

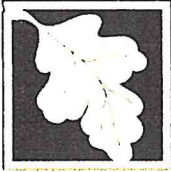
**NOTICE OF PUBLIC HEARING
SUDBURY CONSERVATION COMMISSION
Monday, October 2, 2023 at 7:00 PM
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to install a sump pump and drainage within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 109 Concord Road, Sudbury, MA. Elizabeth Shirey, Applicant. The hearing will be held on Monday, October 2, 2023 at 7:00 pm, via remote participation.

Please see the Conservation Commission web page for further information.

<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-october-2-2023/>

SUDBURY CONSERVATION COMMISSION
9/6/2023



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

City/Town

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



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

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

109 Concord Road Sudbury 01776
a. Street Address b. City/Town c. Zip Code

Latitude and Longitude: 42.37 -71.41
d. Latitude e. Longitude

509 0602
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Elizabeth Shirey
a. First Name b. Last Name

c. Organization

109 Concord Road
d. Street Address

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

916-607-9455 eam231@gmail.com
h. Phone Number i. Fax Number j. Email Address

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

Amanda Braun
a. First Name b. Last Name

c. Organization

109 Concord Road
d. Street Address

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

609-468-1495 abraun@wellesley.edu
h. Phone Number i. Fax Number j. Email address

4. Representative (if any): n/a

a. First Name b. Last Name

c. Company

d. Street Address

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

h. Phone Number i. Fax Number j. Email address

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

\$110 \$42.50 \$67.50
a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Some pump and drainage installation

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Middlesex (South)

a. County

Doc # 183182

b. Certificate # (if registered land)

78480

c. Book

331

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.

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

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

2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
 - 100 ft. - New agricultural projects only
 - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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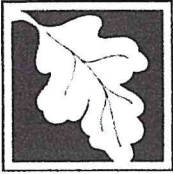
City/Town _____

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

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

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

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

viewed 3/8/23
 b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review-

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
 percentage/acreage

(b) outside Resource Area _____
 percentage/acreage

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

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

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

(b) Photographs representative of the site

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

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

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



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

(c) MESA filing fee (fee information available at ...)

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, ...; 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:

Division of Marine Fisheries - North Shore Office Attn: Environmental Reviewer 30 Emerson Avenue Gloucester, MA 01930 Email:

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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MassDEP File Number _____

Document Transaction Number _____

City/Town _____

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

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

D. Additional Information

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

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

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

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

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



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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.

B-Dry System Quote
a. Plan Title

Bill Clayton
b. Prepared By

3/27/23
d. Final Revision Date

c. Signed and Stamped by

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:

222
2. Municipal Check Number

221
4. State Check Number

Elizabeth
6. Payor name on check: First Name

8/27/23
3. Check date

8/27/23
5. Check date

Shirey
7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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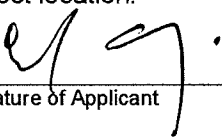
Document Transaction Number

City/Town

F. Signatures and Submittal Requirements

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

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

 _____ 1. Signature of Applicant	_____ 2. Date <u>8/29/23</u>
_____ 3. Signature of Property Owner (if different)	_____ 4. Date
_____ 5. Signature of Representative (if any)	_____ 6. Date

For Conservation Commission:

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

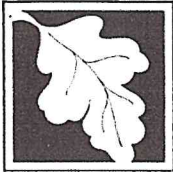
For MassDEP:

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

Other:

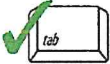
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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

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



A. Applicant Information

1. Location of Project:

109 Concord Road Sudbury
 a. Street Address b. City/Town

c. Check number d. Fee amount

2. Applicant Mailing Address:

Elizabeth Shirley
 a. First Name b. Last Name

c. Organization

109 Concord Road
 d. Mailing Address

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

916-607-9455 east231@gmail.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different): joint owner:

Amanda Braun
 a. First Name b. Last Name

c. Organization

109 Concord Road
 d. Mailing Address

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

609-468-1495 abraun@wellesley.edu
 h. Phone Number i. Fax Number j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

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

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

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

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

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

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

Elizabeth Shirey and Amanda Braun
109 Concord Road
Sudbury, MA 01776

August 27, 2023

To the Sudbury Conservation Commission:

The project consists of the installation of a sump pump and drainage system in our basement – which, due to the downward slope of our property away from Concord Road, is mostly at ground level.

