

**NOTICE OF PUBLIC HEARING
SUDBURY CONSERVATION COMMISSION
Monday, October 30, 2023 at 7:00 PM
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to construct an addition to a single-family home within the 100-foot Buffer Zone and the local 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 143 Union Avenue, Sudbury, MA. Faye Zou, Applicant. The hearing will be held on Monday, October 30, 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-30-2023/>

SUDBURY CONSERVATION COMMISSION
10/5/2023

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 143 Union Ave Sudbury, MA 01776

Environmental Analysis Submitted on Behalf of Faye Zou

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

September 2023

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Introduction

Summary

143 Union Ave is a single-family home sitting on a 1.57-acre lot. The project proposal is for the replacement of a septic within the 100-foot buffer zone. Analysis of the lot reveals some excavation and minimal grading to accommodate a four foot frost wall for an addition and within the limits of the 100-foot buffer zone. No work is proposed within the limits of a bordering vegetated wetland. There will be no trees to be removed in the buffer zone. Work will take place within a pre-existing paved area within the buffer zone. This proposal of an addition within the buffer zone necessitates the filing of a Notice of Intent.

Specifics of the lot

The lot is a 1.57-acre lot with approximately 70% of the lot being developed. The lot does contain flood plain, however there is no work proposed within the flood plain and does not contain certified vernal pools, an area of Critical Environmental Concern nor rare species habitat. It does not contain river front within the area of proposed work, however, there is river front in the south westerly corner of this lot from Hop Brook. The tributary to Hop Brook is jurisdictional under local by-law, and as such impacts to local riverfront are considered. The total disturbance is 1,400 square feet. It is noted that work will take place within the existing paved driveway area. Therefore, there is no additional impact to local riverfront that would require mitigation as the area in question proposed for construction is already degraded.

Bordering Vegetated Wetland

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 WF 1 through WF 14:

Botanical Name	Common Name	Wetland Indicator Status ⁱ
<i>Onoclea sensibilis</i>	Sensitive Fern	FACW
<i>Osmundastrum cinnamomeum</i>	Cinnamon Fern	FACW
<i>Lonicera morrowii</i>	Tatarian HoneySuckle	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
<i>Maianthemum canadense</i>	Canada Mayflower	FACU

Commencement of Construction Activities and Timelines:

All proposed construction is estimated to be completed through to stabilization in a four-week 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 "Proposed Addition. "by Real Map Info dated 7.27.2023, 1 inch = 40 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.
- Limited Vegetation (lawn area) removal in the area of the septic and its components. Lawn area will be replanted.
- Excavate site for placement of tank, main and leach field.
- Restore disturbed lawn areas.
- 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.
- Erosion control installed prior to ground disturbance.
- Minimize construction duration to within four weeks as a maximum.

Conclusion.

With the consideration 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 permanent 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 Faye Zou, will approve a standard Order of Conditions.

Thank you for your consideration of this Notice of Intent.

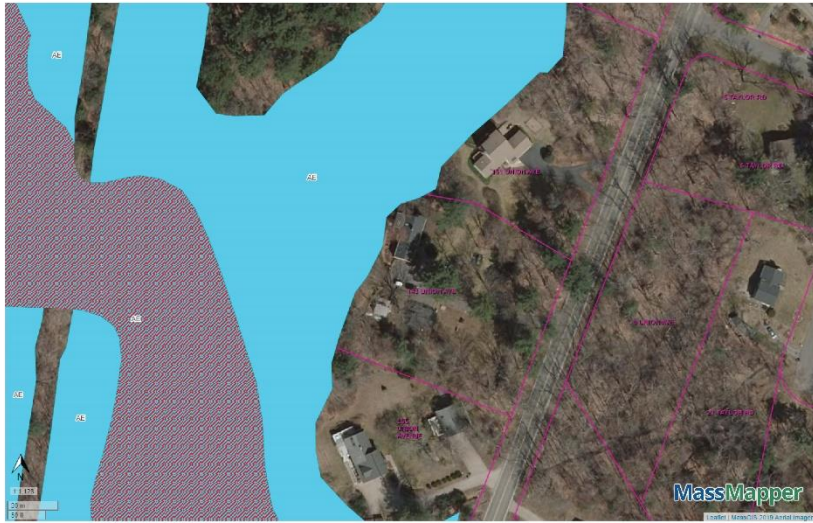
Respectfully Submitted,



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

GIS EXHIBITS

143 Union Ave Sudbury



National Flood Hazard Layer FIRMette



71°25'28"W 42°22'28"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Baseemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone AE, AO, AN, AR
 - With BFE or Depth Zone AE, AO, AN, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot, or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee, See Note, Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - NO ROAD Area of Minimal Road Hazard Zone X
 - Effective IOMs
 - Area of Unobstructed Road Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Roadwall
- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance
 - Water Surface Elevation
 - Channel Traces
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Channel Traces, Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

