriate boxes for each standard and provide documentation and additional information when applicable.

Standard #1: Untreated stormwater

- a. The project is designed so that new stormwater point discharges do not discharge untreated stormwater into, or cause erosion to, wetlands and waters.

Standard #2: Post-development peak discharge rates

- a. Not applicable – project site contains waters subject to tidal action.

Post-development peak discharge does not exceed pre-development rates on the site at the point of discharge or downgradient property boundary for the 2-yr, 10-yr, and 100-yr, 24-hr storm.

- b. Without stormwater controls
- c. With stormwater controls designed for the 2-yr, and 10-yr storm, 24-hr storm.
- d. The project as designed will not increase off-site flooding impacts from the 100-yr, 24-hr storm.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
Stormwater Management Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Stormwater Management Standards (cont.)

c. If the project is redevelopment, explain how much TSS will be removed and briefly explain why 80% removal cannot be achieved.

Standard #5: Higher potential pollutant loads

Does the project site contain land uses with higher potential pollutant loads

a. Yes No

b. If yes, describe land uses:

c. Identify the BMPs selected to treat stormwater runoff. If infiltration measures are proposed, describe the pretreatment. (Note: If the area of higher potential pollutant loading is upgradient of a critical area, infiltration is not allowed.)

Less lawn = lower possibility for lawn chemicals. Native plants = better potential pollutant attenuation

Standard #6: Protection of critical areas

Will the project discharge to or affect a critical area?

a. Yes No

b. If yes, describe areas:

c. Identify the BMPs selected for stormwater discharges in these areas and describe how BMPs meet restrictions listed on pages I-27 and I-28 of the Stormwater Policy Handbook – Vol. I:

See Stormwater Policy Handbook Vol. I, page I-23, for land uses of high pollutant loading (see Instructions).

See Stormwater Policy Handbook Vol. I, page I -25, for critical areas (see Instructions).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
Stormwater Management Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Stormwater Management Standards (cont.)

Note:
 components of
 redevelopment
 projects which
 plan to develop
 previously
 undeveloped
 areas do not fall
 under the scope
 of Standard 7.

Standard #7: Redevelopment projects

Is the proposed activity a redevelopment project?

a. Yes No

b. If yes, the following stormwater management standards have been met:

c. The following stormwater standards have not been met for the following reasons:

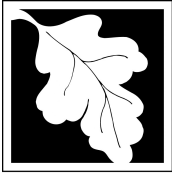
d. The proposed project will reduce the annual pollutant load on the site with new or improved stormwater control.

Standard #8: Erosion/sediment control

a. Erosion and sediment controls are incorporated into the project design to prevent erosion, control sediments, and stabilize exposed soils during construction or land disturbance.

Standard #9: Operation/maintenance plan

a. An operation and maintenance plan for the post-development stormwater controls have been developed. The plan includes ownership of the stormwater BMPs, parties responsible for operation and maintenance, schedule for inspection and maintenance, routine and long-term maintenance responsibilities, and provision for appropriate access and maintenance easements extending from a public right-of-way to the stormwater controls.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
Stormwater Management Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Submittal Requirements

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

DEP recommends that applicants submit this form, as well as, supporting documentation and plans, with the Notice of Intent to provide stormwater management information for Commission review consistent with the wetland regulations (310 CMR 10.05 (6)(b)) and DEP's Stormwater Management Policy (March 1997). If a particular stormwater management standard cannot be met, information should be provided to demonstrate how equivalent water quality and water quantity protection will be provided. DEP encourages engineers to use this form to certify that the project meets the stormwater management standards as well as acceptable engineering standards. For more information, consult the Stormwater Management Policy.

D. Signatures

Applicant Name _____
Date

Signature

Minglewood, LLC 2/13/23
Representative (if any) _____
Date

Signature



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Areas of Critical Environmental Concern

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

A. Guidance

Projects proposed in the communities listed below may be located in Areas of Critical Environmental Concern (ACECs). To confirm whether the project location is in an ACEC, contact the Conservation Commission or the MA Department of Conservation & Recreation (formerly the Department of Environmental Management) ACEC Program at:

