

**NOTICE OF PUBLIC HEARING  
SUDBURY CONSERVATION COMMISSION  
Monday, November 27, 2023 at 7:00 PM  
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to remove trees within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 68 Willard Grant Road, Sudbury, MA. William Loughlin, Applicant. The hearing will be held on Monday, November 27, 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-november-27-2023/>

SUDBURY CONSERVATION COMMISSION  
11/3/23



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):

68 WILLARD GRANT RD      Sudbury      01776  
a. Street Address      b. City/Town      c. Zip Code  
Latitude and Longitude:  
42.42427      -71.41262  
d. Latitude      e. Longitude  
C09      0336  
f. Assessors Map/Plat Number      g. Parcel /Lot Number

2. Applicant:

William      LOUGHLIN  
a. First Name      b. Last Name  
c. Organization  
68 WILLARD GRANT RD  
d. Street Address  
Sudbury/      MA      01776-1045  
e. City/Town      f. State      g. Zip Code  
617-513-5954      978-443-9186      BILL.LOUGHLIN@COMCAST.NET  
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):

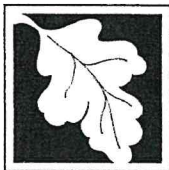
a. First Name      b. Last Name  
c. Company  
d. Street Address  
e. City/Town      f. State      g. Zip Code  
h. Phone Number      i. Fax Number      j. Email address

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

\$110.00      \$42.50      \$67.50  
a. Total Fee Paid      b. State Fee Paid      c. City/Town Fee Paid

Received

NOV 03 2023



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*SUNBURY*

**A. General Information** (continued)

6. General Project Description:

*SEE ATTACHED ADDENDUM*

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(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:

*SOUTH MIDDLESEX*

a. County

b. Certificate # (if registered land)

*64801*

*278*

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.



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**Bureau of Resource Protection - Wetlands**

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Document Transaction Number \_\_\_\_\_

City/Town Somerville

**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.  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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Document Transaction Number \_\_\_\_\_

*Sudbury*  
 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 _____	

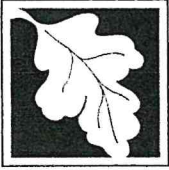
4.  Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

\_\_\_\_\_ a. square feet of BVW \_\_\_\_\_ b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

\_\_\_\_\_ a. number of new stream crossings \_\_\_\_\_ b. number of replacement stream crossings



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**C. Other Applicable Standards and Requirements**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

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

a.  Yes  No

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

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

b. Date of map \_\_\_\_\_

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

- c. Submit Supplemental Information for Endangered Species Review\*

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/ma-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](mailto: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](mailto:dmf.envreview-north@mass.gov)

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

c.  Is this an aquaculture project?

d.  Yes     No

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



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

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

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

**D. Additional Information**

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

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

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

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







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*Sudbury*

**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.

*AS-BUILT SEWAGE DISPOSAL SYSTEM*

a. Plan Title

*CONSOLIDATED DESIGN GROUP, INC*

b. Prepared By

*STEPHEN E. POOLE P.E.*

c. Signed and Stamped by

*11/4/2005*

d. Final Revision Date

*1" = 20'*

e. Scale

f. Additional Plan or Document Title

g. Date

*11/4/2005*

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

*4359*

3. Check date

*11/1/23*

4. State Check Number

*4360*

5. Check date

*11/1/23*

6. Payor name on check: First Name

*WILLIAM*

7. Payor name on check: Last Name

*LOUGHLIN*



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:

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MassDEP File Number

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Document Transaction Number

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City/Town *Sudbury*

## 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.

<p>1. Signature of Applicant <i>[Handwritten Signature]</i></p> <hr/> <p>3. Signature of Property Owner (if different)</p> <hr/> <p>5. Signature of Representative (if any)</p> <hr/>	<p>2. Date <i>11/1/23</i></p> <hr/> <p>4. Date</p> <hr/> <p>6. Date</p> <hr/>
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### For Conservation Commission:

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

### For MassDEP:

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

### Other:

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

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



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**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



**A. Applicant Information**

1. Location of Project:

68 WILLARD GRANT RD

SUBURBY

a. Street Address

b. City/Town

4360

\$ 42.50

c. Check number

d. Fee amount

2. Applicant Mailing Address:

WILLIAM

LOUGHLIN

a. First Name

b. Last Name

c. Organization

68 WILLARD GRANT RD

d. Mailing Address

SUBURBY

e. City/Town

MA

f. State

01776

g. Zip Code

617-513-5954

h. Phone Number

978-443-9186

i. Fax Number

BILL.LOUGHLIN@COMCAST.NET

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

**B. Fees**

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

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

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

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

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

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

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

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



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**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
CATEGORY 1 (C)	1	110.00	\$ 110.00

Step 5/Total Project Fee: \$ 110.00

**Step 6/Fee Payments:**

Total Project Fee: \$ 110.00  
a. Total Fee from Step 5

State share of filing Fee: \$ 42.50  
b. 1/2 Total Fee less \$12.50

City/Town share of filing Fee: \$ 67.50  
c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

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

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

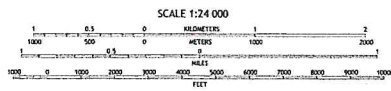
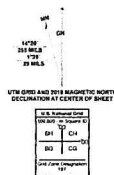
b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



