

**NOTICE OF PUBLIC HEARING
SUDBURY CONSERVATION COMMISSION
Monday, March 27, 2022 at 6:45 PM
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to expand the septic system and for the after-the-fact installation of a patio, walkway, & deck and land alteration within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 173 Union Avenue, Sudbury, MA. Dan Bagnall, Applicant. The hearing will be held on Monday, March 27, 2023 at 6:45 pm, via remote participation.

Please see the Conservation Commission web page for further information.

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

SUDBURY CONSERVATION COMMISSION
3/9/2023



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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):

173 Union Ave

a. Street Address

Sudbury

b. City/Town

01776

c. Zip Code

Latitude and Longitude:

J08

f. Assessors Map/Plat Number

d. Latitude

0036

g. Parcel /Lot Number

e. Longitude

2. Applicant:

Dan

a. First Name

Bagnall

b. Last Name

Flatiron Investments

c. Organization

27 Parker Street

d. Street Address

Charlestown

e. City/Town

MA

f. State

02129

g. Zip Code

413 374 9332

h. Phone Number

i. Fax Number

danbagnall@gmail.com

j. Email Address

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

a. First Name

Flatiron Investments LLC

c. Organization

27 Parker Street

d. Street Address

Charlestown

e. City/Town

MA

f. State

02129

g. Zip Code

413 374 9332

h. Phone Number

i. Fax Number

danbagnall@gmail.com

j. Email address

4. Representative (if any):

Michael

a. First Name

DiModica

b. Last Name

M.J. DiModica Excavating

c. Company

19 Christopher Lane

d. Street Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

978 443 8433

h. Phone Number

978 443 0682

i. Fax Number

mjdmodica@verizon.net

j. Email address

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

\$ 220

a. Total Fee Paid

\$ 97.50

b. State Fee Paid

\$ 122.50

c. City/Town Fee Paid

Received

MAR 08 2023



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A. General Information (continued)

6. General Project Description:

Septic alteration, landscaping, hardscape and deck.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Middlesex South

a. County

79891

c. Book

b. Certificate # (if registered land)

583

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 _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
	1. square feet _____	
f. <input type="checkbox"/> Riverfront Area	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
	1. Name of Waterway (if available) - specify coastal or inland _____	
2. Width of Riverfront Area (check one):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input type="checkbox"/> 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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> 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 BWV	b. square feet of Salt Marsh
5. <input type="checkbox"/> 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

- 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

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*

- Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

- Assessor's Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

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

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mass-endangered-species-act-mesa-regulatory-review>).

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

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



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

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

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

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

- (d) Vegetation cover type map of site

- (e) Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____
3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC _____
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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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.

Subsurface Sewage Disposal System Alteration

a. Plan Title

M. J. DiModica

Jeffrey Brem

b. Prepared By

c. Signed and Stamped by

2/10/23

1" = 20 ft

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

E. Fees

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

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

33919
2. Municipal Check Number

3/9/23
3. Check date

33919
4. State Check Number

3/9/23
5. Check date

M. J. DiModica & Sons LLC
6. Payor name on check: First Name

7. Payor name on check: Last Name



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Provided by MassDEP:

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F. Signatures and Submittal Requirements

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

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

[Handwritten Signature]

1. Signature of Applicant

3/2/23

2. Date

3. Signature of Property Owner (if different)

[Handwritten Signature]

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

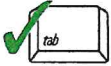
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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 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:

173 Union Ave
 a. Street Address
 Sudbury
 b. City/Town

 c. Check number

 d. Fee amount

2. Applicant Mailing Address:

Dan
 a. First Name
 Bagnall
 b. Last Name
 Flatiron Investments LLC
 c. Organization
 27 Parker Street
 d. Mailing Address
 Charlestown
 e. City/Town
 MA
 f. State
 02129
 g. Zip Code
 413 374 9332
 h. Phone Number

 i. Fax Number
 danbagnall@gmail.com
 j. Email Address

3. Property Owner (if different):

Same
 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

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

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.



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1 (a & e)	2	110	220

Step 5/Total Project Fee: 220

Step 6/Fee Payments:

Total Project Fee: 220
a. Total Fee from Step 5
State share of filing Fee: 97.50
b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee: 122.50
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.)

