



NOTICE OF PUBLIC MEETING
SUDBURY CONSERVATION COMMISSION
Monday, November 27, 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 porch within the 100-foot Buffer Zone and 200-foot Riverfront Area at 46 Washington Drive, in Sudbury, MA. Wenes Negreli, 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:

Name _____		E-Mail Address _____	
Mailing Address _____			
City/Town _____		State _____	Zip Code _____
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 _____ 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:

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):

Street Address _____ City/Town _____

Assessors Map/Plat Number _____ Parcel/Lot Number _____

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

Front of the house on the left side, looking from the street.
56' from the wetland and 83' from the river. Within the exiting disturbed area.

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

Negreli front addition	4/03/2023
_____	_____
Title	Date
_____	_____
Title	Date
_____	_____
Title	Date

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

Substitute concrete landing and paver with 4 (10" diameters concrete sonotubes).
Making a porch in front of the house in a total area of 6'.5"X 29', of which 9' X 8' is the area of the existing concrete landing and paver.
The new downspout will be located in the same locations as the exiting downspout, facing the street (Washington Dr.).



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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.)



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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:

Name

Mailing Address

City/Town

State

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.

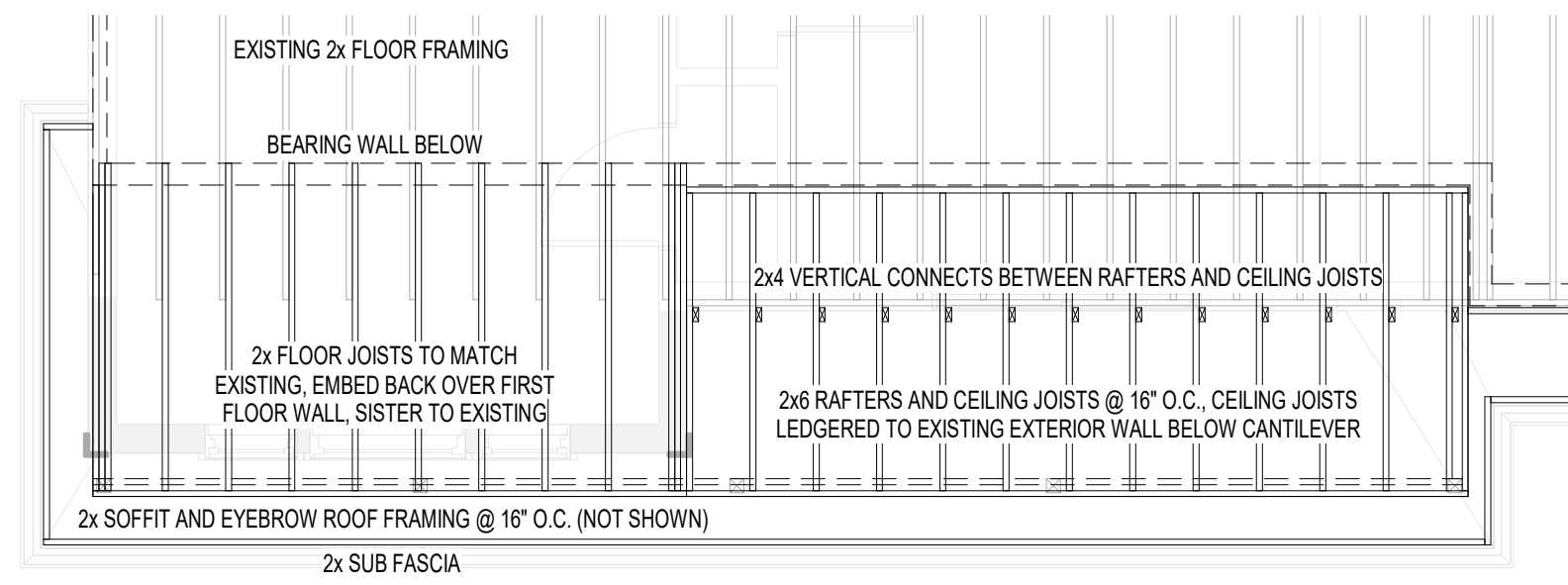
Wenes Negreli

Signature of Applicant

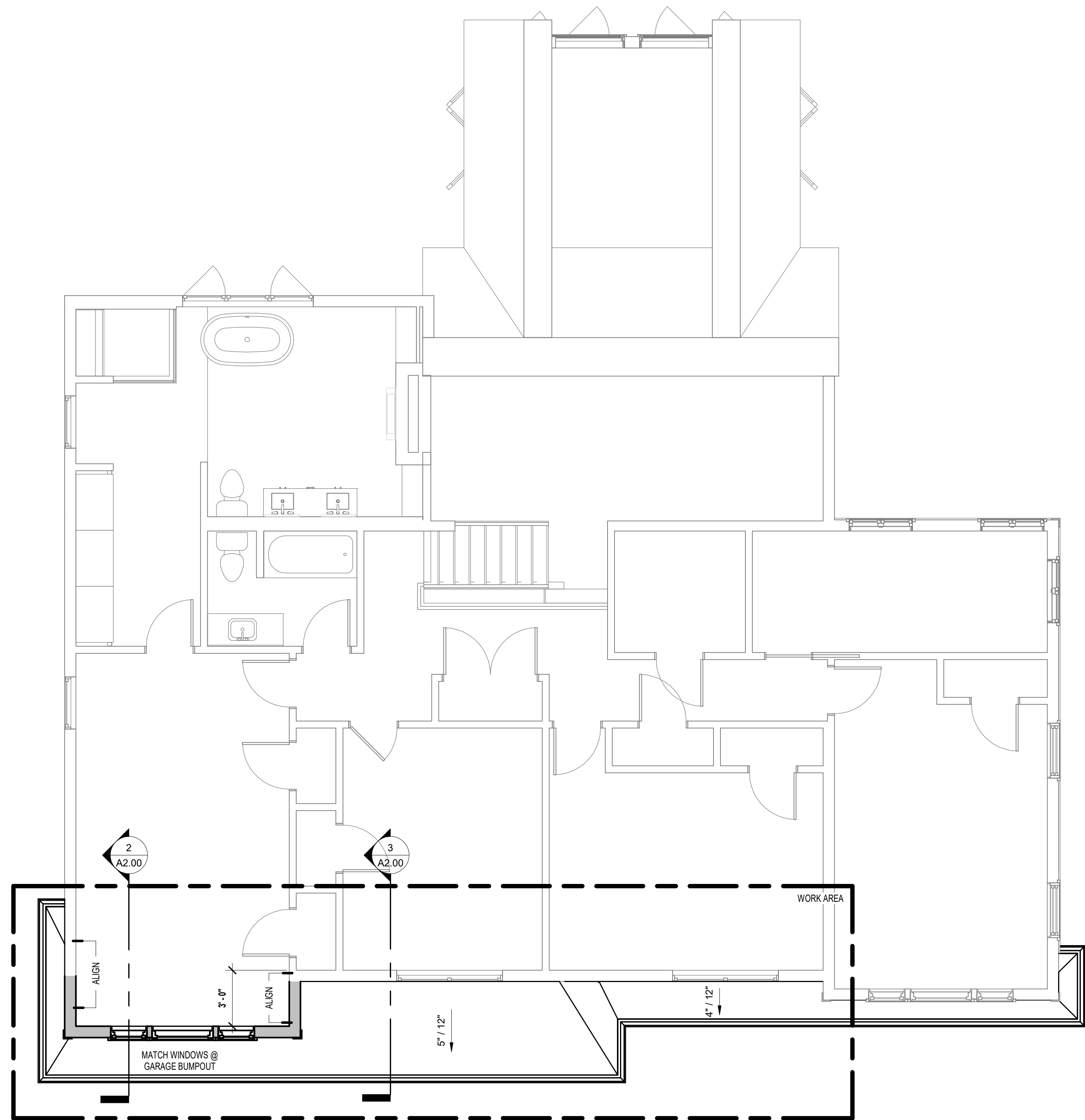
Date

Signature of Representative (if any)

