

**NOTICE OF PUBLIC HEARING
SUDBURY CONSERVATION COMMISSION
Monday, May 8, 2023 at 6:45 PM
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to construct an addition and expand the septic system and driveway within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 4 Demarco Road, Sudbury, MA. Horizon Holding LLC, Applicant. The hearing will be held on Monday, May 8, 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-may-8-2023/>

SUDBURY CONSERVATION COMMISSION
4/26/2023

MATTHEW S. MARRO ENVIRONMENTAL CONSULTING

45 Lisa Drive
Leominster, Ma
Phone (978) 314-7858
Fax (888) 435-5999
www.marro-consulting.com

A Notice of Intent 4 Demarco Road Sudbury, MA 01776

Environmental Analysis Submitted on Behalf of Horizon Holding LLC



Matthew S. Marro
Environmental
Consulting
(MSMEC)
45 Lisa Drive
Leominster, MA
01453
matt@marro-consulting.com
irene@marro-consulting.com
www.marro-consulting.com

April 2023

Table of Contents

Introduction	3
Proposed Construction and Mitigation Sequencing.....	3-10
Copy of assessor record	11
GIS /USGS/FEMA overlay	12-13
WPA form 3.....	15-25
Abutter Notification Materials.....	27-29
Plans by Innovative Septic Design and Architectural Renderings.....	30-38

Introduction

Summary

4 Demarco Road is a single-family home sitting on a 0.56 -acre lot. The project proposal is for the construction of a deck addition to a single-family home and Septic System and driveway expansion within the 100-foot buffer zone and 200-foot Riverfront. Analysis of the lot reveals some excavation and minimal grading to accommodate the Septic and driveway are within the limits of the Riverfront. No work is proposed within the limits of a bordering vegetated wetland. The lot is also within a 200-foot Riverfront of an unnamed stream that is tributary to Hop Brook. There will be no trees or shrubs proposed to be removed in the buffer zone or river front. This proposal of a deck, driveway expansion and septic within the buffer zone/riverfront, necessitates the filing of a Notice of Intent. The garage is proposed to have a second story added, however it is within the footprint of the existing garage and will not expand the foundation or roof line.

Specifics of the lot

The lot is a 0.56 -acre lot consisting of approximately 45% of the lot being developed. The lot contains a flood plain within the wetland resource area and a small corner of the rear yard. It does not contain certified or potential vernal pools, an area of Critical Environmental Concern nor rare species habitat. Work within the 200-foot riverfront is limited to the portion of the lot within the inner riparian zone. The Septic replacement is in the outer riparian zone. The sections of the riparian zone where areas of work are proposed currently present as lawn area. In accordance with 310 CMR 10.58 (2) (a) (Scope of Alternatives), as a lot existing prior to 1996 (see exhibit on page 6 under section labeled as narrative description), alternatives are limited to the lot. The septic and decking have been optimally sited to allow for the use of the deck in the rear yard and the septic to comply with Title V. Details of the proposed alteration are outlined in the section of this narrative labeled "IMPACTS". This lot has 24,390 square feet within the riverfront. **No work** is proposed within the limits of the floodplain.

Commencement of Construction Activities and Timelines:

All proposed construction is estimated to be completed through stabilization in a four-month maximum construction schedule. This schedule of course, may be adjusted due to weather related conditions.

Proposed Construction Mitigation and Sequencing

The formal plan submitted with this Notice of Intent is entitled "4 Demarco Road "by Innovative Septic Design dated 4.7.2023, 1 inch = 20 feet scale.

The plan details outline a sequence of work as follows:

- Placement of erosion controls proposed in a manner to maximize protection to the resource area. Erosion Protection will be placed closer to the limit of work to ensure work does not traverse within the adjacent wetland.
- Limited Vegetation (lawn area) removal in the area of the deck. Lawn area will be replanted.
- Excavate site for placement of the septic system and prep decking and driveway area.
- Restore disturbed lawn areas. Add plantings for Riparian Restoration
- Remove erosion controls once areas are stabilized.

Mitigation Measures:

The following mitigation measures are proposed and noted on the accompanying plans:

- Minimize newly disturbed areas to limit of work area.
- Maintain all structures and permanent work to ensure no encroachment to a bordering wetland resource area.
- Erosion control installed prior to ground disturbance.
- Minimize construction duration to within four months as a maximum.

IMPACTS

Riverfront Concerns:

This proposal qualifies as a redevelopment project as noted in 310 CMR 10.58(5). The lot subject to this Notice of Intent is a lot that predates August 1, 1996, as shown in the exhibit enclosed with this Notice of Intent. The exhibit under “narrative description” states this home was originally built on or about 1960.

310 CMR 10.58 (5) states:

“Redevelopment Within Previously Developed Riverfront Areas; Restoration and Mitigation. Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation or expansion of existing structures, improvement of existing roads, or reuse of degraded or previously developed areas. A previously developed riverfront area contains areas degraded prior to August 7, 1996, by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Work to redevelop previously developed riverfront areas shall conform to the following criteria:

- (a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.”

The proposed area of work is maintained as vegetated lawn and does the elements of impervious surfaces from existing structures or pavement, but does not have absence of topsoil, junkyards, or abandoned dumping grounds. Therefore, the remainder of the narrative refers to the applicable sections of 310 CMR 10.58 (5).

Alternatives

310 CMR 10.58 (4) (2) (a) states:

“ a. The area under consideration for practicable alternatives is limited to the lot for activities associated with the construction or expansion of a single family house on a lot recorded on or before August 1, 1996.”

Therefore, consideration of the location of work was confined to the lot only. The purpose of the deck addition is for added living space for family purposes. Architectural renderings enclosed with this Notice of Intent show clearly the current logistical arrangement of the existing home. Adding the deck space in the proposed location is adjacent to current living space and will allow for the addition of this space in a manner that is economical and allows for minimal alteration to the existing structure. The addition features a deck that will be accessed from the current home that will allow use by the household - including the ability of the parents to supervise children at play in the existing yard.

310 CMR 10.58 (5) (e) and (g) state:

(e)The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).....

(g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary.....

In consideration of the above cited regulation, the measurements of degraded area on the property following are listed:

- 1. Existing Driveway- 480 square feet
- 2. Roof Line house and garage – 1260 square feet (there is no additional roof line).
- 3. Proposed added driveway – 480 square feet
- 4. Proposed Decking – 273 Square Feet
- 5. Added Steps – 12 Square Feet

The total area considered degraded by the above regulation totals 2493 square feet. This is 54 square feet above the 10% threshold which would require a 2:1 mitigation of 108 square feet at a minimum.

Noted on the revised plan is an area of lawn proposed that is designated for planting that would compensate a mitigation of 110 square feet. The planting mix proposed is noted on the following pages:

The following planting plan assumes an area as outlined on the plan entitled "4 Demarco Drive by Innovative Septic Design" revised in April of 2023. This area includes 110 square feet in remedial work. The amount of reclamation is based on a manual survey conducted by Matthew S. Marro Environmental Consulting. The amount of reclamation, based on field measurements consist of a two to one (2:1) remedial ratio as required under the River Protection portion of regulation. The reclamation area is proposed to enhance the riverfront resource area on property as part of a granted Order of Conditions. This reclamation is achieved by removing a current lawn area totaling 100 square feet on the property and replacing it with a shrub and herbaceous mix on the groundcover. The re-establishment of the riverfront area currently lawn will achieve a benefit to the riverfront system by restoring the integrity of the riverfront within the property bounds. All plants to be utilized are native. As the proposed addition is to be placed on lawn, the proposed enhancement as outlined in the referenced plan, is designed to allow sheet flow coming off the driveway portion of the site and Demarco Road to mitigate and filter referenced flow. This area is closer to the stream and the direction of flow currently make this section of stream the most vulnerable. This vegetative buffer is proposed to cleanse sheet flow and enhance the habitat value of the riverfront.

The proposal for the planting plan is to plant the following:

1. A Meadow Seed Mix enclosed in the following page.
2. High Bush Blueberry planted adjacent to the overstory area to provide a shrub buffer compatible with the edge of wetland.

For the 110 square feet the following is proposed:

1. 1 Blueberry Bushes.
2. A total groundcover for the remainder of the 110 sq. ft. will promote a biodiversity lacking in a manicured lawn. The maintenance of the tree canopy will also aid in the maintenance of wildlife habitat.