SEE NEXT PAGE ZOOM-IN

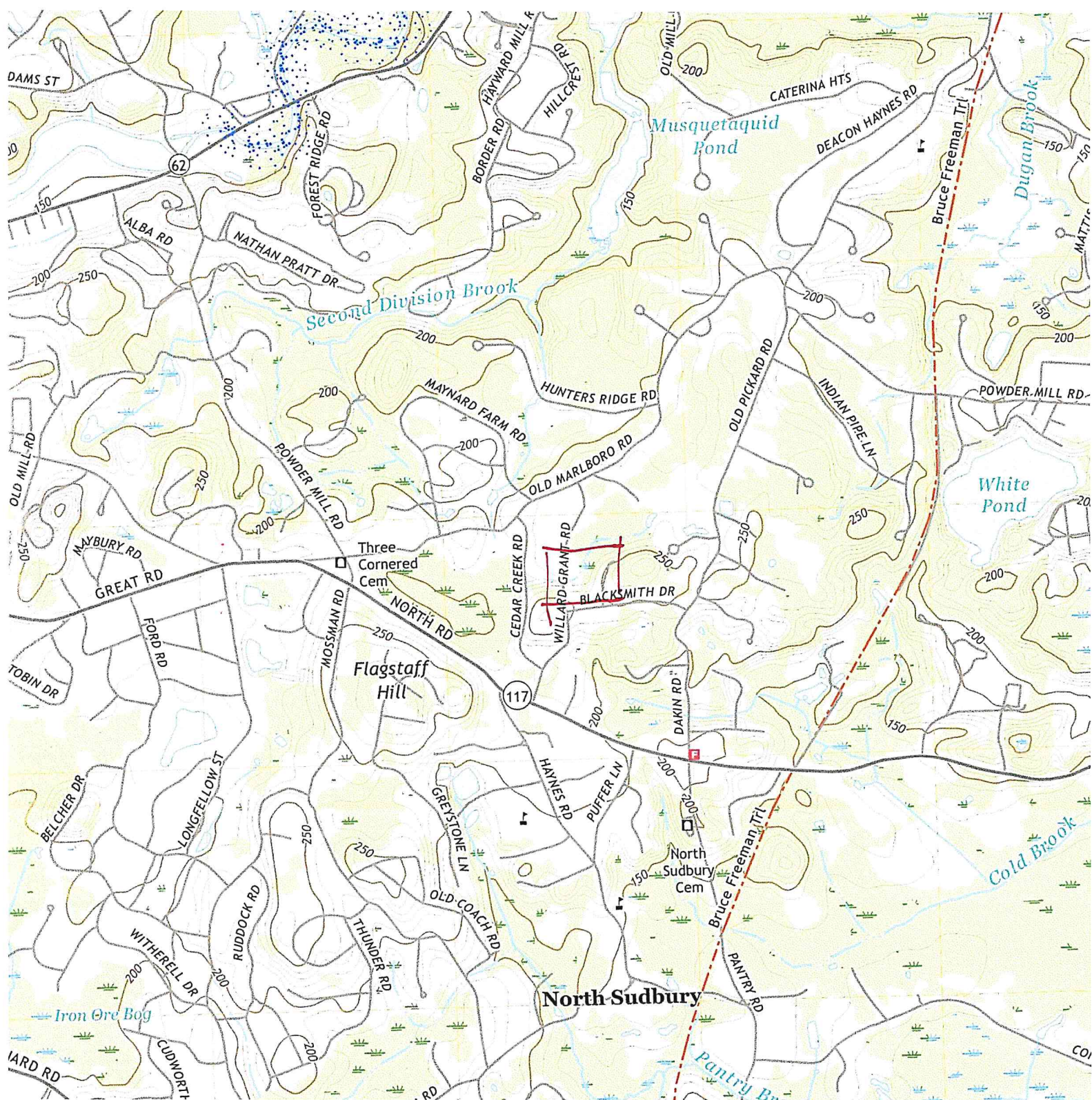
Produced by the United States Geological Survey North American Datum of 1983 (NAD83) World Geodetic System of 1984 (WGS84) Projection and 1000-meter grid Universal Transverse Mercator, Zone 18T. This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government operations may not be shown. State permission is required to enter private lands.



ADJOINING QUADRANGLES table with grid coordinates and corresponding quadrangle names.

CONTOUR INTERVAL 10 FEET NORTH AMERICAN VERTICAL DATUM OF 1988. This map was produced to conform with the National Geospatial Program US Topo Product Standard.

