

**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 Notice of Intent filing to improve the landscape and stormwater management within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 25 Singletary Lane, Sudbury, MA. David & Heather Larson, 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
2/23/2023

DAVID & HEATHER LARSON

25 SINGLETARY LANE



SUDBURY
DESIGN GROUP

740 Boston Post Rd. Sudbury, MA 01776
749 Main St. Unit, Osterville, MA 02665

978.443.3638
sudburymdesign.com

NOTICE OF INTENT
FOR

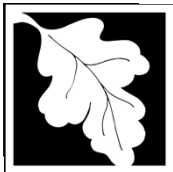
DAVID & HEATHER LARSON
25 SINGLETARY LANE
SUDBURY, MA 01776

FEBRUARY, 2023

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Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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):

<u>25 Singletary Lane</u>	<u>Sudbury</u>	<u>01776</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
	<u>42.36253</u>	<u>71.40569</u>
	d. Latitude	e. Longitude
<u>Map K10</u>	<u>Lot 114</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>David & Heather</u>	<u>Larson</u>	
a. First Name	b. Last Name	
c. Organization		
<u>25 Singletary Lane</u>		
d. Street Address		
<u>Sudbury</u>	<u>MA</u>	<u>01776</u>
e. City/Town	f. State	g. Zip Code
<u>617-461-7596</u>	<u>dlarsonmspt@yahoo.com</u>	
h. Phone Number	i. Fax Number	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):

<u>Michael</u>	<u>Coutu</u>	
a. First Name	b. Last Name	
<u>Sudbury Design Group</u>		
c. Company		
<u>740 Boston Post Road</u>		
d. Street Address		
<u>Sudbury</u>	<u>MA</u>	<u>01776</u>
e. City/Town	f. State	g. Zip Code
<u>978-443-3638</u>	<u>Office@sudburydesign.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

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



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A. General Information (continued)

6. General Project Description:

See Project Narrative

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 South

a. County

79113

c. Book

b. Certificate # (if registered land)

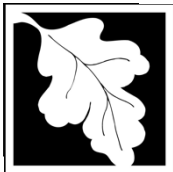
386

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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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:

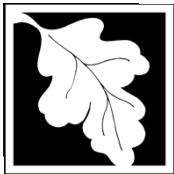
a. total square feet _____	b. square feet within 100 ft. _____	c. square feet between 100 ft. and 200 ft. _____
----------------------------	-------------------------------------	--

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.



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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.

- 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**

August 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.



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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

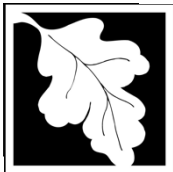
Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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).



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Sudbury
City/Town

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

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

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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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.

L1.0 Landscape Plan

a. Plan Title

Sudbury Design Group

b. Prepared By

2/13/2023

d. Final Revision Date

c. Signed and Stamped by

1"=10'-0"

e. Scale

L1.1 Area Disturbance

f. Additional Plan or Document Title

2/13/2023

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:

2205

2. Municipal Check Number

2/21/2023

3. Check date

2204

4. State Check Number

2/21/2023

5. Check date

Sudbury Design Group, Inc

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent

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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.

 1. Signature of Applicant	2/15/2023 2. Date
3. Signature of Property Owner (if different)	4. Date
 5. Signature of Representative (if any)	2-21-2023 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:

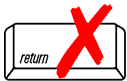
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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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:

25 Singletary Lane Sudbury
 a. Street Address b. City/Town

_____ _____

c. Check number d. Fee amount

_____ _____

2. Applicant Mailing Address:

David & Heather Larson
 a. First Name b. Last Name

_____ _____

c. Organization _____

25 Singletary Lane
 d. Mailing Address _____

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

617-461-7596 dlarsonmspt@yahoo.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.

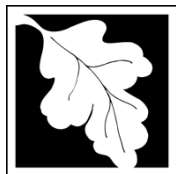
Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

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).



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 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 1A	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$110.00
Step 6/Fee Payments:			
Total Project Fee:			\$110.00
			a. Total Fee from Step 5
State share of filing Fee:			\$42.50
			b. 1/2 Total Fee less \$12.50
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 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.)

PROJECT NARRATIVE

FOR A PROPOSED PROJECT

BY

DAVID & HEATHER LARSON

25 SINGLETARY LANE

IN

SUDBURY, MA 01776

SITE LOCATION & CHARACTERISTICS

THE SUBJECT PARCEL IS LOCATED IN THE RESA ZONE ON THE SOUTH SIDE OF SINGLETARY LANE AND IDENTIFIED ON THE SUDBURY ONLINE GIS AS LOT 114 ON MAP K10 WITH A TOTAL OF 0.69 ACRES. CENTERED ON THE SITE IS A SINGLE HOUSE WITH A DETACHED GARAGE ON THE NORTH SIDE. AN ASPHALT DRIVE SLOPES DOWNWARD FROM THE NORTH EAST CORNER OF THE SITE IN FRONT OF THE HOUSE ENDING AT THE GARAGE. STONE RETAINING WALLS SIT ON EITHER SIDE OF THE DRIVEWAY HOLD UP A STEEP SLOPE ON THE NORTH SIDE LEADING UP TO THE ROAD, AND THE OTHER ELEVATES THE DRIVEWAY ON THE SOUTH. A SMALL GRAVEL PARKING AREA SITS ELEVATED AT THE END OF THE SOUTHERN WALL. AT THE REAR OF THE GARAGE, AN ATTACHED DECK WRAPS AROUND AS WOODEN STAIRS LEAD DOWN TO THE MAIN WALKWAY. A TIMBER WALL RETAINS THE UPHILL SLOPE COMING FROM THE WEST. TO THE EAST OF THE MAIN HOUSE, COMING DOWN FROM THE DRIVEWAY, A SLOPED LAWN AND ERODED MULCHED BED STRETCH TOWARD THE BACK OF THE PROPERTY WITH A FENCE RUNNING ALONG THE EASTERN PROPERTY LINE. AN OPEN LAWN COMPOSES THE SOUTH OF THE HOUSE'S LANDSCAPE WITH A SECOND STORY DECK WRAPPING ALONG THE SOUTH WEST CORNER OF THE HOUSE, CONNECTING TO THE TIMBER WALL THAT LEADS BACK TO THE FRONT. ALONG THE SOUTHERN EDGE OF THE PROPERTY, THE LAWN SLOPES DOWN TO AN EXISTING WETLAND. THERE IS SIGNIFICANT EROSION COMING FROM THE NORTH WEST CORNER OF THE SITE FROM THE ABUTTING NEIGHBOR'S DRIVEWAY. LIKEWISE, THE FRONT SLOPE IS ERODING SPILLING OVER THE EXISTING RETAINING WALL. A WATER RETENTION BASIN IS SITUATED BETWEEN THE HOUSE AND EXISTING WETLAND. A DRAINAGE EASEMENT ENTERS TO PROPERTY FROM THE SOUTH AND EXTENDS ACROSS THE SOUTHERN EDGE OF THE SITE.