The plantings will commence from the edge of the designated restoration area. The mix of plantings was calculated based on the planting offsets cited above.

Riverfront planting:

1. The lawn will be removed based on the narrative outlined in a subsequent section of this plan.
2. The soils shall be raked and stabilized with the wildlife mix outlined in the seed mix table below.

Planting list for 14 Farwell Road
New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum</i> (<i>Eutrochium maculatum</i>)	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus</i> (<i>Symphyotrichum pilosum</i>)	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes. For both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.

Notes:

- Mitigation shall be monitored by Matthew S. Marro Environmental Consulting (MSMEC)
- Mitigation status shall be reported to the Conservation for compliance on June 30 and October 31 for 2023 and 2024.
- During this period, any deficiencies in growth shall be noted and reseeded.
- MSMEC shall certify the success of the mitigation after the 2-year monitoring period if achieved. Deficiencies of such shall be noted, reported, and corrected if required.

The internal workings of the home would require modification that creates an expense to the homeowner that would cause the work to become financially prohibitive if the decking was moved. The existing vegetative cover currently on the lot is lawn area leading to the bordering vegetated wetland. With the exception of this addition and the 2:1 mitigation proposed, there are no other changes proposed to the lot cover. The location of the home and the proposed deck addition will provide a situation where the pathway existing within the riparian zone will be maintained. It is also noteworthy, there is no canopy proposed to be removed within the riverfront. As the project is a small addition to a single-family home, there are no stormwater standards per state, local or federal regulation that are triggered by this proposal.

Determination of Mean Annual High Water

310 CMR 10.58 (2)2 states:

“Mean Annual High-water Line of a river is the line that is apparent from visible markings or changes in the character of soils or vegetation due to the prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land. Field indicators of bankfull conditions shall be used to determine the mean annual high-water line. Bankfull field indicators include but are not limited to: changes in slope, changes in vegetation, stain lines, top of pointbars, changes in bank materials, or bank undercuts.

a. In most rivers, the first observable break in slope is coincident with bankfull conditions and the mean annual high-water line.

b. In some river reaches, the mean annual high-water line is represented by bankfull field indicators that occur above the first observable break in slope, or if no observable break in slope exists, by other bankfull field indicators. These river reaches are characterized by at least two of the following features: low gradient, meanders, oxbows, histosols, a low-flow channel, or poorly-defined or nonexistent banks..”

In accordance with paragraph “b” cited above, the mean annual high-water line was determined by Bankful Width and is shown on the site plan noted as SC 1 through SC 18.

The following outlines the mix of BVW vegetation that was noted on the site throughout the entirety of the delineated portion noted on the plan as GC 1 through GC 15:

Botanical Name	Common Name	Wetland Indicator Status ⁱ
<i>Onoclea sensibilis</i>	Sensitive Fern	FACW
<i>Osmundastrum cinnamomeum</i>	Cinnamon Fern	FACW
<i>Solidago altissima</i>	Canada Golden Rod	FACU
<i>Acer Rubrum</i>	Red Maple	FAC
<i>Symplocarpus foetidus</i>	Skunk Cabbage	OBL
<i>Quercus rubra</i>	Northern Red Oak	FACU
<i>Vaccinium corymbosum</i>	High Bush Blueberry	OBL

Sudbury Wetland Regulation Compliance:

The proposal for work within the buffer zone complies with the regulations as the erosion protection line, when added to the plan, will demarcate the limit of work. The erosion protection is placed in a manner to not allow for the potential for eroded materials to enter the adjacent bordering wetland resource area. Any stockpiling due to excavation would be placed in front of the proposed erosion protection at the end of the driveway closest to the single-family home.

Section 3.1 of local regulation states:

“The application and permit required by the Bylaw shall not be required for maintaining, repairing, replacing, or enlarging an existing and lawfully located single- family residential structure or appurtenance thereto unless said filing is otherwise required by state or federal law.”

The proposal calls for driveway work and the septic upgrade to be located out of the 50 foot buffer zone of the BVW. The proposed modified and expanded decking has been minimized to allow for compliance with alteration under riverfront, however, all work within the 100 foot buffer is within existing grass line and will not require removal of trees or other substantive vegetation.

RIVER FRONT:

The mean annual high-water line as noted above is identical to the provisions of Section 2.5.1 utilizing Bankfull Width and is shown on the site plan noted as SC 1 through SC 18.

As previously noted on page 1 of the narrative, no work is proposed within bordering vegetated wetland, nor is there a vernal pool identified in the area of the lot and the resource areas. Also as noted on page 1, there is no flood plain nor floodway present within the work area nor any type of outstanding resource water. No other provisions of local regulation with respect to this proposal applies.

Conclusion.

With the considerations of a limited and minimized work area, optimally located and proposed mitigation for the protection of the resource areas, it is the opinion of MSMEC, the proposal protects the resource areas from alteration. It is noteworthy, the work is within a limited area of the lot and the remainder of the lot will remain in the same condition as pre development, a standard Order of Conditions, adopting the construction sequence and mitigation noted on the accompanying plans is, in our opinion, sufficient to protect the interests of the resource areas and we hope the commission will agree with this assertion and, respectfully on behalf of Horizon Holding LLC, will approve a standard Order of Conditions.

Thank you for your consideration of this Notice of Intent.

Respectfully Submitted,



Matthew S. Marro,
Consulting Agent/Principal
Cc: File
Client file
Mass DEP

Card 1 of 1

Location 4 DEMARCO RD	Property Account Number	Parcel ID G08-0002
		Old Parcel ID LOT- A -PLAN 204 O-F 78

Current Property Mailing Address	
Owner HORIZON HOLDING LLC	City FOXBORO
Address 45 N HIGH ST	State MA
	Zip 02035
	Zoning RESA

Current Property Sales Information	
Sale Date 8/26/2022	Legal Reference 80638-125
Sale Price 520,000	Grantor(Seller) THOMPSON MARY LOU,

Current Property Assessment	
Year 2023	Building Value 220,200
Land Area 0.560 acres	Xtra Features Value 0
	Land Value 363,600
	Total Value 583,800

Narrative Description
 This property contains **0.560 acres** of land mainly classified as **ONE FAM** with a(n) **COLONIAL** style building, built about **1960** , having **WOOD SHING** exterior and **ASPHALT SH** roof cover, with **1** unit(s), **8** total room(s), **4** total bedroom(s), **1** total bath(s), **1** total half bath(s), **0** total 3/4 bath(s).

Legal Description

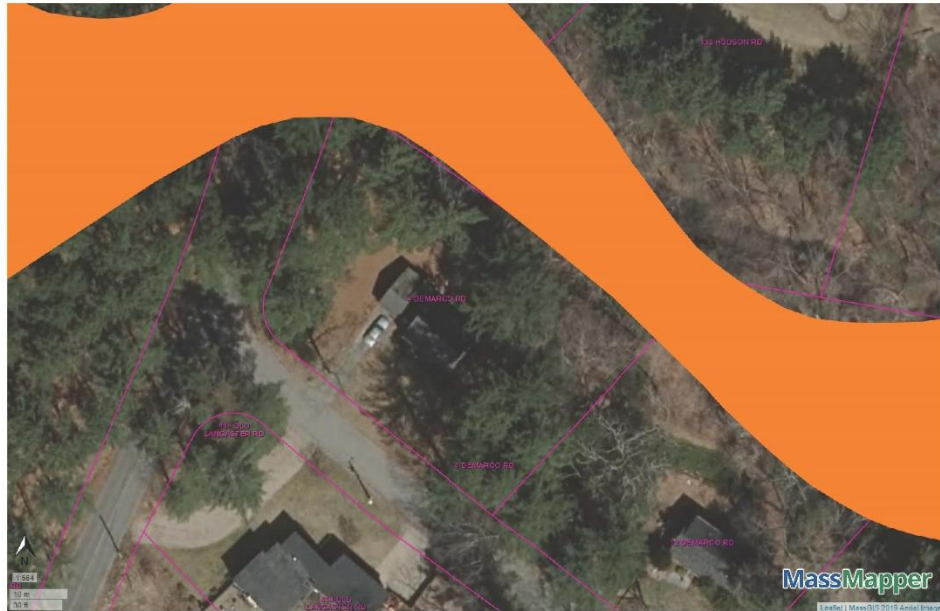
Property Images

Unsketched Sub/Area:
 BMT FC=0.46,
 BMT FC=0.26,
 OSP FC=0.50.

