



**NOTICE OF PUBLIC HEARING
SUDBURY CONSERVATION COMMISSION
Monday, January 22, 2024 at 7:00 PM
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to construct a garage within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 87 Cudworth Lane, Sudbury, MA. Jehangir Jungalwala, Applicant. The hearing will be held on Monday, January 22, 2024 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-january-22-2024/>

SUDBURY CONSERVATION COMMISSION
1/10/24



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):

<u>87 Cudworth Lane</u>	<u>Sudbury</u>	<u>01776</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42.40269</u>	<u>-71.43008</u>
	d. Latitude	e. Longitude
<u>E07</u>	<u>0140</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Jehangir</u>	<u>Jungalwala</u>
a. First Name	b. Last Name
<u>87 Cudworth Lane</u>	
c. Organization	
<u>Sudbury</u>	<u>MA</u>
d. Street Address	f. State
<u>508-320-8982</u>	<u>01776</u>
e. City/Town	g. Zip Code
<u>508-320-8982</u>	<u>jay@jungalwala.com</u>
h. Phone Number	i. Fax Number
	j. Email Address

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

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

4. Representative (if any):

<u>Mandy</u>	<u>Hicks</u>
a. First Name	b. Last Name
<u>Guaranteed Builders & Developers, Inc.</u>	
c. Company	
<u>14 West Street</u>	
d. Street Address	
<u>Douglas</u>	<u>MA</u>
e. City/Town	f. State
<u>508-476-1500x105</u>	<u>01516</u>
h. Phone Number	g. Zip Code
	<u>mhicks@gbiavis.com</u>
i. Fax Number	j. Email address

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

<u>\$110.00</u>	<u>\$42.50</u>	<u>\$67.50</u>
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:

Excavation, foundation and erect a 32x40 detached residential garage. Along with associated site work.

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 Detached residential garage

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

a. County

75259

c. Book

b. Certificate # (if registered land)

281

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 checked="" type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input checked="" 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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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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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

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

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

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

b. Date of map _____

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

c. Submit Supplemental Information for Endangered Species Review.

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

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

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

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

(b) Photographs representative of the site

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

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

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



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

(c) MESA filing fee (fee information available at <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:

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

North Shore - Hull to New Hampshire border:

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

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

D. Additional Information

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

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

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

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

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



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D. Additional Information (cont'd)

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

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

Plot Plan showing proposed 32x40 garage - 87 Cudworth lane Sudbury MA

a. Plan Title	GBI	David Teachout #32659
b. Prepared By		c. Signed and Stamped by
d. Final Revision Date	12/12/23	e. Scale
		1" = 40

f. Additional Plan or Document Title	Sewage disposal system as-built for lot 40 / Plan of land in Sudbury	g. Date	7/16/1996 - 8/14/2018
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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	2042	3. Check date	1/5/24
4. State Check Number	2043	5. Check date	1/5/24
6. Payor name on check: First Name	Guaranteed Builders, Inc	7. Payor name on check: Last Name	Guaranteed Builders, Inc



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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 *[Handwritten Signature]*

2. Date *11/5/2024*

3. Signature of Property Owner (if different) *Mandy [Signature]*
5. Signature of Representative (if any)

4. Date
6. Date *1-5-24*

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:

<u>87 Cudworth Lane</u>		<u>Sudbury</u>
a. Street Address		b. City/Town
<u>2043</u>		<u>42.50</u>
c. Check number		d. Fee amount

2. Applicant Mailing Address:

<u>Jehangir</u>		<u>Jungalwala</u>	
a. First Name		b. Last Name	
<u>87 Cudworth Lane</u>			
c. Organization			
<u>Sudbury MA 01776</u>			
d. Mailing Address		f. State	g. Zip Code
<u>Sudbury</u>			
e. City/Town			
<u>508-320-8982</u>	<u>jay@jungalwala.com</u>		
h. Phone Number	i. Fax Number	j. Email Address	

3. Property Owner (if different):

<u></u>		<u></u>	
a. First Name		b. Last Name	
<u></u>			
c. Organization			
<u></u>			
d. Mailing Address			
<u></u>		<u></u>	<u></u>
e. City/Town		f. State	g. Zip Code
<u></u>			
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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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Residential detached garage	1	\$110.00	\$110.00

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	110.00
State share of filing Fee:	a. Total Fee from Step 5 \$42.50
City/Town share of filling 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.

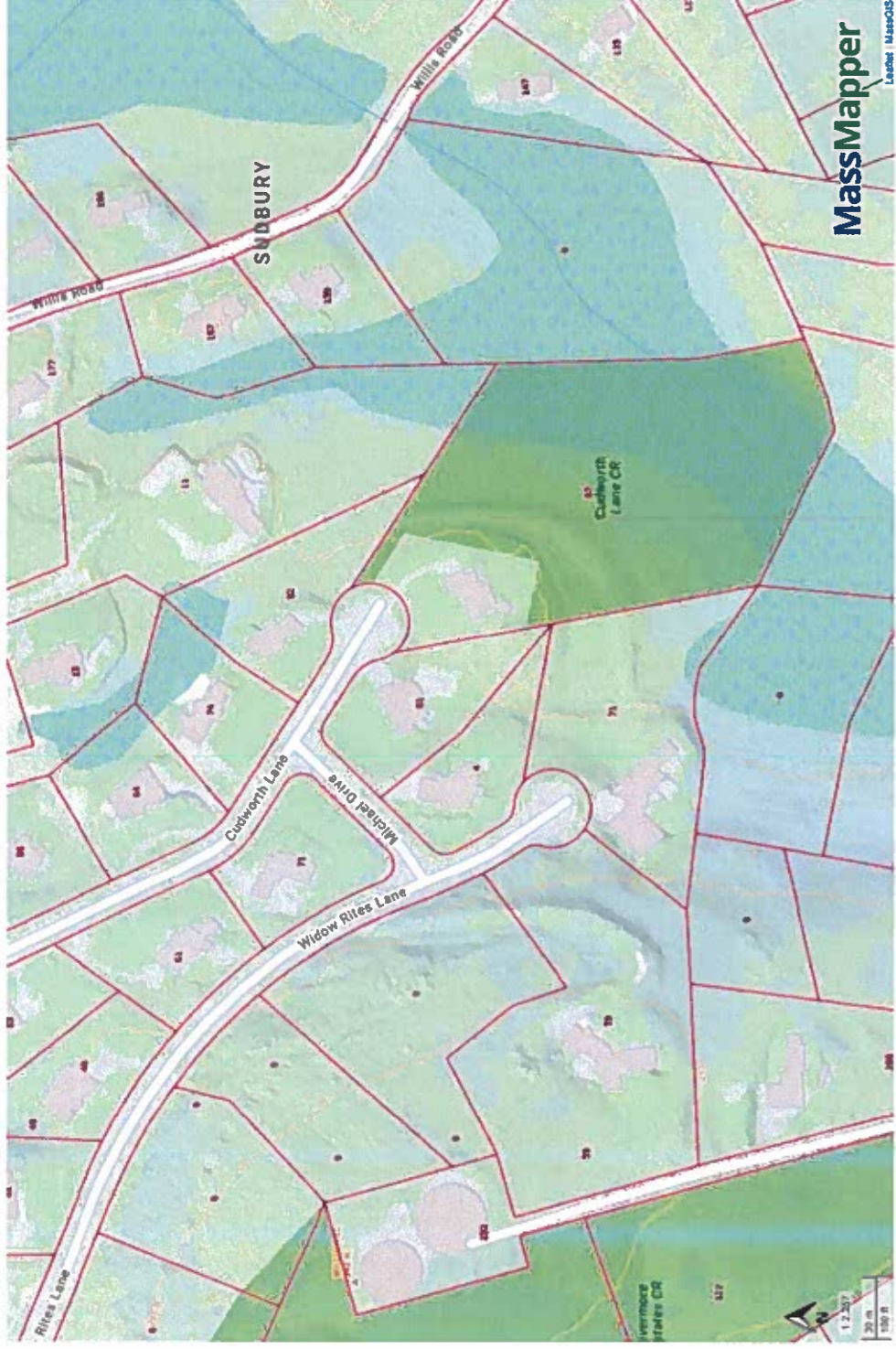
To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