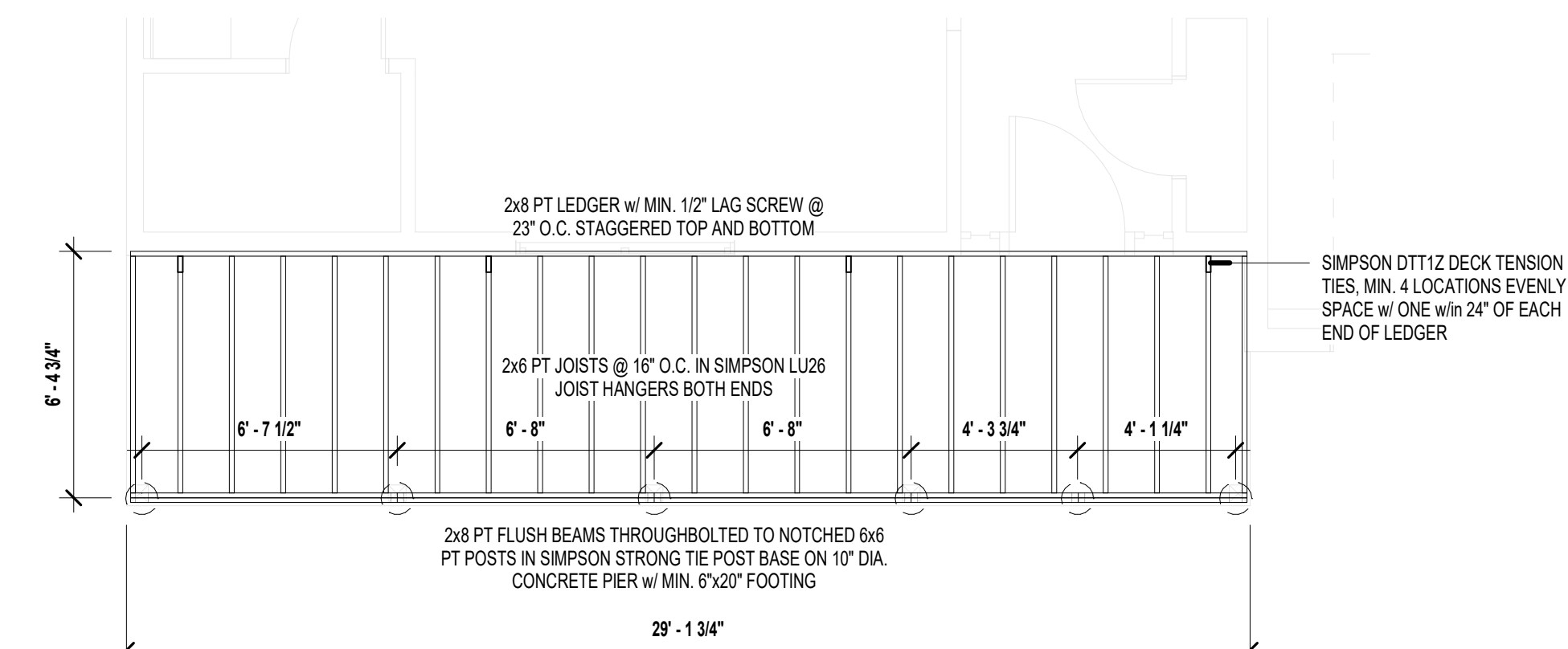
Date



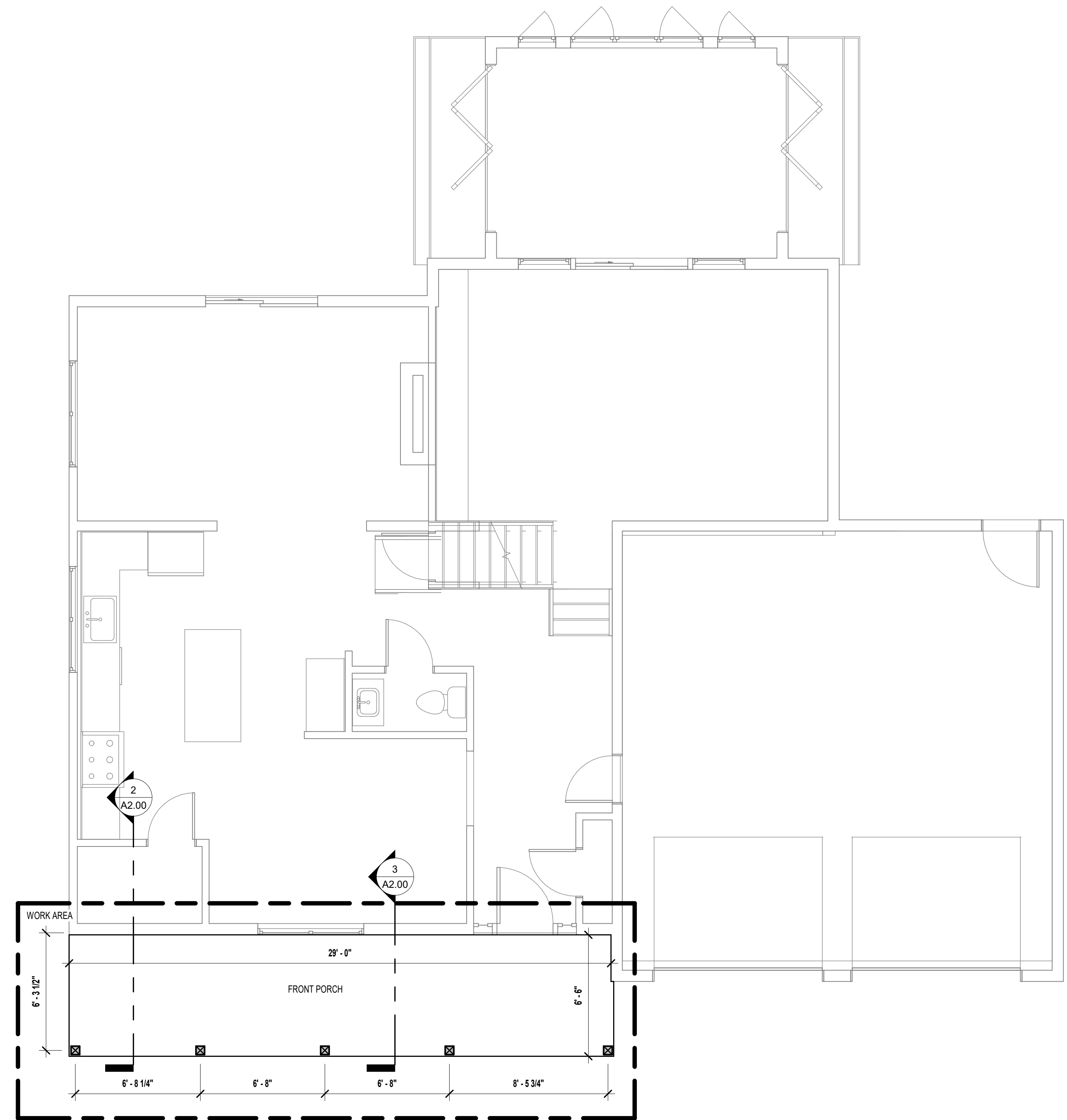
④ Second Floor - Framing
1/4" = 1'-0"



② Second Floor - New Construction
1/4" = 1'-0"



③ First Floor - Framing
1/4" = 1'-0"



① First Floor - New Construction
1/4" = 1'-0"

GENERAL NOTES

1. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY AND EXECUTE ALL WORK IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.
2. DO NOT SCALE THE DRAWINGS. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO WORK AND COORDINATE ACCORDINGLY. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT (AND/OR ENGINEER) PRIOR TO ANY CONSTRUCTION.
3. ALL ENGINEERED LUMBER AND CONNECTORS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL TEMPORARY CONDITIONS THROUGHOUT CONSTRUCTION.

REV. NO.	REV. DATE	REV. DESCRIPTION
1	02.20.2023	Front Schematic Design
2	04.03.2023	Permit Drawing

THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN IS COPYRIGHTED AND SHALL NOT BE REPRODUCED, DISTRIBUTED, OR MANIPULATED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

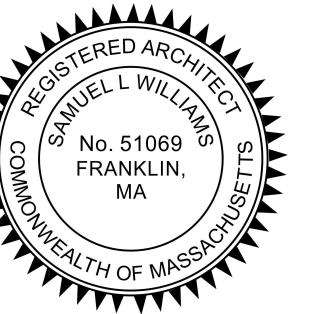
CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND SHALL REPORT ANY ERRORS OR DISCREPANCIES WITHOUT DELAY.