Sum Area By Label:
 SFL = 700
 FFL = 704
 BMT = 704
 EFP = 200
 OAR = 288

EXHIBITS AND WPA FORM 3

4 Demarco Mass GIS overlay



Q3 Flood Zones (from Paper FIRMs, where NFHL Unavailable)

- A
- AE
- AE Floodway
- AH
- AO
- D
- VE
- Area Not Included
- X500

FEMA National Flood Hazard Layer Polygons

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- AH: 1% Annual Chance of 1-3ft Ponding, with BFE
- AO: 1% Annual Chance of 1-3ft Sheet Flow Flooding, with BFE
- VE: High Risk Coastal Area
- D: Possible But Undetermined Hazard
- X: 0.2% Annual Chance of Flooding
- X: 1% Drainage Area < 1 Sq. Mi.
- X: Reduced Flood Risk due to Levee
- Area Not Included
- Area with no DFIRM - Paper FIRMs in Effect

Potential Vernal Pools

-

NHESP Priority Habitats of Rare Species

-

NHESP Natural Communities

-

NHESP Estimated Habitats of Rare Wildlife

-

NHESP Certified Vernal Pools

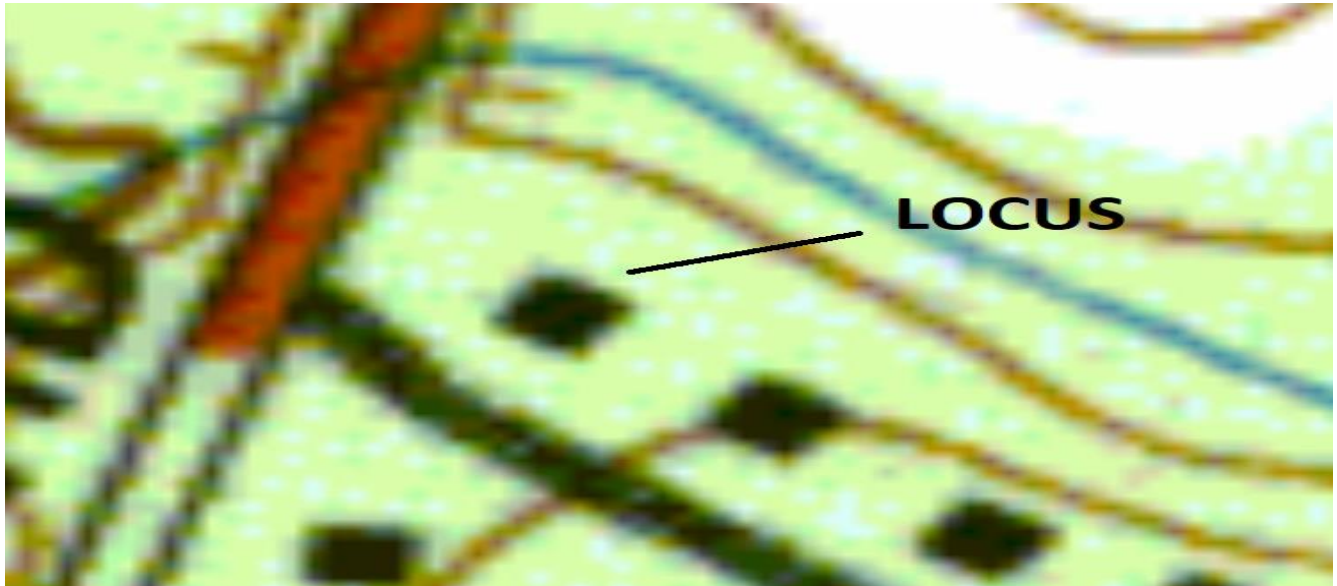
-

NHESP Ecoregions

-

Property Tax Parcels

USGS LOCUS & FEMA FIRMETTE



4/10/23, 5:44 PM FEMA's National Flood Hazard Layer (NFHL) Viewer with Web AppBuilder for ArcGIS

FEMA's National Flood Hazard Layer (NFHL) Viewer

4 Demarco Road, Sudbury, MA, 1 X Q

Show search results for 4 Demarco R...

Search result

4 Demarco Road, Sudbury, MA, 01776, USA

Zoom to

Town of Sudbury 250217

25017C0368F eff. 7/7/2014

200ft

-71.42342386 Degrees

<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-71.43426019299054,42.381137300099226,-71.41348916637865,42.389061...> 1/1

WPA FORM 3



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):

4 Demarco Road
a. Street Address

Sudbury
b. City/Town

01776
c. Zip Code

42.38504
d. Latitude

-71.42390
e. Longitude

G8
f. Assessors Map/Plat Number

0002
g. Parcel /Lot Number

2. Applicant:

a. First Name
Horizon Holding LLC

b. Last Name

c. Organization

10 Holden St
d. Street Address

Malden
e. City/Town

MA
f. State

02148
g. Zip Code

978-904-0604
h. Phone Number

i. Fax Number

horizon.holding.llc@gmail.com
j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Matthew S.
a. First Name

Marro
b. Last Name

Matthew S. Marro Environmental Consulting
c. Company

45 Lisa Drive
d. Street Address

Leominster
e. City/Town

MA
f. State

01453
g. Zip Code

978-314-7858
h. Phone Number

775-521-7083
i. Fax Number

matt@marro-consulting.com/irene@marro-consulting.com
j. Email Address

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

165.00
a. Total Fee Paid

70
b. State Fee Paid

95 (note 100.00 local fee)
c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Sudbury
City/Town

A. General Information (continued)

6. General Project Description:
 Refer to Narrative

7a. Project Type Checklist:

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

7b. Is any portion of the proposed activity eligible to be treated as a 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:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

Middlesex	
a. County	b. Certificate # (if registered land)
13880	455
c. Book	d. Page Number

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

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	0 1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	0 1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	0 1. square feet 3. cubic yards dredged	2. square feet



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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

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

<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	0 1. square feet	2. square feet
e. <input type="checkbox"/> Isolated Land Subject to Flooding	0 1. square feet	4. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	not available 1. Name of Waterway (if available)	3. cubic feet replaced
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 checked="" type="checkbox"/> 200 ft. - All other projects		
3. Total area of Riverfront Area on the site of the proposed project:		24390 square feet
4. Proposed alteration of the Riverfront Area:		
1200 septic 2493 additon a. total square feet	2013 decks b. square feet within 100 ft.	480 driveway (1200 for septic system)
5. Has an alternatives analysis been done and is it attached to this NOI?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6. Was the lot where the activity is proposed created prior to August 1, 1996?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

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



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

	<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 BVW _____	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 _____

C. Other Applicable Standards and Requirements

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://www.mass.gov/dfwele/dfw/nhESP/regulatory_review/priority_habitat/online_viewer.htm.

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

2023 Mass GIS
 April _____

Natural Heritage and Endangered Species Program
 Division of Fisheries and Wildlife
 100 Hartwell Street, Suite 230
 West Boylston, MA 01583



Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Sudbury
City/Town

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

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.1.d, 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).*

1. 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
3. 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
 - (c) MESA filing fee (fee information available at: http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/esa_fee_schedule.htm).
 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

d. 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, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/esa/esa_exemptions.htm; 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

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/dfwele/dfw/nhesp/nhosp.htm>, regulatory review tab). 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.



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

3. Separate MESA review completed. Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
2. 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 or hand delivery of NOI to either:
- | | |
|---|--|
| South Shore - Cohasset to Rhode Island, and the Cape & Islands: | North Shore - Hull to New Hampshire: |
| Division of Marine Fisheries - Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694 | Division of Marine Fisheries - North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930 |

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.

3. 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
-
4. 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
5. 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
6. 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

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)

- 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

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.
- 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.

4 Demarco Road	
a. Plan Title	Evan Carloni
b. Prepared By	c. Signed and Stamped by
4.7.23	20
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.