The plot displayed on the map is an approximate point selected by the user and does not represent an evaluative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is no void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 9/7/2023 at 6:47 PM and does not reflect changes or annotations subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map/imagery is void if the one or more of the following map elements do not apply: base map imagery, flood zone labels, legend, scale bar, map creation date, coordinate identifiers, FIRM panel number, and FIRM effective date. Map/imagery for unmapped and unrefined areas cannot be used for regulatory purposes.



143 Union Ave



September 7, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

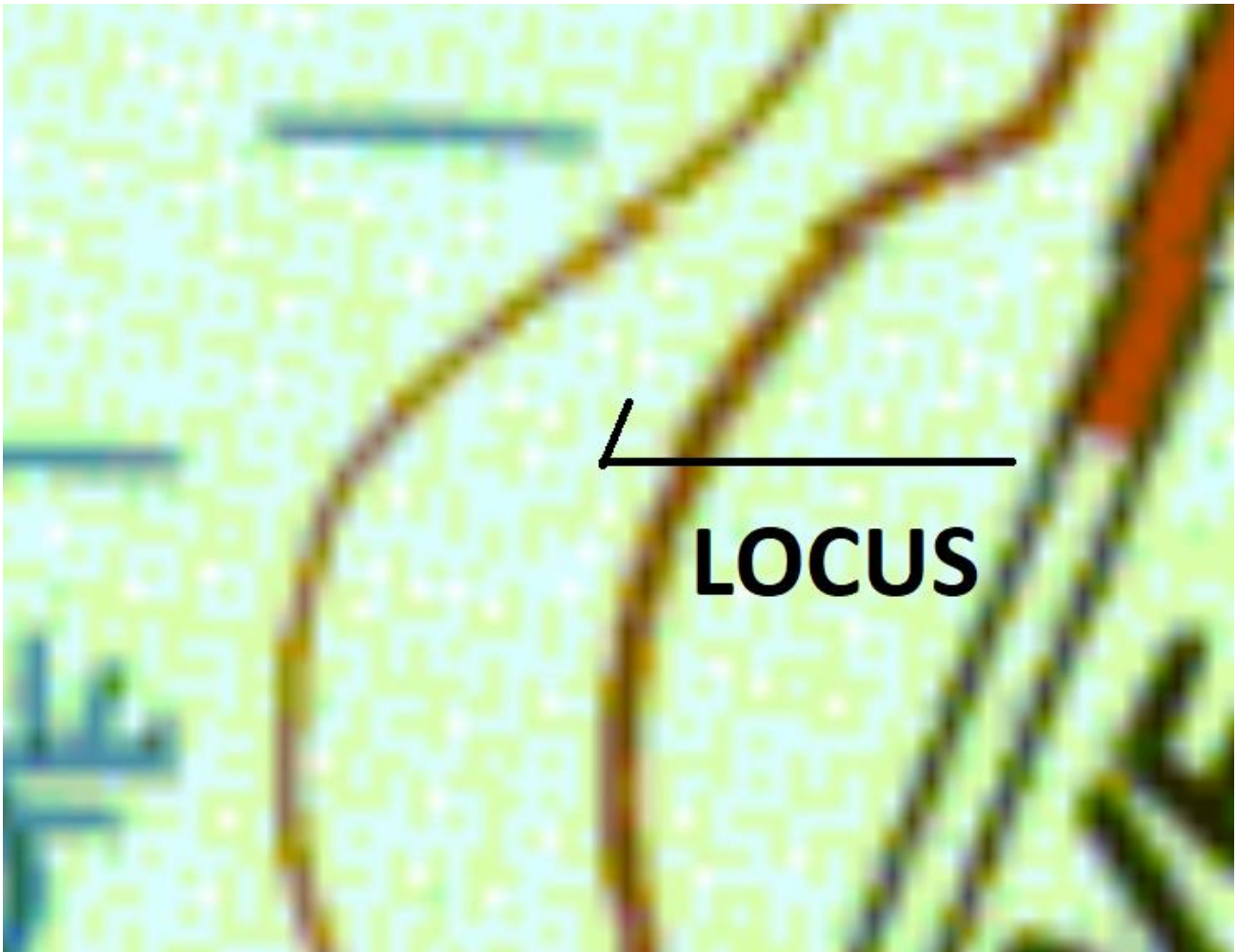
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NW mapper