Notice of Intent

NARRATIVE

Flatiron Investments
173 Union Ave
Map J08 Parcel 0036

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

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

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

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

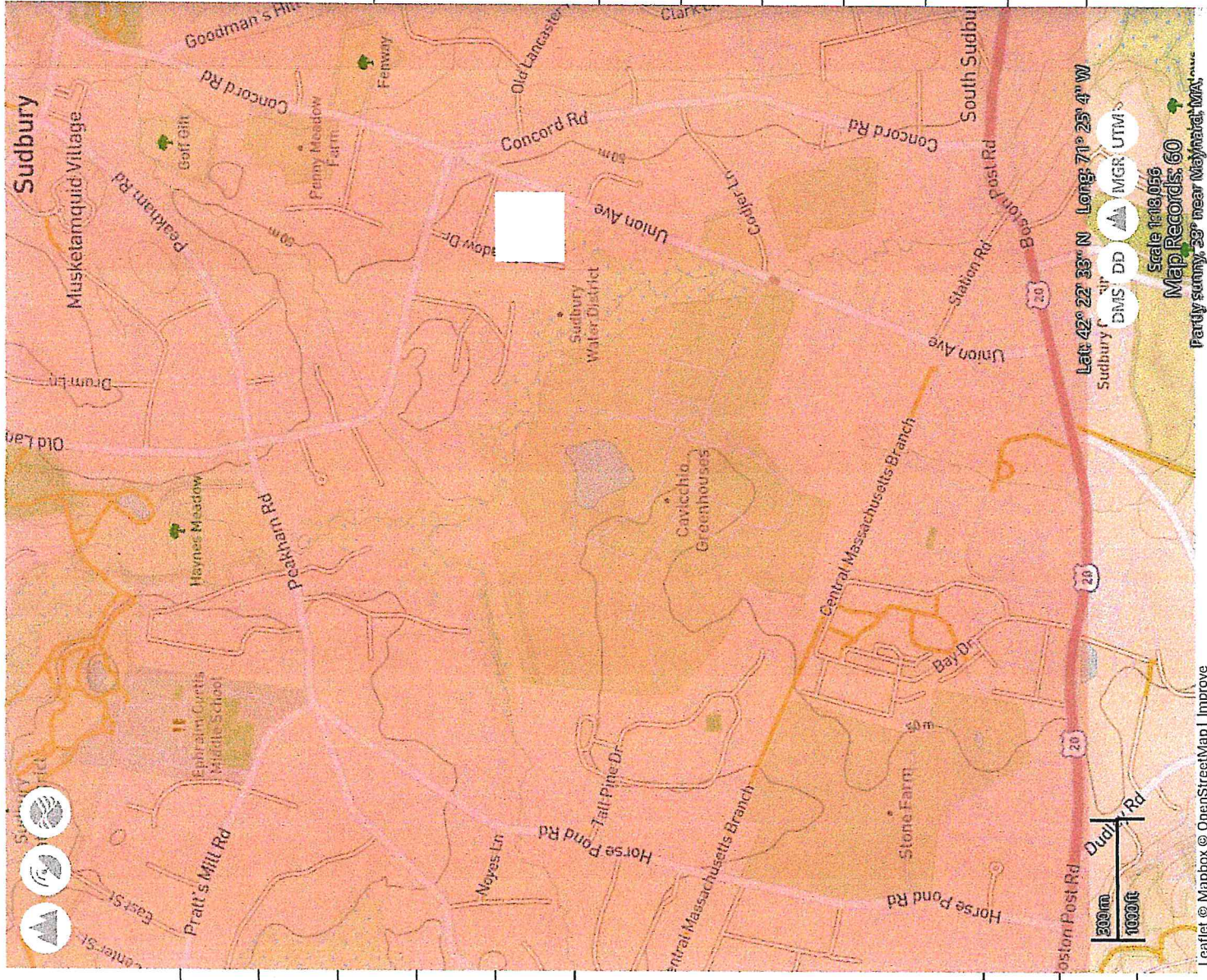
The work will require access down the driveway from Union Ave and across the front yard to the location of the existing SAS. The driveway is paved and will serve as construction access to prevent tracking dirt to the street. The erosion control barrier (straw wattles) is proposed between the work area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