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

E. Fees

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

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

2. Municipal Check Number	3. Check date
4. State Check Number	5. Check date
Matthew	Marro
6. Payor name on check: First Name	7. Payor name on check: Last Name

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	4.7.2023
2. Date	
3. Signature of Property Owner (if different)	4. Date
MS Marro	4.7.2023
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

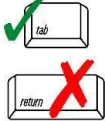
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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

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



A. Applicant Information

1. Location of Project:

4 Demarco Road
 a. Street Address

Sudbury
 b. City/Town

70.00
 d. Fee amount

c. Check number

2. Applicant Mailing Address:

a. First Name
 Horizon Holding LLC

b. Last Name

c. Organization

10 Holden Street
 d. Mailing Address

Malden
 e. City/Town

MA
 f. State

02148
 g. Zip Code

978-904-0604
 h. Phone Number

i. Fax Number

horizon.holding.llc@gmail.com
 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

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.

Assessor Record

abutters_id_field	abutters_owner1	abutters_owner2	abutters_address	abutters_address2	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
G07-020	SUBURV VALLEY TRUSTEES INC		18 WOLBACH RD		SUBURV	MA	01776	13002-41	HUDSON RD
G08-001	PRCIA TODD J & SUZANN D		414 OLD LANCASTER RD		SUBURV	MA	01776	56274-116	414 OLD LANCASTER RD
G08-002	HORIZON HOLDING LLC		45N HIGH ST		FOXBORO	MA	02035	80688-125	4 DEMARCO RD
G08-003	PHILLIPS GEOFFREY & BARBARA		125 HUDSON RD		SUBURV	MA	01776	32501-451	125 HUDSON RD
G08-004	BOULEY SOBRAL GRETA & NATHAN T		133 HUDSON RD		SUBURV	MA	01776	41432-203	133 HUDSON RD
G08-005	VARLOTTO JOHN M & ANSELA M		434 OLD LANCASTER RD		SUBURV	MA	01776	39601-194	434 OLD LANCASTER RD
G08-010	PERENCE KEVIN M & MARTHA L		12 DEMARCO RD		SUBURV	MA	01776	24799-523	12 DEMARCO RD
G08-0109	MOCABE LAURA & PATRICK		15 DEMARCO ROAD		SUBURV	MA	01776	59466-107	15 DEMARCO RD

Notification to Abutters
Under the Massachusetts Wetlands Protection Act and Sudbury Protective Wetlands By Law.

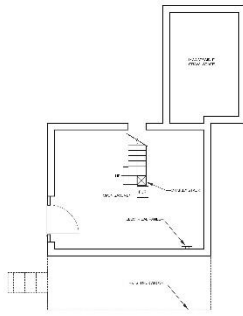
In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and Sudbury Protective Wetlands By-Law, you are hereby notified of the following:

- A. The name of the **Applicant** is Horizon Holding LLC
- B. The Applicant has filed a **Notice of Intent** with the Sudbury Conservation Commission seeking permission to remove, fill, dredge or alter 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 local protective wetlands by-law.
- C. The **address** of the lot where the activity is proposed: 4 Demarco Road
- D. The **proposed activity** is: Deck addition Driveway expansion and Septic upgrade

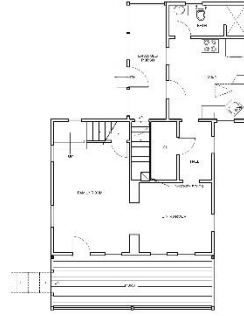
- E. A **Public Hearing** regarding this **Notice of Intent** will be held on: **TBD**
- F. **Public Participation will be by Zoom**
- G. The meeting time and date will be provided on the Conservation Commission's Agenda posted on the Town's website at least 48 hours prior to the meeting, or you may email (concom@sudbury.ma.us) for the agenda to be emailed to you.
- H. **The Notice of Intent** may be examined by contacting the commission or by emailing a request for a pdf copy to irene@marro-consulting.com
- I. Copies of the **Notice of Intent** may be obtained from either The Applicant, or the Applicant's representative Matthew S. Marro, by calling this telephone number: 978-314-7858 between the hours of 9 AM to 3 PM Weekdays

Note: Public Hearing Notice, including its date, time, and place, will be published at least 5 days in advance in Your local Newspaper (at the applicant's expense).

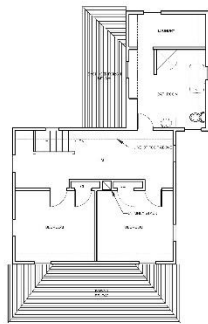
For more information about projects in Sudbury, please contact the Sudbury Conservation Commission at (978) 440-5741. You also may contact the Department of Environmental Protection at (978) 694-3200.



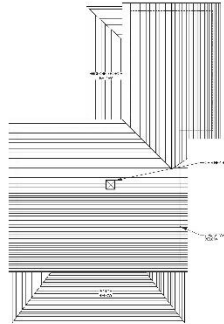
① BASEMENT
Scale: 1/8" = 1'-0"



② FIRST LEVEL
Scale: 1/8" = 1'-0"

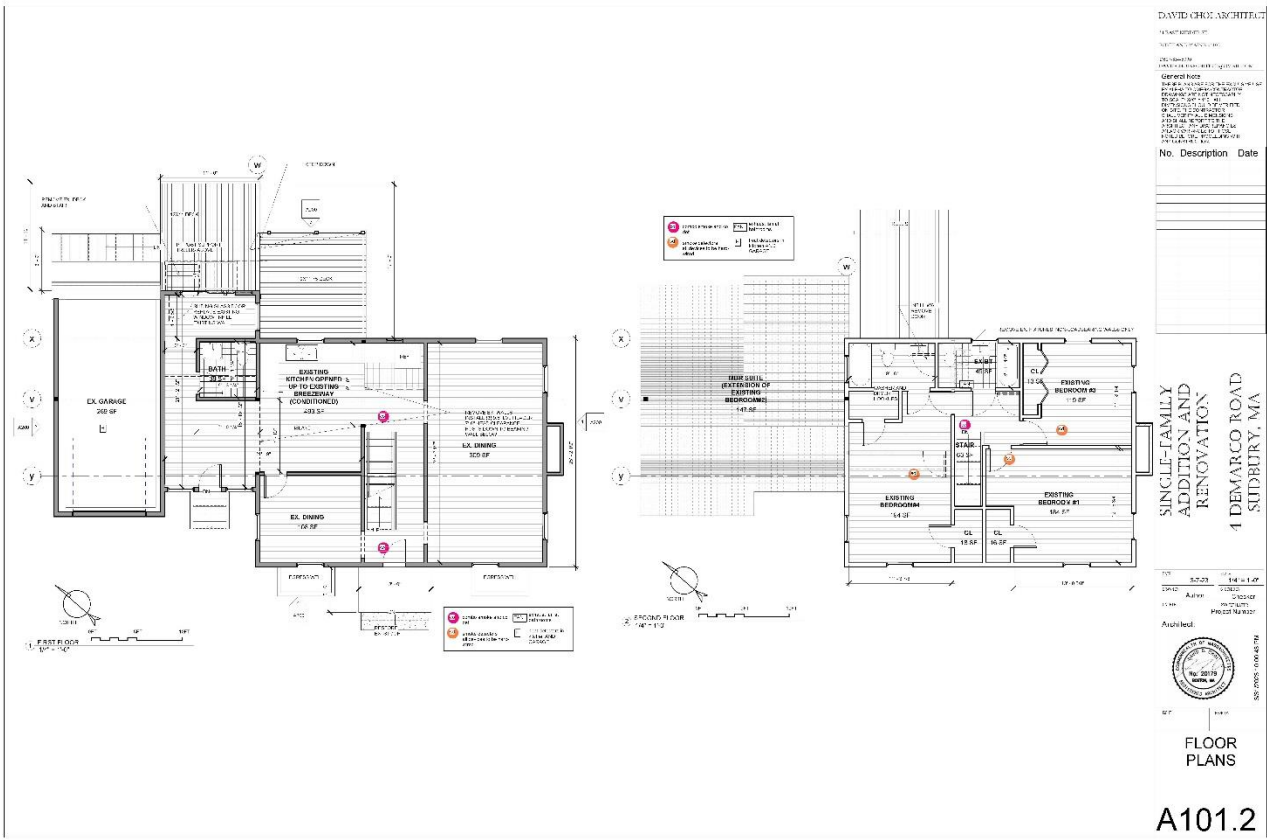


③ SECOND LEVEL
Scale: 1/8" = 1'-0"



④ ROOF
Scale: 1/8" = 1'-0"

<p>ELLSWORTH ASSOCIATES, Inc. 267 NORFOLK STREET CAMBRIDGE, MA 02139 PH: 617-492-9709 FAX: 617-714-5800</p>	
<p>14 FARWELL ROAD TYNGSBORO, MA</p>	<p>EXISTING PLANS</p>
<p>DATE: 05/25/2022</p>	
<p>SCALE: 1/8" = 1'-0"</p>	
<p>JOB NO.: FILE: 14 FARWELL</p>	
<p>EX1.1</p>	



DAVID CHOI ARCHITECT
 100 WASHINGTON ST.
 SUITE 200
 BOSTON, MA 02108
 TEL: 617.552.1111
 WWW.DAVIDCHOIARCHITECT.COM

General Note:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS MECHANICAL, ELECTRICAL AND PLUMBING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS STRUCTURAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS ENERGY EFFICIENCY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS ENVIRONMENTAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS FIRE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS HEALTH AND SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS HISTORIC PRESERVATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS LANDMARKS ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS ANTI-DISCRIMINATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.