USGS LOCUS



WPA FORM 3

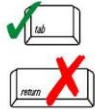


Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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):

143 Union Ave	Sudbury	01776
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.37020	71.41926
J-08	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	0010	g. Parcel /Lot Number

2. Applicant:

Faye	Zou	
a. First Name	b. Last Name	
c. Organization		
143 Union Ave		
d. Street Address		
Sudbury	MA	01776
e. City/Town	f. State	g. Zip Code
(617) 818-7622	faye.zou11@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

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.	Marro	
a. First Name	b. Last Name	
Matthew S. Marro Environmental Consulting		
c. Company		
45 Lisa Drive		
d. Street Address		
Leominster	MA	01453
e. City/Town	f. State	g. Zip Code
978-314-7858	775-521-7083	matt@marro-consulting.com/irene@marro-consulting.com
h. Phone Number	i. Fax Number	

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:
 Refer to Narrative

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Middlesex	_____	b. Certificate # (if registered land)	_____
a. County	_____		
65711	_____	30	_____
c. Book	_____	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 checked="" type="checkbox"/> Riverfront Area	LOCAL ONLY TRIBUTARY TO HOP BROOK	
	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: 1400 square feet

4. Proposed alteration of the Riverfront Area:
- | | | |
|----------------------|-------------------------------|--|
| <u>1400</u> | <u>1400</u> | <u>0</u> |
| a. total square feet | b. square feet within 100 ft. | c. square feet between 100 ft. and 200 ft. |

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No
6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____	
	2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of 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 _____



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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:**

Sept 2023 Mass
GIS

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

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 <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # b. Date submitted to NHESP

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

- 3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
 - a. Not applicable – project is in inland resource area only b. Yes No

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

South Shore - Cohasset to Rhode Island border, and the Cape & Islands: North Shore - Hull to New Hampshire border:

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

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

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

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

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

D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Addition	
a. Plan Title	
Real Map Info LLC	Todd Chapin
b. Prepared By	c. Signed and Stamped by
7.27.2023	40
d. Final Revision Date	e. Scale
f. Additional Plan or Document Title	
g. Date	

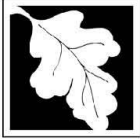
- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
-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

E. Fees

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

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

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



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F. Signatures and Submittal Requirements

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

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

_____	_____
1. Signature of Applicant	2. Date
_____	_____
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:

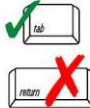
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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: 143 Union Ave, Sudbury, MA 01776, Fee amount 42.50
2. Applicant Mailing Address: Faye Zou, 143 Union Ave, Sudbury, MA 01776, faye.zou11@gmail.com
3. Property Owner (if different):

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...
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.



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat 1 Septic replacement	1	110	110
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	110
State share of filing Fee:	a. Total Fee from Step 5 42.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 67.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211
- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.
- To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Assessor Record

J08-0010 ZOU FAYE 143 UNION AVE SUDBURY MA 01776 65711-30 143 UNION AVE

abutters_id	abutters_owner1	abutters_owner2	abutters_address	abutters_town	abutters_abutters_zip	abutters_bool	abutters_location
J08-0008	DEMPSEY MARIE T TRS	RHODES ROBERT S TRS	151 UNION AVE	SUDBURY	MA 01776	60758-596	151 UNION AVE
J08-0009	TOWN OF SUDBURY	CONSERVATION COMMISSION	278 OLD SUDBURY RD	SUDBURY	MA 01776	31017-194	UNION AVE
J08-0201	DELAGRAVE SIMON		138 UNION AVE	SUDBURY	MA 01776	81092-402	138 UNION AVE
J08-0202	MURPHY MELINDA TRS	PORTSIDE REALTY TRUST	13A HUNTER AVE	HUDSON	MA 01749-3003	27412-63	UNION AVE
J08-0400	JANEY JACOB & CHRANG CHRISTINA		135 UNION AVE	SUDBURY	MA 01776	78595-479	135-2 UNION AVE