251 Causeway St., Suite 600
Boston, MA 02114
617.626.1394

B. Towns with ACECs within their Boundaries

<u>Town</u>	<u>ACEC Name</u>	<u>Town</u>	<u>ACEC Name</u>
Ashby	Squannassit	Lunenburg	Squannassit
Ayer	Petapawag and Squannassit	Lynn	Rumney Marshes
Barnstable	Sandy Neck/Barnstable Harbor	Mansfield	Canoe River Aquifer
Bolton	Central Nashua River Valley	Mashpee	Waquoit Bay
Boston	Rumney Marshes	Melrose	Golden Hills
	Fowl Meadow and Ponkapoag Bog	Milton	Fowl Meadow and Ponkapoag Bog
	Neponset River Estuary		Neponset River Estuary
Bourne	Pocasset River	Mt Washington	Karner Brook Watershed, Schenob Brook
	Herring River Watershed		
	Bourne Back River	Newbury	Parker River/Essex Bay
Braintree	Cranberry Brook Watershed	Norton	Hockomock Swamp
Brewster	Pleasant Bay, Inner Cape Cod Bay		Canoe River Aquifer
Bridgewater	Hockomock Swamp	Norwood	Fowl Meadow and Ponkapoag Bog
Canton	Fowl Meadow and Ponkapoag Bog	Orleans	Inner Cape Cod Bay, Pleasant Bay
Chatham	Pleasant Bay	Pepperell	Petapawag and Squannassit
Cohasset	Weir River	Peru	Hinsdale Flats Watershed
Dalton	Hinsdale Flats Watershed	Plymouth	Herring River Watershed, Ellisville Harbor
Dedham	Fowl Meadow and Ponkapoag Bog		
Dunstable	Petapawag	Quincy	Neponset River Estuary
Eastham	Inner Cape Cod Bay	Randolph	Fowl Meadow and Ponkapoag Bog
	Wellfleet Harbor	Raynham	Hockomock Swamp
Easton	Canoe River Aquifer	Revere	Rumney Marshes
	Hockomock Swamp	Rowley	Parker River/Essex Bay
Egremont	Karner Brook Watershed	Sandwich	Sandy Neck/Barnstable Harbor
Essex	Parker River/Essex Bay	Saugus	Rumney Marshes, Golden Hills
Falmouth	Waquoit Bay	Sharon	Canoe River Aquifer
Foxborough	Canoe River Aquifer		Fowl Meadow and Ponkapoag Bog
Gloucester	Parker River/Essex Bay	Sheffield	Schenob Brook
Grafton	Miscoe-Warren-Whitehall Watersheds	Shirley	Squannassit
Groton	Petapawag and Squannassit	Stockbridge	Kampoosa Bog Drainage Basin
Harvard	Central Nashua River Valley	Taunton	Hockomock Swamp, Canoe River Aquifer
	Squannassit	Townsend	Squannassit
Harwich	Pleasant Bay	Truro	Wellfleet Harbor
Hingham	Weir River, Weymouth Back River	Tyngsborough	Petapawag
Hinsdale	Hinsdale Flats Watershed	Upton	Miscoe-Warren-Whitehall Watersheds
Holbrook	Cranberry Brook Watershed	Wakefield	Golden Hills
Hopkinton	Westborough Cedar Swamp	Washington	Hinsdale Flats Watershed
	Miscoe-Warren-Whitehall Watersheds	Wellfleet	Wellfleet Harbor
Hull	Weir River	W Bridgewater	Hockomock Swamp
Ipswich	Parker River/Essex Bay	Westborough	Westborough Cedar Swamp
Lancaster	Central Nashua River Valley	Westwood	Fowl Meadow and Ponkapoag Bog
	Squannassit	Weymouth	Weymouth Back River
Lee	Kampoosa Bog Drainage Basin	Winthrop	Rumney Marshes
Leominster	Central Nashua River Valley		

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 Lindsay + Marco Steinsieck
- 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: 19 Robert Frost Rd.
- D. The proposed activity is: a pervious deck + patio w/ associated native planting on existing lawn @ the south side of the house
- E. A **Public Hearing** regarding this Notice of Intent will be held on:
Monday, March 13th 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:

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

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 Angela Kearney, by calling this telephone number: 508-572-2812 between the hours of 10+2 or email @ angela@minglewoodllc.com

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).

Abutters List

[print this list](#)

Date: February 28, 2023

Subject Property Address: 19 ROBERT FROST RD Sudbury, MA
Subject Property ID: M08-0182

Search Distance: 100 Feet

Owner: MUNUZ EROL & RAPAPORT JANET
Co-Owner:
Prop ID: M08-0117
Prop Location: 52 RAYMOND RD Sudbury, MA
Mailing Address:

52 RAYMOND RD
SUDBURY, MA 01776

Owner: KELLEHER MICHAEL T & SHERYL L
Co-Owner:
Prop ID: M08-0118
Prop Location: 60 RAYMOND RD Sudbury, MA
Mailing Address:

60 RAYMOND RD
SUDBURY, MA 01776

Owner: RUANE KEVIN J & BARBARA M
Co-Owner:
Prop ID: M08-0151
Prop Location: 11 ROBERT FROST RD Sudbury, MA
Mailing Address:

11 ROBERT FROST RD
SUDBURY, MA 01776

Owner: NETBURN PETER C & CATHY S
Co-Owner:
Prop ID: M08-0181
Prop Location: 9 LANDS END LN Sudbury, MA
Mailing Address:

9 LANDS END LN
SUDBURY, MA 01776

Owner: CRESCENZI MICHAEL & RENEE
Co-Owner:
Prop ID: M08-0183
Prop Location: 27 ROBERT FROST RD Sudbury, MA
Mailing Address:

27 ROBERT FROST RD
SUDBURY, MA 01776

Owner: BURFOOT MARK S & MAIRI A
Co-Owner:
Prop ID: M08-0186
Prop Location: 8 LANDS END LN Sudbury, MA
Mailing Address:

8 LANDS END LN
SUDBURY, MA 01776

*VERIFIED OWNERS:
MARCH 1, 2023
JOHN J. IRISH*

TOWN OF SUDBURY
BOARD OF ASSESSORS
278 OLD SUDBURY ROAD
SUDBURY, MA 01776





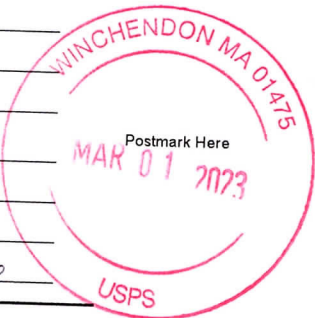
Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Steinsieck
19 Robert Frost Rd
Sudbury MA

To: Netburn Residence
9 Lands End Rd
Sudbury, MA 01776



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Steinsieck
19 Robert Frost Rd.
Sudbury, MA

To: Ruane Residence
11 Robert Frost Rd.
Sudbury, MA 01776



PS Form 3817, April 2007 PSN 7530-02-000-9065



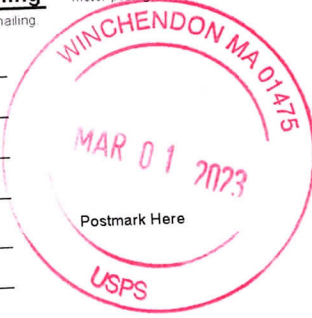
Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Steinsieck
19 Robert Frost Rd.
Sudbury, MA

To: Munoz/Rapaport
52 Raymond St
Sudbury, MA 01776



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Steinsieck
19 Robert Frost Rd
Sudbury, MA

To: Kelleher Residence
60 Raymond St.
Sudbury, MA 01776



PS Form 3817, April 2007 PSN 7530-02-000-9065



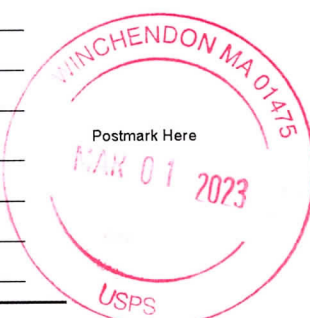
Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Steinsieck
19 Robert Frost Rd.
Sudbury, MA

To: Crescenzi Residence
27 Robert Frost Rd.
Sudbury, MA 01776



PS Form 3817, April 2007 PSN 7530-02-000-9065



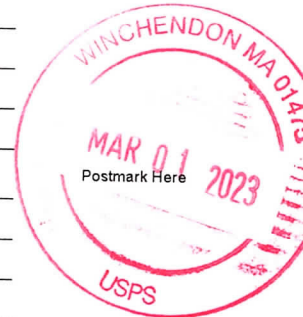
Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Minglewood, LLC
19 Robert Frost Rd.
Sudbury, MA