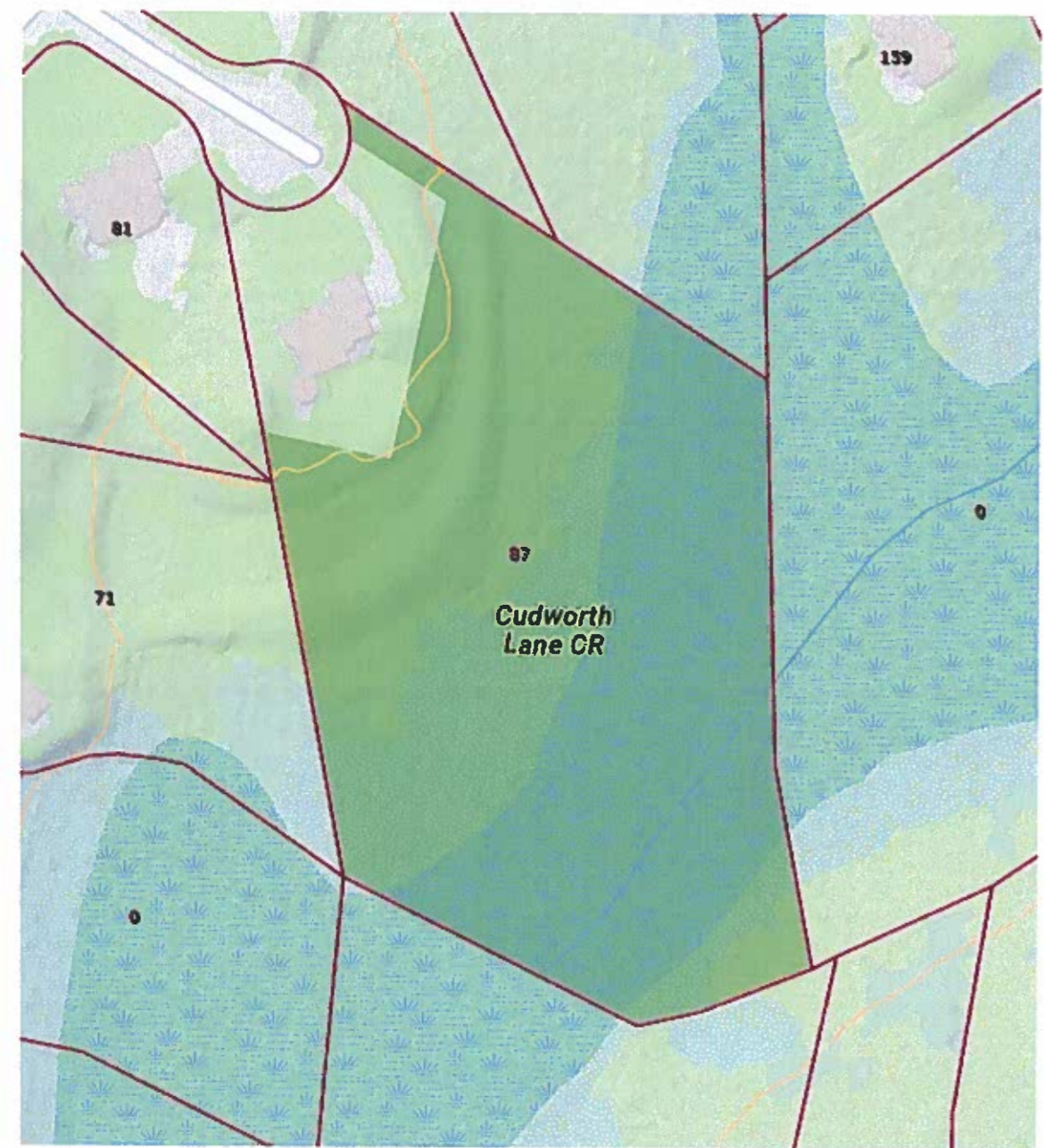
Town of Sudbury
Conservation Commission Narrative:
87 Cudworth Lane
Map- E07 Lot- 0140

The parcel is presently a developed residential lot, with an existing single-family dwelling with a concrete foundation. The scope of work to be completed in the 100' buffer zone and drainage easement. Excavation, foundation and erect a detached 32'x40' residential garage along with associated site work. The garage will have a vertical foundation wall for minimal impact on the upgradient edge of the easement. The rear and side garage will have an 8'-10' concrete wall to prevent the drop off. The surroundings of the garage will match the existing grade and elevation. The inside of the foundation walls will be brought up to the driveway elevation.

The applicant is requesting relief from the disturbance requirements within the buffer zone. All areas proposed are to be stabilized with loam and seed. Compost sock will be installed along the proposed excavation area to prevent any runoff towards the wetlands.

Respectfully,

Mandy Hicks- GBI Representative





National Flood Hazard Layer FIRMette



71°26'7"W 42°24'22"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A59
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area 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 Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 202 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.6 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/21/2023 at 10:36 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRIM panel number, and FIRIM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

NHESP Estimated Habitats of Rare Wildlife

NHESP Estimated Habitats of Rare Wildlife

NHESP Estimated Habitats of Rare Wildlife



The Estimated Habitats of Rare Wildlife datalayer contains polygons in Massachusetts that are a subset of the Priority Habitats of Rare Species. Published as a map service by MassGIS.

60ft

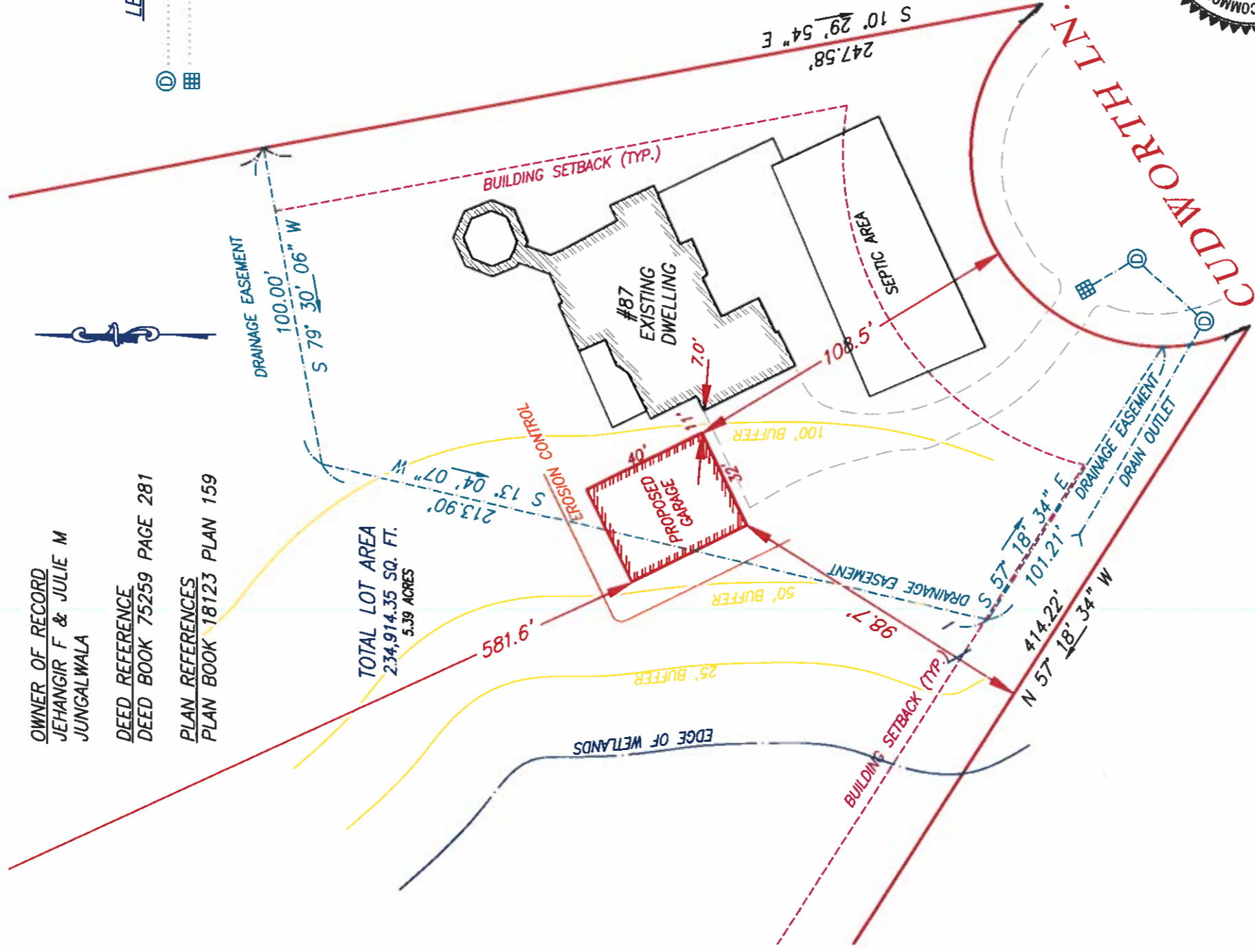
MassGIS

**PLOT PLAN
SHOWING PROPOSED
32' X 40' GARAGE
87 CUDWORTH LANE
SUDBURY, MA
ASSESSOR'S MAP E07 LOT 140
SCALE: 1" = 40' DEC. 12, 2023**

ZONED: "RES-A"
ZONING REQUIREMENTS
LOT AREA: 40,000 SQ FT
FRONTAGE: 180'
BUILDING SETBACKS
FRONT: 40'
SIDE: 20'
REAR: 30'

OWNER OF RECORD
JEHANGIR F & JULIE M
JUNGALWALA
DEED REFERENCE
DEED BOOK 75259 PAGE 281
PLAN REFERENCES
PLAN BOOK 18123 PLAN 159

TOTAL LOT AREA
234,914.35 SQ. FT.
5.39 ACRES



PER FIRM MAP
TOWN OF SUDBURY MA
MIDDLESEX COUNTY
COMMUNITY PANEL No.: 25017C 0368F
EFFECTIVE: JULY 07, 2014
THIS SITE IS IN ZONE "X"

MAP NOTES

- 1.) ALL OFFSETS & DIMENSIONS ARE TO THE SIDING UNLESS OTHERWISE NOTED.
- 2.) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR. NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND 'DIG-SAFE'.
- 3.) CONSTRUCTION SURVEY STAKEOUT IS RECOMMENDED TO ASSURE THE CORRECT PLACEMENT OF THE PROPOSED STRUCTURE.