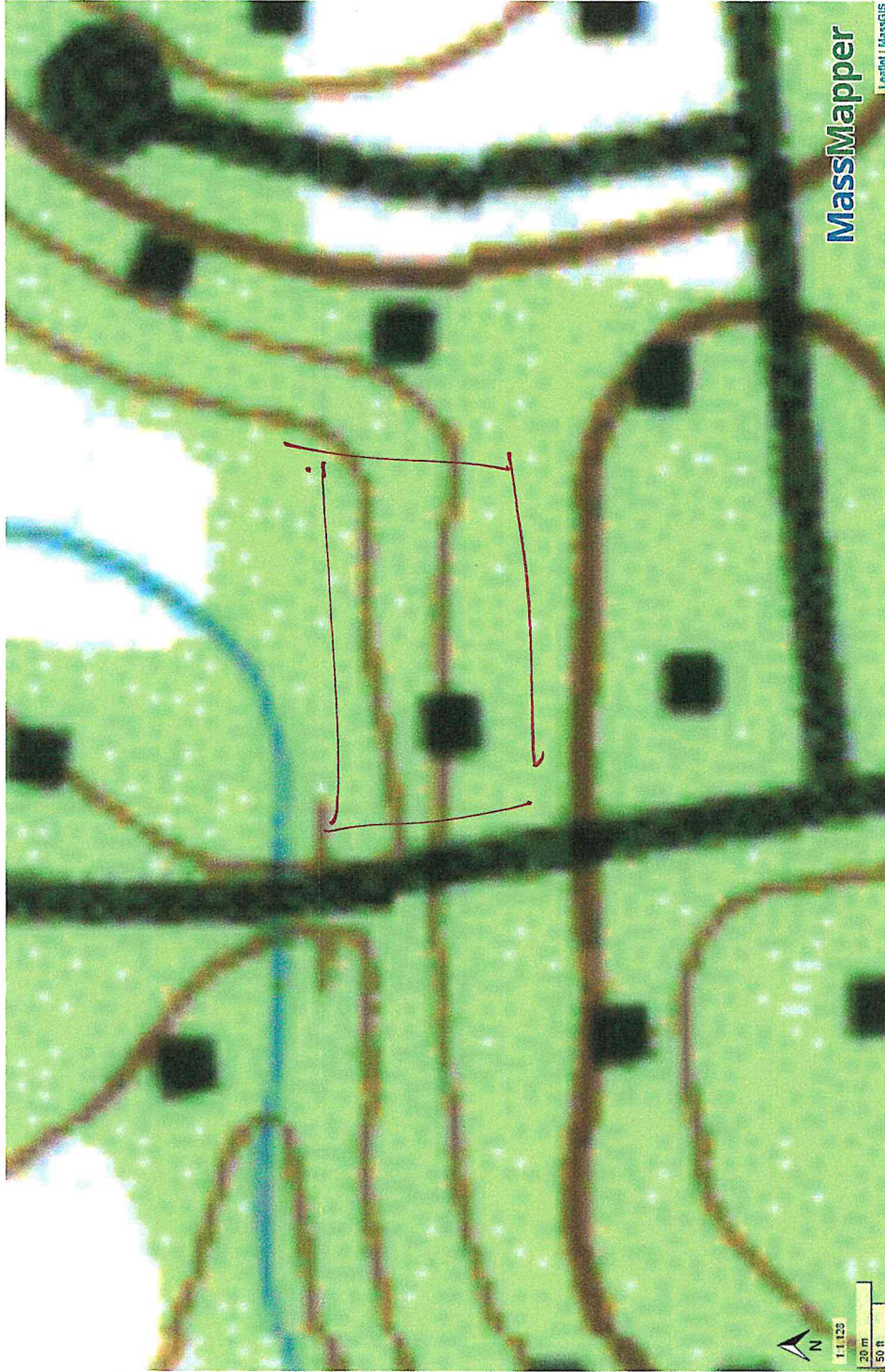




USGS Topo Map  
MAYNARD 2021

# 68 Willard Grant Road

USGS Topographic Maps  
Property Tax Parcels







- > Census
- > Coastal and Marine Features
- > Conservation / Recreation
- > Cultural Resources
- > Environmental Monitoring (testing/monitoring sites)
- > Images
  - > Elevation with Shaded Relief
  - > Impervious Surface
  - > Aerial Photos (Ortho Imagery)
  - > USGS Topographic Maps
    - USGS Quads Last Revised
    - USGS Topographic Maps
    - USGS Topographic Maps Download
    - Links
  - USGS Historical Coastal Topographic Map Image c 1900
  - > Wind Speed
- > Index (grids/tiling schemes for certain layers)
- > Infrastructure
- > Physical Resources
- > Political / Administrative Boundaries
- > Regulated Areas
- > Status / Availability (maps showing where data is available or date of data)

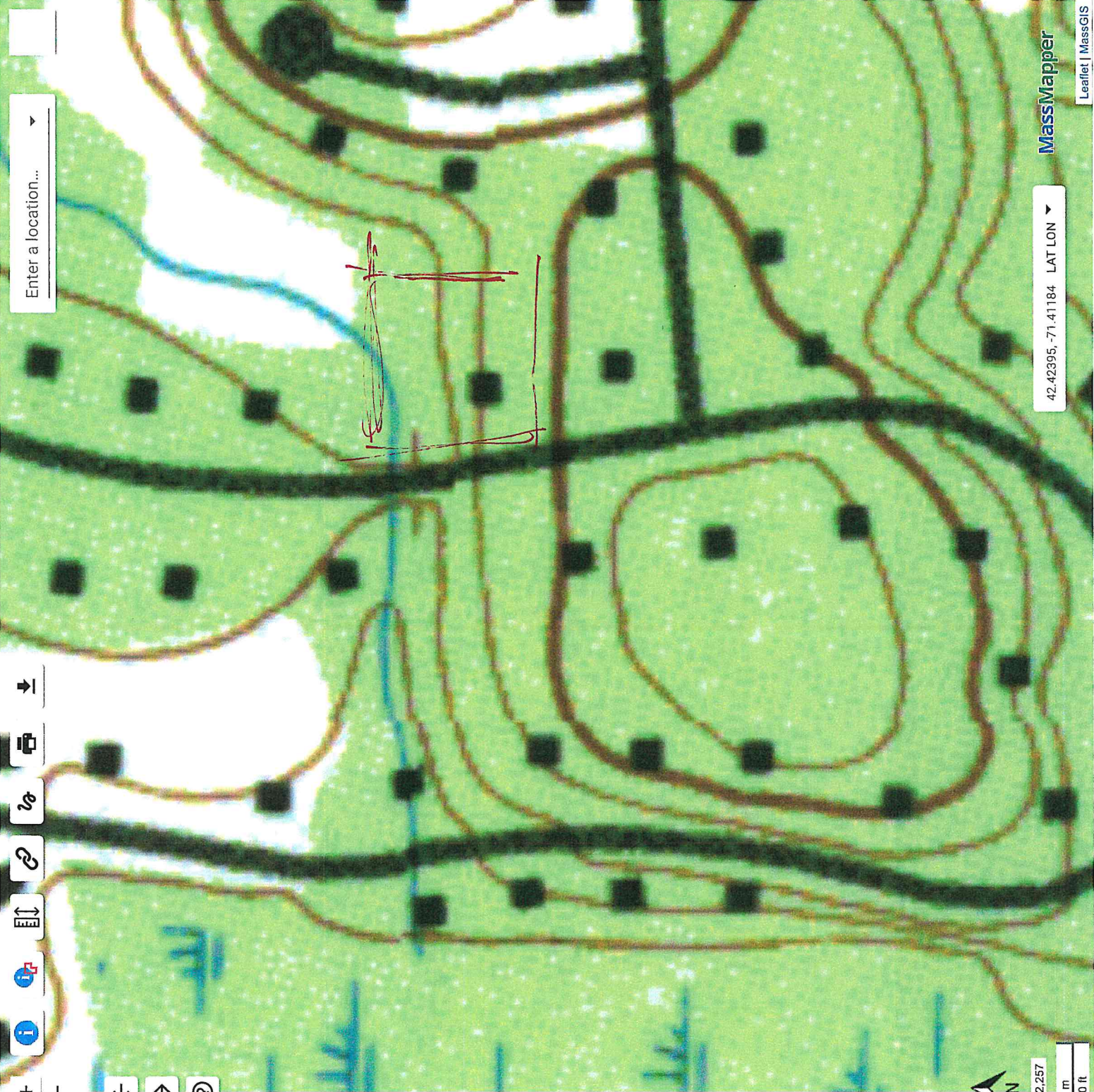
- [USGS Topographic Maps](#)
- [Property Tax Parcels](#)

MassMapper  
Leaflet | MassGIS

42.42434, -71.41373 LAT LON

1:4,514  
50 m  
200 ft

68 Willard Grant Road, Sudbury



- > Census
- > Coastal and Marine Features
- > Conservation / Recreation
- > Cultural Resources
- > Environmental Monitoring (testing/monitoring sites)
- > Images
  - > Elevation with Shaded Relief
  - > Impervious Surface
  - > Aerial Photos (Ortho Imagery)
  - > USGS Topographic Maps
    - ▢ USGS Quads Last Revised
    - ▢ USGS Topographic Maps
    - ▢ USGS Topographic Maps Download
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- > Physical Resources
- > Political / Administrative Boundaries
- > Regulated Areas
- > Status / Availability (maps showing where data is available or date of data)

- [USGS Topographic Maps](#)
- [Property Tax Parcels](#)

Enter a location...