Repeating a description of the property from a previous owner's filing to this commission in 2021, "The subject parcel is located at 109 Concord Road and consists of a three-bedroom single family dwelling with a land area of approximately 23,500 s.f. The parcel is bisected by a stream (drainage ditch) which has formed over the years from two (2) catch basins located in Concord Road and an associated BVW. There is no wetland located above the site."

The purpose of installing the sump pump and drainage system is to mitigate the repeated flooding we have experienced since buying our home in summer 2021. After any significant, ongoing rainfall, when the groundwater levels become too high, all three rooms at our basement level (unfinished utility room, semifinished room, and garage) take on water, both from seepage at the corners and sides of the rooms and up from cracks in the floors. There is no single point of failure; rather, the water creeps in from multiple areas and then rises if not removed.

We have consulted a number of professionals about this issue. Several local companies specializing in basement flooding issues have informed us that the high water table / high groundwater levels after heavy rainfall is the problem, and nothing will rectify this short of installing a sump pump and drain system. According to these professionals, reasonable alternatives do not exist, and increasing climate unpredictability makes the need for the system even clearer.

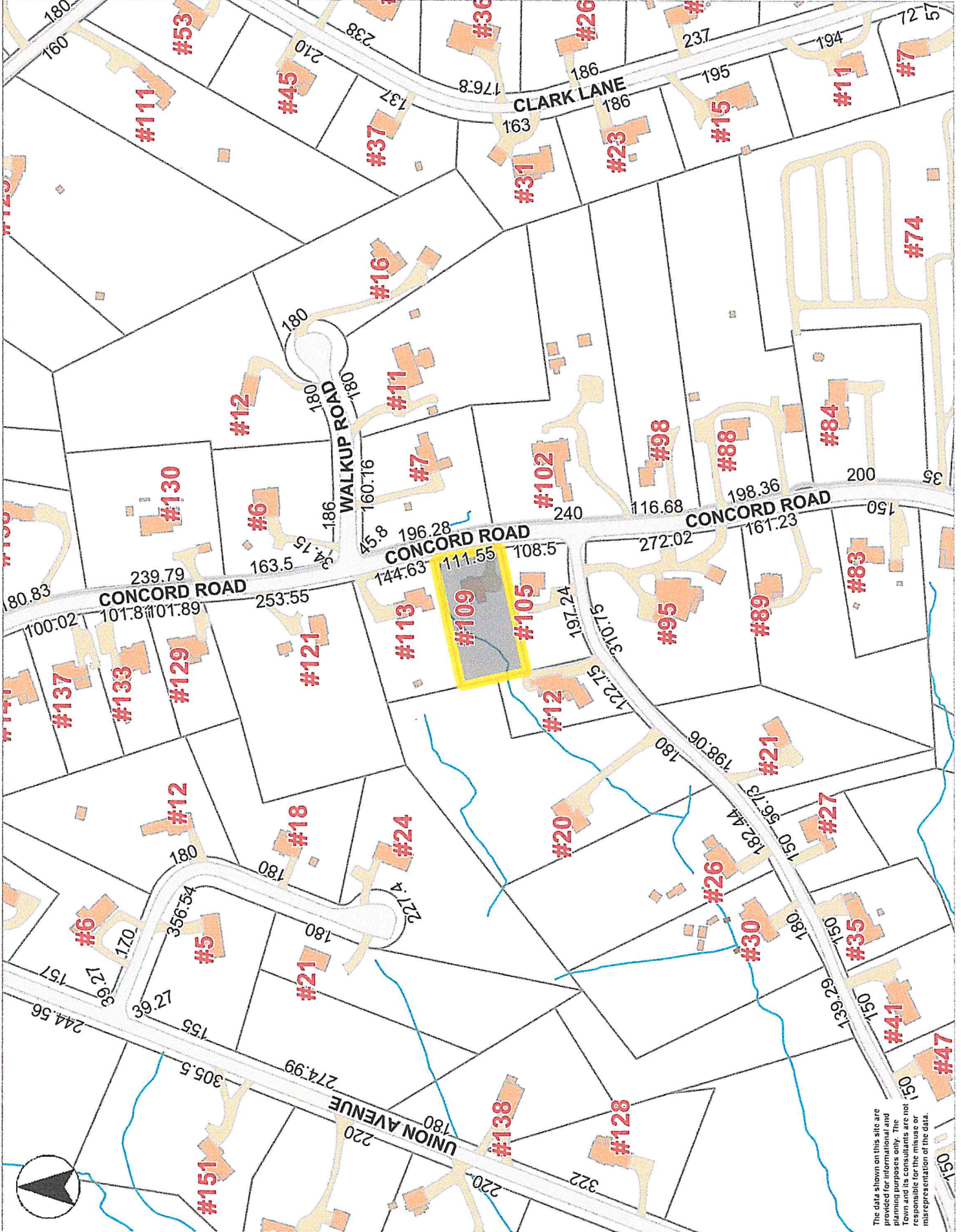
The sump pump would be installed in the unfinished utility room at the back of our home. The 8' buried discharge line with lawn canister would run out the north side of the property, which consists of a slope running down into the stream.