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

173 Union Ave

Property Tax Parcels





Location: Map Name

173 Union Ave, Sudbury, MA ...

1880 2022

All 44 maps here | Scale: All, Date: 1880-2022, Series: All
Elevation @ 42.372, -71.419 is 139 ft. (42 m)

Filter records

1886 (HTMC, 1886 ed.) Scale 1:62500

JPEG (5 MB) GeoTIFF (5 MB)

KMZ (2 MB) GeoPDF (7 MB)

SHOW INFO ZOOM PAN PIN FIX

Year	Format	Scale
1886	HTMC, 1886 ed.	Scale 1:62500
1889	HTMC, 1889 ed.	Scale 1:62500
1894	HTMC, 1894 ed.	Scale 1:62500
1894	HTMC, 1900 ed.	Scale 1:62500
1894	HTMC, 1901 ed.	Scale 1:62500
1894	HTMC, 1902 ed.	Scale 1:62500
1894	HTMC, 1905 ed.	Scale 1:62500

Lat 42° 22' 33" N Long 71° 25' 4" W

Sudbury, MA

Scale 1:18,056

Map Records: 60

Partly sunny, 33° near Waynard, MA

topoview

Map navigation controls: Home, Back, Forward, Search, Location, Full Screen, Share, Print, etc.

abutters_id	field	abutters_owner1	abutters_owner2	abutters_address	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
J08-0009		TOWN OF SUDBURY	CONSERVATION COMMISSION	278 OLD SUDBURY RD	SUDBURY	MA	01776	31017-194	UNION AVE
J08-0021		FLEISHER VERONIKA & MAXIM		172 UNION AVE	SUDBURY	MA	01776	66679-516	172 UNION AVE
J08-0035		CHANG OTTO Y &	CHIA HUI CHU JENNIE	177 UNION AVE	SUDBURY	MA	01776	69996-514	177 UNION AVE
J08-0036		FLATIRON INVESTMENTS LLC		82 WENDALL AVE SUITE 100	PITTSFIELD	MA	01201	79891-583	173 UNION AVE
J08-0117		MCCARTHY JOHN F & CATHERINE A		40 MEADOW DRIVE	SUDBURY	MA	01776	22342-368	40 MEADOW DR
J08-0118		WILKINS MARCELLA M & GREGORY L	TRUSTEES MARCELLA M WILKINS	34 MEADOW DR	SUDBURY	MA	01776	73869-523	34 MEADOW DR
J08-0119		PALAKURTHI ANOKH &	ARMSTRONG KIMBERLY	30 MEADOW DR	SUDBURY	MA	01776	80457-200	30 MEADOW DR
J08-0121		CABARRUS JESUS M	TRUSTEE OF SEVENTEEN PHEASANT	17 PHEASANT AVE	SUDBURY	MA	01776	69698-372	17 PHEASANT AVE
J08-0122		BROWN JOSEPH E & RUTH M TRS	BROWN REALTY TRUST	7 PHEASANT AVE	SUDBURY	MA	01776	27270-425	7 PHEASANT AVE
J08-0123		NOONAN PAUL S & MARCELA S	TRUSTEES OF FIVE PHEASANT AVE	5 PHEASANT AVE	SUDBURY	MA	01776	49495-119	5 PHEASANT AVE
J08-0204		EPI PAUL A & JUDITH		6 TAYLOR RD	SUDBURY	MA	01776	17341-408	6 TAYLOR RD

3/6/2023

100 Abutters 173 Union Ave.

Cynthia Gerry
 Director of Assessing
 Town of Sudbury
 978-639-3395

Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

- A. A Notice of Intent was filed with the Sudbury Conservation Commission on March 10, 2023 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

The project is for the alteration of an existing leaching field, hardscape patio and deck.

- B. The name of the applicant is Flatiron Investments LLC
- C. The address of the land where the activity is proposed is: 173 Union Ave, Sudbury, MA 01776
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Sudbury Conservation Commission, located at 275 Old Lancaster Road, Sudbury MA. The regular business hours of the Commission M – F 8 AM to 3:30 PM, and the Commission may be reached at 978 440 5472.
- E. Copies of the Notice of Intent may be obtained from the applicant or their representative by calling (M. J. DiModica Excavating at 978 443 8433. An administrative fee may be applied for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Sudbury Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the Metrowest Daily News

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.