42.42395, -71.41184 LAT LON

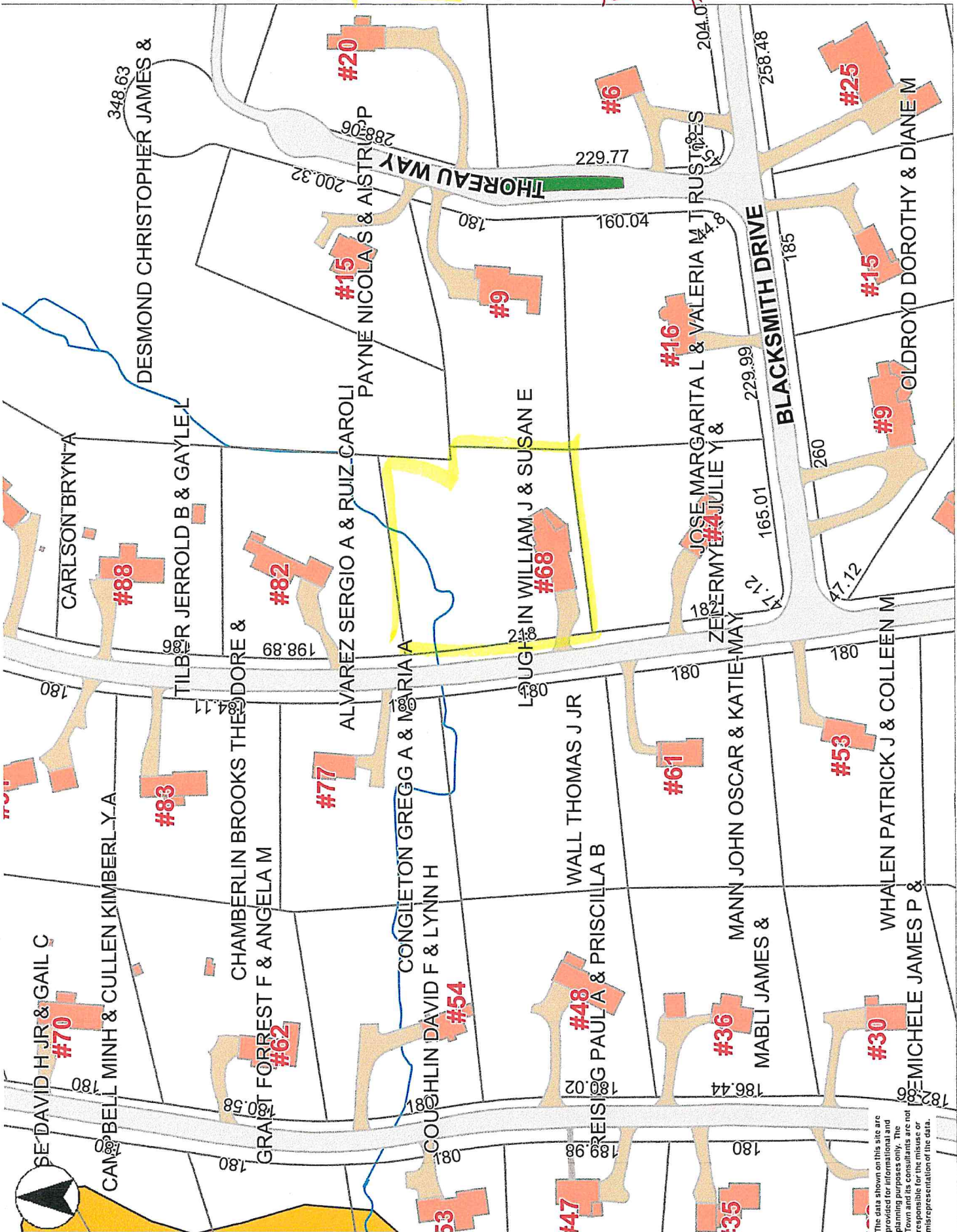
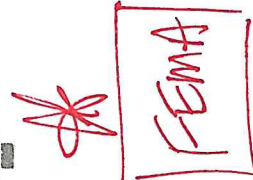
MassMapper

Leaflet | MassGIS

2,257  
m  
0 ft



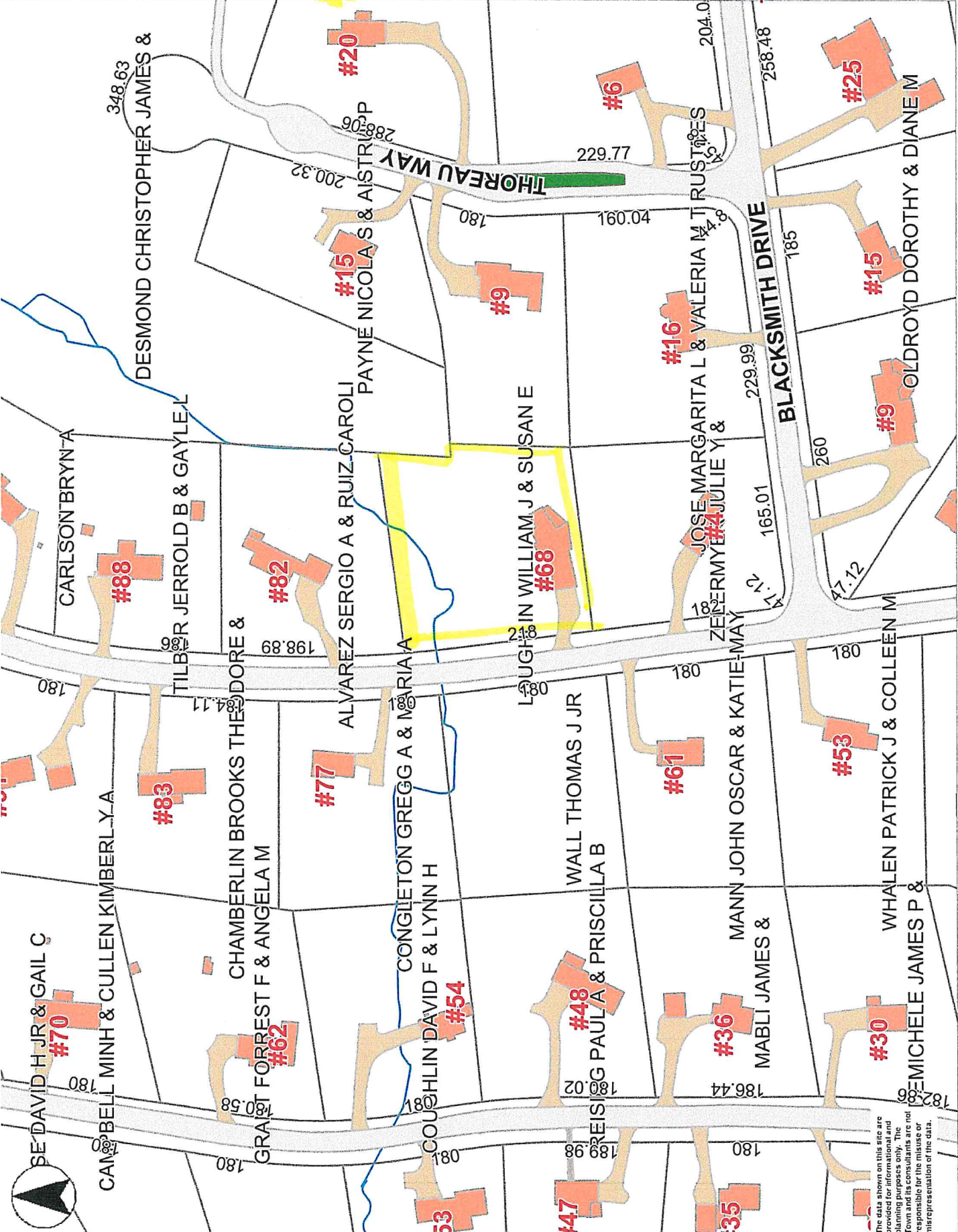
- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
- Paved Roads
- Unpaved Roads
- Buildings
- Parcels
- Streams Ortho
- Streams CIR
- Lake/Reservoir
- MA FEMA Q3 Flood Zone
- A
- AE
- AH
- AO
- V
- VE
- ANI
- X500
- D
- UNDES
- MA Highways
- US Highway
- Interstate
- Numbered Routes
- 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 misuse or misrepresentation of the data.



- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
- Paved Roads
- UnPaved Roads
- Buildings
- Parcels
- Certified Vernal Pools
- Estimated Habitats of Rare
- Potential Vernal Pools - 8/2
- Priority Habitats of Rare St
- Streams Ortho
- Streams CIR
- Lake/Reservoir
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Streets

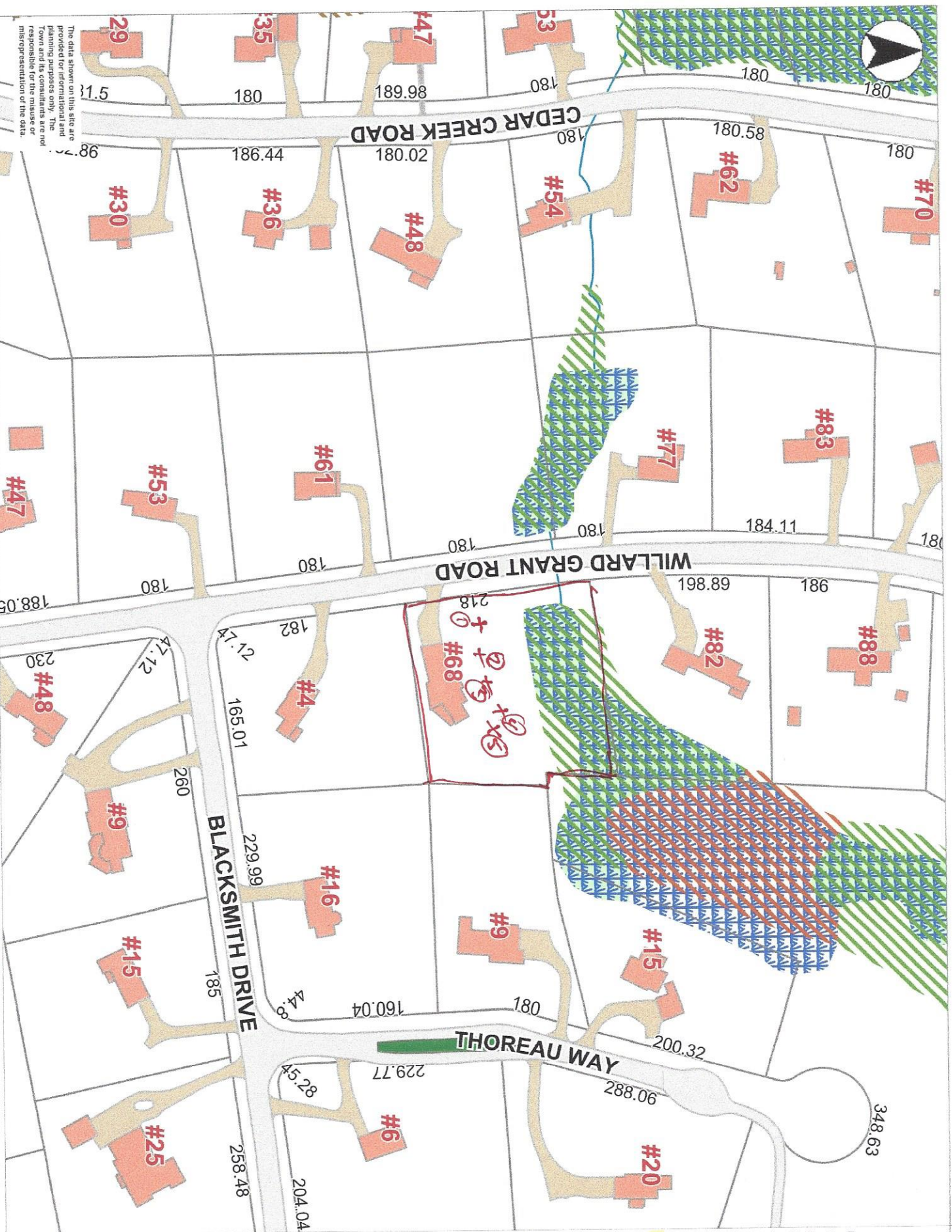


~~NHESP~~

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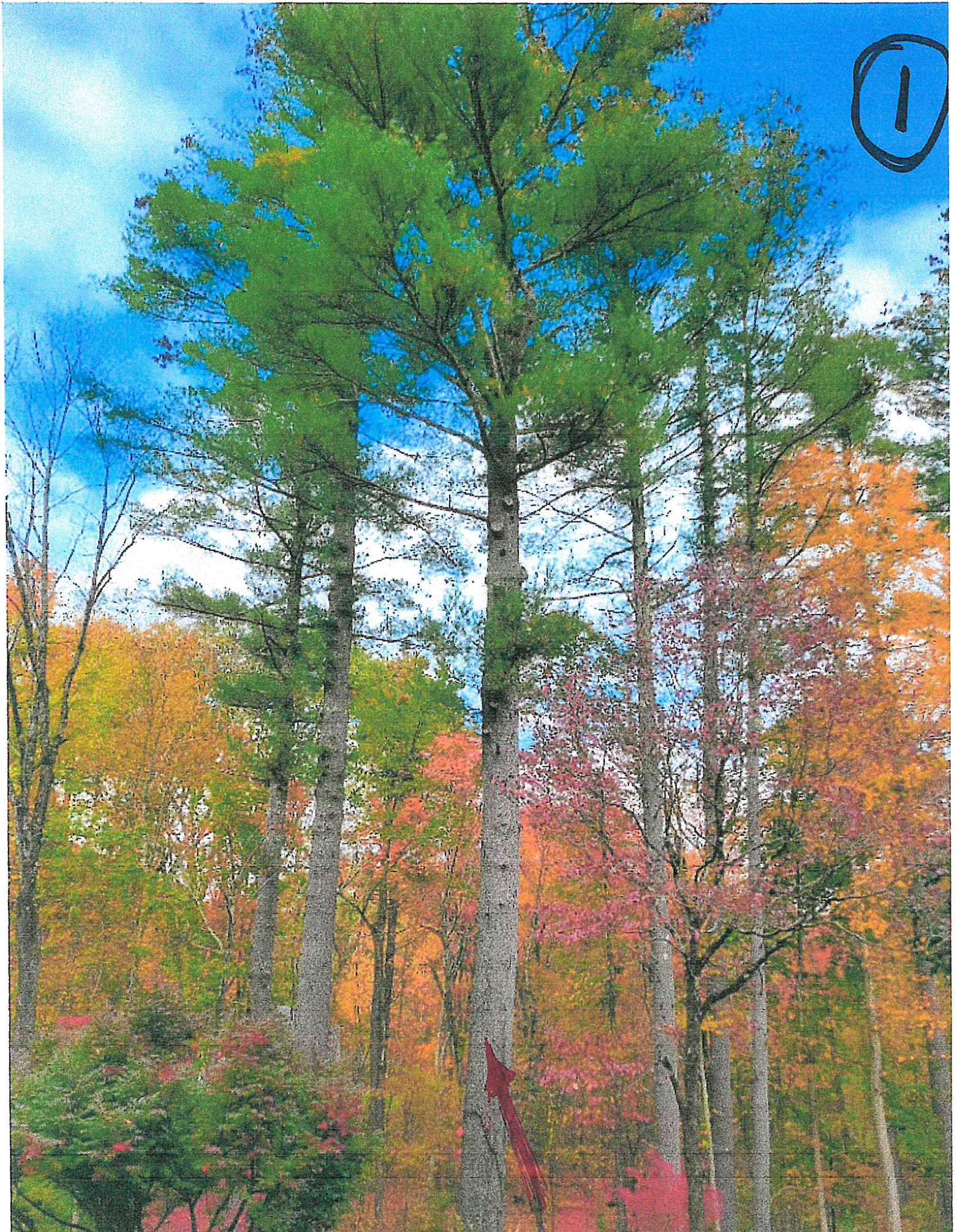
Printed on 11/20/2023 at 12:35 PM



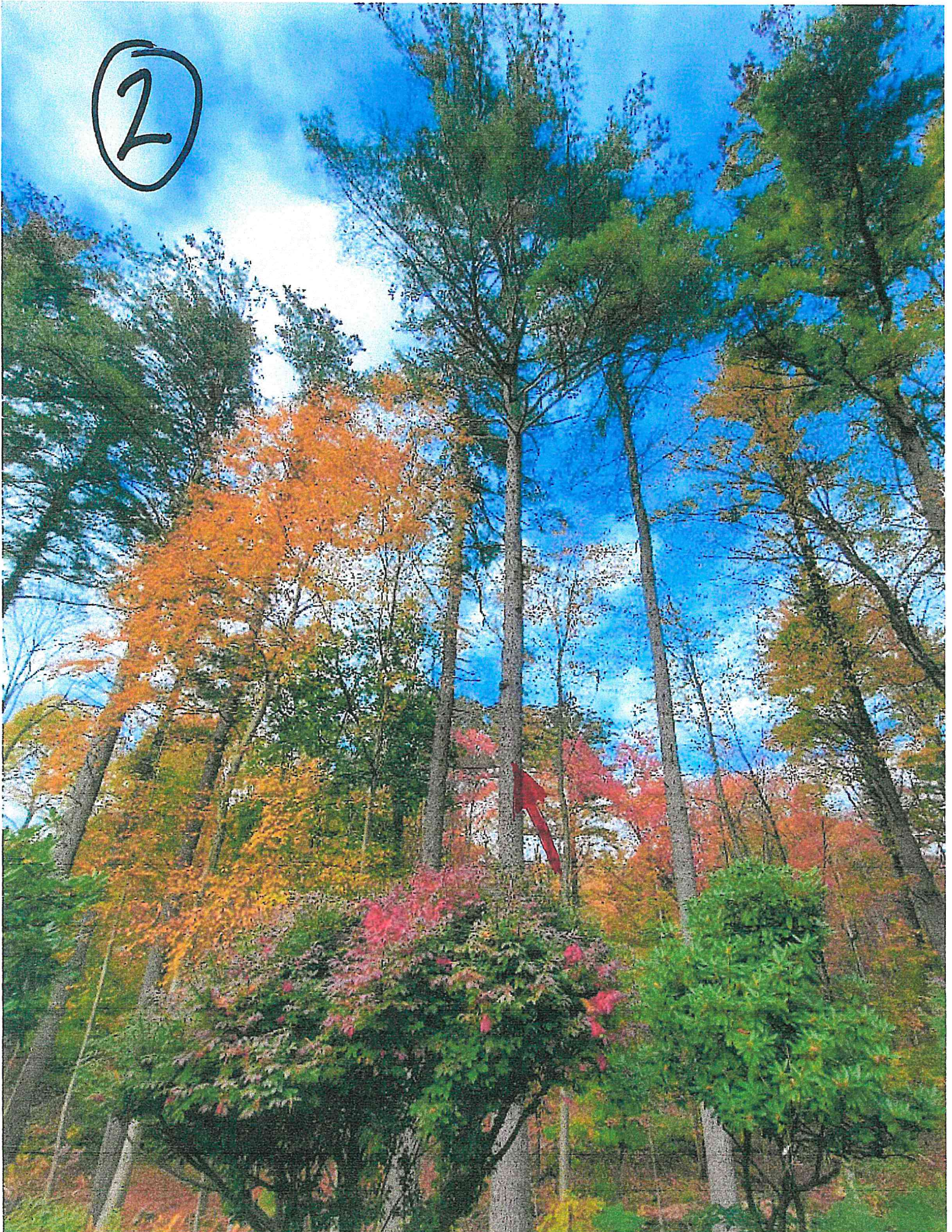
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

