



**NOTICE OF PUBLIC MEETING  
SUDBURY CONSERVATION COMMISSION  
Monday, March 11, 2024 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 remove and construct a front entry, porch, and walkway within the 200-foot Riverfront Area at 25 Plympton Road, in Sudbury, MA. David Barone, Applicant. The meeting will be held on Monday, March 11, 2024 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-march-11-2024/>

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

SUDBURY CONSERVATION COMMISSION  
2/22/2024



## CONNORSTONE ENGINEERING, INC.

10 SOUTHWEST CUTOFF, SUITE #7  
NORTHBOROUGH, MASSACHUSETTS 01532  
T: (508) 393-9121

121 BOSTON POST ROAD  
SUDBURY, MASSACHUSETTS 01716  
T: (978) 443-9566

Conservation Commission  
Department of Public Works Building  
275 Old Lancaster Road  
Sudbury, MA 01776

February 16, 2024

**Subject: Request for Determination of Applicability – 25 Plympton Road  
Proposed Front Entry Modifications**

Dear Members of the Commission:

On behalf of the applicant (David Barrone), please find the enclosed WPA Form 1 Request for Determination of Applicability for the proposed front entry renovation at 25 Plympton Road, including:

1. RDA application package and signed WPA Form 1
2. Site Plans "Proposed Sewage Disposal System" for 25 Plympton Road, Sudbury, MA, prepared by Connorstone Engineering, Inc. dated 12/06/2023, *revised February 15, 2024*
3. Architectural Plans of the front entry, prepared by Roger Lipman, AIA.

The site was recently before the Conservation Commission to discuss the proposed repair of the existing septic system, and the Commission granted a Negative Determination of Applicability to allow the work to proceed. The site wetland resource areas include a perennial stream along the south side of the site with associated bordering vegetated wetlands.

The applicant is currently in the planning process of renovating the existing house, and the architectural plans have been completed. The proposed renovation work would be interior to the home with the exception of the front entry/porch, which is scheduled to be removed and reconstructed. This work would have been included with the previous application if it had been known at the time.

**Proposed Project:**

The proposed work under this request would include removal and reconstruction of the front porch entryway along with reconfiguration of the walkway to the driveway.

The work area is located on the front side of the house (side opposite from the wetland areas), and the limit of work would be 146 feet from the edge of the closest resource area. This would be outside the 100-foot buffer zone, but within the outer 100 to 200 foot Riverfront Area. The limit of disturbance would include approximately 900 square feet, and would be contained within the erosion barriers previously approved for the septic system work.

We look forward to discussing the project at an upcoming public hearing. Should you have any questions or require any additional information prior to the hearing please contact this office at (508) 393-9727.