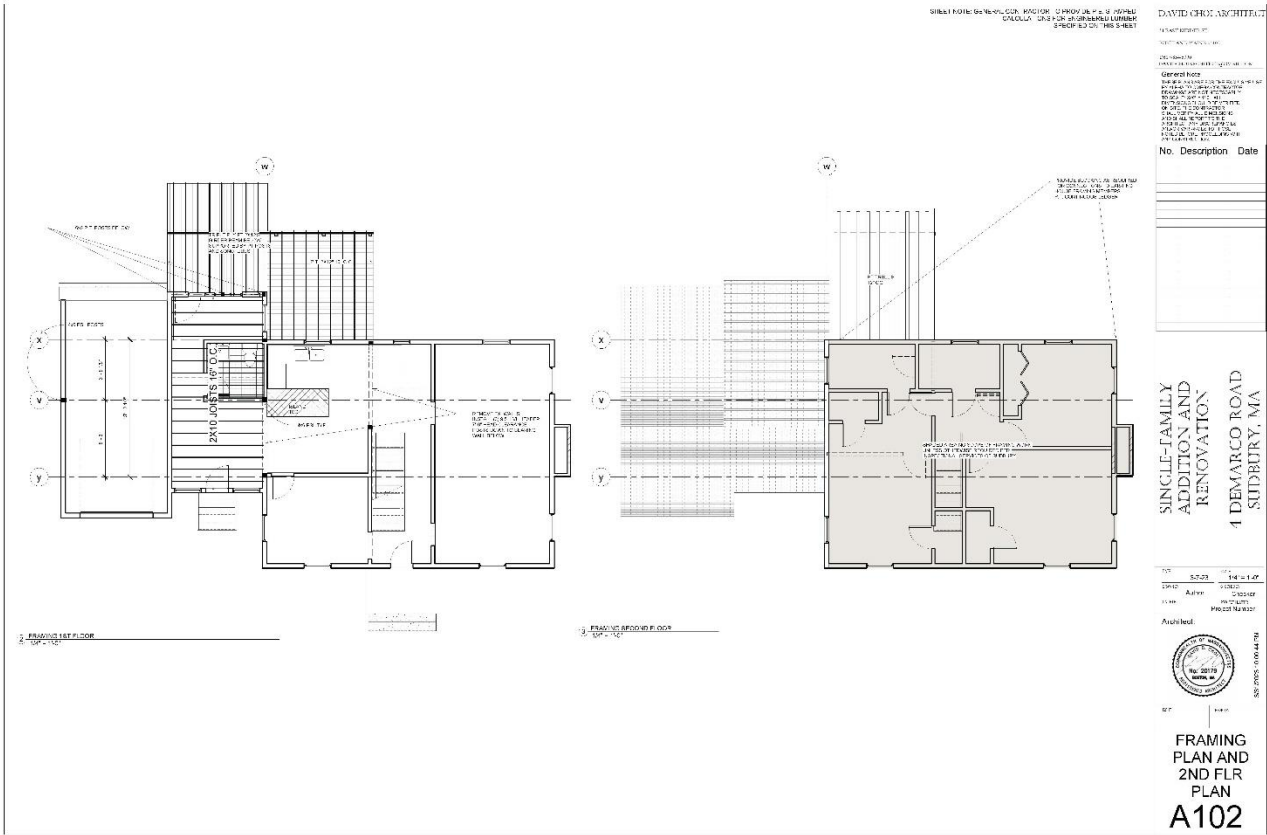
No.	Description	Date

PROJECT INFORMATION:
 TITLE: SINGLE-FAMILY ADDITION AND RENOVATION
 DATE: 5/2/23
 DRAWN BY: ACH
 CHECKED BY: DCH
 PROJECT NO: 23001

APPROVALS:
 ARCHITECT: DAVID CHOI
 SEAL: [Professional Seal]
 DATE: 5/2/23

FLOOR PLANS

A101.2



DAVID CHOI ARCHITECT
 100 WASHINGTON ST.
 SUITE 200
 BOSTON, MA 02108
 TEL: 617.552.1111
 WWW.DAVIDCHOIARCHITECT.COM

General Note:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS MECHANICAL, ELECTRICAL AND PLUMBING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS STRUCTURAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS ENERGY EFFICIENCY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS ENVIRONMENTAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS FIRE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS HEALTH AND SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS HISTORIC PRESERVATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS LANDMARKS ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS ANTI-DISCRIMINATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.

No.	Description	Date

PROJECT INFORMATION:
 TITLE: SINGLE-FAMILY ADDITION AND RENOVATION
 DATE: 5/2/23
 DRAWN BY: ACH
 CHECKED BY: DCH
 PROJECT NO: 23001