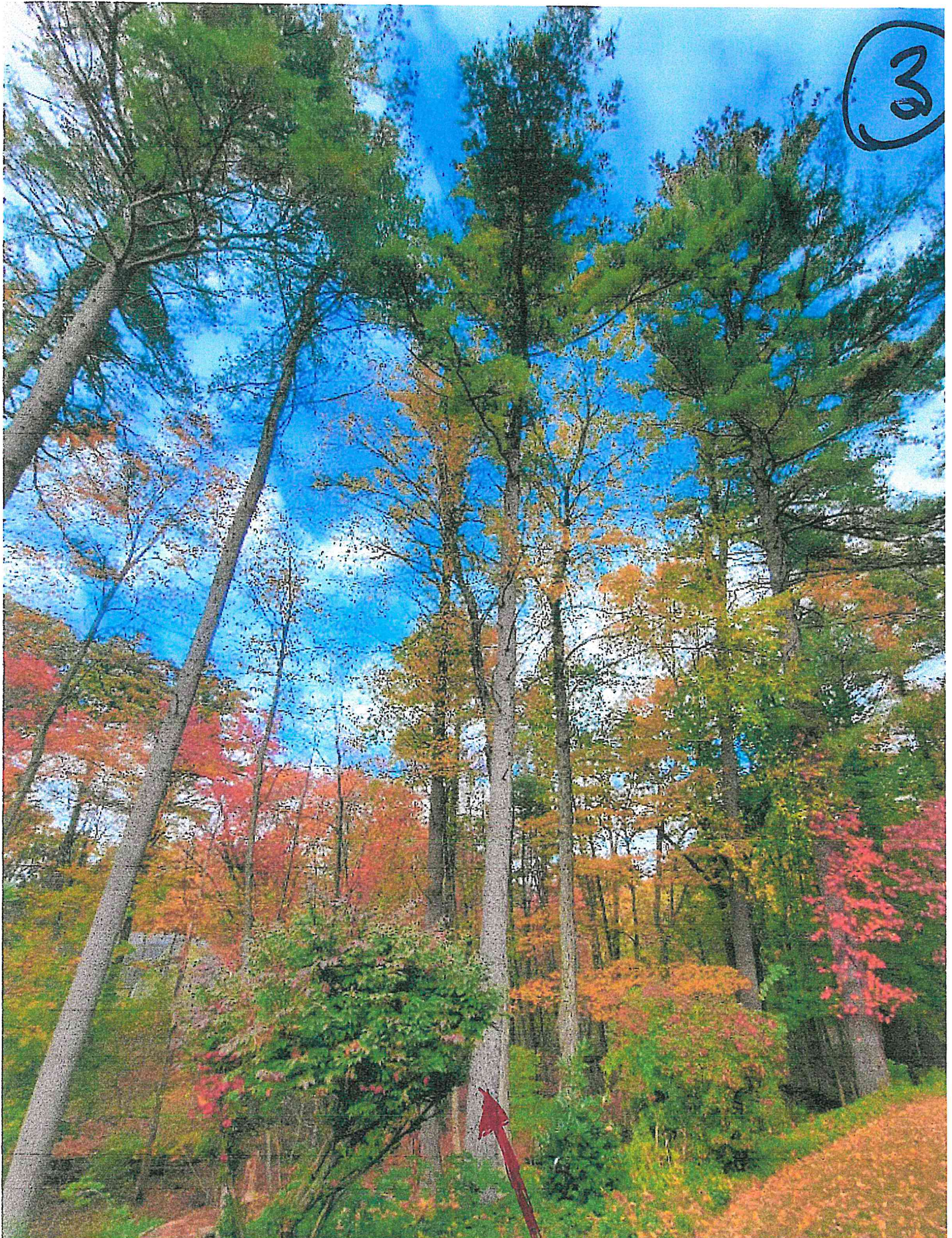


- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
- Paved Roads
- Un-Paved Roads
- Buildings
- Parcels
- Wetlands Town 2008
  - Open Water
  - Shallow Marsh/Mead
  - Boo
  - Sprub Swamp
  - Wooded Swamp Dec
  - Wooded Swamp Ctr
  - Wetlands DEP 1/2009
  - Marsh/Boo
  - Open Water
  - Reservoir (with PWS)
  - Streams Ortho
  - Streams CIR
  - Lake/Reservoir
  - MA Highway
  - Interstate
  - US Highway
  - Numbered Routes
  - Town Boundary
  - Streets