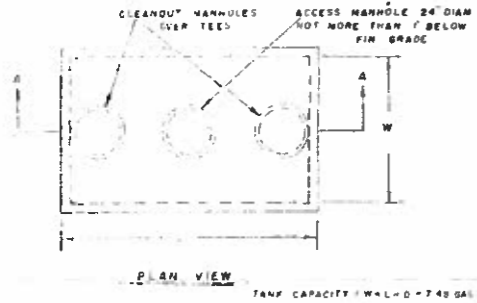
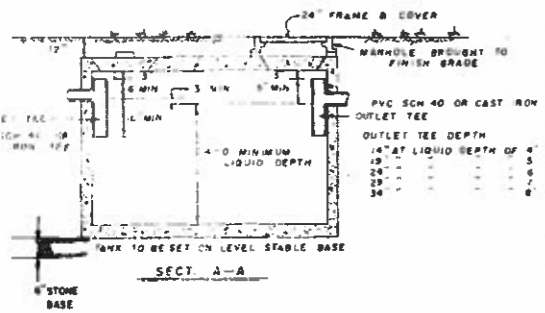


David E. Teachout
1/5/24

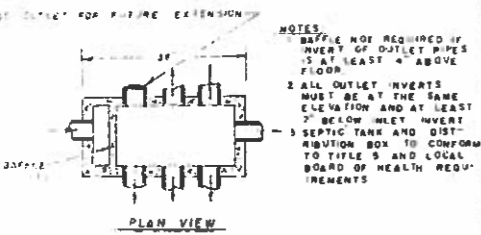


EMPIRE MAPPING
LAND SURVEYORS - MAPPERS - LAND PLANNERS
14 WEST ST. - DOUGLAS, MA 01920
WWW.EMPIRE-MAPPING-USA.COM

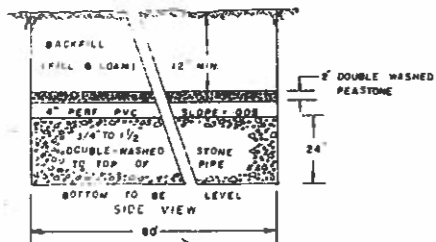
EMPIRE MAPPING, LTD.



TYPICAL SEPTIC TANK
(ON EQUIP.)



TYPICAL DISTRIBUTION BOX
(ON EQUIP.)



TYPICAL SECTION LEACHING
TRENCH OR BED

NOTES:
1) FIRST 2 FEET OF PIPE FROM D-BOX TO BE LAID LEVEL
2) ALL HEADER PIPES TO BE SEALED AND THE END OF EACH PIPE TO BE ELEVATED AND PLUGGED

PERC TEST DATA

DATE OF TESTING: 8-3-94
TEST BY: THOMAS LAND SURV & ENG CONSULT, INC
WITNESSED BY SUDBURY BO OF HEALTH AGT

#40-1 DEPTH OF TEST: 48"	RATE: 130 M.P.I.
#40-2 DEPTH OF TEST: 32"	RATE: 20 M.P.I.

TEST HOLE DATA

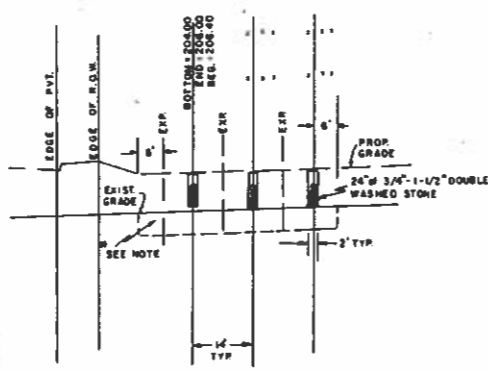
4/27/94
#40-1 - 90"
(EL. = 205.01)
0'-24" LOAM & SUBSOIL
24'-30" SANDY TILL
REFUSAL AT 90" OR EL.
(NO WATER TO 195.5)

#40-2 - 112"
(EL. = 205.01)
0'-30" LOAM & SUBSOIL
30'-112" SANDY TILL
WATER AT 90" OR EL. 197.5

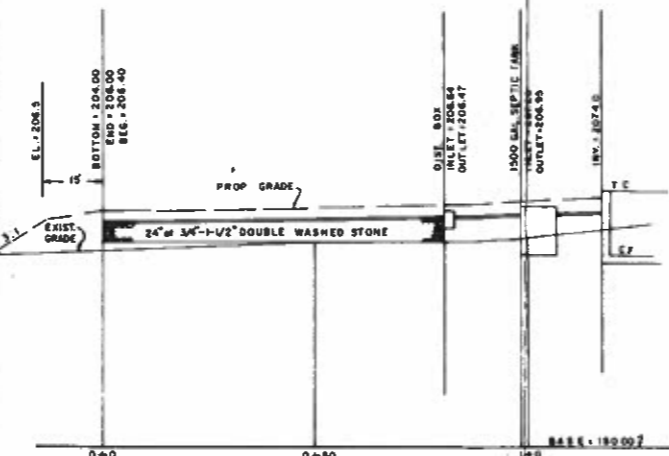
7/2/96
#96-1 - 108"
(EL. = 203.51)
0'-5" AP-SL-10 YR 3/4
5'-16" BC-SL-10 YR 4/6
16'-30" CI-MED SAND-10 YR 7/4
30'-108" C2-LS-10 YR 6/2
(NO WATER TO EL. 194.5)
MOTTLING AT 64" OR EL. 198.21
(MOTTLES - 2.5 YR 5/6)

DESIGN DATA

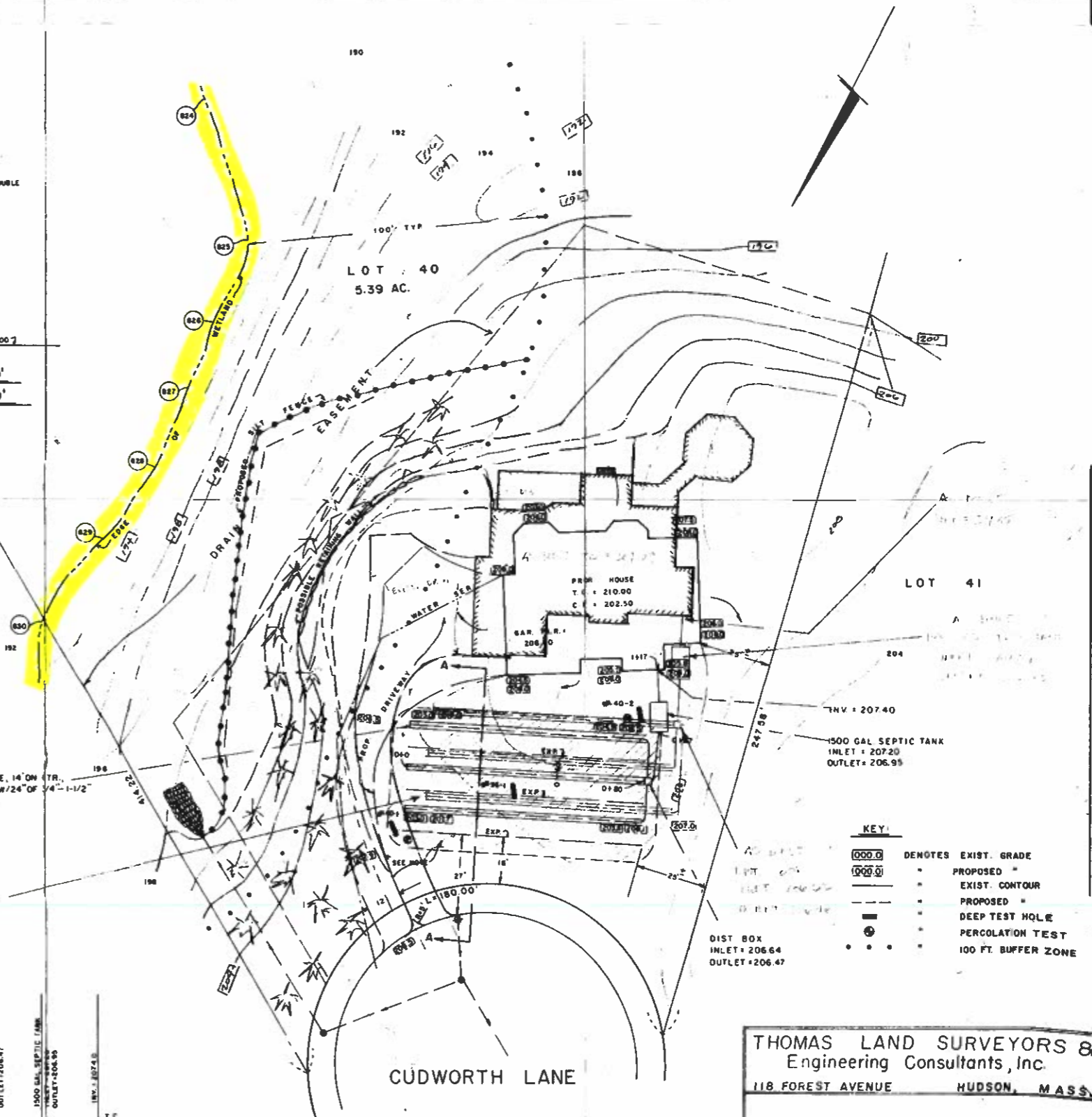
NO. OF BEDROOMS:	5
AUTOMATIC WASHER:	YES
GARBAGE GRINDER:	NO
DESIGN FLOW:	110 GPD / BEDROOM
REQUIRED SEPTIC TANK:	1500 GAL
PROPOSED SEPTIC TANK:	1500 GAL
REQUIRED LEACHING AREA:	1170 SF / BEDROOM (SIDEWALL ONLY)
PROPOSED LEACHING AREA:	
SIDEWALL:	(80) (6) (2) = 960 S.F.
BOTTOM:	(80) (3) (2) = 480 S.F.
TOTAL AREA:	1,440 S.F.
CAPACITY:	(1,440 S.F.) (.56) = 806.4 GPD