To: Burfoot
8 Lands End Rd
Sudbury, MA 01776

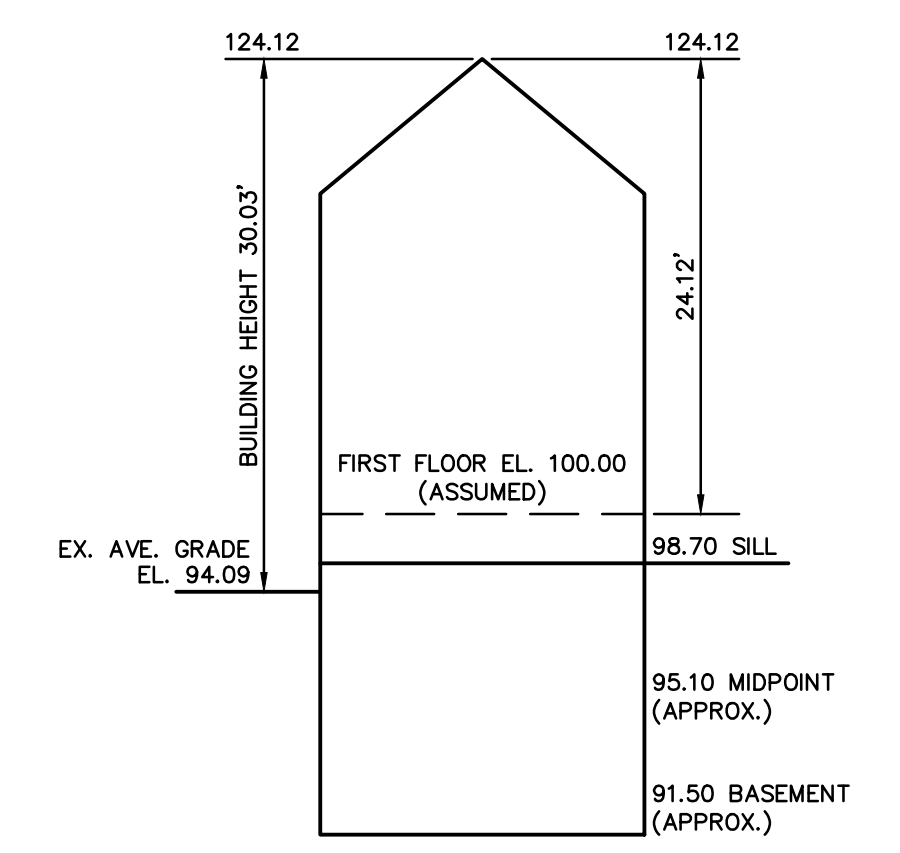


PS Form 3817, April 2007 PSN 7530-02-000-9065

221126_00.dwg (2-2021) © 2021 VTP ASSOCIATES, INC.

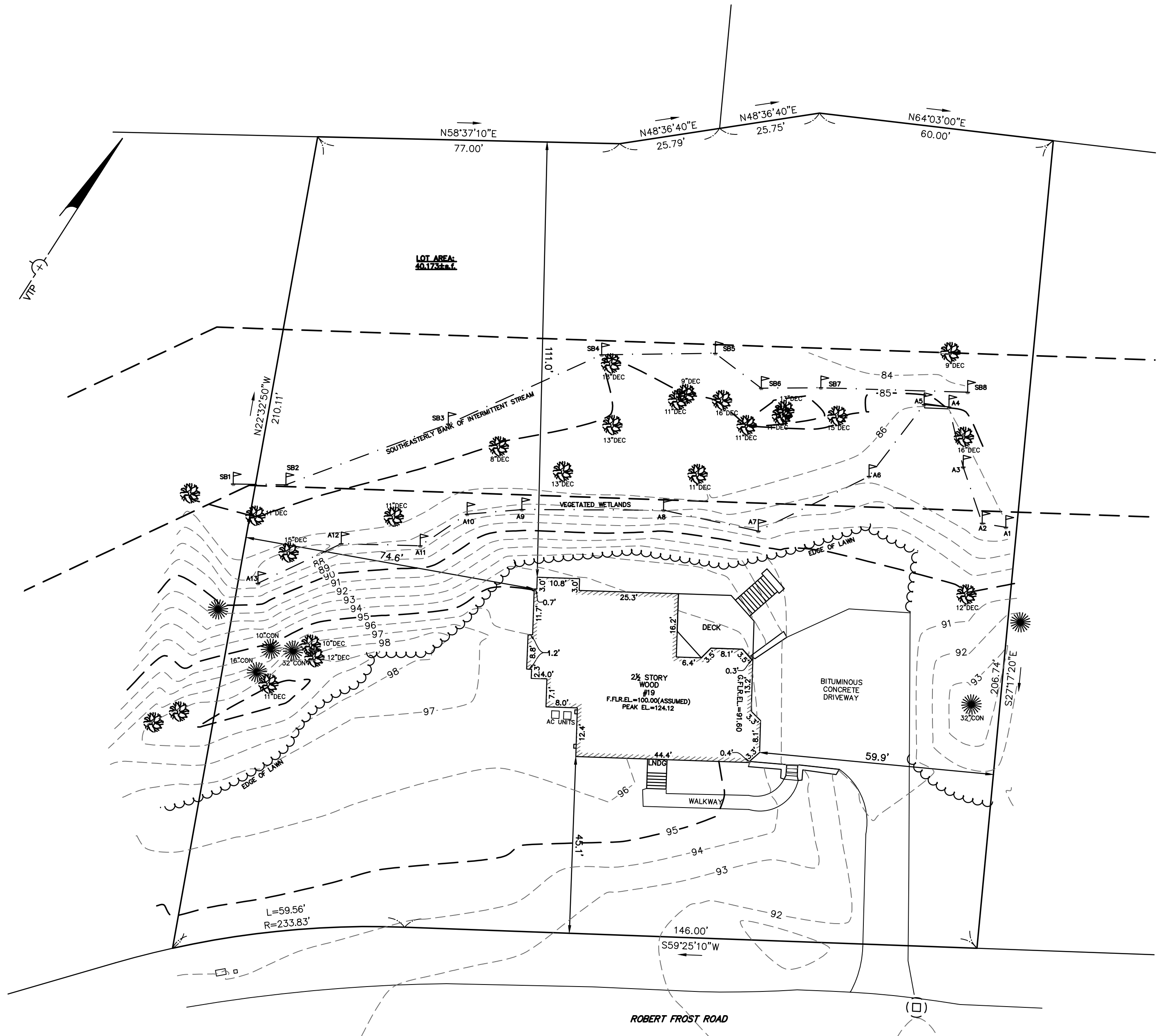
LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	70
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22'
CONIFEROUS TREE	CON. 12'
FIRE HYDRANT	