APPROVALS:
 ARCHITECT: DAVID CHOI
 SEAL: [Professional Seal]
 DATE: 5/2/23

FRAMING PLAN AND 2ND FLR PLAN

A102



ELLSWORTH ASSOCIATES, Inc.
 267 NORFOLK STREET
 CAMBRIDGE, MA 02139
 PH. 617-462-0709 FAX. 617-714-5800

14 FARWELL ROAD
 TYNGSBORO, MA
 PROP. WEST ELEV.



DATE: 05/26/2022

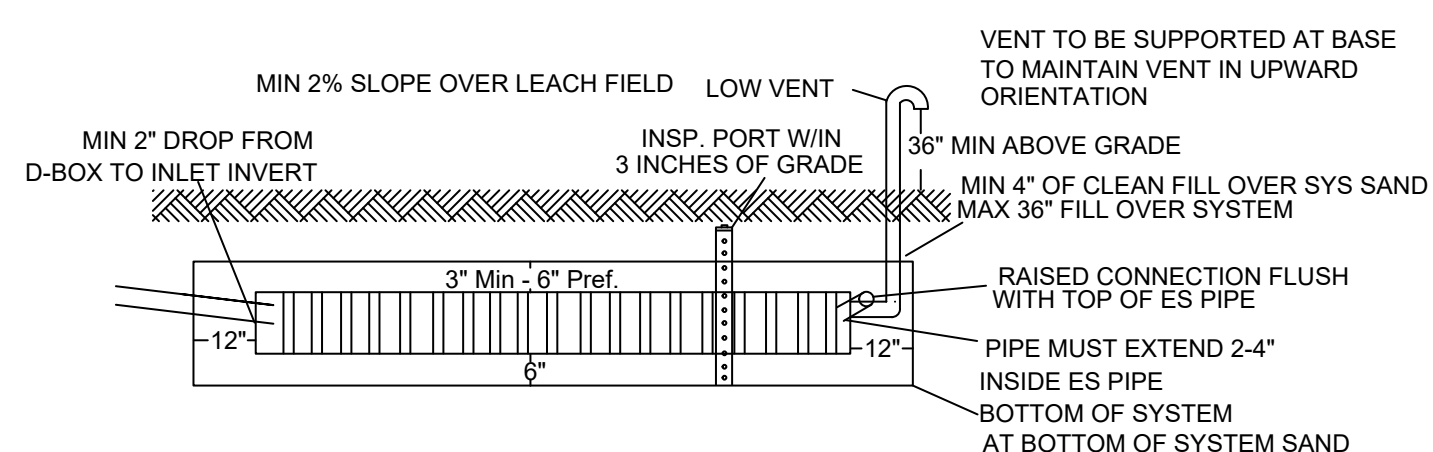
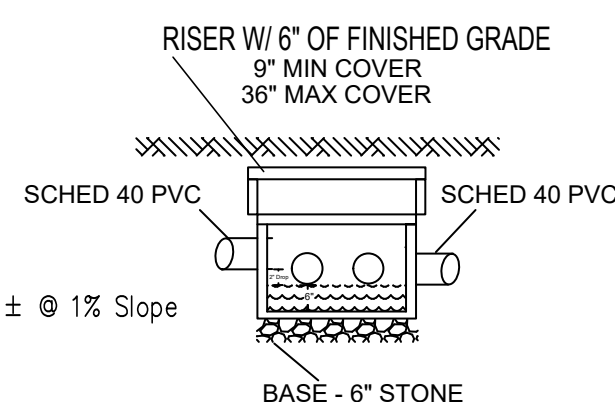
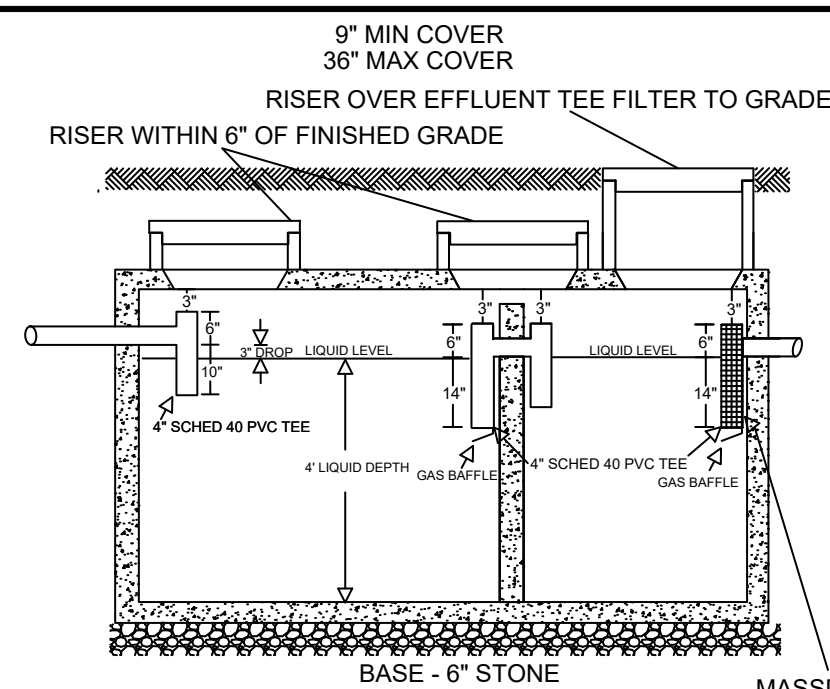
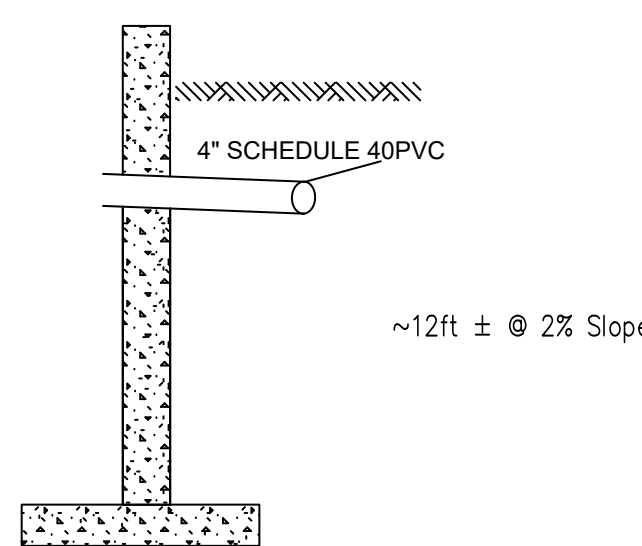
SCALE: 1/8" = 1'-0"
 JOB NO.: 14 FARWELL

A3.3

abutters_id_field	abutters_owner1	abutters_owner2	abutters_address	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
G07-0200	SUDBURY VALLEY TRUSTEES INC		18 WOLBACH RD	SUDBURY	MA	01776	13002-41	HUDSON RD
G08-0001	PROIA TODD J & SUZANN D		414 OLD LANCASTER RD	SUDBURY	MA	01776	56274-116	414 OLD LANCASTER RD
G08-0002	HORIZON HOLDING LLC		45 N HIGH ST	FOXBORO	MA	02035	80638-125	4 DEMARCO RD
G08-0003	PHILLIPS GEOFFREY & BARBARA		125 HUDSON RD	SUDBURY	MA	01776	32501-451	125 HUDSON RD
G08-0004	BOULEY SOBRAL GRETA & NATHAN T		133 HUDSON RD	SUDBURY	MA	01776	41432-203	133 HUDSON RD
G08-0005	VARLOTTO JOHN M & ANGELA M		434 OLD LANCASTER RD	SUDBURY	MA	01776	39001-194	434 OLD LANCASTER RD
G08-0101	FERENCE KEVIN M & MARTHA L		12 DEMARCO RD	SUDBURY	MA	01776	24739-523	12 DEMARCO RD
G08-0109	MCCABE LAURA & PATRICK		15 DEMARCO ROAD	SUDBURY	MA	01776	59466-107	15 DEMARCO RD

Gynthe Hury
3/30/2023

Profile (not to scale):



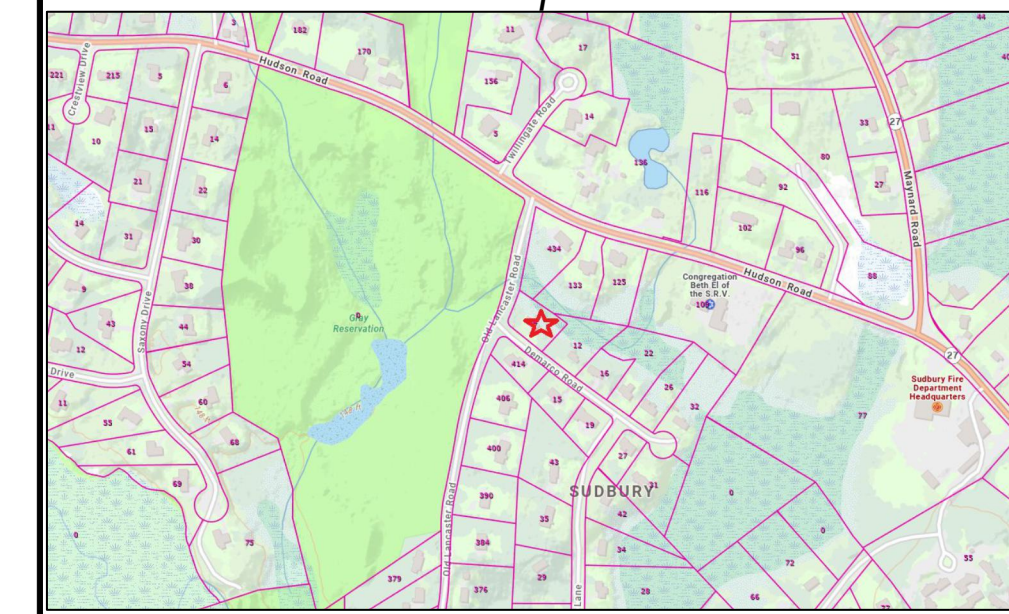
Leach Field Notes:

1. Fill shall be free of clay, tailings or stones larger than 6"
2. Trees should be removed if the roots could reach the leach field, or an impervious barrier should be placed in between field and tree.

