

NOTICE OF PUBLIC MEETING
SUDBURY CONSERVATION COMMISSION
Monday, November 30, 2023 at 7:00 PM
Virtual Meeting

The Sudbury Conservation Commission will hold a public meeting to review the Request for Determination of Applicability filing under the Wetlands Protection Act and the Sudbury Wetlands Administration Bylaw to install a storage container within the 100-foot Buffer Zone and 200-foot Riverfront Area at 333 Boston Post Road, in Sudbury, MA. Jeffrey Corey, Applicant. The meeting will be held on Monday, November 27, 2023 at 7:00 pm, via Zoom.

Copies of the application may be reviewed on the Conservation Department web page at:

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

Please contact the Conservation Office with any questions at 978-440-5470.

SUDBURY CONSERVATION COMMISSION
11/14/2023



WPA Form 1- Request for Determination of Applicability
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

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



1. Applicant:

JEFFREY COREY
Name

JEFFREY33COREY@GMAIL.COM
E-Mail Address

8 WOODSTOCK DR
Mailing Address

FRAMINGHAM
City/Town

MA
State

01701
Zip Code

617-694-3544
Phone Number

Fax Number (if applicable)

2. Representative (if any):

Firm

Contact Name

E-Mail Address

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

B. Determinations

1. I request the Conservation Commission make the following determination(s). Check any that apply:
Conservation Commission
- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
 - b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
 - c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
 - d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:
SUDBURY
Name of Municipality
 - e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).

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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

333 BOSTON POST RD	SUDBURY
Street Address	City/Town
K09-0056	K09-0056
Assessors Map/Plat Number	Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

STEEL STORAGE CONTAINER 8x8x20 LOCATED APPRX. 60 FT. WEST FROM BUILDING ON 333 BOSTON POST RD SUDBURY, MA & ADJACENT TO PARKING LOT ON 333 BOSTON POST RD. SUDBURY. DISTANCE FROM WETLANDS: 113' FT. DISTANCE FROM RIVER: 338' FT.

c. Plan and/or Map Reference(s):

<u>Plan of Land Sudbury, MA</u>	<u>11-19-1985</u>
Title	Date
_____	_____
Title	Date
_____	_____
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

PERMANENT STATIONARY STEEL STORAGE CONTAINER 8x8x20. USE OF STROAGE FOR BUILDING MATERIALS SUCH AS: LIGHT FIXTURES, ELECTRICAL GEAR & WIRE



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C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

SUDBURY
City/Town

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D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