EXISTING BUILDING HEIGHT
NOT TO SCALE

AVERAGE GRADE
 $(96.28+96.77+94.39+94.02+93.61+94.81+91.39+91.24+94.63)/9=94.09$

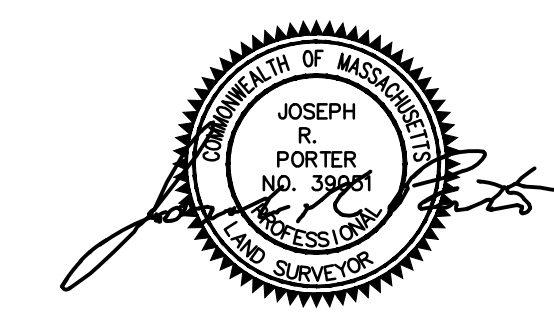


ZONING CHART
SUDBURY, MASSACHUSETTS

ZONE: SR-1 (OLD) SUBMISSION: EXISTING		
REGULATION	REQUIRED	EXISTING
LOT AREA	40,000s.f.	40,173±s.f.
LOT FRONTAGE	180.0'	205.56'
FRONT SETBACK	40.0'	45.1'
SIDE SETBACK	20.0'	59.9'
REAR SETBACK	30.0'	111.0'
MAX # OF STORIES	2.5'	2.0'
BUILDING HEIGHT	35.0'	3.03'
AVERAGE GRADE	-	94.09'
BLDG. COVERAGE	40.0%	2.8%

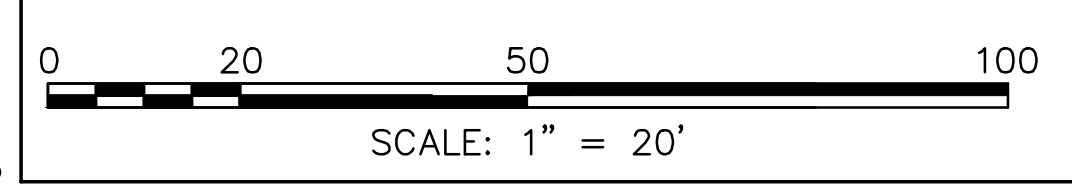
*DOES NOT MEET REQUIREMENTS

TOPOGRAPHIC SITE PLAN
SUDBURY, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#19 ROBERT FROST ROAD
SCALE: 1in.=20ft. DATE: MAY 10, 2021