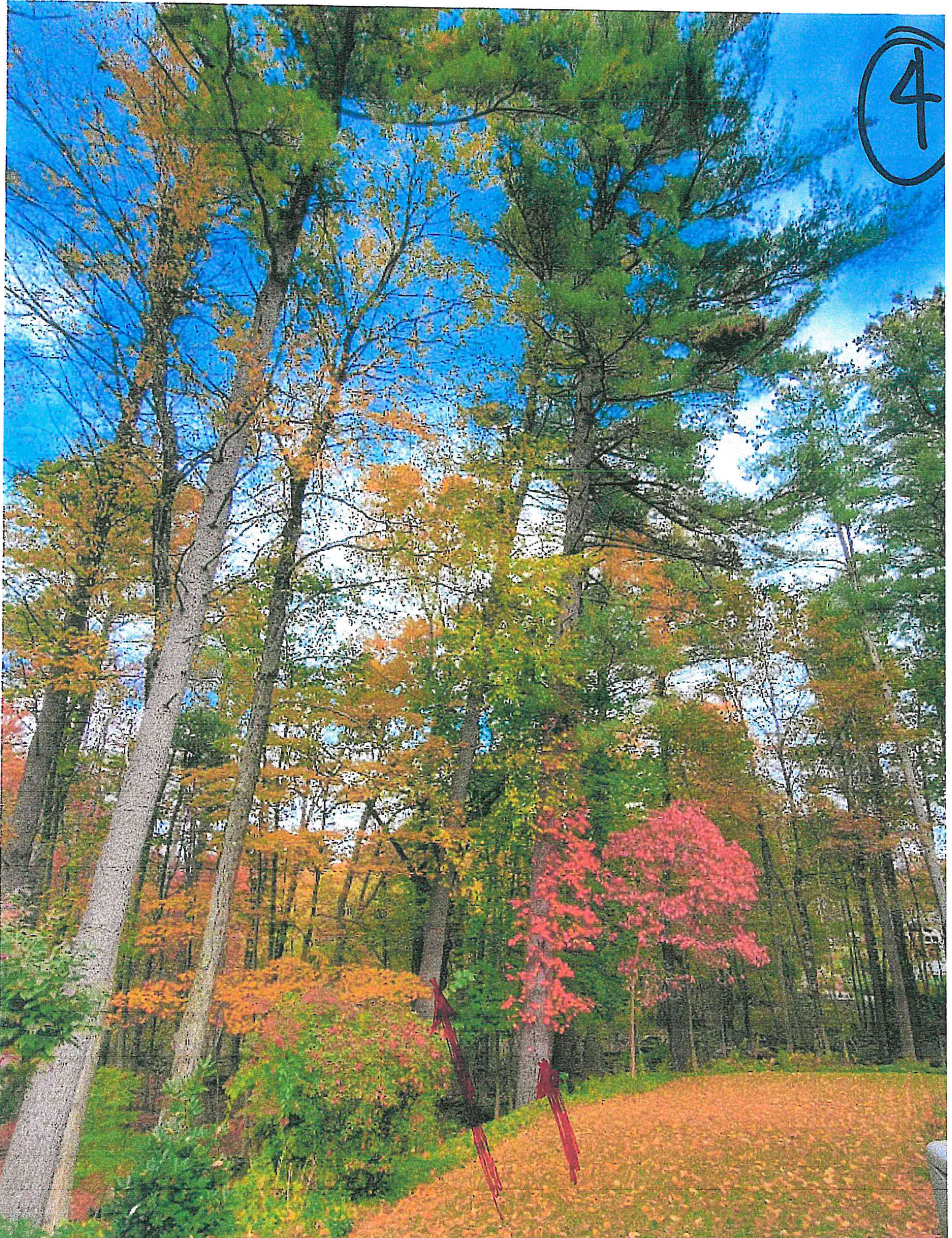
2







4



# Notice of Intent Application

William J. Loughlin  
68 Willard Grant Rd., Sudbury, MA 01776  
Addendum

October 31, 2023

A3: Additional property owner;

Susan E. Loughlin

68 Willard Grant Rd., Sudbury, MA 01776

Phone: 617-901-3520

email: sue.loughlin@comcast.net

A6: General Project Description;

We are applying to remove 5 (five) mature pine trees that present an imminent danger of falling onto our home (see identifying locations on attached MassMapper page titled "68 Willard Grant Rd. NOI" for location of identified trees relative to the parcel/structure/wetlands). Our intent is to cut the trees to near ground level – not grinding or removing the stumps. The plan would be to bring in a very large crane to remove the trees section-by-section back to the street for further processing and final removal.

NOTE: As can be seen in the photos, there are existing Burning Bush shrubs in the foreground. These are already to the south of the current tree line and will not be receiving any additional exposure after the proposed tree removal. We do offer as mitigation to remove any identifiable intrusive species (i.e., burning bush), that lie within the identified cut area.

B1: See attached MassMapper page titled "68 Willard Grant Rd. NOI" which depicts the location of the trees within the Buffer Zone between our home and the wetlands.

D1: See attached USGS Quad map: MAYNARD QUADRANGLE, MASSACHUSETTS, MIDDLESEX COUNTY, 7.5 MINUTE SERIES. 2021, for relative location of parcel. Also see attached MassMapper page titled "68 Willard Grant Rd. NOI" which depicts the detail of the location within Sudbury.

abutters_owner1	abutters_owner2	abutters_address	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
B09-0200	DESMOND CHRISTOPHER JAMES &	30 THOREAU WAY	SUDBURY	MA	01776	75424-118	30 THOREAU WAY
B09-0326	PAYNE NICOLA S & AISTRUPP	15 THOREAU WAY	SUDBURY	MA	01776	78820-539	15 THOREAU WAY
B09-0329	CONGLETON GREGG A & MARIA A	77 WILLARD GRANT RD	SUDBURY	MA	01776	30355-319	77 WILLARD GRANT RD
B09-0337	ALVAREZ SERGIO A & RUIZ CAROLI	82 WILLARD GRANT RD	SUDBURY	MA	01776	36223-176	82 WILLARD GRANT RD
C09-0323	ZELEMYER JULIE Y &	4 BLACKSMITH DR	SUDBURY	MA	01776	69865-280	4 BLACKSMITH DR
C09-0324	JOSE MARGARITA L & VALERIA M T TRUSTEE	16 BLACKSMITH DR	SUDBURY	MA	01776	26842-4400	16 BLACKSMITH DR
C09-0325	DINNEEN MICHAEL J &	9 THOREAU WAY	SUDBURY	MA	01776	71686-292	9 THOREAU WAY
C09-0327	MANN JOHN OSCAR & KATIE-MAY	61 WILLARD GRANT RD	SUDBURY	MA	01776	79728-254	61 WILLARD GRANT RD
C09-0328	WALL THOMAS J JR	266 CURLEY DR	ORCHARD PARK	NY	14127	79656-476	WILLARD GRANT RD
C09-0336	LOUGHLIN WILLIAM J & SUSAN E	68 WILLARD GRANT RD	SUDBURY	MA	01776	15187-254	68 WILLARD GRANT RD

*Gytha W. An*  
10/25/2023

revised list of abutters  
68 Willard Grant Rd.  
100'

**Notification to Applicants  
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 WILLIAM LOUGHLIN
- 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: 68 WILLARD GRANT RD., SUDBURY
- D. The **proposed activity** is: TO REMOVE FIVE (5) MATURE PINE TREES THAT REPRESENT A DANGER TO THE HOME.
- 
- E. A **Public Hearing** regarding this Notice of Intent will be held on:  
**Monday, NOVEMBER 27 at 7:00 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:
- <https://zoom.us/j/98803339162>
  - Meeting ID: 988 0333 9162
  - 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 \_\_\_\_\_, by calling this telephone number: \_\_\_\_\_ between the hours of \_\_\_\_\_

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