JEFFREY COREY

Name

8 WOODSTOCK DR

Mailing Address

FRAMINGHAM

City/Town

MA

State

01701

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

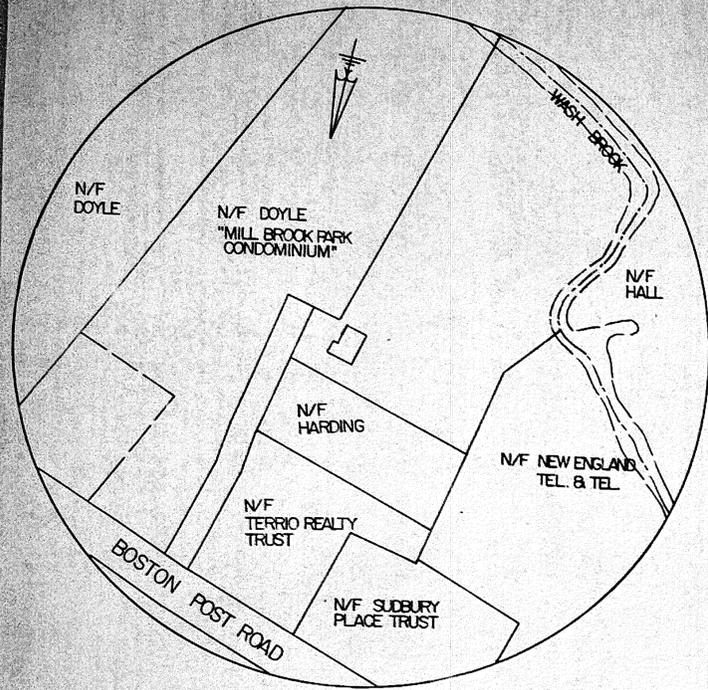
Signature of Applicant

Date

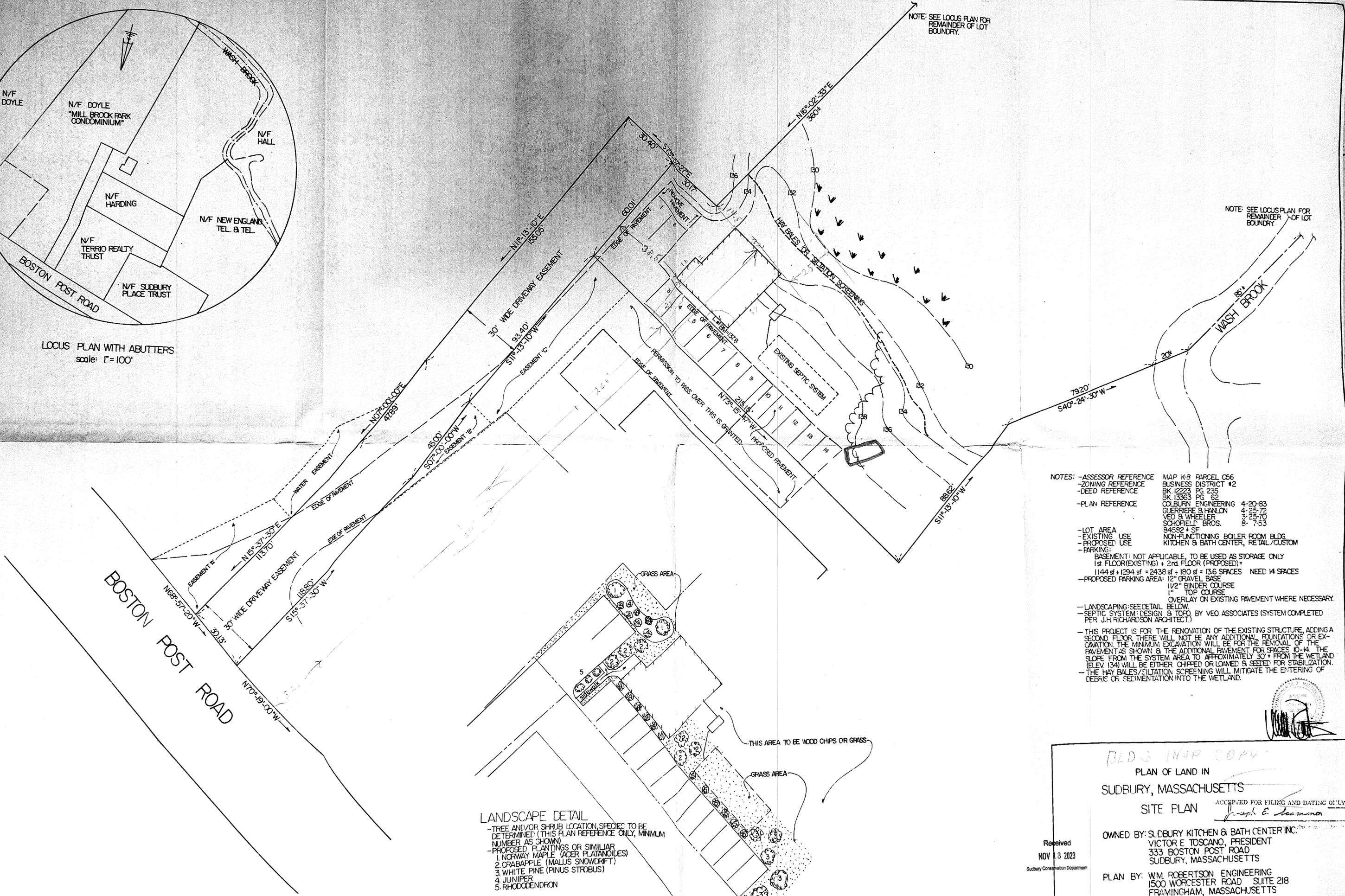
11/13/23

Signature of Representative (if any)