SECT. A-A: SCALE: HORIZ: 1" = 20'
VERT: 1" = 10'



PROFILE: SCALE: HORIZ: 1" = 20'
VERT: 1" = 10'



CUDWORTH LANE
PLAN VIEW
1" = 20'

- NOTES
- 1) TRENCH AREA & 5' AROUND (AREA SHOWN WITH HATCH) TO BE EXCAVATED OF LOAM & SUBSOIL & BROUGHT BACK TO TOP OF PIPE GRADE WITH CLEAN COMPACTED SAND OR GRAVEL
 - 2) THERE ARE NO WELLS OR WETLANDS WITHIN 100' OF THE SEWAGE SYSTEM
 - 3) BENCH MARK TO BE SET WITHIN 50' OF SYSTEM

THOMAS LAND SURVEYORS & Engineering Consultants, Inc.
118 FOREST AVENUE HUDSON, MASS.

SEWAGE DISPOSAL SYSTEM DESIGN
AS-BUILT FOR
LOT 40
87 CUDWORTH LANE
CUDWORTH LANE, SUDBURY, MASS.

Prep for: OAKWOOD CONST. (Add'l 1/20/97)
Scale: AS NOTED Date: 7/16/96
Prep by: T.D.B.I.W. Checked by: J.R.
Sheet: 1 of 1 Job no: 558-40

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 932 of 2018
Rec'd 11-15 2018
at 03 H 12 M P

Attest
Thomas P. Dipersio, Jr.
Register

FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES & REGULATIONS OF THE REGISTRIES OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

8/14/18 Thomas P. Dipersio, Jr.
DATE REG. PROF. LAND SURVEYOR

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP AND THE LINES OF STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

8/14/18 Thomas P. Dipersio, Jr.
DATE REG. PROF. LAND SURVEYOR

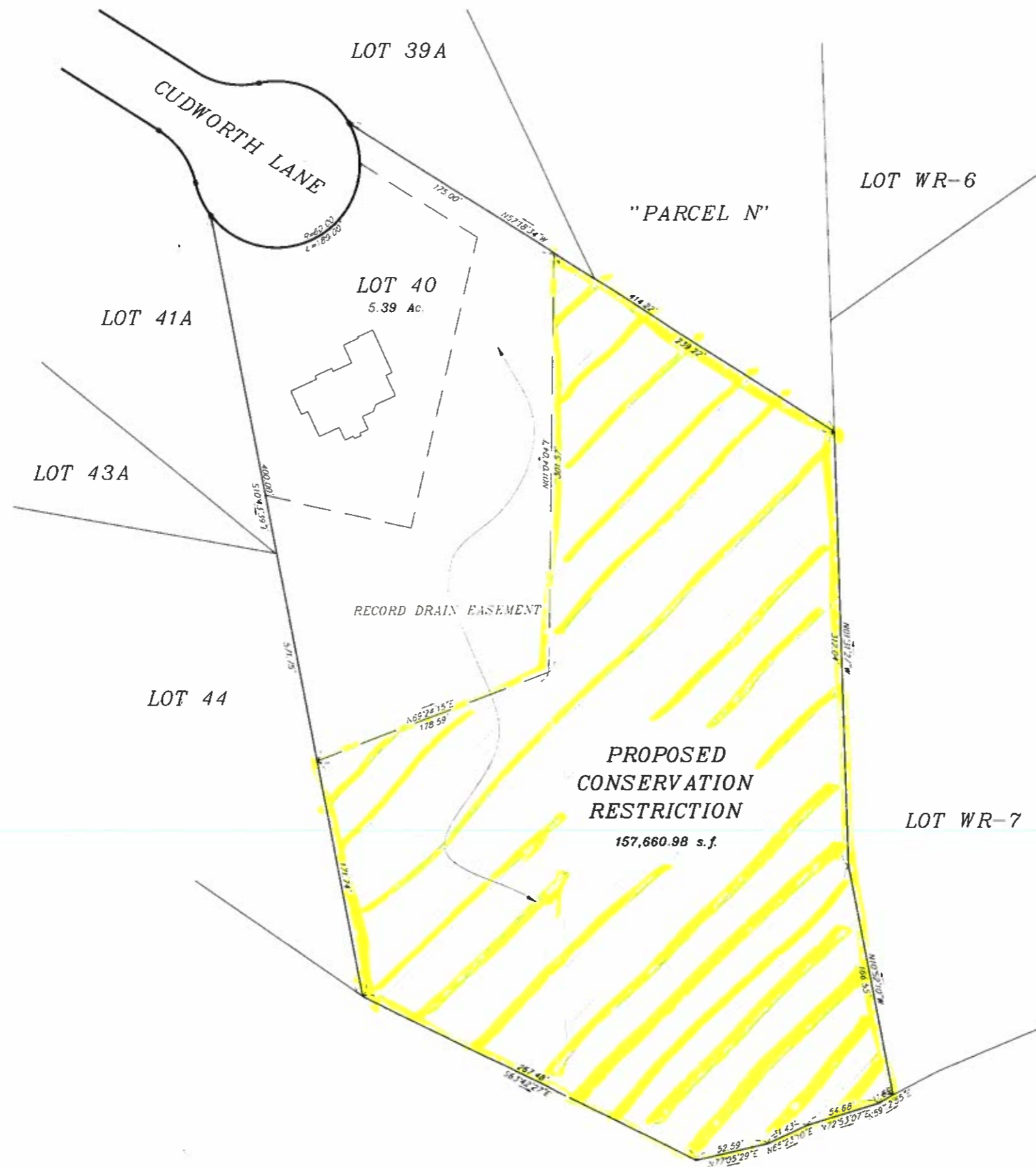
GENERAL NOTES:

- 1.) SUDBURY ASSESSORS REFERENCE:
MAP 7, PARCEL 140
- 2.) DEED REFERENCE:
BOOK 45306, PAGE 289
- 3.) PLAN REFERENCES:
MCRD PLAN No. 644 OF 1987
"PLAN OF EASEMENTS IN SUDBURY, MASS."
DATED JAN. 25, 1997
- 4.) THE PURPOSE OF THIS PLAN IS TO CREATE THE CONSERVATION RESTRICTION AREA (HATCHED AREA)

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



THOMAS P. DIPERSIO, JR., P.L.S.
LICENSE #54259

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 932 of 2018
Rec'd 11-15 2018
at 03 H 12 M P

Attest
Thomas P. Dipersio, Jr.
Register

No.	Date	Description
Revisions		

Prepared for:
SHAMEER VIRK
87 CUDWORTH LANE
SUDBURY, MA

Owned by:
NAVNEET VIRK, TR.
ROHIE TIKKA TRUST
87 CUDWORTH LANE
SUDBURY, MA

Prepared by:
THOMAS P. DIPERSIO, JR.
ASSOCIATES, INC.
LAND SURVEYING & CIVIL ENGINEERING
641 OGDEN ROAD, HANDBOROUGH, MA 01733
(508) 865-2800

Title:
PLAN OF LAND
IN
SUDBURY, MA

SCALE	1"=40'
DRAWN	TD
CHECKED	RJP
FILE NAME	\\2008\drg\Site Plan.dwg
PLOTTED	
ISSUE DATE	AUGUST 14, 2018
JOB NO.	2708

SHEET 1 OF 1

32'-0" x 40'-0" ATTIC TRUSS GARAGE BY

JOB NUMBER: 27-2023
SHEET NO. TITLE
DATE: 12/12/23

GBI

Guaranteed Builders, Inc.