1. System sand - 35% or less of the total sand may be gravel. 40% to 90% of the total sand is to be coarse to very coarse sand. No gravel shall exceed 3/4" in diameter. No gravel shall pass a #10 sieve. No coarse sand shall pass a #35 sieve. No more than 2% of the total sand may pass through a #200 sieve. ASTM C-33 (Concrete sand) is an alternate acceptable materials for use as system sand.
 2. Title 5 surrounding sand - Shall meet requirements of 310 CMR 15.255(3). Sand shall be comprised of clean granular sand, free from organic matter and deleterious substances and shall not contain Remediation Waste. Fill shall not contain any material larger than 2 inches. Up to 45% by weight of fill material may be retained on the #4 sieve. Sieve analysis must comply with the following chart:

SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
# 4	4.75 mm	100%
# 50	0.30 mm	10% - 100%
#100	0.15 mm	0% - 20%
#200	0.075 mm	0% - 5%

Location Map No Scale:

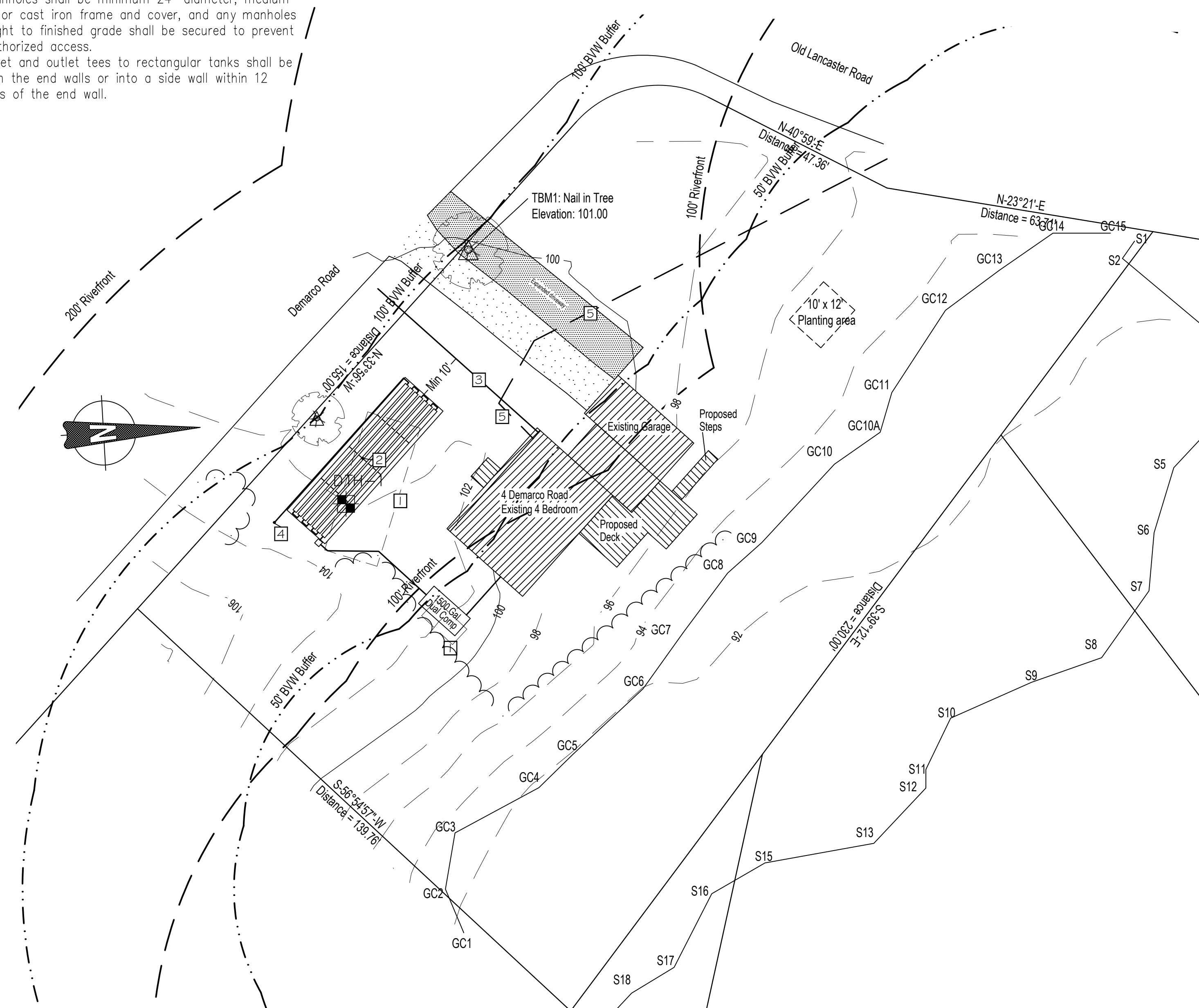


Building Sewer Notes:

1. Where portions of the existing building sewer are to remain, building sewer shall be inspected for slope, bellies, turns and anything which may prevent it from functioning as required by Title 5. Existing building sewer to remain must be of adequate materials per Title 5.

Tank Notes:

1. Manholes shall be minimum 24" diameter, medium duty or cast iron frame and cover, and any manholes brought to finished grade shall be secured to prevent unauthorized access.
2. Inlet and outlet tees to rectangular tanks shall be set in the end walls or into a side wall within 12 inches of the end wall.

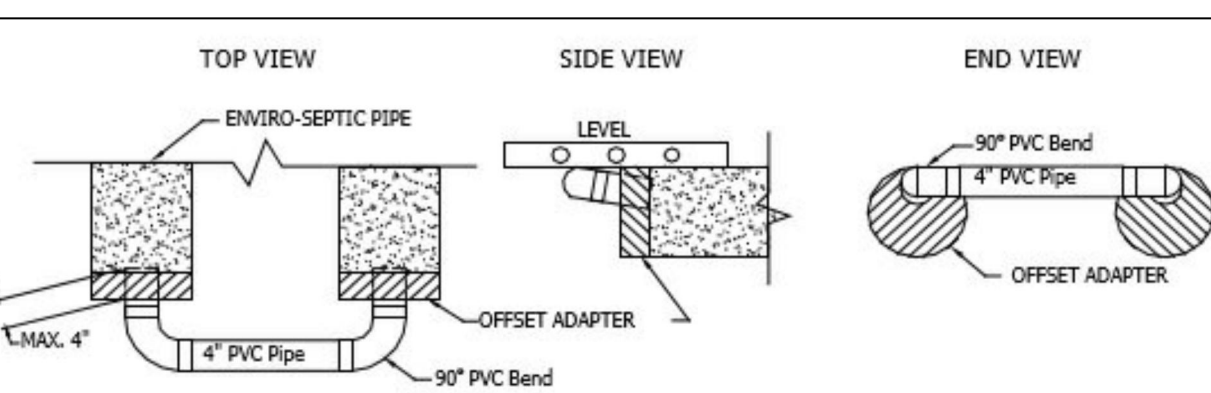
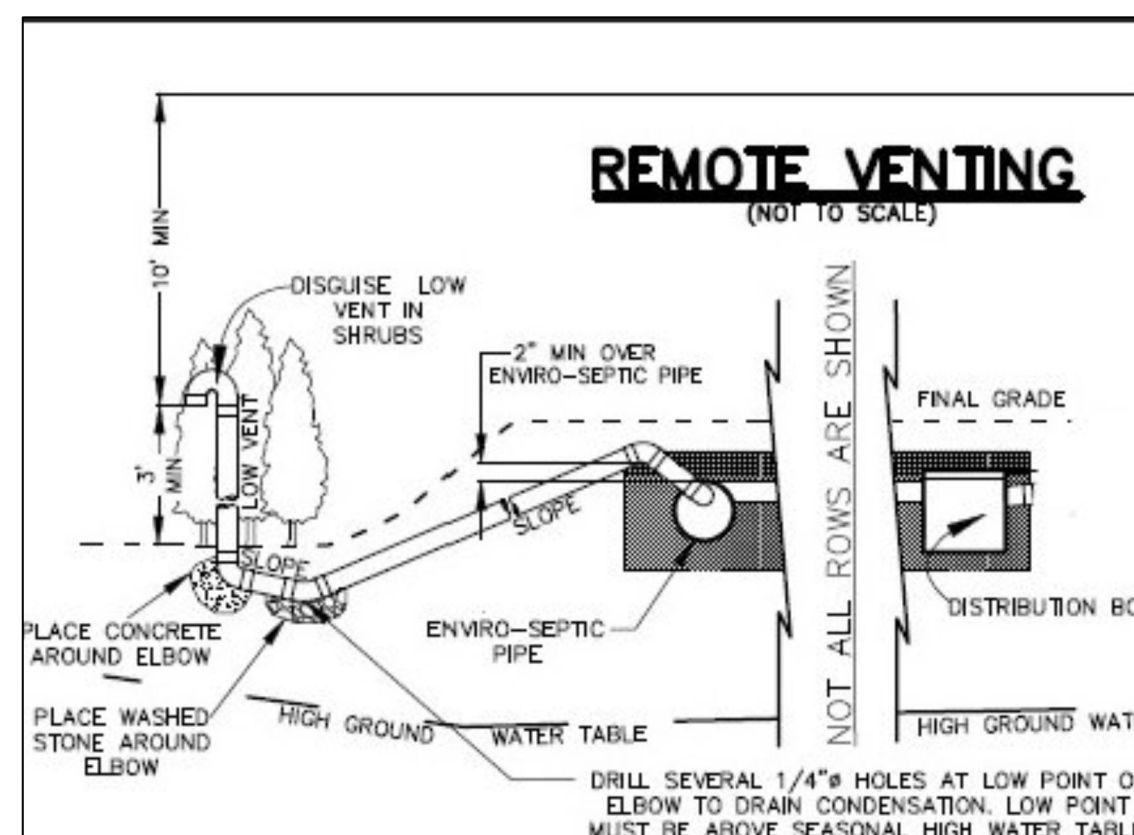
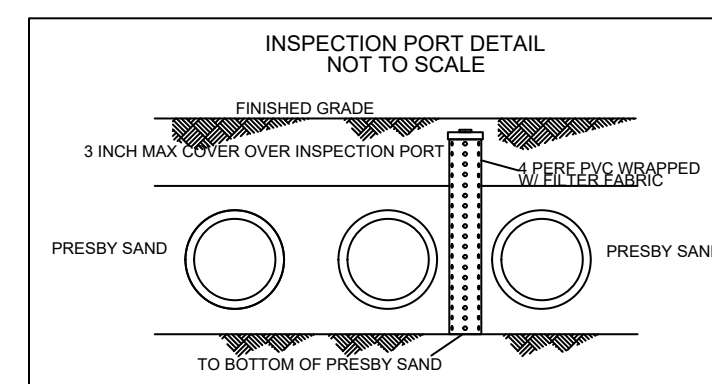