THE PROJECT AREA IS NOT LOCATED WITHIN A NHESP PRIORITY OR ESTIMATED HABITAT POLYGON ACCORDING TO THE LATEST EDITION OF THE MASSACHUSETTS NATURAL HERITAGE ATLAS (13TH EDITION). HOWEVER, PART OF THE SITE IS WITHIN A 200' RIVER BUFFER ZONE AS WELL AS A Q3 FLOOD ZONE ACCORDING TO THE SUDBURY ONLINE GIS MAP DATABASE.

PROPOSED PROJECT

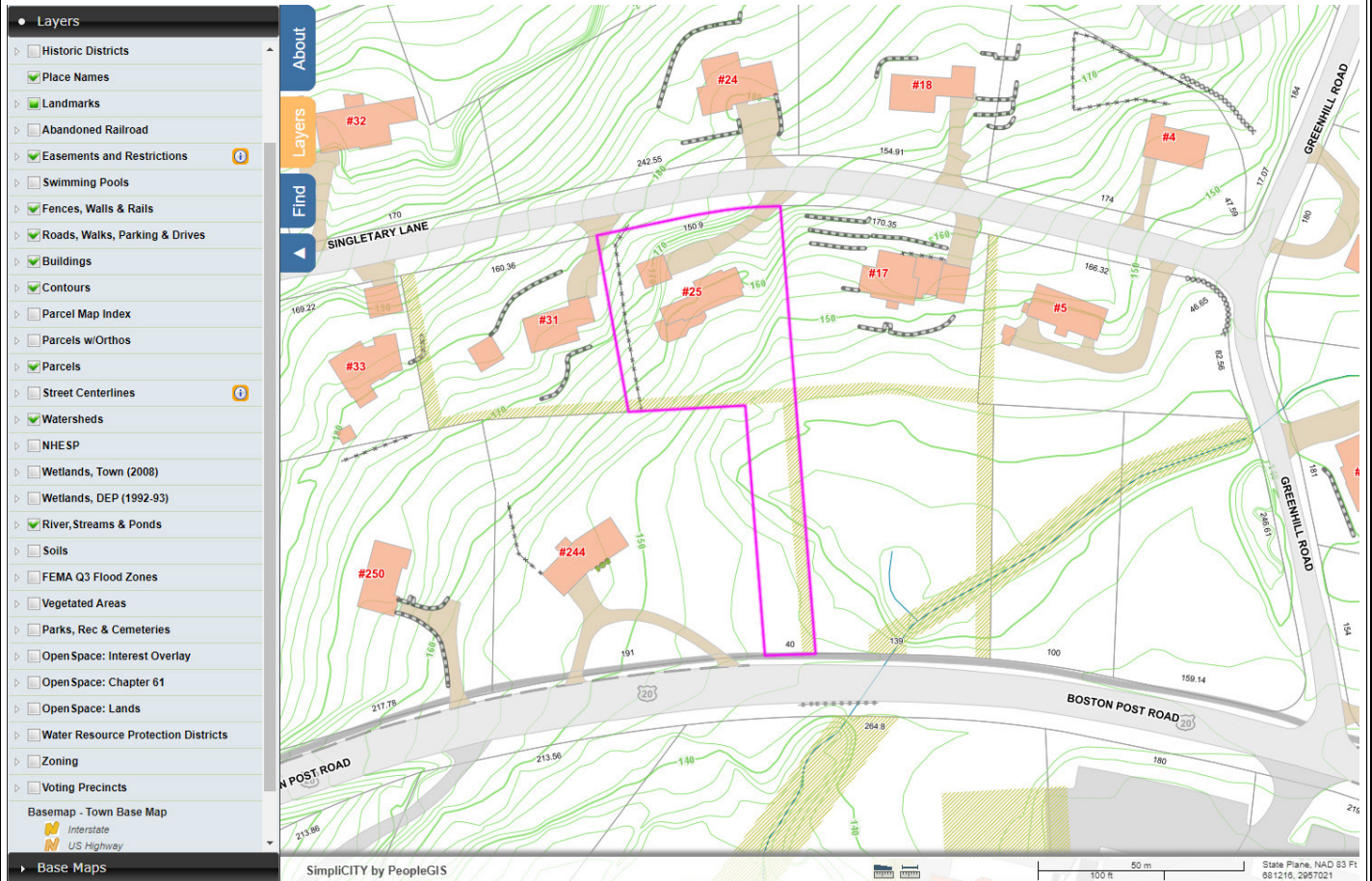
THE APPLICANT IS SEEKING THE NECESSARY PERMIT TO IMPLEMENT L1.0 LANDSCAPE PLAN & L1.1 DISTURBANCE AREA DATED 2-1-2023 DESIGNED BY SUDBURY DESIGN GROUP. ALL PROJECT ELEMENTS OCCUR OUTSIDE THE EXISTING WETLAND AND WITHIN THE EXISTING MOWED LAWN AREA OR PLANTING BEDS. THE PROJECT INCLUDES THE FOLLOWING CONSIDERATION:

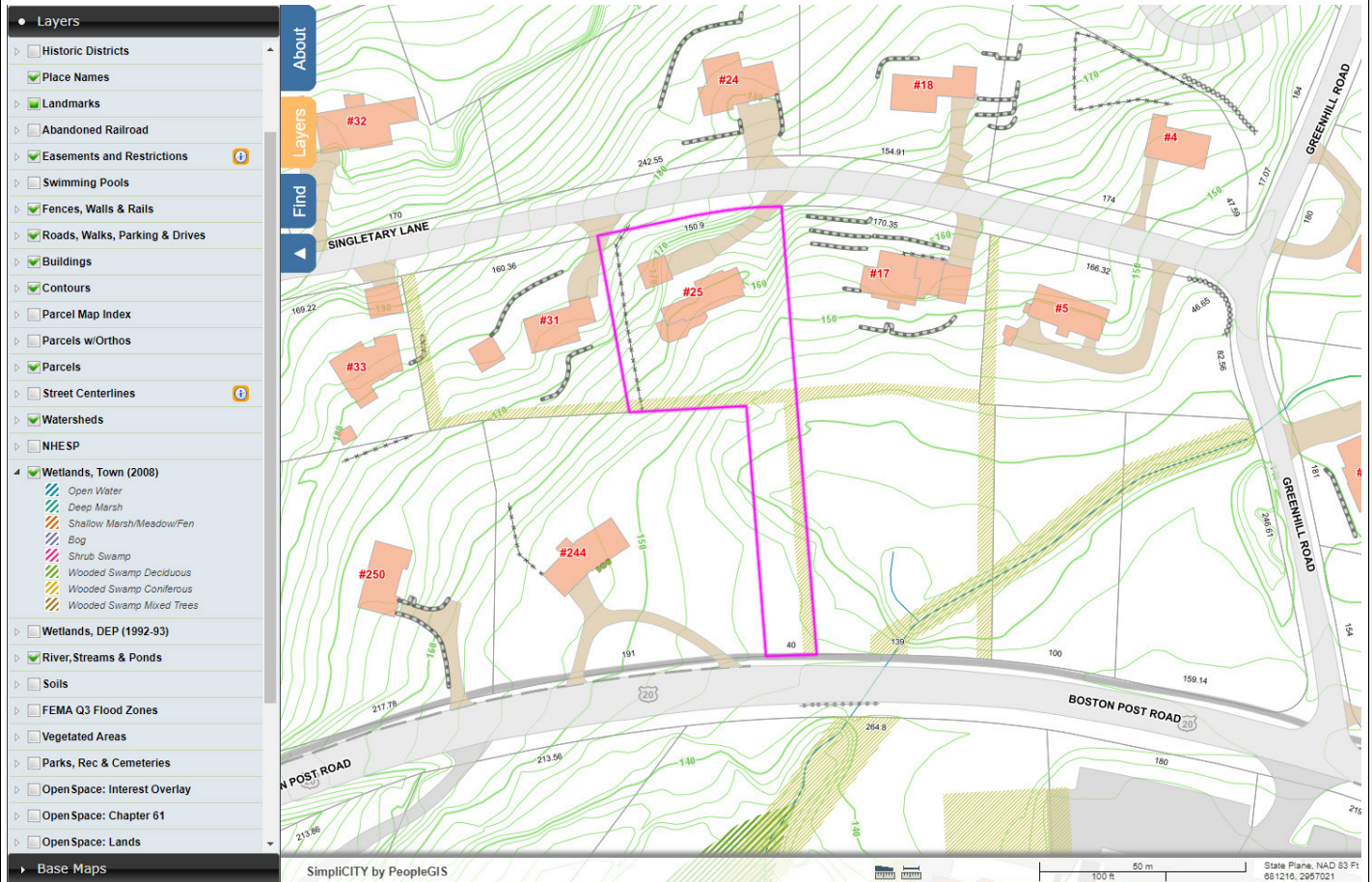
1. RESURFACING THE EXISTING DRIVEWAY
2. RECONSTRUCTING THE EXISTING RETAINING WALLS ALONG THE DRIVEWAY
3. RECONSTRUCTING THE EXISTING FRONT WALKWAYS
4. ADDING PEA STONE TO AN EXISTING WALK LEADING UP TO THE ROAD.
5. ADDING A WATER RETENTION AREA ALONG THE ERODING SLOPE IN THE NORTH WEST CORNER OF THE PROPERTY
6. ADDING BOULDERS AND PLANTING TO STABILIZE THE CURRENTLY ERODING SLOPES ALONG THE WEST, NORTH, AND SOUTHERN EDGES OF THE PROPERTY.
7. ADDING DRAINAGE TO THE FRONT DRIVEWAY
8. REMOVING THE CRUSHED STONE PARKING AREA. RE-GRADING AND REPLACE WITH LAWN.
9. REMOVAL OF EXISTING INVASIVE PLANT SPECIES. LISTED BELOW
 - ORIENTAL BITTERSWEET
 - BURNING BUSH
10. ADDITION OF A SET OF STAIRS COMING DOWN FROM THE REAR DECK (CURRENTLY AN ERODING SLOPE)
11. ADDING A STONE LANDING AGAINST THE HOUSE AT THE REAR DOOR.
12. ADDING A STEPPING STONE WALKWAY ALONG THE BACK OF THE HOUSE CONNECTING NUMBERS 10 & 11.
13. SEEDING ALL DISTURBED AREAS.
14. ADDING CULTEC DRAINAGE CHAMBERS UNDER THE DRIVEWAY PARKING AREA.