Concrete must be removed and then re-poured inside the home during the installation process. However, the permanent effect of the system would be minimal, as it involves redirecting groundwater out from under the home. The additional water would not divert the stream or unduly add to the flow that already exists during heavy rains. We also regularly maintain and service all of the systems in our home to avoid any unexpected events that could harm our home or the surrounding environment.

Thank you for your consideration of this proposal.



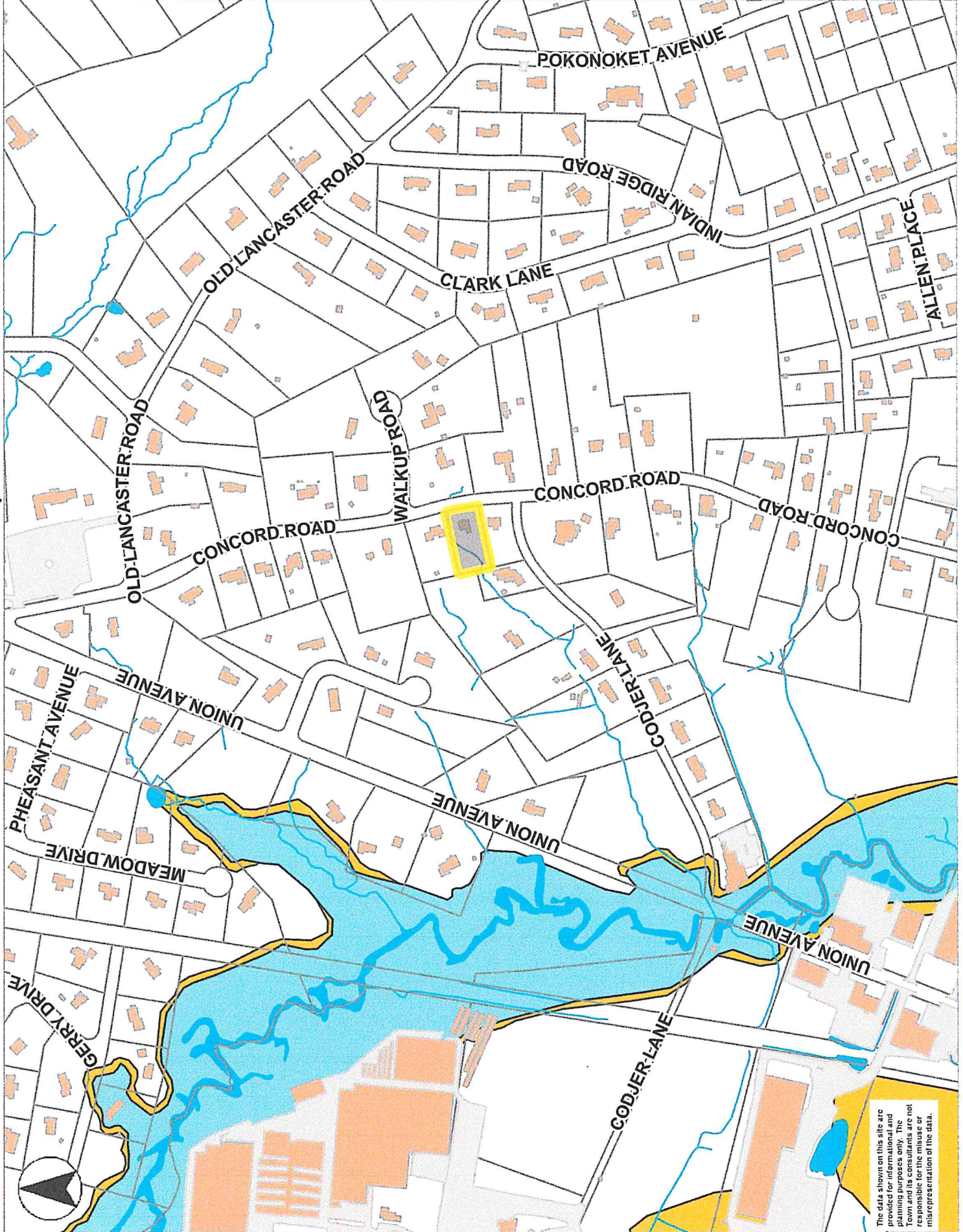
- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
- Paved Roads
- UnPaved Roads
- Buildings
- Parcels
- Streams Ortho
- Streams CIR
- Lake/Reservoir
- MA Highways
- Interstate
- US Highway
- Numbered Route
- Town Boundary
- Streets