14 WEST STREET, DOUGLAS MA. 01516
Phone: (508) 476-1500

FOR

32' x 40' ATTIC TRUSS GARAGE
87 CUDWORTH LANE, SUDBURY, MA. 01777



3. BUILDING INFORMATION:

1. BUILDER

A. NAME: GBI.
B. ADDRESS: 14 WEST STREET., DOUGLAS, MA 01516
C. MANUFACTURING PLANT ADDRESS: 14 WEST STREET DOUGLAS, MA 01516

A. PROJECT NAME AND BUILDING LOCATION:

Jehangir Jungatwala
87 Cudworth Lane
Sudbury, MA 01776
TEL: 508-320-8982

B. AREA OF BUILDING: 1280 Sq. Ft.

C. AMOUNT OF ENCLOSED SPACE 1208
D. HEIGHT OF BUILDING ABOVE GRADE
1. STORIES: 1
2. FEET 30'-8"

2. INDEX OF DRAWINGS & PERMINENT INFORMATION SHEETS ARE AS FOLLOWS

	DWG DATE	12/12/23
T-0 TITLE PAGE	DWG DATE	12/12/23
A-1 FOUNDATION PLAN	DWG DATE	12/12/23
A-2 FLOOR PLAN	DWG DATE	12/12/23
A-3 FRONT ELEVATION	DWG DATE	12/12/23
A-4 REAR ELEVATION	DWG DATE	12/12/23
A-5 LEFT & RIGHT ELEVATIONS	DWG DATE	12/12/23
A-6 CROSS SECTION DETAIL	DWG DATE	12/12/23
A-7 SHEAR WALL DETAIL	DWG DATE	12/12/23

NUMBER OF SHEETS IN EACH SET: 8

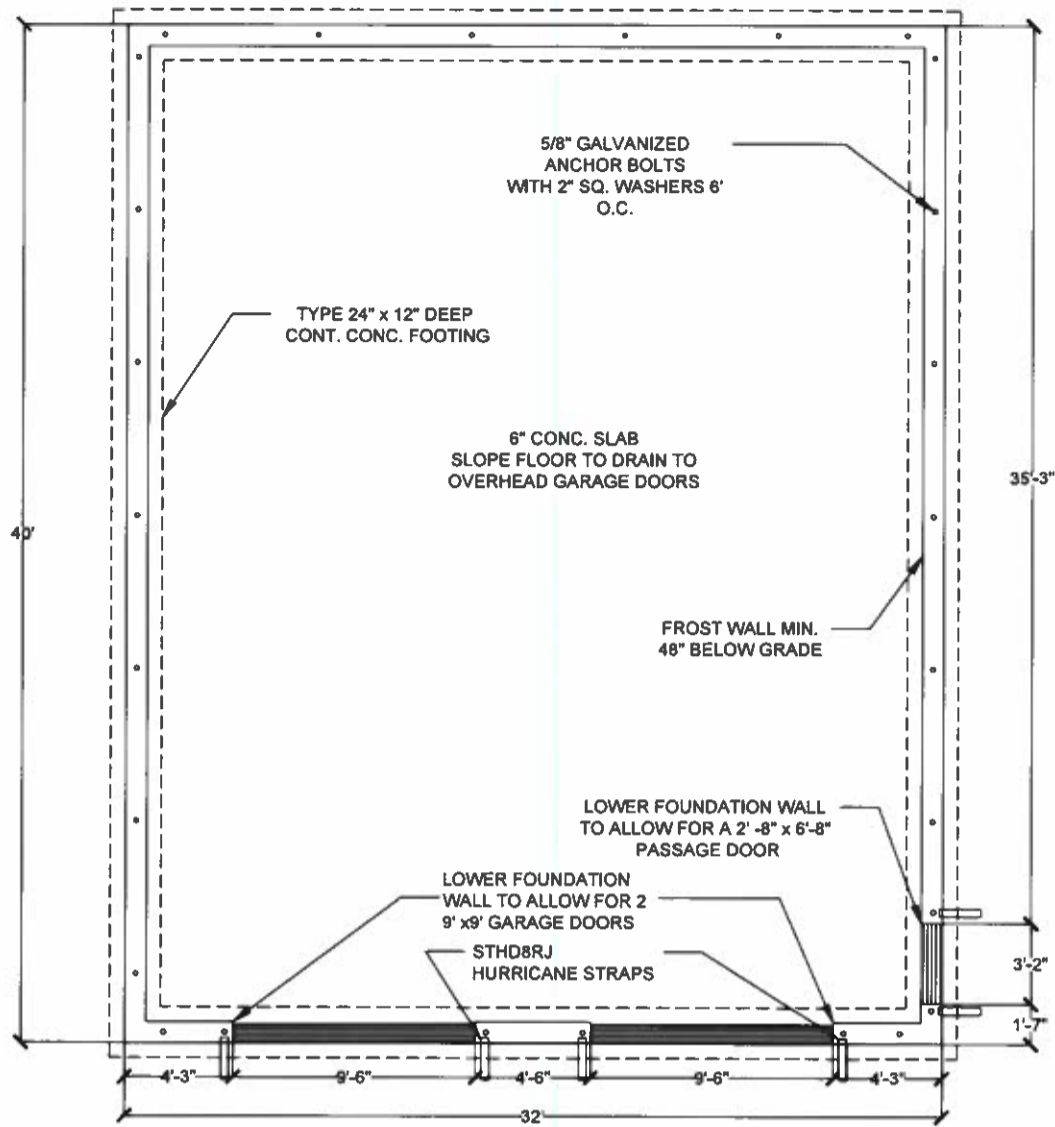
E. BUILDING DESIGN LIVE LOADS:

1. CEILING DEAD LOAD 10 PSF
2. ROOF 50 PSF
3. BOTTOM CHORD LIVE LOAD 10 PSF
4. CONCRETE FLOOR 4000 PSI

F. WIND: ASCE 7-02, 110MPH; TCFL=6.0 PSF; BCFL=8.0 PSF; H=25FT.; CAT II; EXP B;
ENCLOSED; MWFRS (LOW RISE); GABLE END ZONE AND C-C EXTERIOR (2) 0-10-0
TO 2-2-0, INTERIOR (1) 2-2-0 TO 9-0-0, EXTERIOR (2) 9-0-0 TO 12-0-0, INTERIOR (1)
15-0-0 TO 21-10-0 ZONE. CANTILEVER LEFT AND RIGHT EXPOSED; END VERTICAL
LEFT AND RIGHT EXPOSED; C-C FOR MEMBERS AND FORCES & MWFRS FOR
REACTIONS SHOWN; LUMBER DOL=1.6 PLATE GRIP DOL=1.6

FOR STATE USE ONLY	P.E.	TPA
--------------------	------	-----

FINAME
REVDATE
USER



FOUNDATION PLAN

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A/E SEAL

APPROVAL STAMP

DRAWN BY DATE
JRM 12/12/23

APPROVED BY DATE

PROJECT NO'S.