PROJECT: 221126
VTP ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271



SIDEYARD PATIO & SCREENING PLAN

NOTES:
 +/-795SF PROPOSED
 POROUS DECK+PATIO
 ON EXISTING LAWN

 +/-570SF PROPOSED
 NATIVE PLANT RESTORATION
 OF EXISTING LAWN

 +/-880SF PROPOSED
 HAND REMOVAL OF INVASIVES
 HAND PLANT NATIVES

MINGLEWOOD

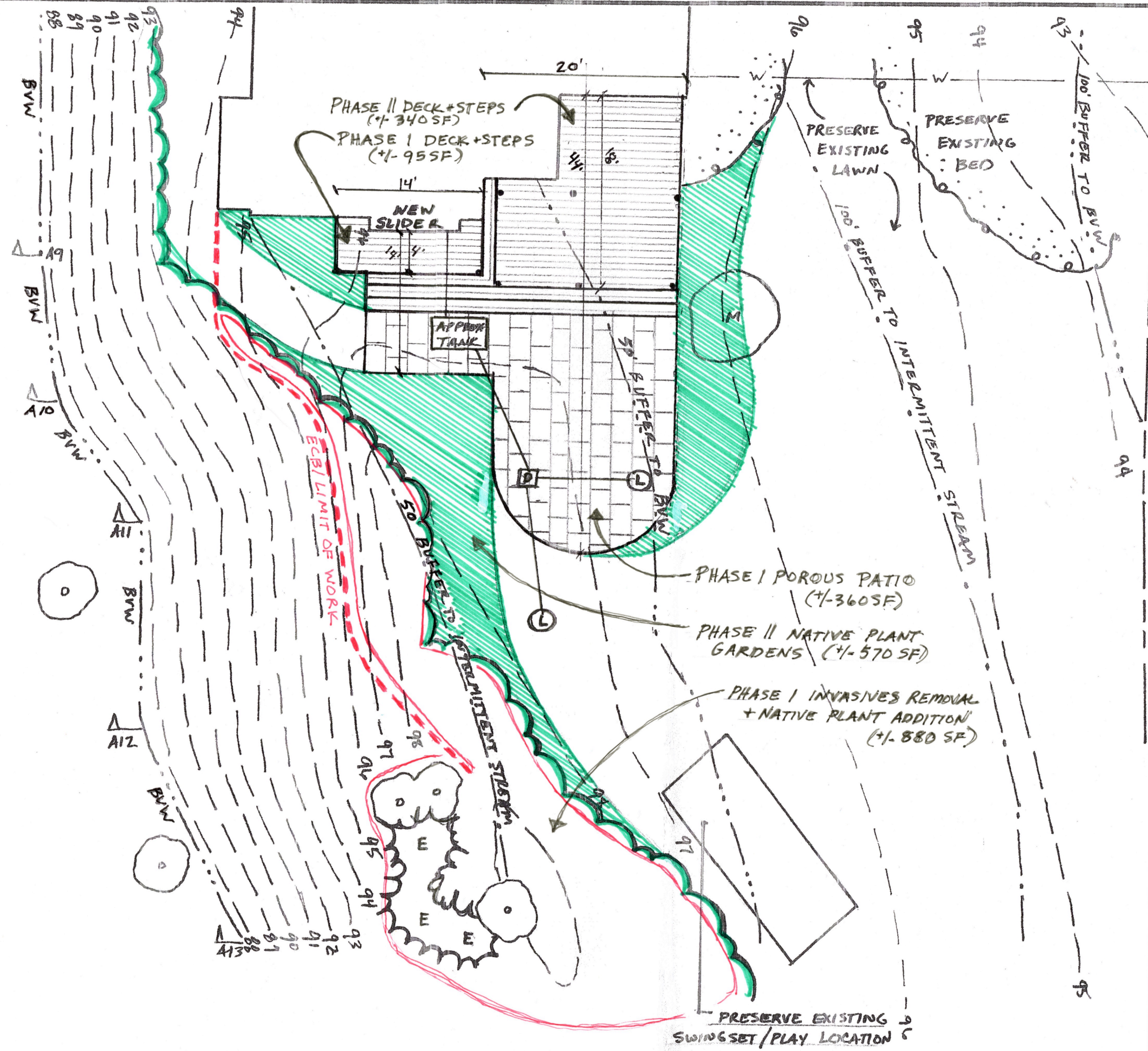


ecological design : thoughtful build
 home + interior + landscape
 Concord, Massachusetts
 minglewoodllc.com 508.572.2812

STEINSIECK
 19 Robert Frost Rd
 Sudbury, MA 01776

Date: FEB 8, 2023	Scale: 1" = 10'
Project No: 202215	Drawn By: AK
Checked By: AK	

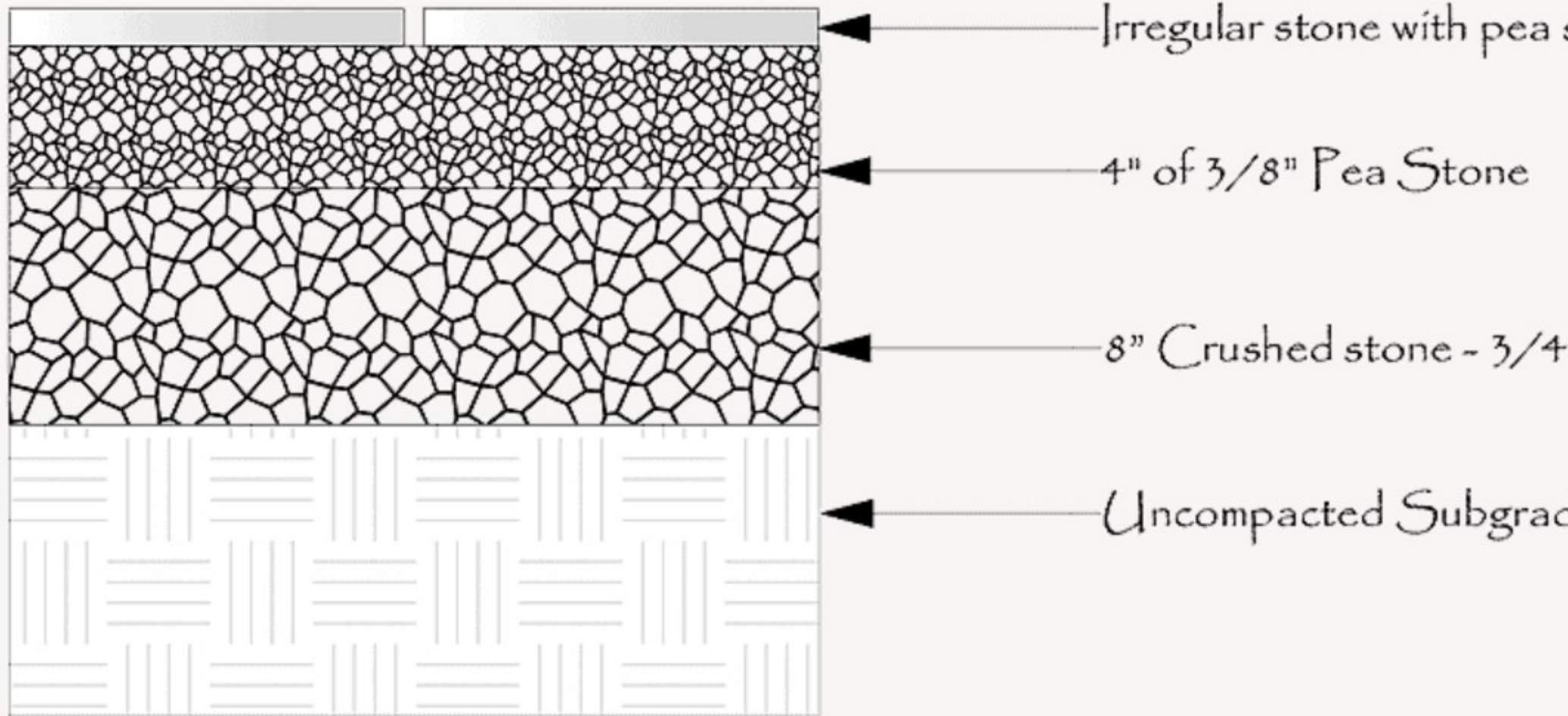
WETLANDS DELINEATION +
 EXISTING CONDITIONS ARE FROM
 A SURVEY SITE PLAN BY VTP
 ASSOCIATES INC. DATED 5/10/21 +
 SUBMITTED W/ THE NOI FILING.