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



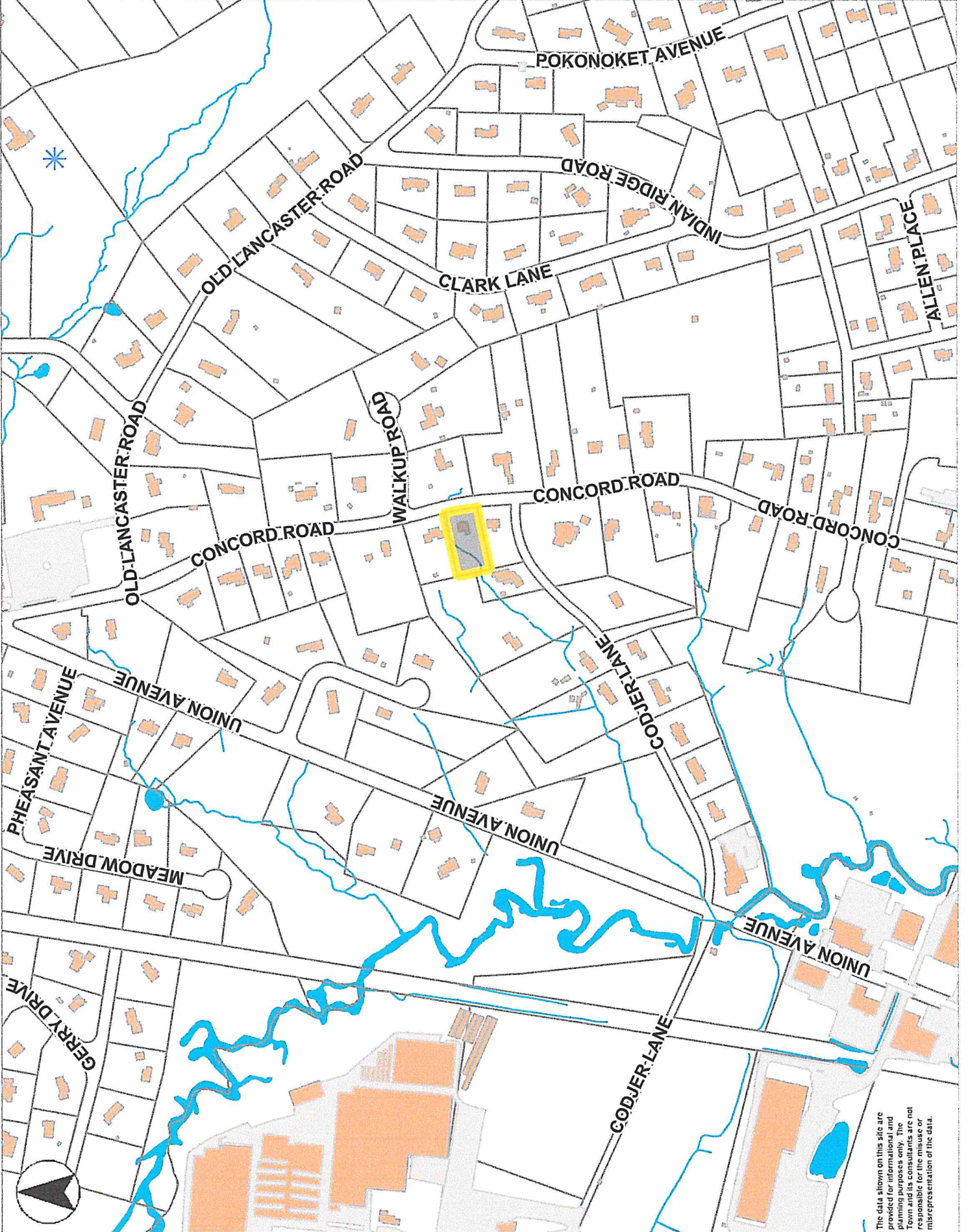
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- Parcels
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- Streams CIR
- Lake/Reservoir
- MA FEMA Q3 Flood Zo
- AE
- AH
- AO
- V
- ANI
- X500
- D
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- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
- Paved Roads
- UnPaved Roads
- Buildings
- Parcels
- Certified Vernal Pools
- Estimated Habitats of R
- Potential Vernal Pools -
- Priority Habitats of Rare
- Streams Orho
- Streams CIR
- Lake/Reservoir
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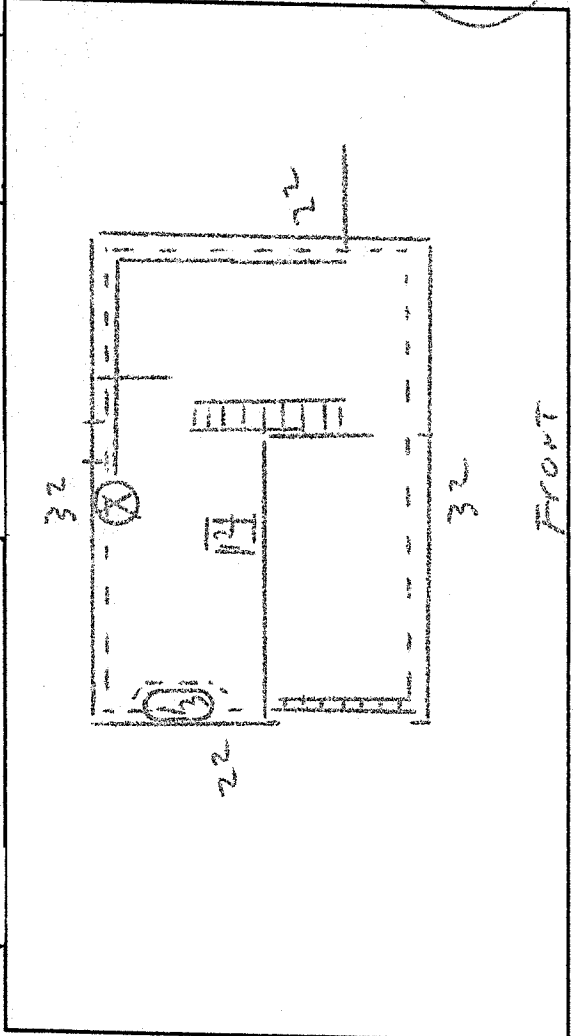
1200 ft