GBI MODEL / SIZE
32' x 40'
Attic Truss
Garage

Rev. No. of other

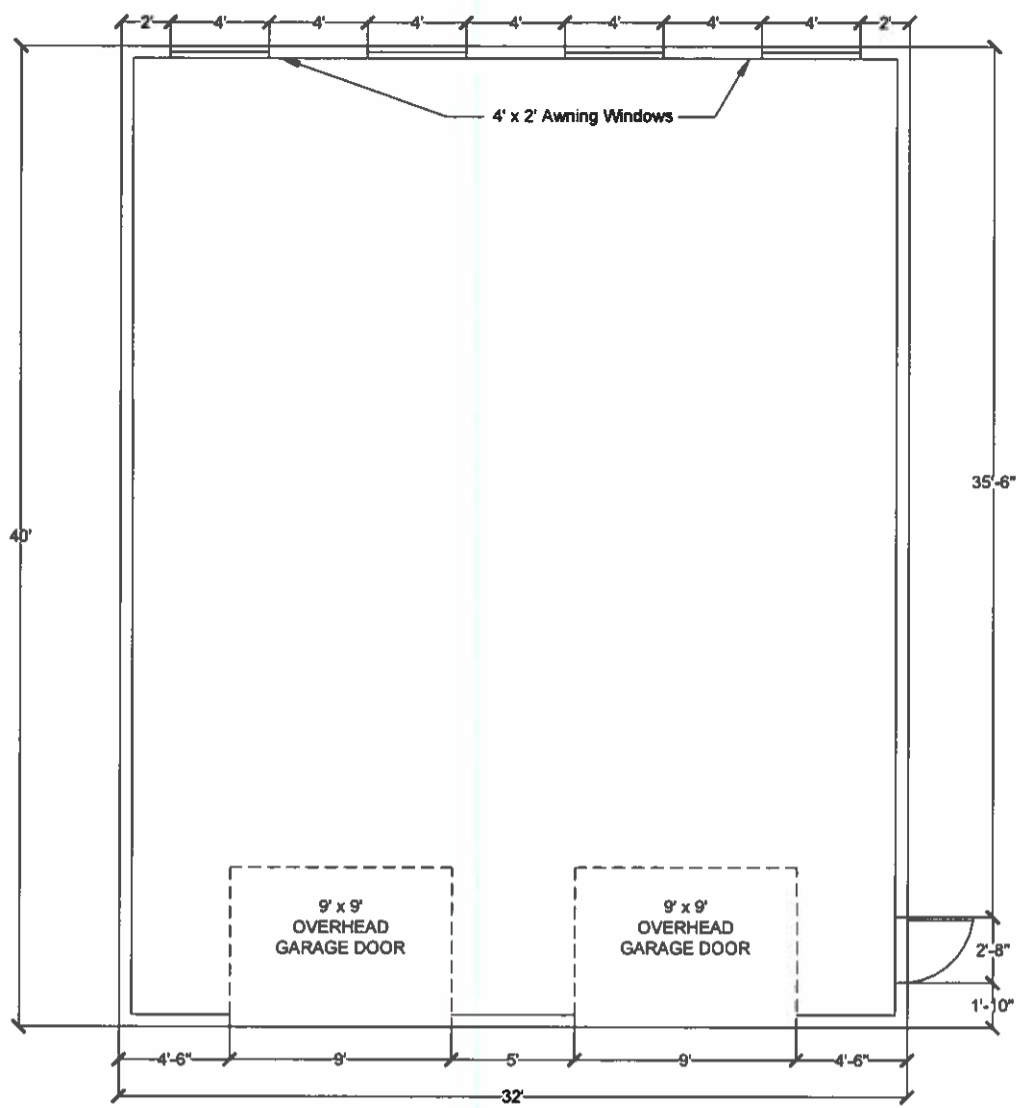
GUARANTEED BUILDERS INC.
14 West Street
E. Douglas, MA
01918
TEL. (508) 478-1500
FAX. (508) 478-1282

Have these been used before

JonP@gbj.com
67 Cudworth Lane
Sudbury, MA 01776
TEL. 508-351-0962

Project No. 12/12/2023
Sheet No. A-1

USER
REVDATE
FNAME



LOWER FLOOR PLAN

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DRAWN BY DATE
JRM 12/12/2023

APPROVED BY DATE

PROJECT NO'S.

GBI MODEL / SIZE
32' x 40'
Attic Truss
Garage

No.	Revisions/Issues	Date

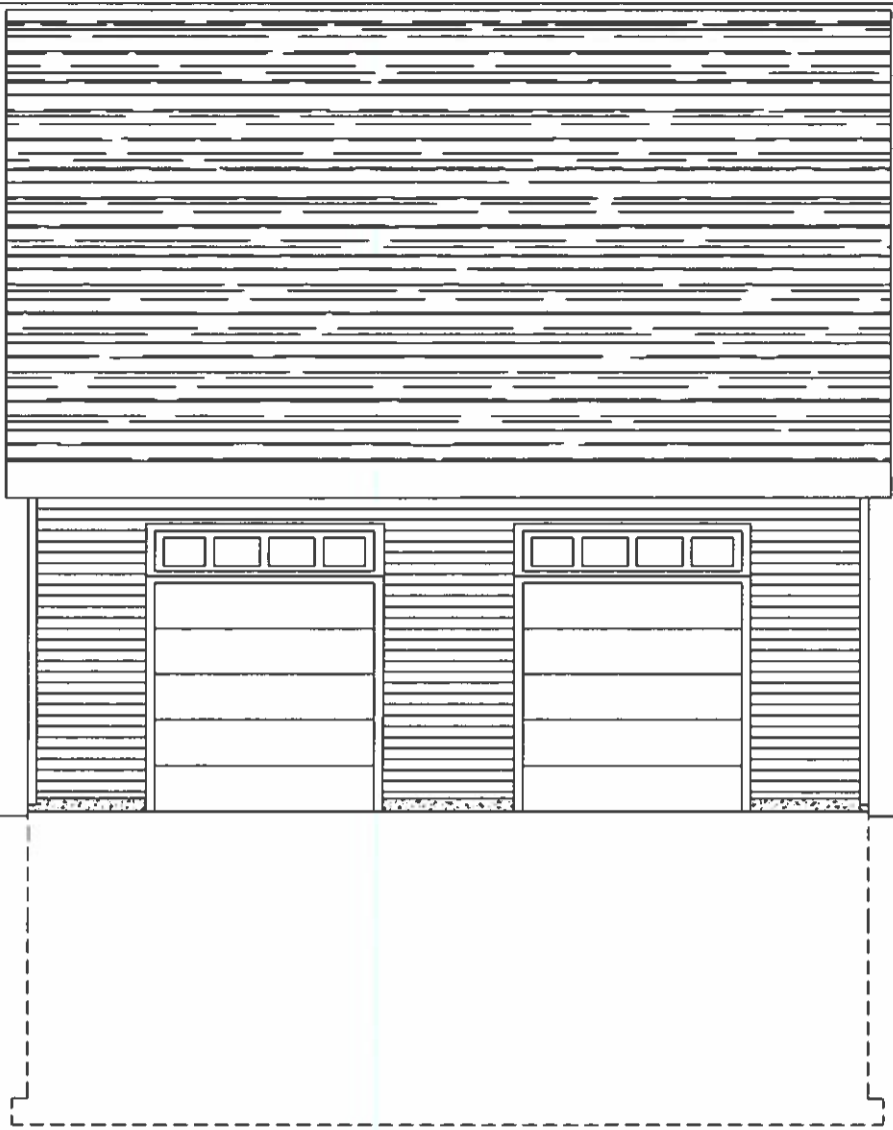
See sheet and options
GUARANTEED BUILDERS INC.
 14 West Street
 E. Douglas, MA
 01918
 TEL. (508) 476-1500
 FAX. (508) 476-1392

Make Sure You are with
 Jonathan Jungbluth
 87 Cudworth Lane
 Sudbury, MA 01776
 TEL. 508-520-9982

Project	Sheet
12/12/2023	A-2

USER REVDATE FINAME

FRAME
REDATE
USER



Front Elevation

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A/E SEAL

APPROVAL STAMP

DRAWN BY JRM DATE 12/12/2023
APPROVED BY DATE

PROJECT NO'S.

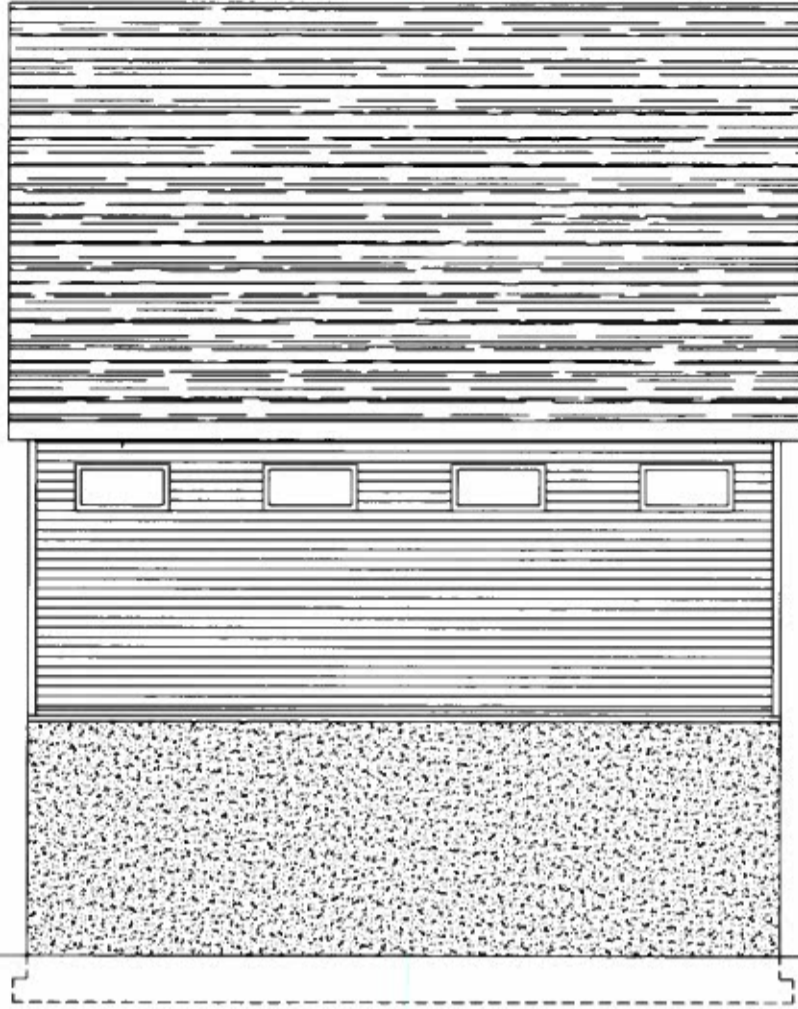
GBI MODEL / SIZE
32' x 40'
ATTIC TRUSS
GARAGE