ARCHITECT

CRAFT
ARCHITECTURE LLC

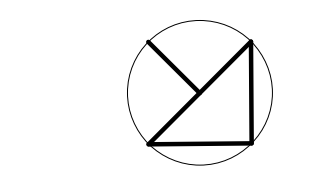
28 QUEEN STREET
FRANKLIN, MA 02038
978 457 2832

STAMP



PROJECT NAME
Negreli Front Addition

PROJECT ADDRESS
**46 Washington Drive
Sudbury, MA**



SCALE 1/4" = 1'-0"

DRAWN BY SLW

CHECKED BY -

PROJECT NO. 202127-1

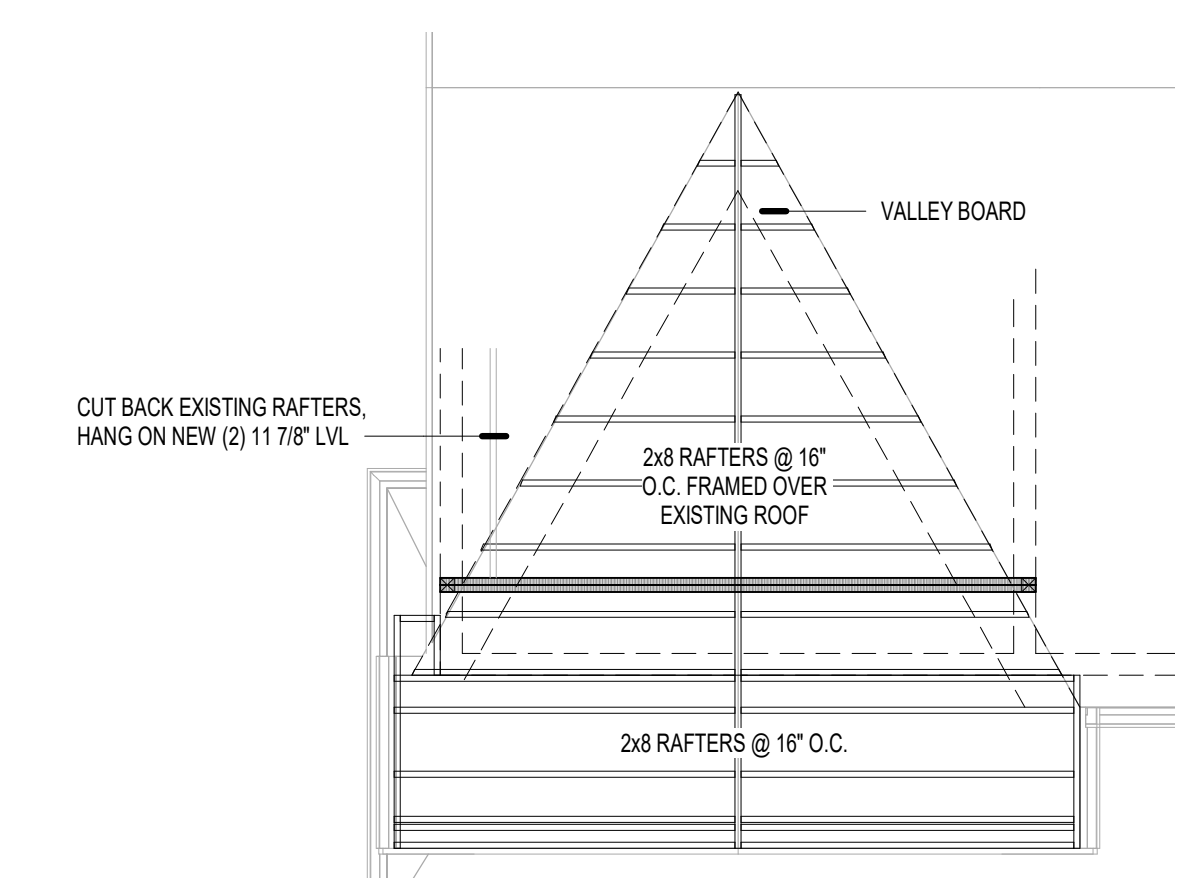
DATE 07.11.2021

DRAWING TITLE

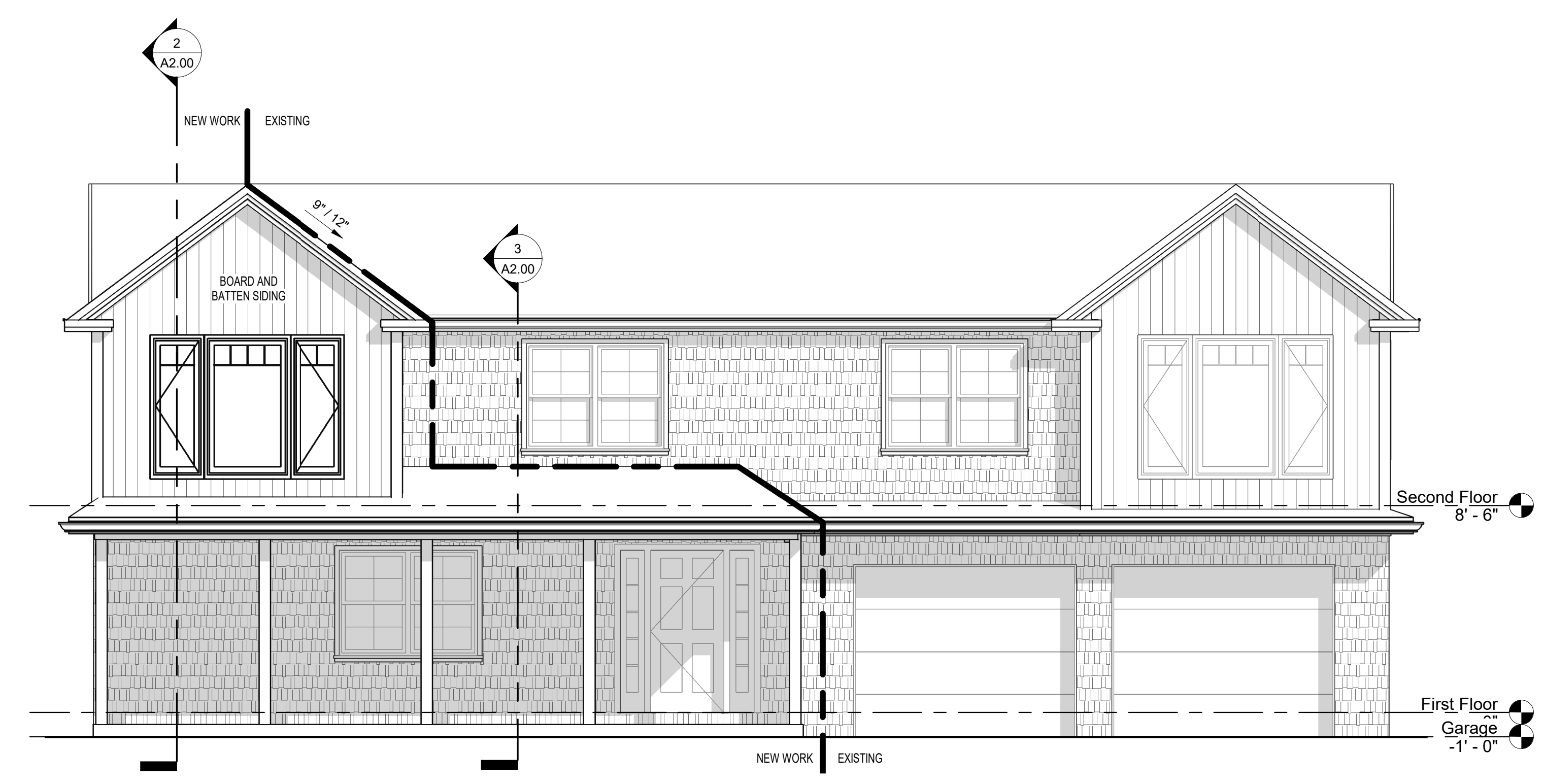
Plans

SHEET REV.