Date



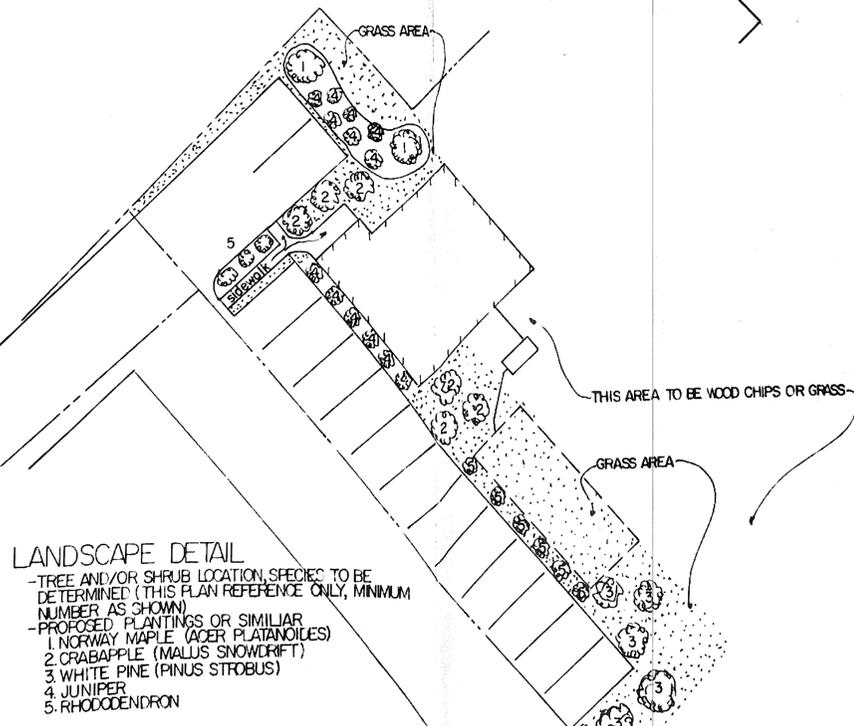
LOCUS PLAN WITH ABUTTERS
scale: 1"=100'



NOTE: SEE LOCUS PLAN FOR REMAINDER OF LOT BOUNDARY.

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- NOTES:
- ASSESSOR REFERENCE MAP K-8 PARCEL 056
 - ZONING REFERENCE BUSINESS DISTRICT #2
 - DEED REFERENCE BK 12223 PG 235 BK 13363 PG 62
 - PLAN REFERENCE COLBURN ENGINEERING 4-20-83 O'BRIEN & HANLON 4-25-72 VEO & WHEELER 3-25-70 SCHOFIELD BROS. 8-7-53 94582 ± SF
 - LOT AREA NON-FUNCTIONING BOILER ROOM BLDG
 - EXISTING USE KITCHEN & BATH CENTER, RETAIL/CUSTOM
 - PROPOSED USE
 - PARKING: BASEMENT: NOT APPLICABLE, TO BE USED AS STORAGE ONLY 1st FLOOR (EXISTING) + 2nd FLOOR (PROPOSED) = 1144 sf + 1294 sf = 2438 sf ± 180 sf = 13.6 SPACES NEED 14 SPACES
 - PROPOSED PARKING AREA: 1/2" BINDER COURSE 1" TOP COURSE OVERLAY ON EXISTING PAVEMENT WHERE NECESSARY.
 - LANDSCAPING: SEE DETAIL BELOW
 - SEPTIC SYSTEM: DESIGN & TOPO BY VEO ASSOCIATES (SYSTEM COMPLETED PER J.H. RICHARDSON ARCHITECT.)
 - THIS PROJECT IS FOR THE RENOVATION OF THE EXISTING STRUCTURE ADDING A SECOND FLOOR THERE WILL NOT BE ANY ADDITIONAL FOUNDATIONS OR EXCAVATION. THE MINIMUM EXCAVATION WILL BE FOR THE REMOVAL OF THE PAVEMENT AS SHOWN & THE ADDITIONAL PAVEMENT FOR SPACES 10-14. THE SLOPE FROM THE SYSTEM AREA TO APPROXIMATELY 30' FROM THE WETLAND (ELEV 134) WILL BE EITHER CHIPPED OR LOADED & SEEDED FOR STABILIZATION.
 - THE HAY BALES/SILTATION SCREENING WILL MITIGATE THE ENTERING OF DEBRIS OR SEDIMENTATION INTO THE WETLAND.



- LANDSCAPE DETAIL
- TREE AND/OR SHRUB LOCATION, SPECIES TO BE DETERMINED (THIS PLAN REFERENCE ONLY, MINIMUM NUMBER AS SHOWN)
 - PROPOSED PLANTINGS OR SIMILAR
 - 1. NORWAY MAPLE (ACER PLATANOIDES)
 - 2. CRABAPPLE (MALUS SNOWDRIFT)
 - 3. WHITE PINE (PINUS STROBUS)
 - 4. JUNIPER
 - 5. RHODODENDRON

BLDG INSP COPY

PLAN OF LAND IN
SUDBURY, MASSACHUSETTS

SITE PLAN

ACCEPTED FOR FILING AND DATING ONLY
Joseph E. Beaumont

OWNED BY: SUDBURY KITCHEN & BATH CENTER INC.
VICTOR E. TOSCANO, PRESIDENT
333 BOSTON POST ROAD
SUDBURY, MASSACHUSETTS

PLAN BY: W.M. ROBERTSON ENGINEERING
1500 WORCESTER ROAD SUITE 218
FRAMINGHAM, MASSACHUSETTS

SCALE: 1"=20' DATE: 11-19-85

Received
NOV 13 2023
Sudbury Conservation Department