No.	Revision/Issue	Date

For more information
GUARANTEED BUILDERS INC.
 14 West Street
 E. Douglas, MA
 01516
 TEL: (508) 478-1500
 FAX: (508) 478-1382

www.guaranteedbuilders.com
 Jaribanggi Junghehnd
 87 Cuddehill Lane
 Sudbury, MA 01776
 TEL: 508-320-8882

Sheet	
Date	12/12/2023
Scale	A-3



Rear Elevation



ARE SEAL

APPROVAL STAMP

DRAWN BY: JRM DATE: 12/12/2023
 APPROVED BY: DATE:

PROJECT NO'S.

GBI MODEL / SIZE
 36' x 30'
 ATTIC TRUSS
 GARAGE

No.	Revisions/Notes	Date

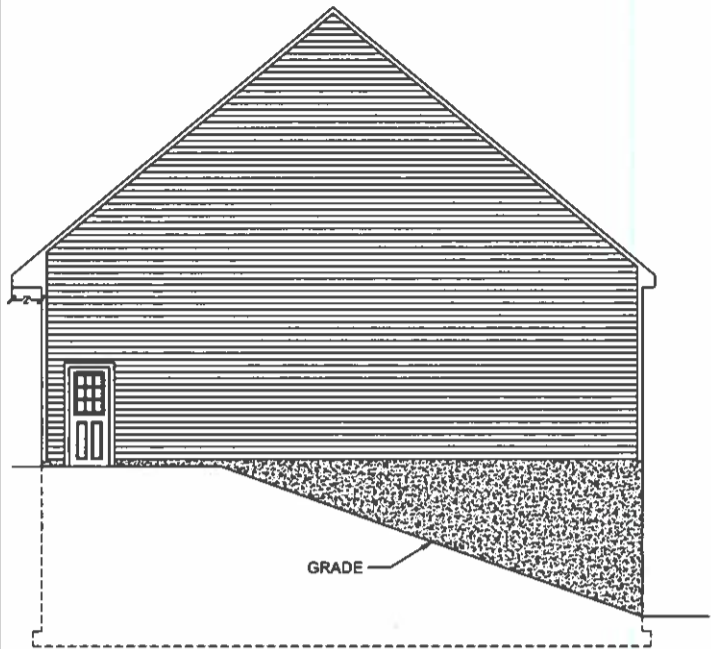
Our main office:
 GUARANTEED BUILDERS INC.
 14 Wheel Street
 S. Douglas, MA
 01918
 TEL: (508) 476-1300
 FAX: (508) 476-1302

Our sales office:
 Jonathan Jurgens
 87 Colburn Ave
 Southbury, MA 01776
 TEL: 508-351-8802

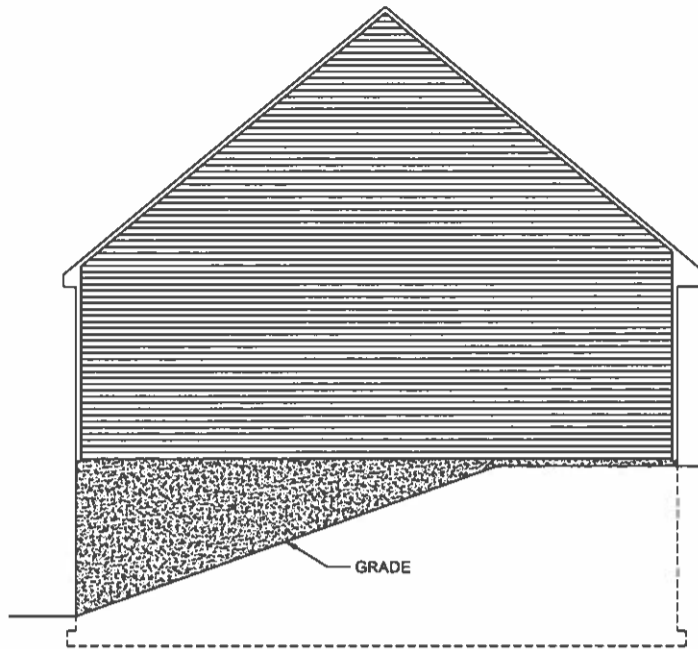
Date	Rev
12/12/2023	A-4

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1/2" = 1'-0"
 FINISH
 REAR ELEVATION
 1/2" = 1'-0"



Right Elevation



Left Elevation



A/E SEAL

APPROVAL STAMP

DRAWN BY: JRM DATE: 12/12/2023
 APPROVED BY: DATE:

PROJECT NO'S.

GBI MODEL / SIZE
 32' x 40'
 ATTIC TRUSS
 GARAGE

No.	Revision/Notes	Date

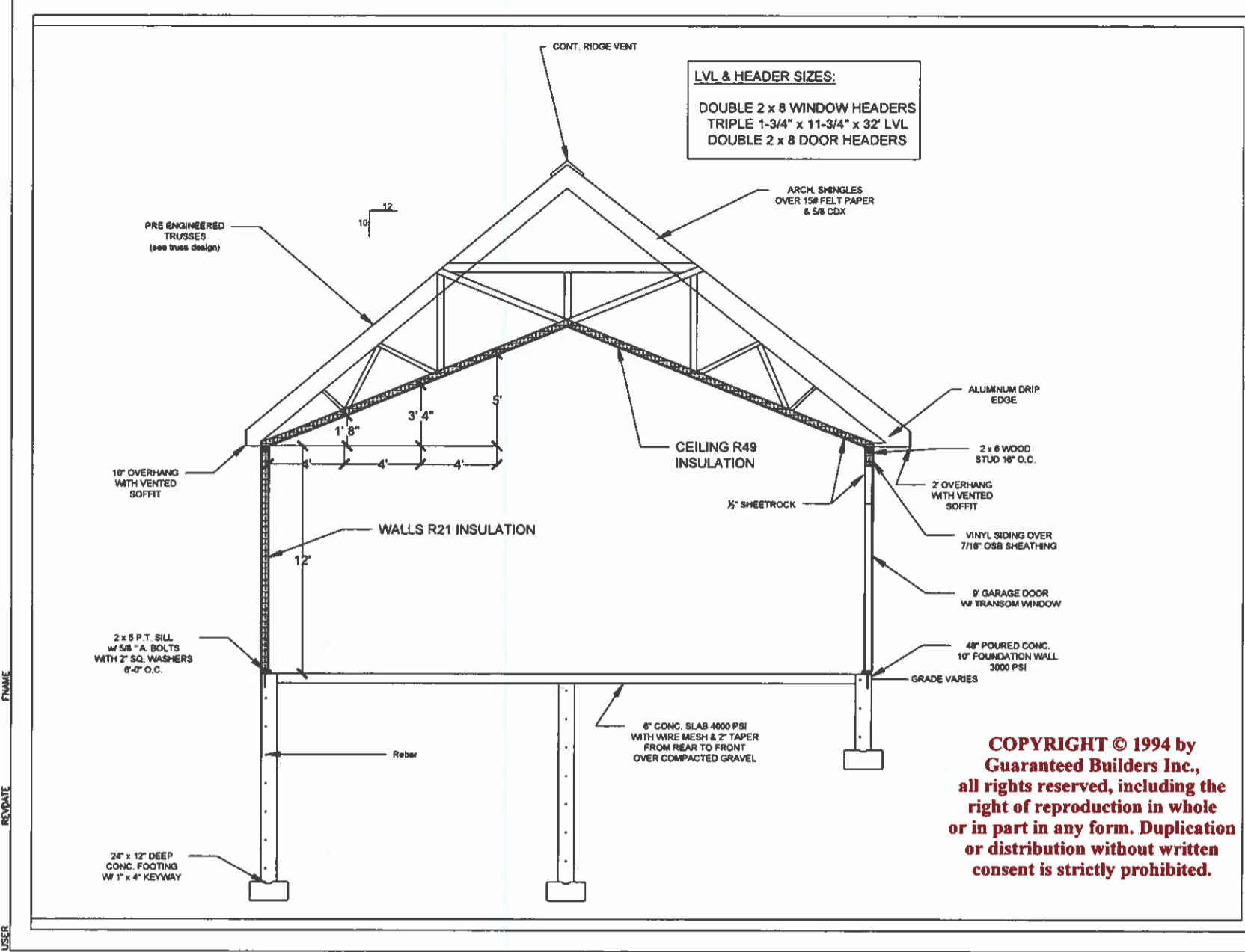
Plan Room and Address
GUARANTEED BUILDERS INC.
 14 West Street
 E. Douglas, MA
 01516
 TEL: (508) 478-1500
 FAX: (508) 478-1382