100' Abutters
 Cynthia W. Henry
 8/10/2023

ABUTTER NOTIFICATION

**Notification to Abutters
Under the Massachusetts Wetlands Protection Act
and the Sudbury Wetlands Administrative Bylaw**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

A. The name of the **Applicant** is Faye Zou

B. The Applicant has filed a Notice of Intent with the Sudbury Conservation Commission seeking permission to work in an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) under the Massachusetts Wetlands Protection Act (General Laws Chapter 131, Sec.40) and the Town of Sudbury Wetlands Administrative Bylaw.

C. The **address** of the lot where the activity is proposed: 143 Union Ave

D. The **proposed activity** is: Addition to a single family home within the 100 foot buffer zone

E. A **Public Hearing** regarding this Notice of Intent will be held on: **Monday, to be determined at 6:45 PM.**

F. **Public Participation will be via Virtual Means Only** - In light of the ongoing COVID-19 coronavirus outbreak, Governor Baker issued an emergency Order on March 12, 2020, allowing public bodies greater flexibility in utilizing technology in the conduct of meetings under the Open Meeting Law. The Town of Sudbury Conservation Commission greatly values the participation of its citizens in the public meeting process, but given the current circumstances and recommendations at both the state and federal levels to limit or avoid public gatherings, including Governor Baker’s ban on gatherings of more than 10 people, together with the present closure of Sudbury Town Hall and other public buildings to the public, the Town has decided to implement the “remote participation” procedures allowed under Governor Baker’s emergency Order for all boards, committees, and commissions.

G The public may participate in this meeting via Remote Participation:

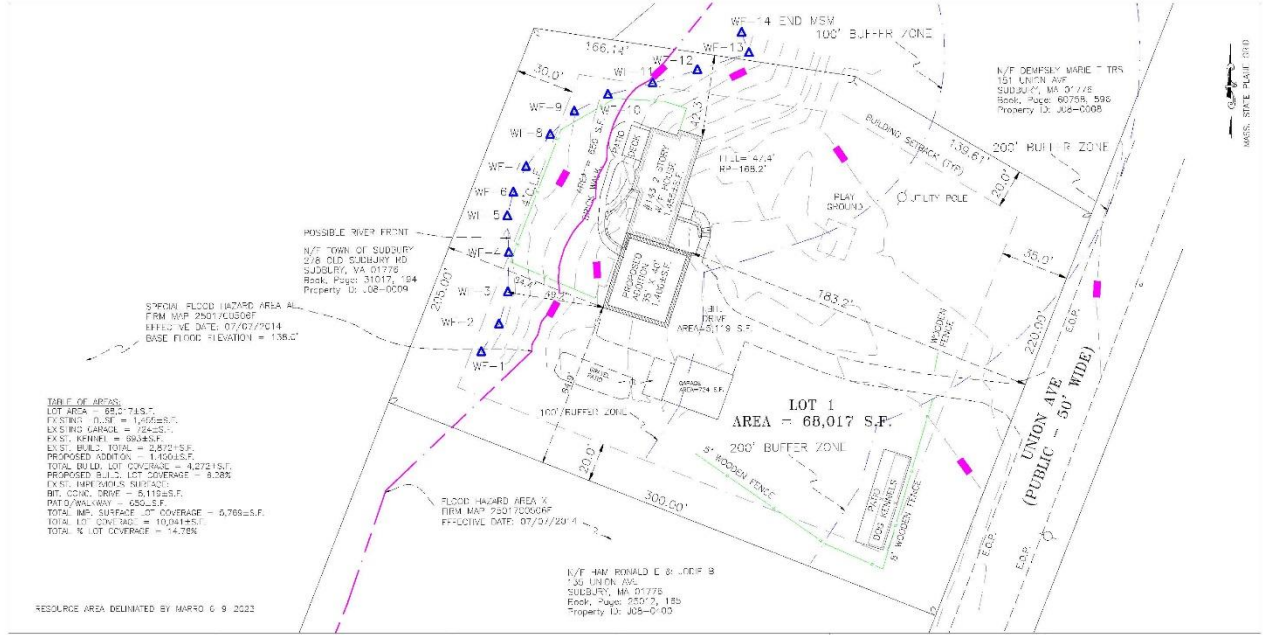
From your computer, smart phone or tablet:

- _____
- Meeting ID: _____
- From your phone: **978-639-3366** or **470 250 9358**

H Copies of the Notice of Intent may be examined by visiting this Website: <https://sudbury.ma.us/conservationcommission/meetings/>

I. Copies of the Notice of Intent may be obtained from either The Applicant, or the Applicant’s representative Matthew S. Marro Environmental Consulting, by calling this telephone number: 978-314-7858 between the hours of Mon - Fri 10 am to 3 PM or you may email irene@marro-consulting.com for a pdf

Note: Public Hearing Notice, including its date, time, and place, will be published at least 5 days in advance in either the Sudbury Crier or MetroWest newspapers (at the applicant’s expense).



ⁱ OBL= Obligate. Fac= Facultative. UP = Upland
Notation: FACW = Facultative wetland species

NOTES FOR THE READER:

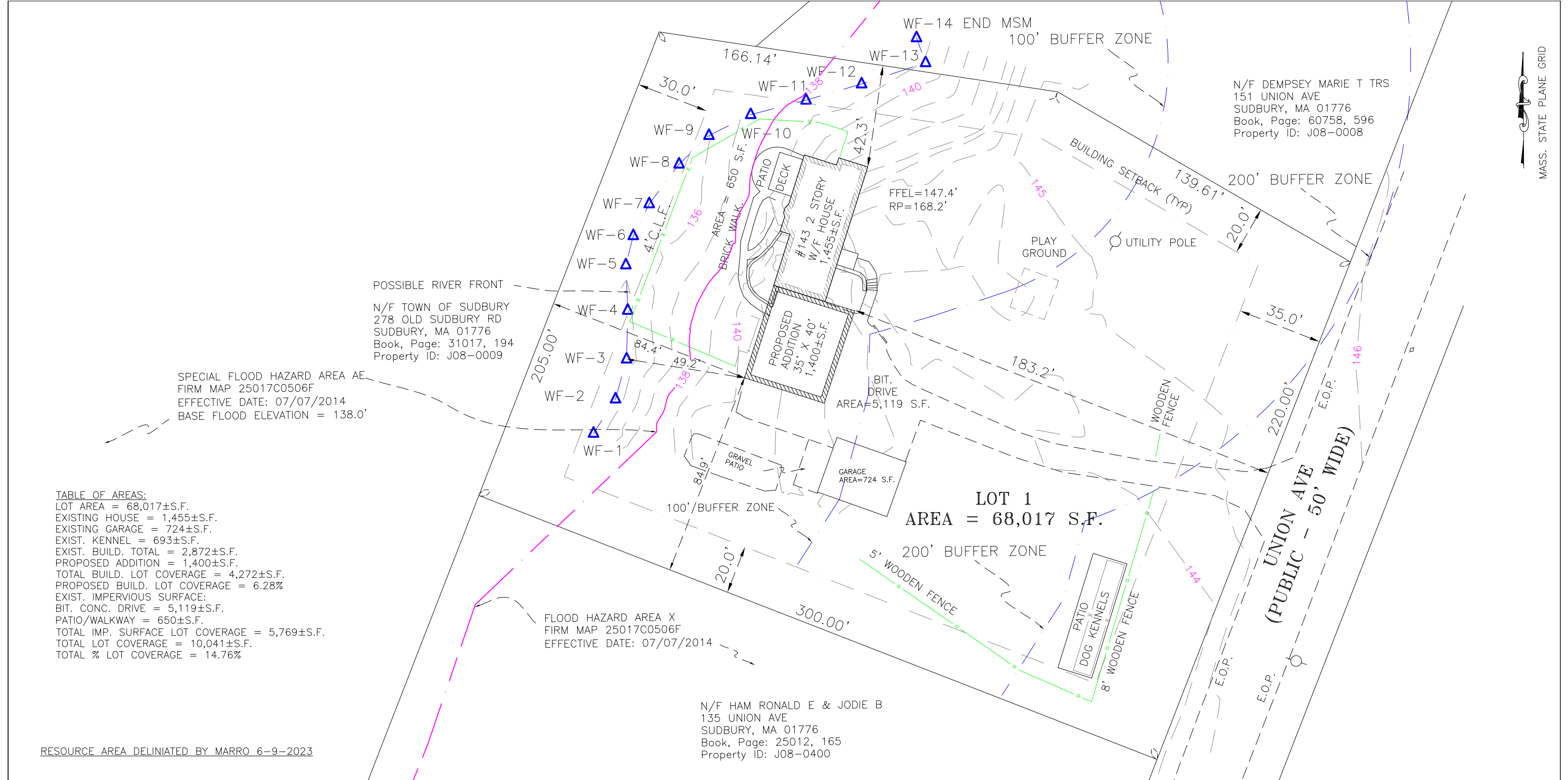


TABLE OF AREAS:
LOT AREA = 68,017±S.F.
EXISTING HOUSE = 1,455±S.F.
EXISTING GARAGE = 724±S.F.
EXIST. KENNEL = 693±S.F.
EXIST. BUILD. TOTAL = 2,872±S.F.
PROPOSED ADDITION = 1,400±S.F.
TOTAL BUILD. LOT COVERAGE = 4,272±S.F.
PROPOSED BUILD. LOT COVERAGE = 6.28%
EXIST. IMPERVIOUS SURFACE:
BIT. CONC. DRIVE = 5,119±S.F.
PATIO/WALKWAY = 650±S.F.
TOTAL IMP. SURFACE LOT COVERAGE = 5,769±S.F.
TOTAL LOT COVERAGE = 10,041±S.F.
TOTAL % LOT COVERAGE = 14.76%

FLOOD HAZARD AREA X
FIRM MAP 25017C0506F