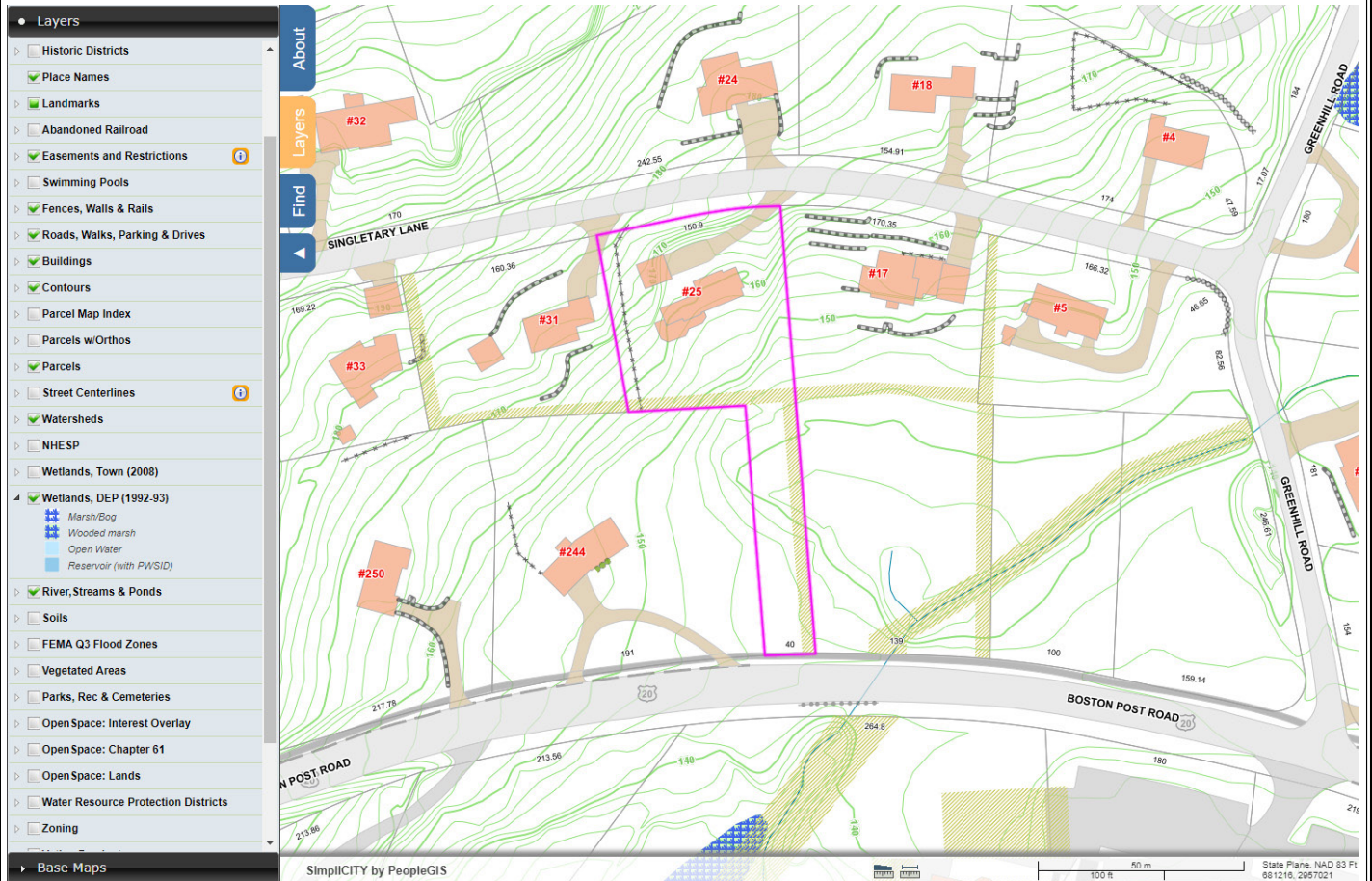


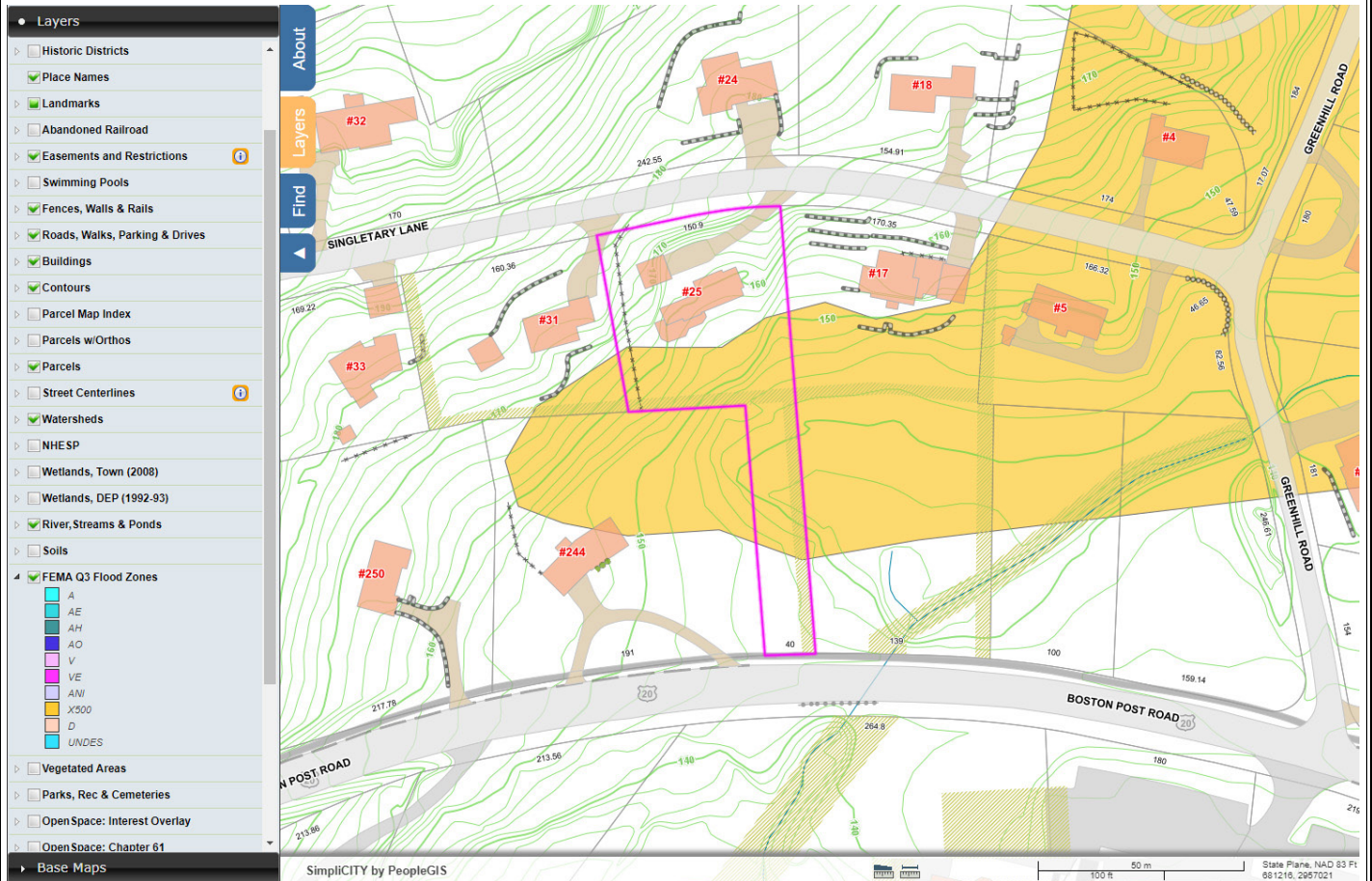
MITIGATING MEASURES

PRIOR TO THE COMMENCEMENT OF ANY PROPOSED ACTIVITY, THE APPLICANT SHALL INSTALL SEDIMENTATION AND EROSION CONTROL BARRIERS AS INDICATED ON THE ACCOMPANYING SITE PLAN. THE EROSION CONTROL BARRIER WILL BE IN THE FORM OF STRAW WATTLES AND SILT FENCE STAKED IN PLACE AS INDICATED ON THE SITE PLAN (WHERE INDICATED STRAW WADDLES WILL BE USED IN CONJUNCTION WITH OR INDEPENDENT OF SILT FENCE) AND ACCOMPANYING DETAILS. THE SUDBURY CONSERVATION COMMISSION WILL BE NOTIFIED WHEN THIS HAS BEEN DONE SO THAT THEY MAY RENDER THE SITE INSPECTION. ALL DISTURBED AREAS WILL BE RAKED, SEEDED AND MULCHED AS SOON AS POSSIBLE UPON COMPLETION OF PROPOSED CONSTRUCTION ACTIVITY. SOIL STOCKPILES (IF REQUIRED) WILL BE RINGED WITH SILT FENCE AND STRAW BALES; ANY STOCKPILES TO REMAIN IN PLACE FOR A DURATION OF 1 MONTH OR LONGER WILL BE SEEDED WITH A CONSERVATION MIX OR COVERED WITH A TARP. S & E CONTROL WILL REMAIN IN PLACE AND IN A GOOD CONDITION UNTIL AN ADEQUATE STAND OF VEGETATION HAS BEEN ESTABLISHED OR UNTIL DIRECTED BY THE CONSERVATION COMMISSION. ALL CONSTRUCTION ACTIVITY WILL CEASE DURING MAJOR STORM EVENTS AND ALL S&E CONTROL MECHANISMS WILL BE INSPECTED BY SDG AND IF NECESSARY REPAIRED AND A REPORT OF ALL ACTIVITY WILL BE SUBMITTED TO THE CONSERVATION COMMISSION.







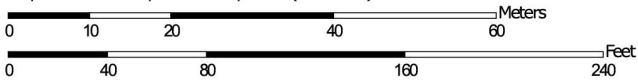


Soil Map—Middlesex County, Massachusetts

































Soil Map may not be valid at this scale.