© Minglewood, LLC

Pervious Walkway/Patio Detail

Not to Scale



Shaft

Wall Thickness	0.145" (3.7 mm)
Round HSS Outside Diameter	1.9" (48.3 mm)
Available Standard Lengths	7'-0" (2.1 m) / 10'-6" (3.2 m)

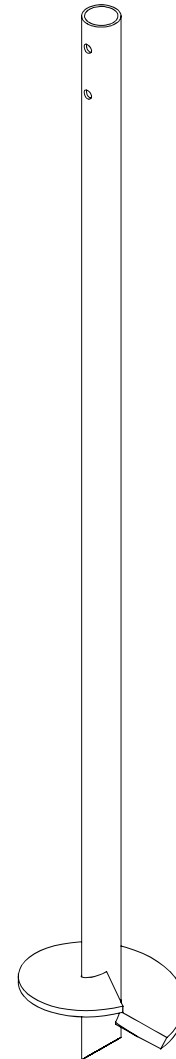
Load Specifications

Max. Installation Torque	1,336 ft-lb (1,810 N-m)
Max. Allowable Capacity*	7 kips (30 kN)

* Higher load ratings could be considered with site-specific engineering.

Technical Specifications

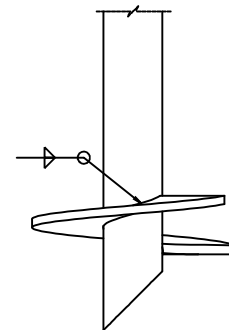
Commonly Used Structure	Light Residential
Code Evaluation	Listed per IAPMO-UES (ER-481)
Standard Steel	ASTM A500 Grade C Fy=51 ksi min (350 MPa)
Black Steel Design Life	50 years per AC308
Coating	Galvanized or Black Steel
Galvanization Compliance	ASTM A123/A123M
Additional Corrosion Protection	Cathodic Protection System available



Helix

Pitch	3" (76.2 mm)
Thickness	0.375" (9.5 mm)
Standard Steel	CSA G40.21-44W Fy=44 ksi min (300 MPa)
Coating	Galvanized or Black Steel
Multiple Welded Helix	Available
Helix Size*	6" (152 mm) to 12" (305 mm)

* Other sizes available upon request.



1700, Setlakwe Street
 Theftord Mines (QC) G6G 8B2
 CANADA
 www.technometalpost.com

CONFIDENTIAL
 THE INFORMATION CONTAINED
 IN THIS DRAWING IS THE SOLE
 PROPERTY OF TECHNO METAL POST INC.
 ANY REPRODUCTION IN PART OR
 AS A WHOLE WITHOUT THE WRITTEN
 PERMISSION OF TECHNO METAL POST INC.
 IS PROHIBITED

REVISIONS

DATE	DESCRIPTION	REV.
2013/06/27	Revised of load capacity	1
2020/04/28	Revised entire drawing.	2

Client:

Client address:

NOT FOR
CONSTRUCTION

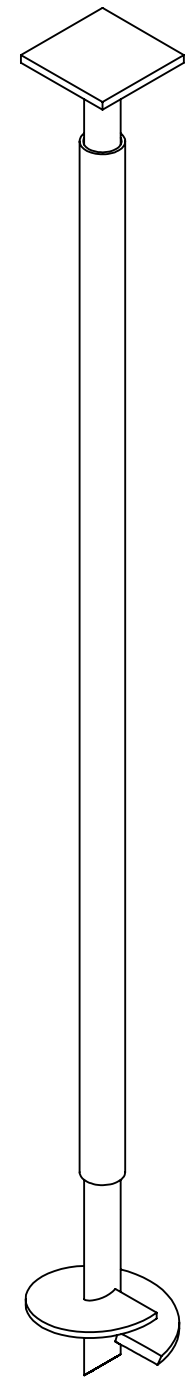
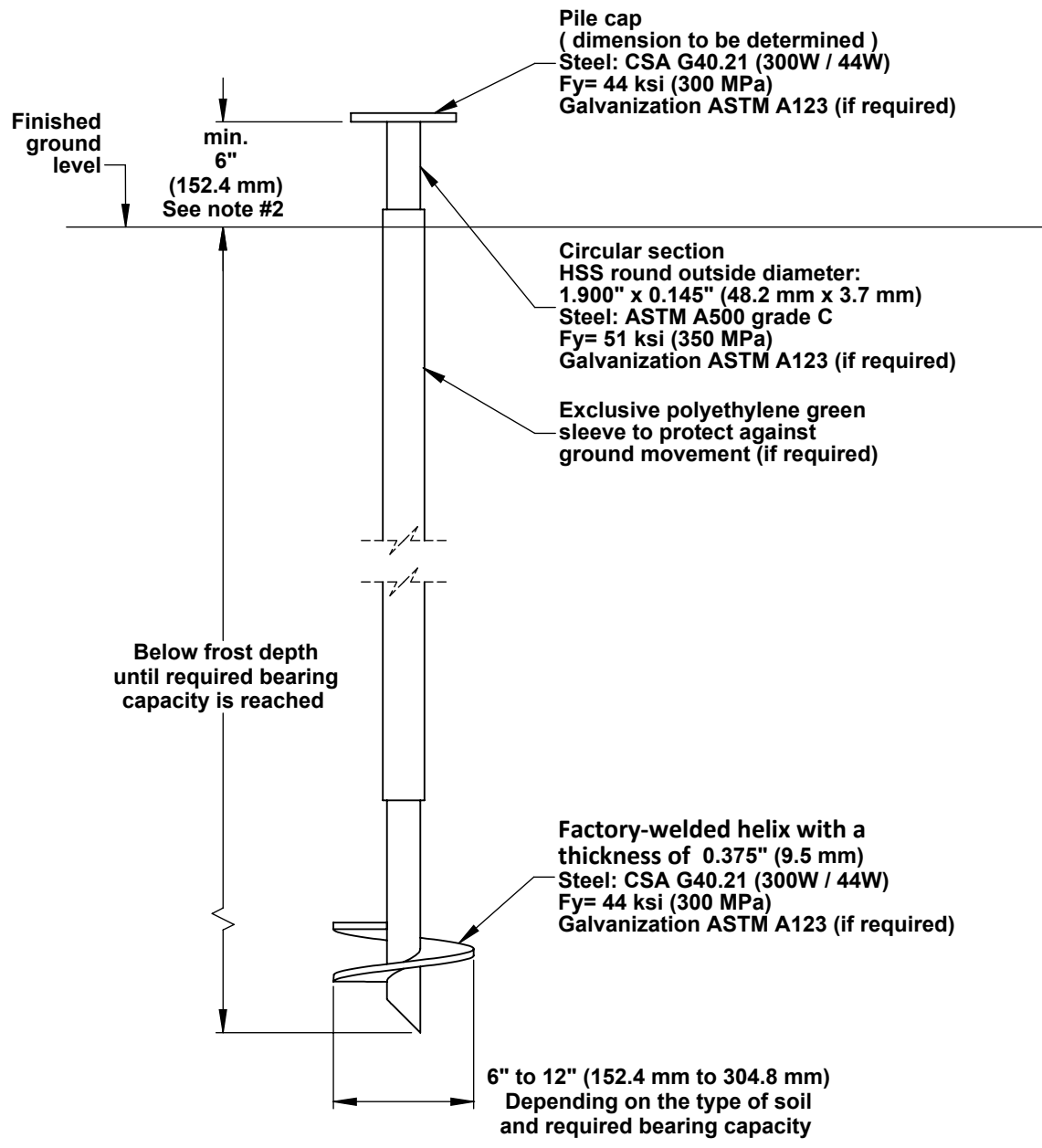
Project:

Drawing:
**Techno Metal Post single helix
 Model P1**

Approved by:

Date: 2011/10/31 Scale: N/A

Drawing no: P1-Rev2-A-USA Page number: SHEET 1 OF 1



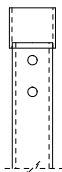
- NOTES:**
- The designer must refer to the Techno Metal Post selection table regarding the bearing capacity of the piles.
 - The minimum height shown on the plan is appropriate for aboveground applications only.

Sleeve (Available)

Function Utility	Protection against soil movements
Wall Thickness	1/16" (1.6 mm)
Round HSS Outside Diameter	± 2.125" (± 54.2 mm)
Length	± 66" (± 1.67 m)
Weight	± 0.9 lb (± 0.41 kg)
Material	HDPE
Color	Green



Outside Couplings



Regular

Assembly	Welded
Wall Thickness	0.154" (4 mm)
Round HSS Outside Diameter	2.375" (60.3 mm)
Standard Steel	ASTM A500 Grade C
	Fy=51 ksi min (350 MPa)
Length*	1.25" (31.8 mm)

* Length of outside coupling welded on-site.