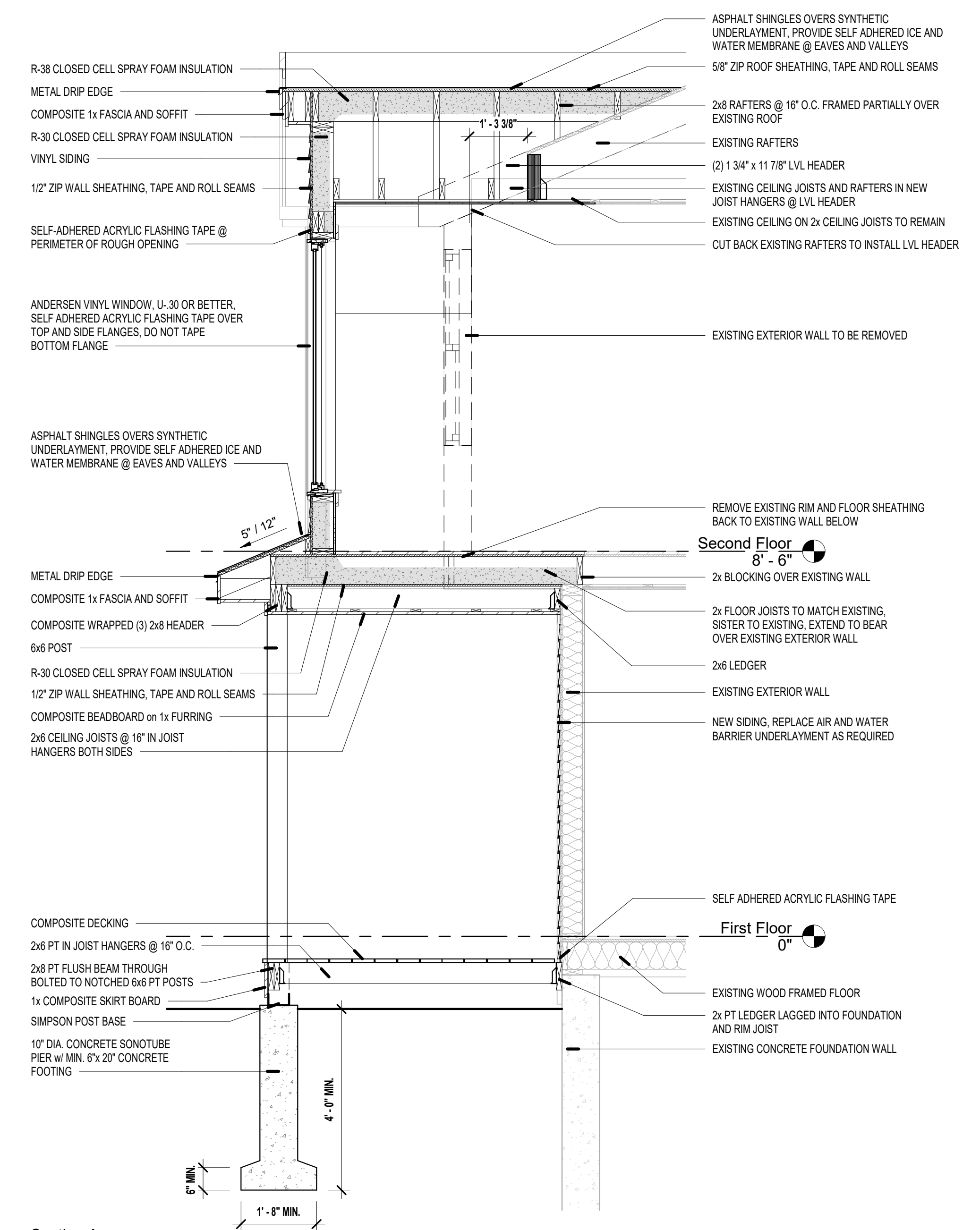
A1.00 2



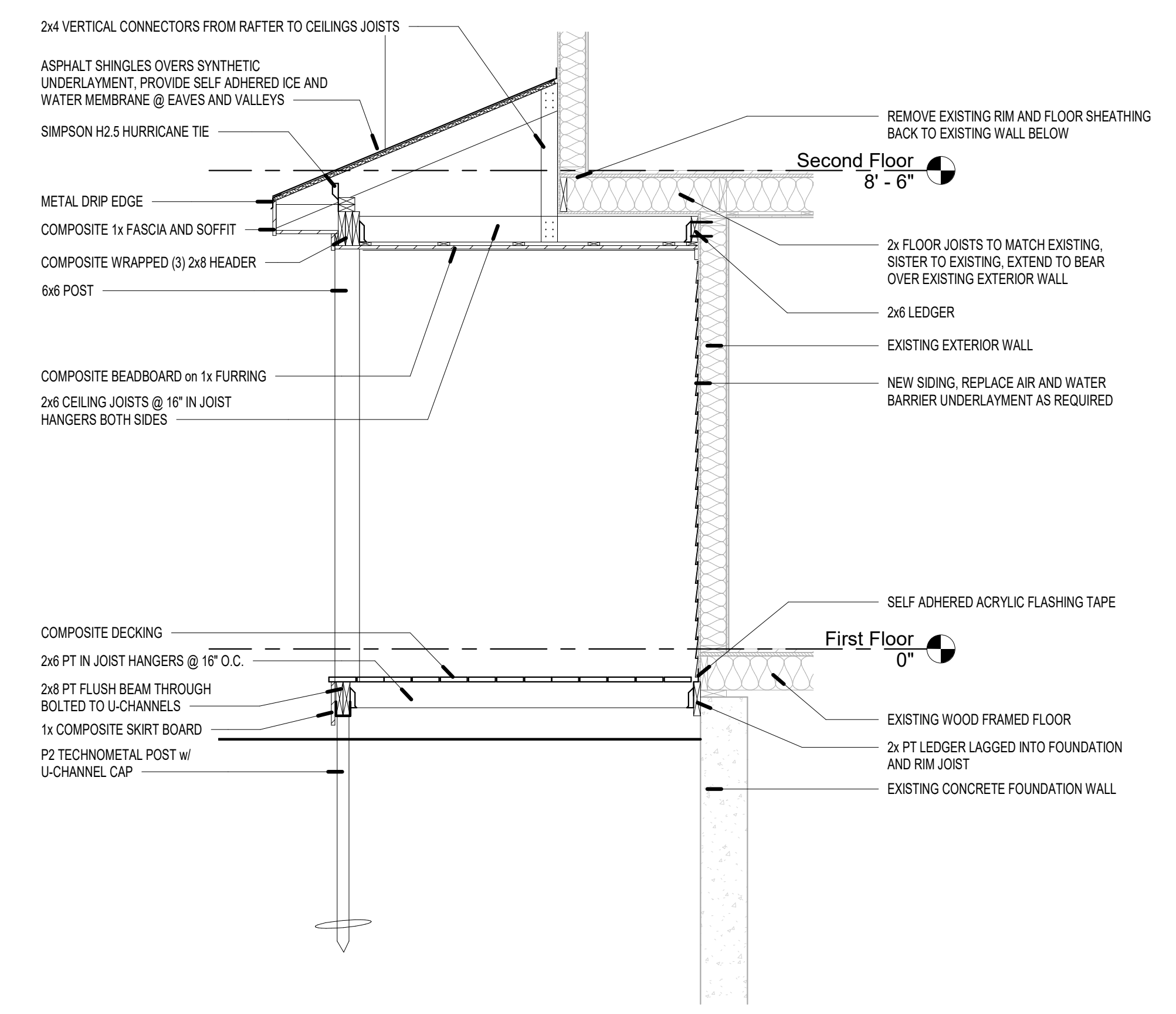
4 Roof - Framing
1/4" = 1'-0"



1 Front
1/4" = 1'-0"



2 Section A
1/2" = 1'-0"



3 Section B
1/2" = 1'-0"

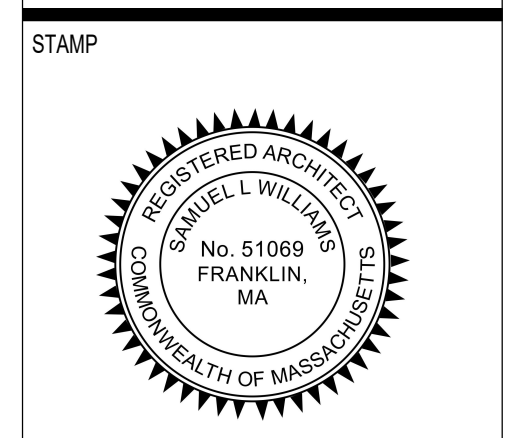
REVISIONS	REV. NO.	REV. DATE	REV. DESCRIPTION
	1	02.20.2023	Front Schematic Design

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ARCHITECT

CRAFT
ARCHITECTURE LLC
28 QUEEN STREET
FRANKLIN, MA 02038
978 457 2832



PROJECT NAME
Negreli Front Addition

PROJECT ADDRESS
**46 Washington Drive
Sudbury, MA**

SCALE	As indicated
DRAWN BY	SLW
CHECKED BY	-
PROJECT NO.	202127-1
DATE	07.11.2021

DRAWING TITLE
Section & Elevations

SHEET
A2.00

REV.
1