Printed on 04/30/2023 at 05:12 PM

JOB PLAN NO. _____
 SCHEDULED DATE _____
 CUSTOMER NAME Elizabeth Shirey

PHONE _____ CELL/WORK PHONE 916-607-9185
 ADDRESS 109 Concord Rd TOWN Sudbury ZIP CODE 01776

- WATER ENTERS**
 A. Floor
 B. Cove
 C. Wall Cracks
 D. Tie Rods
 E. Wall
 F. Outside Door
 G. Window Wells
- SPECIAL WORK**
 H. Cover Wall Cracks
 I. B-Dry® Rigid Sealer
 J. Fiberglass Grates
 K. Sump Well
 L. Pump
 M. Check Valve
 N. Surface Discharge Line
 O. Buried Discharge Line
 P. Radon Sump Lid
 Q. Battery Back Up Power
 R. Flood Alarm



- LINEAR FEET OF SYSTEM LINEAR FEET OF SEALER
- FOUNDATION**
 1. Poured Concrete
 2. Cement Block
 3. Fieldstone
 4. Granite
- FIXTURES**
 12. Furnace
 13. Oil Tank
 14. Water Tank
 15. Sanitary System
 16. Sink
 17. Toilet or Shower
 18. Sump Pump
 19. Floor Drain
 20. Fireplace
 21. Stair Platform
 22. Outside Door
 23. Closet
 24. Sewer
 25.
- FLOOR**
 5. Concrete
 6. Concrete over 4'
 7. Earth
- FINISH**
 8. Paneled Wall
 9. Tile Floor
 10. Carpet
 11. Wood on Floor