Map Scale: 1:909 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 -  Soil Map Unit Polygons
 -  Soil Map Unit Lines
 -  Soil Map Unit Points
- Special Point Features**
 -  Blowout
 -  Borrow Pit
 -  Clay Spot
 -  Closed Depression
 -  Gravel Pit
 -  Gravelly Spot
 -  Landfill
 -  Lava Flow
 -  Marsh or swamp
 -  Mine or Quarry
 -  Miscellaneous Water
 -  Perennial Water
 -  Rock Outcrop
 -  Saline Spot
 -  Sandy Spot
 -  Severely Eroded Spot
 -  Sinkhole
 -  Slide or Slip
 -  Sodic Spot
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
 Survey Area Data: Version 22, Sep 9, 2022

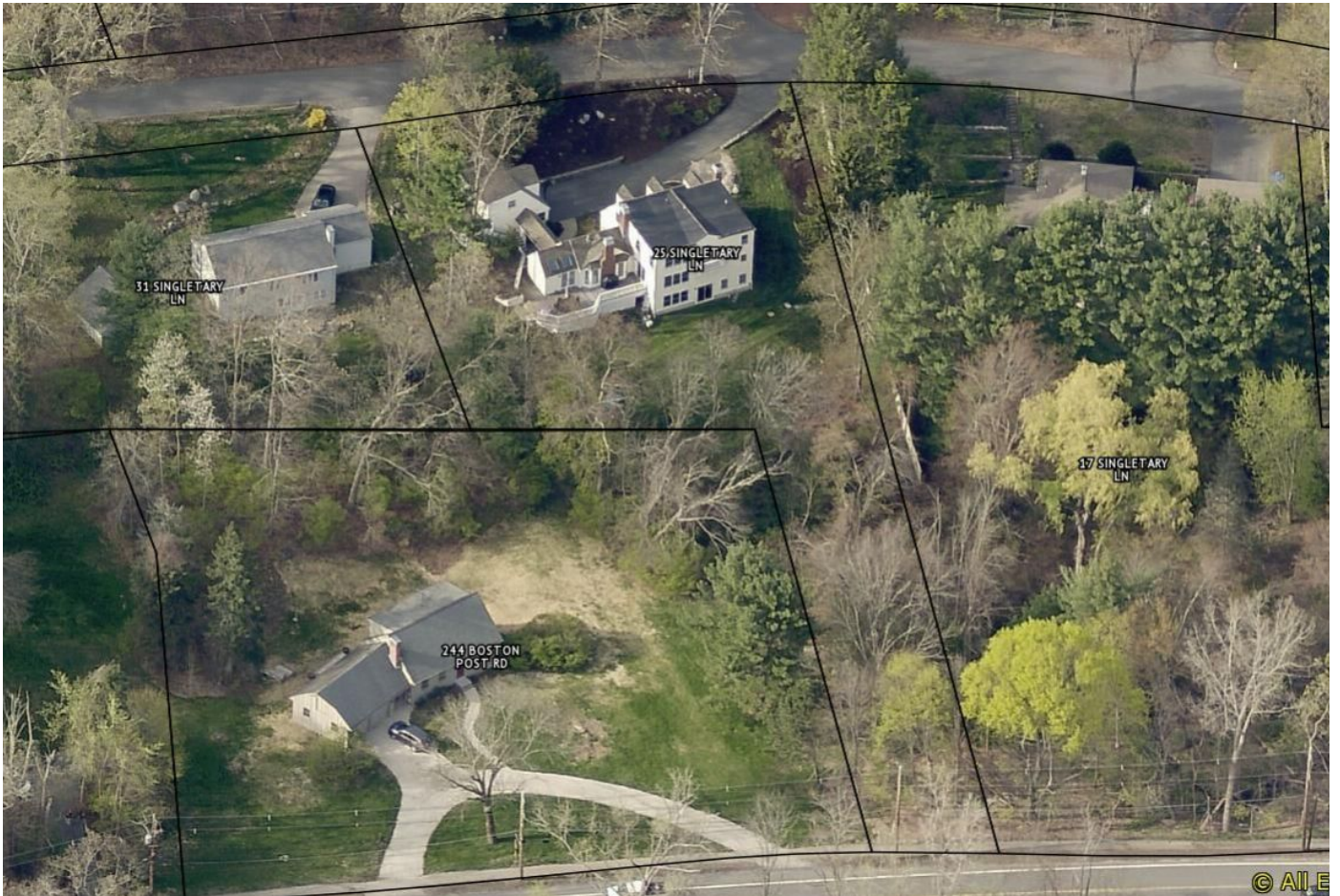
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
302C	Montauk fine sandy loam, 8 to 15 percent slopes, extremely stony	1.3	35.3%
307C	Paxton fine sandy loam, 8 to 15 percent slopes, extremely stony	2.4	64.7%
Totals for Area of Interest		3.7	100.0%



abutters_id_field	abutters_owner1	abutters_owner2	abutters_address	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
K10-0010	BROOKSIDE CUSTOM HOMES INC		416 BOSTON POST RD	SUDBURY	MA	01776	27941-592	239 BOSTON POST RD
K10-0038	ARCURI JOSEPH & ANNETTE		271 BOSTON POST RD	SUDBURY	MA	01776	46946-394	BOSTON POST RD
K10-0108	KIRBY RUSSELL P & CAROL A		244 BOSTON POST RD	SUDBURY	MA	01776	11335-360	244 BOSTON POST RD
K10-0109	LUCENTE DIANE E		17 SINGLETARY LN	SUDBURY	MA	01776	59404-51	17 SINGLETARY LN
K10-0114	LARSON DAVID E & HEATHER J TRS	DAVID E LARSON 2012 REVOCABLE TRUST	25 SINGLETARY LN	SUDBURY	MA	01776	79113-386	25 SINGLETARY LN
K10-0115	MCNAMARA ROSEMARY	C/O BETH HETTRICH	11 CAKEBREAD DR	SUDBURY	MA	01776	66324-129	31 SINGLETARY LN
K10-0124	CHENG YUNG-CHIH &	LIU PIN-BEI	32 SINGLETARY LN	SUDBURY	MA	01776	80778-277	32 SINGLETARY LN
K10-0125	BAKER STEPHEN R & LESLIE P		24 SINGLETARY LN	SUDBURY	MA	01776	33704-121	24 SINGLETARY LN
K10-0126	LAUMANN JOHN		18 SINGLETARY LN	SUDBURY	MA	01776	49808-503	18 SINGLETARY LN

*Cynthia Perry
Town of Sudbury
Assessors Office*

10/25/2022

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Joseph & Annette Arcuri
 271 Boston Post Road
 Sudbury, MA 01776



9590 9402 2440 6249 6486 89

2. Article Number (Transfer from service label)

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COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* T-6

- Agent
- Addressee

B. Received by (Printed Name)

Joe T-6

C. Date of Delivery

7-24-23

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

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- Priority Mail Express®
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- Registered Mail Restricted Delivery
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- Signature Confirmation™
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PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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1. Article Addressed to:

Russel & Carol Kirby
 244 Boston Post Road
 Sudbury, MA 01776



9590 9402 2440 6249 6486 72

2. Article Number (Transfer from service label)

7016 3560 0000 2610 3370

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A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

Janet M Kirby

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
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- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
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- Registered Mail Restricted Delivery
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PS Form 3811, July 2015 PSN 7530-02-000-9053

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DO NOT STICKER AT TOP OF ENVELOPE TO THE RIGHT
THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Diane E. Lucente
 17 Singletary Lane
 Sudbury, MA 01776



9590 9402 2440 6249 6486 65

2. Article Number (Transfer from service label)

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COMPLETE THIS SECTION ON DELIVERY

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B. Received by (Printed Name)

[Signature]

C. Date of Delivery

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Rosemary McNamara
C/O Beth Hettrich
11 Cakebread Drive
Sudbury, MA 01776



9590 9402 2440 6249 6486 58

2. Article Number (Transfer from service label)

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PS Form 3811, July 2015 PSN 7530-02-000-9053

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Agent

Addressee

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C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

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- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

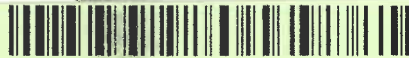
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Yung-Chih Cheng
Pin-Bei Liu
32 Singletary Lane
Sudbury, MA 01776



9590 9402 2440 6249 6486 41

2. Article Number (Transfer from service label)

7016 3560 0000 2610 3349

PS Form 3811, July 2015 PSN 7530-02-000-9053

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A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
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- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
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- Signature Confirmation Restricted Delivery

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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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1. Article Addressed to:

Mr. John Laumann
18 Singletary Lane
Sudbury, MA 01776



9590 9402 2440 6249 6486 34

2. Article Number (Transfer from service label)

7016 3560 0000 2610 3356

PS Form 3811, July 2015 PSN 7530-02-000-9053

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A. Signature

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Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

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- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Stephen & Leslie Baker
 24 Singletary Lane
 Sudbury, MA 01776



9590 9402 2440 6249 6486 27

2. Article Number (Transfer from service label)

7016 3560 0000 2610 3363

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A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/27

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

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 Return Receipt (hardcopy) \$ **2.35**
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Postmark
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Postage
\$ **.60**

Total Postage and Fees
\$ **8.10**

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Street and Apt. No., or PO Box No. **416 Boston Post Road**
City, State, ZIP+4® **Sudbury, MA 01776**



FRONT DRIVEWAY (NORTH) - FALL 2022



FRONT SLOPE (NORTH) - FALL 2022

SITE PHOTOS



HOUSE/GARAGE CONNECTOR & STAIRS TO GARAGE DECK (WEST) - SPRING 2022



TIMBER RETAINING WALL AT HOUSE CORNER (WEST) - SPRING 2022



TIMBER WALL & ERODING WESTERN SLOPE (WEST) - SPRING 2022



EROSION ON WESTERN SLOPE. AREA FOR WATER RETENTION (WEST) - SPRING 2022



WESTERN SLOPE EROSION. AREA FOR PROPOSED STEPS (SOUTH WEST) - FALL 2022



REAR DECK & WESTERN SLOPE. AREA FOR PROPOSED STEPS & WALK (SOUTH WEST) - SPRING 2022



REAR LAWN & DOOR. AREA FOR PROPOSED WALK & LANDING (SOUTH) SPRING 2022



REAR SLOPE, WATER RETENTION AREA, AND WELAND (SOUTH) - FALL 2022



EASTERN LAWN AND SLOPE (SOUTH EAST) - FALL 2022



GRAVEL PARKING AREA. TO BE REMOVED (NORTH EAST) - FALL 2022



EASTERN LAWN AND ERODING SLOPE LOOKING SOUTH (NORTH EAST) - SPRING 2022



MetroWest Engineering, Inc.

Wetland Resource Area Delineation Report

25 Singletary Lane,
Sudbury, MA

For

David and Heather Larson

December 16, 2022

General Description

25 Singletary Lane is a single-family residential property consisting of approximately 0.70-acres in Sudbury, MA. The lot is currently improved with a single-family house and attached garage, an asphalt driveway, and an underground septic field. The lot is irregularly shaped, with a large rectangular section occupying the northerly section. A forty-foot wide extension comes off the southeast corner of this section and continues approximately 200-feet to Boston Post Road. The improvements to the lot are all found within the northerly portion of the lot. The lot is found on the sideslope of a hill, with the house elevation below that of Singletary Lane. The lot continues to drop in elevation all the way to Boston Post Road. Walks, lawn and landscape areas are found around the building. Lawn extends from the rear of the house to the beginning of the narrow portion of the lot. Here the slope drops sharply and an undisturbed section of vegetation begins. The property is surrounded by similar single-family residences.

The narrow, “handle” portion of the lot is entirely undeveloped. It currently consists of a mixed shrub-lowland hardwood forest. Some historic earthwork has happened across the area. The wooded portion of the lot begins at a sharp drop in slope from the lawn area to the north. The site then continues to drop more gradually through the shrubs and lowland maples. The lowland area crosses completely across the handle portion of the lot, continuing onto the abutting property to the west, before turning southerly and continuing to the bottom of the road grade for Boston Post Road. The extent of the wetland area is clearly defined by a sharp drop in slope and a corresponding vegetation change. This area is dominated by red maple (*Acer rubrum*) and silky dogwood (*Cornus amomum*).

This lowland shrub-forest is considered a Bordering Vegetated Wetland (BVW) as it is part of a larger BVW that continues offsite to the east. Off-site to the southeast, the wetland borders on a stream channel that flows under Boston Post Road. This unnamed channel is shown as a perennial tributary stream to Hop Brook. At its nearest point, the stream is found approximately 50-feet offsite, but the 200-foot Riverfront Offset reaches onto the locus. The banks of the unnamed channel are clearly defined. A small portion of the bank was delineated using blue surveyor’s flags to show the extent of stream’s impact on site.

Methods

Methodology described by in the Wetlands Protection Act and its Regulations were utilized to determine the limits of the wetland resource area. The wetland boundary was delineated using consecutively numbered pink surveyor’s flagging. Field data was collected according to Appendix G of *Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act*. Complete MADEP field data sheets are attached. The top of bank of the unnamed stream channel were delineated using consecutively numbered blue surveyor’s flagging.

Summary

This report describes the status of a wetland resource area delineation of 25 Singletary Lane, Sudbury, MA. This report reflects delineation according to 310 CMR10.55 as determined December 15, 2022. The property contains a single Bordering Vegetated Wetland. A perennial stream is found offsite to the southeast, the 200-Foot Riverfront Area for this stream does extend onto the subject parcel. These are the sole resource areas that impact this property.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. Van Wyhe', with a long horizontal flourish extending to the right.