PLANTING SCHEDULE

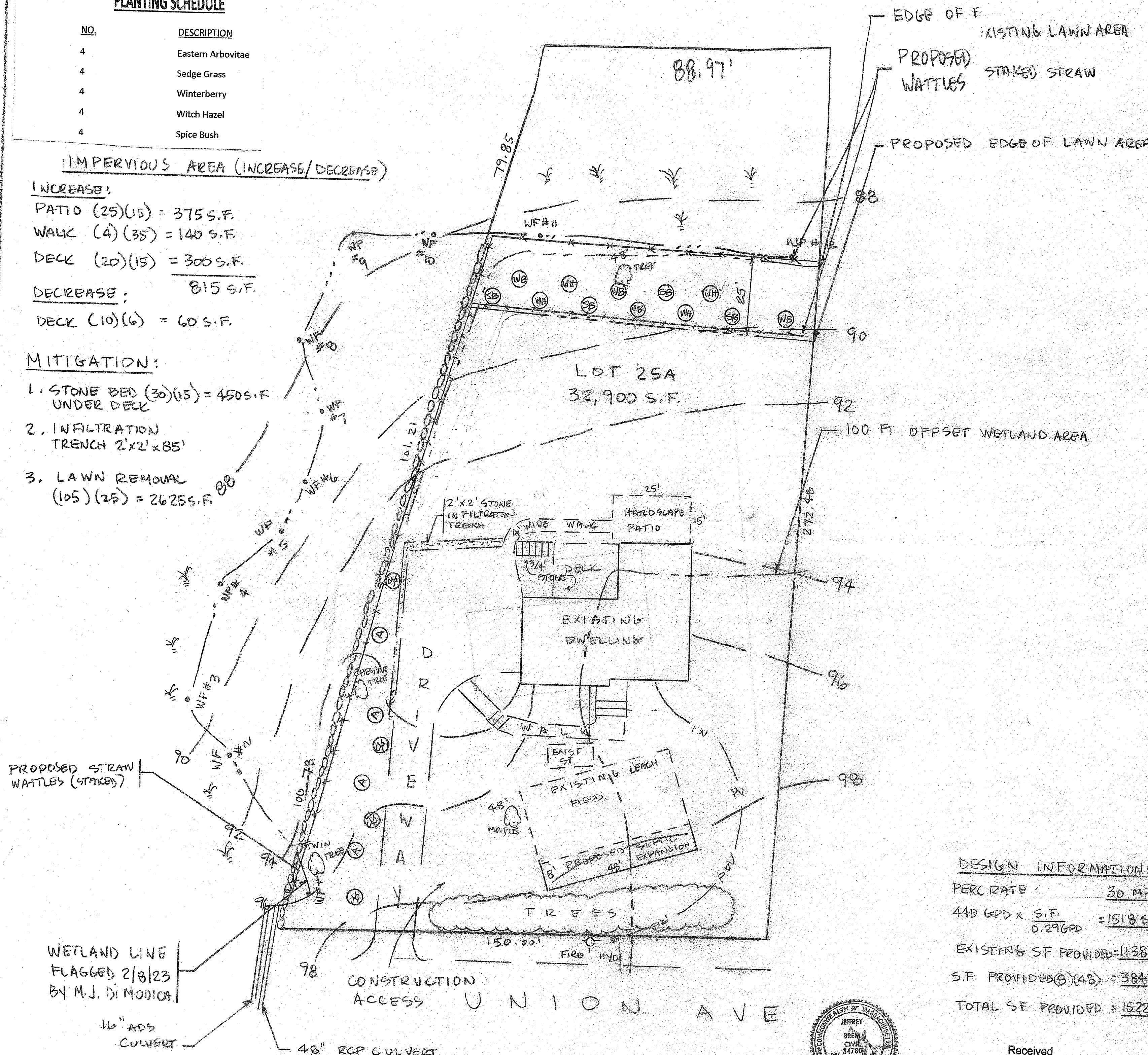
NO.	DESCRIPTION
4	Eastern Arbovitae
4	Sedge Grass
4	Winterberry
4	Witch Hazel
4	Spice Bush

IMPERVIOUS AREA (INCREASE/DECREASE)

INCREASE:
 PATIO (25)(15) = 375 S.F.
 WALK (4)(35) = 140 S.F.
 DECK (20)(15) = 300 S.F.
DECREASE: 815 S.F.
 DECK (10)(6) = 60 S.F.