OWNER AGREES TO:
 Provide dedicated non-GFI 20 amp Electrical outlet for the pump.
 2 Separate lines from the Circuit Breaker box are needed if there is a G.F.I.
 Pay 18% per annum interest on any unpaid balance as well as any Attorney/Collection fees

ONLY WORK STATED ON THIS JOB PLAN WILL BE DONE BY THE COMPANY. The job design is based on our 40 years of experience as professionals and on the owner's experience in the home. All work will be done in a workmanlike manner in accordance with standard practice. This system is installed subject to the terms and conditions of the B-Dry System M/E, Inc. warranty. No carpentry work will be done by the company. **UNKNOWN FACTORS:** Our Foreman is authorized to install a drainline from the center of the floor to the perimeter if there is hardpan, clay, or poor drainage under the floor, at a cost of \$25 per foot. If there is Ledge where the sump is designed to be located, the Foreman has the option to move the sump location. If the floor is over 6" thick, and a compressor is needed, an extra charge of \$400 per day rental will be added. The Customer is responsible for any damage that may occur during installation to plumbing, electrical and corroded sewer or water lines. The Company is not responsible for water damage to items within the service area, unseen conditions and for water originating from areas not protected by the B-Dry System. **THE PUMPS AND DISCHARGE CARRY A ONE YEAR WARRANTY.**

DEPOSIT Must be received one month before the scheduled job date.	2504
START CHECK We must receive a payment before we start work on the day of the job.	4000
BALANCE DUE UPON COMPLETION An interest charge of 1 1/2% per month will be added to unpaid balances.	4000
TOTAL (fixed for 3 months from date below) A signed warranty is issued when fully paid. There is no service without a signed warranty.	10,504

Full system - 100' - 0 sump well with 2 pumps
0.1hp 6' High Discharge To run under the
Floor and Through the Side wall to 8' buried
Line with a Lawn compressor. Et C Channel
Grate at garage door. Recement over
The system

Bill Chaston 3-27-13
 B-DRY® SYSTEM M/E, INC CONSULTANT & DATE
 B-Dry® is a registered trademark of B-Dry® System, Inc.

All photos taken 4/30/23.



109 Concord Road, as seen from Concord Road



North side of the home, where 8' buried discharge line and lawn canister would be installed. Stream is visible (after moderate rain) where indicated with arrow.



Facing Concord Road, view of the beginning of the stream after a moderate rain.



Semi-finished basement room primarily at ground level, which floods from the corners / sides of the room and up through the floorboards after significant rains. Drainage to be installed.



Unfinished utility room at ground level, which floods from the corners / sides of the room and up through the floor after significant rains. Sump pump would be installed near side door (right side of photo).

Abutters List[print this list](#)

Date: April 30, 2023

Subject Property Address: 109 CONCORD RD Sudbury, MA
Subject Property ID: J09-0602

Search Distance: 100 Feet

Owner: NIMS MARCIA R
Co-Owner:
Prop ID: J08-0031
Prop Location: 20 CODJER LN Sudbury, MA
Mailing Address:

20 CODJER LN
SUDBURY, MA 01776

Owner: LAVERY ANNE BURNS & STANLEY J
Co-Owner:
Prop ID: J09-0012
Prop Location: 102 CONCORD RD Sudbury, MA
Mailing Address:
102 CONCORD RD
SUDBURY, MA 01776

Owner: PATCH JONATHAN & BRIE
Co-Owner:
Prop ID: J09-0401
Prop Location: 7 WALKUP RD Sudbury, MA
Mailing Address:
7 WALK UP ROAD
SUDBURY, MA 01776

Owner: KUO CHI C & LI QUN
Co-Owner:
Prop ID: J09-0601
Prop Location: 105 CONCORD RD Sudbury, MA
Mailing Address:
105 CONCORD RD
SUDBURY, MA 01776

Owner: BERG EVAN R & JULIA N
Co-Owner:
Prop ID: J09-0603
Prop Location: 113 CONCORD RD Sudbury, MA
Mailing Address:
 113 CONCORD RD
 SUDBURY, MA 01776

Owner: SARGENT PETER H & RANDI S
Co-Owner:
Prop ID: J09-0609
Prop Location: 12 CODJER LN Sudbury, MA
Mailing Address:
 12 CODJER LN
 SUDBURY, MA 01776