Corey Van Wyhe
Metrowest Engineering, Inc

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

Applicant: MetroWest Engineering, Inc. Prepared by: Corey Van Wyne Project Location: 25 Singleary Lane, Sudbury DEP file#:

Check all that apply:

- Vegetation alone presumed adequate to delineate BWV boundary: fill out section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out sections I and II
- Method other than dominance test used (attach additional information)

Section I. Vegetation

Observation Plot Number: 1 Transect Number: Date of Delineation: December 15, 2022

A. Sample Layer and Plant Species Common Name	Scientific Name	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category
Groundcover					
Touch-me-not	<i>Impatiens capensis</i>	20	50	Y	FACW*
Shrub					
Glossy Buckthorn	<i>Frangula alnus</i>	25	33	Y	FAC*
Silky Dogwood	<i>Cornus amomum</i>	50	67	Y	FACW*
Sapling					
Red Maple	<i>Acer rubrum</i>	20	100	Y	FAC*
Tree					
Red Maple	<i>Acer rubrum</i>	1.6	80	Y	FAC*
White Pine	<i>Pinus strobus</i>	0.4	20	Y	FACU

* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation Conclusion:

Number of dominant wetland indicator plants: 5 Number of dominant non-wetland indicator plants: 1

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? X Yes No

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

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

Applicant: MetroWest Engineering, Inc. Prepared by: Corey Van Wyhe Project Location: 30 Falmouth Rd, Wellesley DEP file#:

Check all that apply:

- Vegetation alone presumed adequate to delineate BWV boundary: fill out section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out sections I and II
- Method other than dominance test used (attach additional information)

Section I. Vegetation

Observation Plot Number: 2 Transect Number: 2 Date of Delineation: 7/26/2021

A. Sample Layer and Plant Species Common Name	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category
Scientific Name				
Groundcover				
Canada Goldenrod	25	100	Y	FACU
Shrub				
Japanese Honeysuckle	20	36	Y	FACU
Multiflora Rose	20	36	Y	FACU
Bramble	15	28	Y	
Sapling				
White Pine	10	100	Y	FACU
Tree				
White Pine	1.6	62	Y	FACU
Red Maple	1.0	38	Y	FAC*

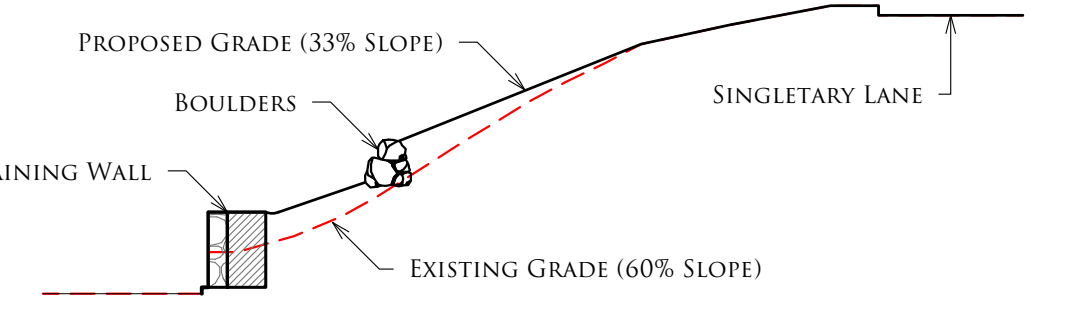
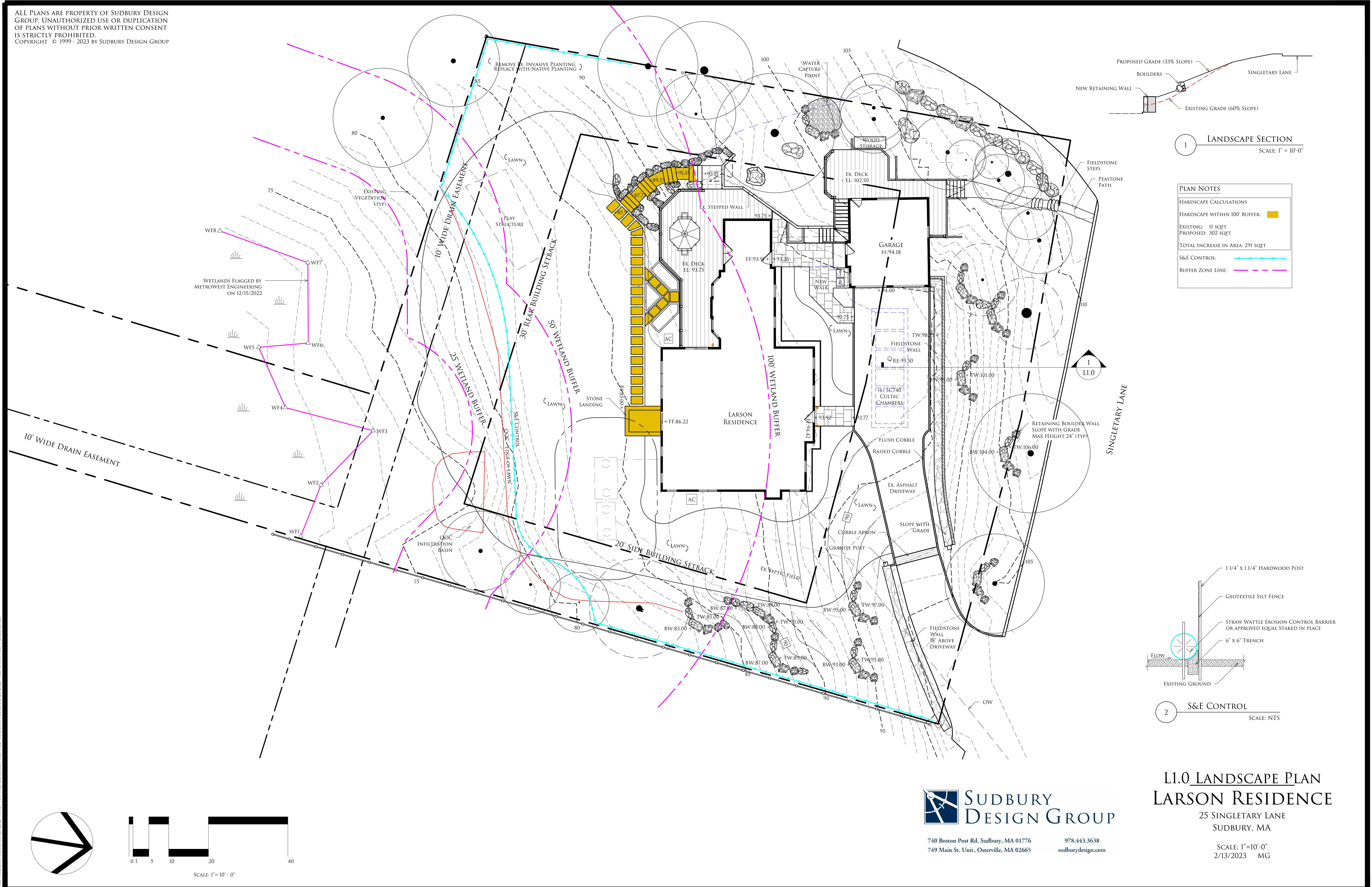
* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation Conclusion:

Number of dominant wetland indicator plants: 1 Number of dominant non-wetland indicator plants: 6
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? Yes No

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

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PLAN NOTES

HARDSCAPE CALCULATIONS

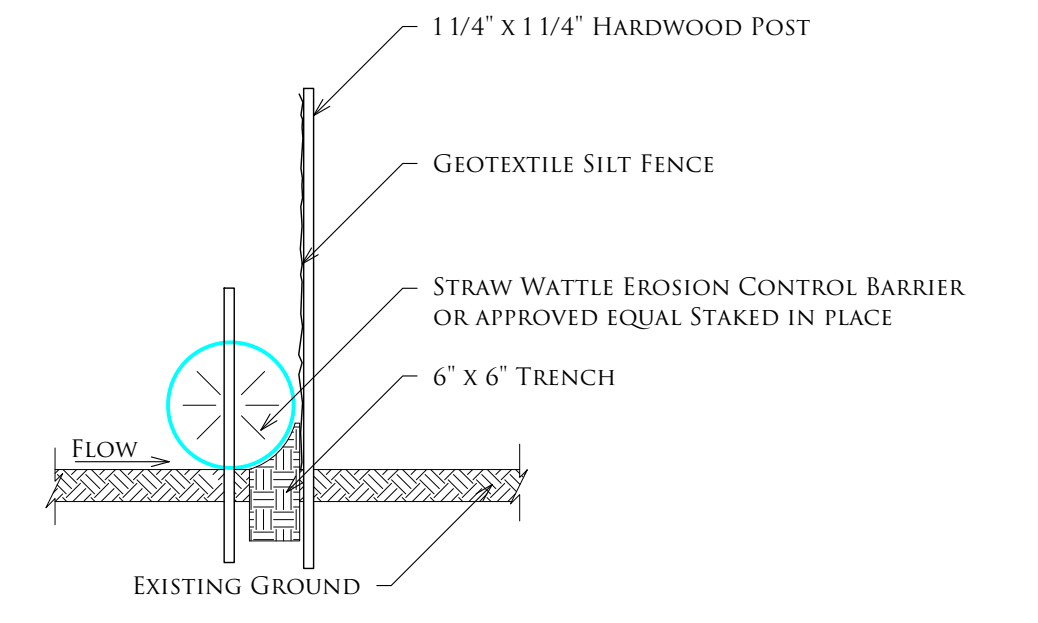
HARDSCAPE WITHIN 100' BUFFER:

EXISTING: 11 SQFT
PROPOSED: 302 SQFT

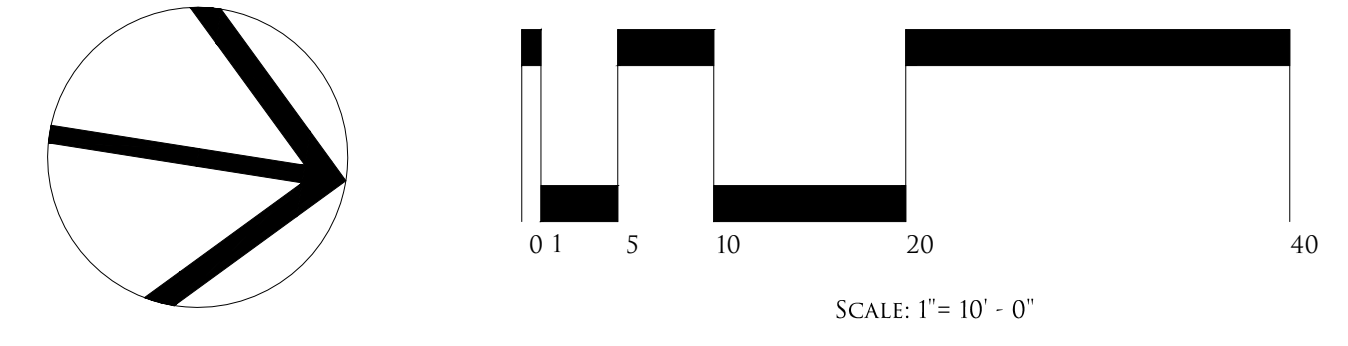
TOTAL INCREASE IN AREA: 291 SQFT

S&E CONTROL: — — — — —

BUFFER ZONE LINE: - - - - -



SAVED TUESDAY, FEBRUARY 21, 2023 9:17:39 AM MGALLAGHER PLOTTED TUESDAY, FEBRUARY 21, 2023 9:35:40 AM MATT GALAGHER



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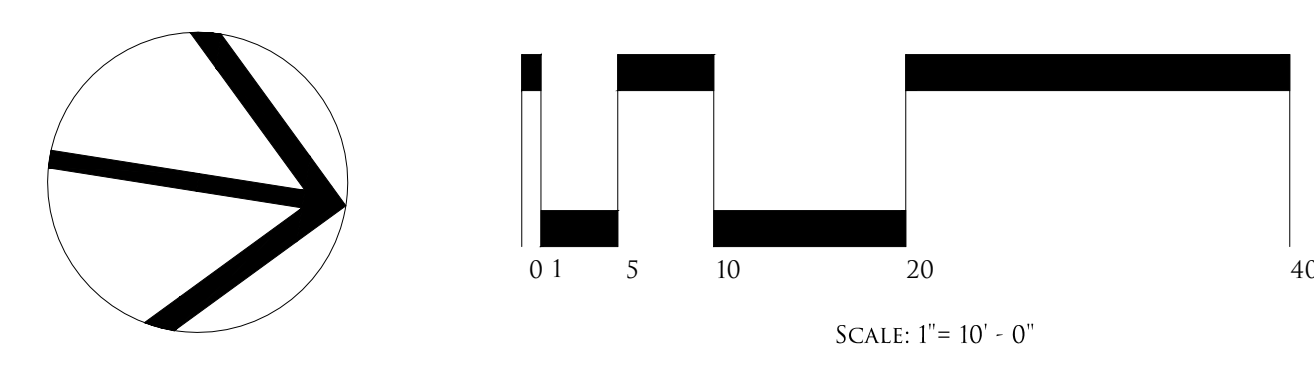
L1.0 LANDSCAPE PLAN
LARSON RESIDENCE
25 SINGLETARY LANE
SUDBURY, MA
SCALE: 1"=10'-0"
2/13/2023 MG

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DISTURBANCE CALCULATIONS	
DISTURBED AREAS =	
TOTAL AREA =	4,543 SQFT



SAVED TUESDAY, FEBRUARY 21, 2023 9:17:39 AM MGALLAGHER PLOTTED TUESDAY, FEBRUARY 21, 2023 9:36:47 AM MATT GALLAGHER



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L1.1 AREA DISTURBANCE LARSON RESIDENCE

25 SINGLETARY LANE
 SUDBURY, MA

SCALE: 1"=10'-0"
 2/13/2023 MG