Janhange, Jungbluth
 87 Cushman Drive
 Southbury, MA 01779
 TEL: 508-320-8982

Page: 12/12/2023
 Sheet: A-5

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FINAME
 REVDATE
 USER



LVL & HEADER SIZES:
 DOUBLE 2 x 8 WINDOW HEADERS
 TRIPLE 1-3/4" x 11-3/4" x 32' LVL
 DOUBLE 2 x 8 DOOR HEADERS



A/E SEAL

APPROVAL STAMP

DRAWN BY: JRM DATE: 12/12/2023
 APPROVED BY: DATE:

PROJECT NO'S.

GBI MODEL / SIZE
 32' x 40'
 ATTIC TRUSS
 GARAGE

No.	Revisions/Notes	Date

File Name and Address:
 GUARANTEED BUILDERS INC.
 14 Wood Street
 E. Douglas, MA
 01916
 TEL: (508) 476-1500
 FAX: (508) 476-1362

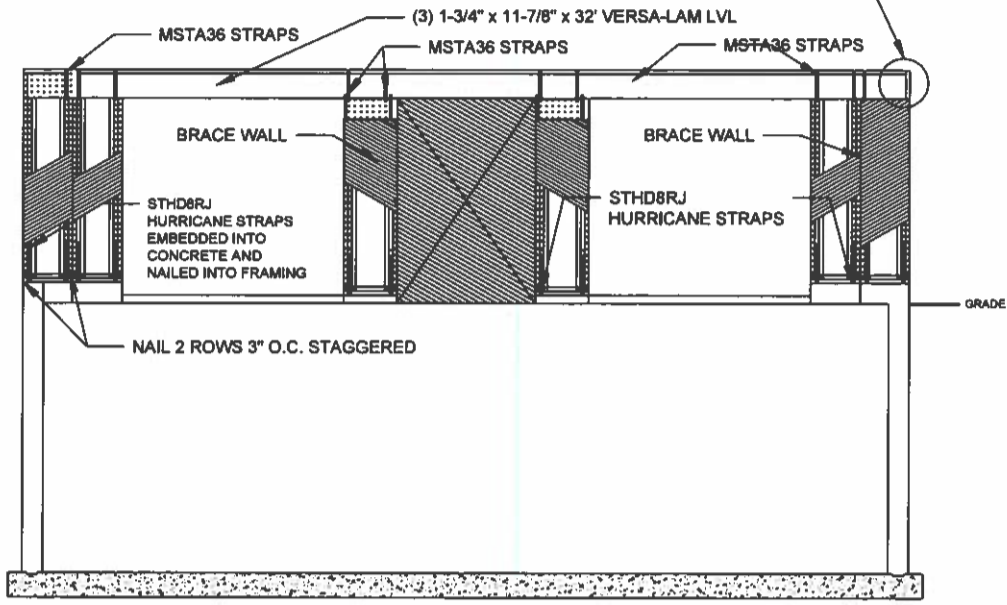
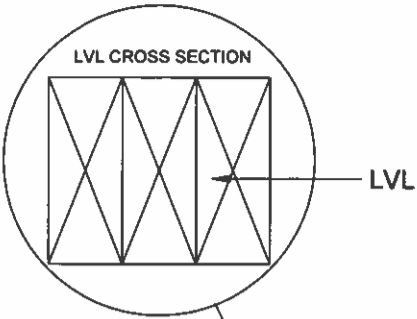
File Name, Date and Address:
 Jonathan Angell
 47 Copperhill Lane
 Sudbury, MA 01776
 TEL: 508-320-8982

Project: 12/12/2023
 Sheet: A-6

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FNAME
 REVDATE
 USER

LVL & HEADER SIZES:
 DOUBLE 2 x 8 WINDOW HEADER
 TRIPLE 1-3/4" x 11-7/8" x 32' LVL
 DOUBLE 2 x 8 DOOR HEADERS



**FRONT SHEAR WALL
 DETAIL N.T.S.**

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APPROVAL STAMP

DRAWN BY: JRM DATE: 12/12/2023

APPROVED BY: DATE:

PROJECT NO'S.

GBI MODEL / SIZE
 32' x 40'
 ATTIC TRUSS
 GARAGE

File Name and Address
 GUARANTEED BUILDERS INC.
 14 West Street
 E. Douglas, MA
 01518
 TEL: (508) 476-1500
 FAX: (508) 476-1382

Name Owner Name and Address
 Jonathan J. Angeli
 67 Coburn's Lane
 Southbury, MA 01778
 TEL: 508-320-8882

Page: 12/12/2023 A-7

FNAME
REVDATE
USER











Abutters List

Date: December 20, 2023

[print this list](#)

Subject Property Address: 87 CUDWORTH LN Sudbury, MA
Subject Property ID: E07-0140

Search Distance: 100 Feet

*Cathy W. Herzog
Sudbury Assessor's Office
12/21/2023*

Owner: MASTERS JONATHAN &
Co-Owner: ROBINSON SARA ✓
Prop ID: E07-0139
Prop Location: 82 CUDWORTH LN Sudbury, MA
Mailing Address:

82 CUDWORTH LN
SUDBURY, MA 01776

Owner: BOSCO PATRICK A & WANG PAULA Y
Co-Owner: ✓
Prop ID: E07-0141
Prop Location: 81 CUDWORTH LN Sudbury, MA
Mailing Address:

81 CUDWORTH LANE
SUDBURY, MA 01776

Owner: WILSON JAMAL & MARILYN ✓
Co-Owner:
Prop ID: E07-0143
Prop Location: 4 MICHAEL LN Sudbury, MA
Mailing Address:

4 MICHAEL LN
SUDBURY, MA 01776

Owner: COHEN DAVID J & ERICA S TRS ✓
Co-Owner: THE COHEN REALTY TRUST OF 2020
Prop ID: E07-0144
Prop Location: 71 WIDOW RITES LN Sudbury, MA
Mailing Address:

71 WIDOW RITES LN
SUDBURY, MA 01776

ced

Owner: HILL TIVONA & KARIM
Co-Owner:
Prop ID: E07-0171
Prop Location: 11 KENDRA LN Sudbury, MA ✓
Mailing Address:
11 KENDRA LN
SUDBURY, MA 01776 ✓

Owner: GAYSHAN VADIM &
Co-Owner: DUBINCHIK IRINA
Prop ID: E07-0177
Prop Location: 159 WILLIS RD Sudbury, MA
Mailing Address:
159 WILLIS RD ✓
SUDBURY, MA 01776

Owner: MERULLO MICHAEL
Co-Owner:
Prop ID: E07-0178
Prop Location: WILLIS RD Sudbury, MA
Mailing Address:
370 CHESTNUT STREET ✓
LYNNFIELD, MA 01940

Owner: BRESNAHAN EDWARD W & JANE A
Co-Owner:
Prop ID: E07-0403
Prop Location: 12 CRAIG LN Sudbury, MA
Mailing Address:
12 CRAIG LANE ✓
SUDBURY, MA 01776

Owner: LARIVIERE KAROLINE ALEXANDRA
Co-Owner: ✓
Prop ID: E07-0404
Prop Location: 16 CRAIG LN Sudbury, MA
Mailing Address:
16 CRAIG LANE
SUDBURY, MA 01776

Owner: DIAMOND DAVID ✓
Co-Owner: C/O GOODMAN UNIT 807
Prop ID: E07-0410
Prop Location: 0 MARLBORO RD Sudbury, MA
Mailing Address:
45 LONGWOOD AVE
BROOKLINE, MA 02446

**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 Jehangir Jungalwala
- 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: 87 Cudworth Lane
- D. The **proposed activity** is: Excavation, foundation, and erect a detached 32'x40' single story garage.
Along with associated site work.
- E. A **Public Hearing** regarding this Notice of Intent will be held on:
Monday, January 22, 2024 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: **Zoom**
- <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 Mandy Hicks- GBI, by calling this telephone number:
508-476-1500 x105 between the hours of 9AM- 4PM

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).

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