Legend

- Tree
- Tree/Shrubline
- Stone Wall
- Deep Test Hole
- Perc Hole

Plan View Notes

- 1 Existing tank and approx leach field
- *Existing system to be abandoned per 310 CMR 15.354.
- 2 Inspection port
- 3 Approx. existing water-line. Verify location upon construction
- 4 3' high vent
- 5 Approx. proposed gas line



Schedule of Elevations		
Elevation	Proposed	As-Built
Invert @ Building	100.17	
Tank Inlet	99.93	
Tank Outlet	99.68	
D-Box Inlet	99.38	
D-Box Outlet	99.21	
4" PVC Inlet into Presby	99.04	
Invert of Presby Tube	98.46	
Bottom of System Sand (Breakout)	97.96	
Minimum Finished Grade	100.04	
Maximum Finished Grade	102.46	

Construction Notes:

1. Contractor shall notify Dig Safe (888) 344-7233 at least 72 hours prior to construction or abandonment of existing system. It shall be the responsibility of the contractor to locate any utilities not delineated by Dig Safe.
2. Prior to the commencement of construction, the System Installer must certify in writing to the Designer, the LAA, and the System Owner that (s)he is a locally approved System Installer and, if required by the Company, is certified by or has received appropriate training by the Company.
3. All disturbed surfaces shall be restored with 4" of loam and seed.
4. All connections shall be glued.
5. Contractor shall notify designer and Approving Authority when conditions are found during construction which would alter the approved septic design plan.
6. All components of this system shall be marked with magnetic tape or comparable in order to locate components once buried.

Design Criteria

SAS Sizing Design Data:
 Proposed 4 bedroom home @ 110 GPD/bedroom = 440 GPD
 Perc Rate = <2 Minutes per inch
 LTAR Title 5: 0.74 gpd/sqft
 Conventional Size Required: 440 GPD/0.74 GPD/sqft = 595 sqft
 Presby ES min size: 400 sqft
 Linear Feet of Pipe Req'd: 280'
 Presby Provided: 1.5 (18") OC Spacing - 7 lines @ 40 ft (280 lf) - 42 ft x 12 ft = 504 sqft
Tank Calc:
 Required: 440 GPD x 2 = 880 Gallons
 Provided: 1500 Gallon Dual Compartment Tank - Monolithic

Plan Information:

1. This plan was created for the purposes of showing a proposed sewage disposal system and is NOT intended to be used for the reproduction of property lines. If property lines are in question, a survey should be performed by a Professional Land Surveyor.
2. This plan is for the design and construction of the sewage disposal facility only.
3. The underground utilities denoted on this plan are based off of markings from proper entities and available records. The Designer is not responsible for any subsurface structures not accurately depicted on this plan.
4. Water softener/roof runoff/sump pump discharge shall not be tied into proposed septic system.
5. If a fixture must be pumped to the septic tank, the pump specifications and frequency of use shall be in accordance with 310 CMR 15.229.
6. This plan may not be revised without the consent of the Designer and without Local Board of Health approval.
7. All known wells within 150 feet of this system have been identified.
8. System shall be pumped per 310 CMR 15.351.
9. The designers only warranty is that the system was designed in accordance with Title 5 and the local BOH regulations.

Lot Information:

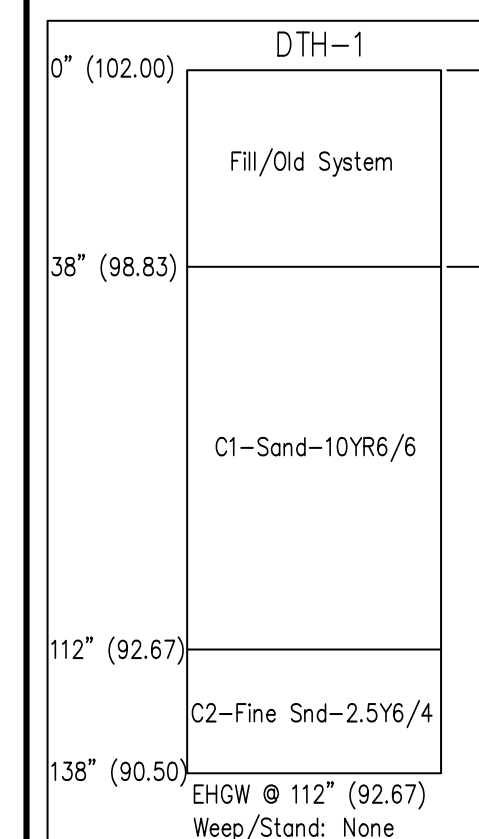
Water Source: Town water
 Garbage Grinder: This septic system has NOT been designed for a garbage grinder. Any existing garbage grinders shall be removed.
 Nitrogen Sensitive Areas: Zone II - no ; IWPA - no
 Flood Plain: This property is not located in a flood plain.
I/A Info:
 The Presby Enviro-Septic is proposed under remedial use approval. This design conforms to the approval and company design guidance.
 Transmittal number: 21-CLM-000073-APP
 Date of Issuance: Revised September 26, 2013, Modified October 30, 2019, Modified March 15, 2022

System must be installed and maintained as per the "Standard Conditions for Alternative Soil Absorption Systems with General Use Certification and/or Remedial Use" dated "Revised: March 5, 2018".

Soil Data

Percolation Tests	
Rate	PT-A
	<2mpi

Date of soil evaluation: 2/21/2023
 Soil Evaluator: Evan Carloni (SE#13784)
 Approving Authority Witness: Rob Lazo



Local Upgrade Approval (LUA) Requested	
Reg	Request

Variances Requested	
Reg	Request

Updates	
Date	Update
2/26/2023	Proposed Plan

Horizon Holding, LLC.
 4 Demarco Road
 Sudbury, MA 01776
 Existing 4 bedroom home

Innovative Septic Design, Inc.
 51 Carter Street
 Berlin, MA 01503
 978-621-8278
 RS #1400

Deed Information :
 County: Middlesex BK.80638 Pg.125

Lot Area: 0.56 Acres
 Scale: 1"=20'
 Lot & Map #: Map: G8 Lot: 2

Plan #: 02212301

I HEREBY CERTIFY THAT THIS PLAN MEETS ALL REQUIREMENTS OF 310 CMR 15.000, TITLE 5 OF THE STATE ENVIRONMENTAL CODE AND ALL APPLICABLE REGULATIONS OF THE TOWN OF Sudbury BOARD OF HEALTH.