MITIGATION:

1. STONE BED (30)(15) = 450 S.F. UNDER DECK
2. INFILTRATION TRENCH 2'x2'x85'
3. LAWN REMOVAL (105)(25) = 2625 S.F.



NOTES:

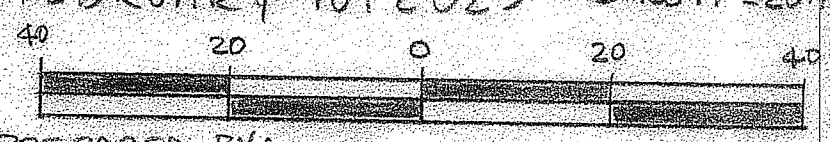
1. THIS PLAN IS FOR THE ALTERATION OF THE EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM ORIGINALLY INSTALLED IN 2001. SEE PLAN DATED MARCH 23, 2001 PREPARED BY M.J. DIMODICA EXC. FOR DESIGN INFORMATION, SOIL TEST RESULTS AND ELEVATIONS.
2. ALL ELEVATIONS BASED UPON EXISTING BM TOP OF BOTTOM CONC STEP EL 100.00.
3. ALL CONSTRUCTION SHALL CONFORM TO MASS TITLES 5 AND THE TOWN OF SUDBURY BOH REGULATIONS.
4. THE EXISTING SEPTIC TANK SHALL REMAIN. THE EXISTING LEACHING BED SHALL BE ALTERED BY 384 S.F.
5. HOUSE LOCATION AND LOT LINE INFORMATION COMPILED FROM "PLAN OF LAND - SUDBURY MA - UNION AVE" PREPARED BY WALTER BECKETT DATED DEC 1959.
6. PLANTINGS PROPOSED MAY VARY BASED UPON AVAILABILITY. ANY VARIATIONS BY APPROVED BY CON COMM AGENT.

LEGEND

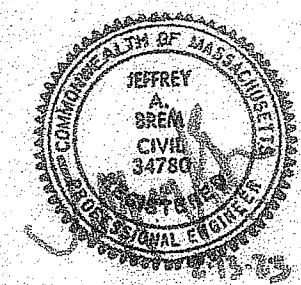
	FINISH GROUND
	EXISTING GROUND
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	EDGE OF WETLAND
	PERCOLATION TEST
	DEEP TEST HOLE
	WATER LINE
	ELECTRIC, TELEPHONE, CABLE AND GAS LINE
	GAS LINE
	LIMIT OF EXCAVATION
	PROPOSED STRAW WATTLE
	PROPOSED PLANTING

DESIGN INFORMATION:
 PERC RATE: 30 MPI
 $440 \text{ GPD} \times \frac{\text{S.F.}}{0.296 \text{ GPD}} = 1518 \text{ S.F.}$
 EXISTING SF PROVIDED = 1138 S.F.
 S.F. PROVIDED (8)(48) = 384 S.F.
 TOTAL SF PROVIDED = 1522 S.F.

NO.	DATE	REVISION DESCRIPTION	BY
		SUBSURFACE SEWAGE DISPOSAL SYSTEM ALTERATION	
		173 UNION AVE. SUDBURY, MA 01776	
		PREPARED FOR: FLATIRON INVESTMENTS LLC	
		27 PARKER STREET CHARLESTOWN, MA	
		FEBRUARY 10, 2023 SCALE: 1"=20'	



PREPARED BY:
 M.J. DIMODICA EXC.
 19 CHRISTOPHER LN
 SUDBURY, MA 01776 978 443 8433



Received
 MAR 08 2023
 Sudbury Conservation Department

WETLAND LINE FLAGGED 2/8/23 BY M.J. DIMODICA

16" ADS CULVERT

48" RCP CULVERT