EFFECTIVE DATE: 07/07/2014

RESOURCE AREA DELINIATED BY MARRO 6-9-2023

FLOOD ZONE NOTE:
PORTIONS OF PROPERTY LIE IN SPECIAL FLOOD ZONE HAZARD AREA AE BASE FLOOD ELEVATION= 138.0' AND IN ZONE X NOT A SPECIAL FLOOD HAZARD AREA ACCORDING TO OF FIRM MAP 25017C0506F EFFECTIVE DATE: 07/07/2014

TABLE OF AREAS:
LOT AREA = 68,017±S.F.
EXISTING HOUSE = 1,455±S.F.
EXISTING GARAGE = 724±S.F.
EXIST. KENNEL = 693±S.F.
EXIST. BUILD. TOTAL = 2,872±S.F.
EXIST. BUILD. LOT COVERAGE = 4.22%
EXIST. IMPERVIOUS SURFACE:
BIT. CONC. DRIVE = 5,119±S.F.
PATIO/WALKWAY = 650±S.F.
TOTAL IMP. SURFACE LOT COVERAGE = 5,769±S.F.
TOTAL LOT COVERAGE = 8,641±S.F.
TOTAL % LOT COVERAGE = 12.7%

ASSESSORS PID: G08-0122
ZONING DISTRICT: RESA
MINIMUM SETBACK REQUIREMENTS:
FRONT YARD = 35.0'
SIDE YARD = 20.0'
REAR YARD = 30.0'
MAX. HEIGHT = 35'
MAX. BUILDING COVERAGE = 40%

TODD P. CHAPIN
No. 37558
PROFESSIONAL LAND SURVEYOR

Todd Chapin

TODD P. CHAPIN P.L.S. #37558 MASS.

PLAN PREPARED FOR
PROPERTY OWNER(S):
FAYE ZOU
143 UNION AVENUE
SUDBURY, MA 01776

FIELD SURVEY: JP CALC. MT REVIEW TC

RealMapInfo LLC
420 LAKESIDE AVENUE SUITE 403
MARLBOROUGH, MA. 01752
REALMAPINFO.COM 774-570-0642

PROPOSES ADDITION

PLOT PLAN OF LAND IN
SUDBURY, MASS

SCALE: 1"=40' DATE: 07/27/2023

DEED REF. BOOK: 65711 PAGE: 30

PLAN 198 OF 1988

RECORDED MIDDLESEX COUNTY REG. OF DEEDS, MASS