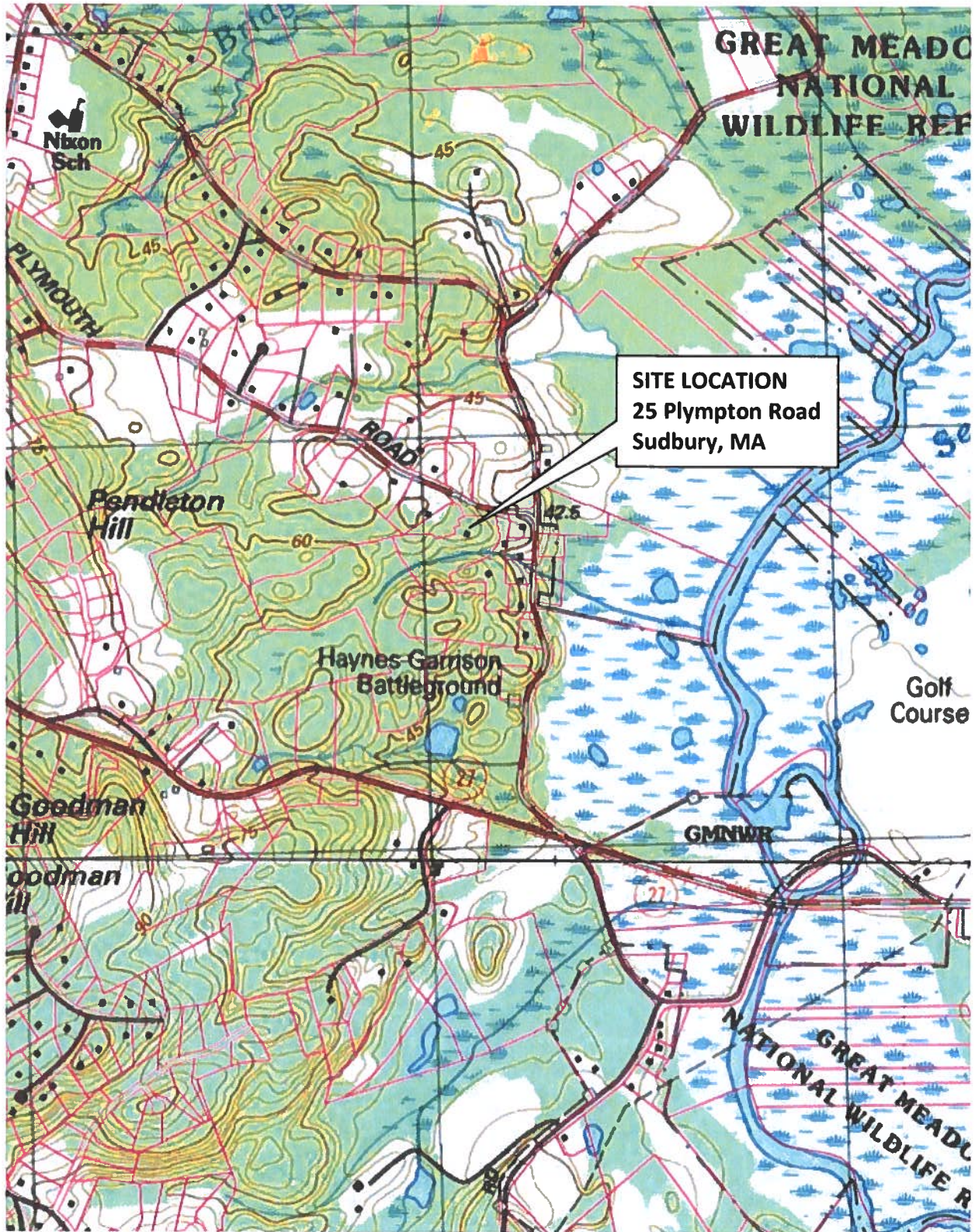
Sincerely,  
Connorstone Engineering, Inc.

Vito Colonna, P.E.

cc. MassDEP Northeast Regional Office



# USGS LOCUS MAP







Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

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

**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: Trustee of the Selwyn  
David Barrone, Sanctuary Realty Trust  
First Name Last Name

25 Plympton Road  
Address

Sudbury MA 01776  
City/Town State Zip Code

Phone Number Email Address

2. Property Owner (if different from Applicant):

Same as Applicant  
First Name Last Name

Address

City/Town State Zip Code

Phone Number Email Address (if known)

3. Representative (if any)

Vito Colonna  
First Name Last Name

Connorstone Engineering, Inc.  
Company Name

10 Southwest Cutoff  
Address

Northborough MA 01532  
City/Town State Zip Code

508-393-9727 vc@csei.net  
Phone Number Email Address (if known)

**B. Project Description**

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

25 Plympton Road Sudbury  
Street Address City/Town

42.38230 -71.39070  
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX) Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)

H 11 4  
Assessors' Map Number Assessors' Lot/Parcel Number

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

6.4 acre lot developed with an existing 5 bedroom home. A regulated Perennial Stream and Bordering Vegetated Wetlands are located to the rear of the site. See attached narrative.

c. Plan and/or Map Reference(s): (use additional paper if necessary)

"Proposed Sewage Disposal System" for 25 Plympton Road 2/15/2024  
Title Date

Title Date

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)



Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

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

**B. Project Description (cont.)**

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

**The proposed work under this request would include removal and reconstruction of the front porch entryway along with reconfiguration of the walkway to the driveway.**

*See the attached narrative for additional details.*

- 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 Water Resources - Wetlands

**WPA Form 1- Request for Determination of Applicability**

Sudbury  
Municipality

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**C. Determinations**

1. I request the Sudbury Conservation Commission make the following determination(s). Check any that apply:

a. whether the area depicted on plan(s) and/or map(s) referenced above 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 above are accurately delineated.

c. whether the Activities depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.

d. whether the area and/or Activities depicted on plan(s) referenced above 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 Activities in the Riverfront Area as depicted on referenced plan(s).

**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.

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.

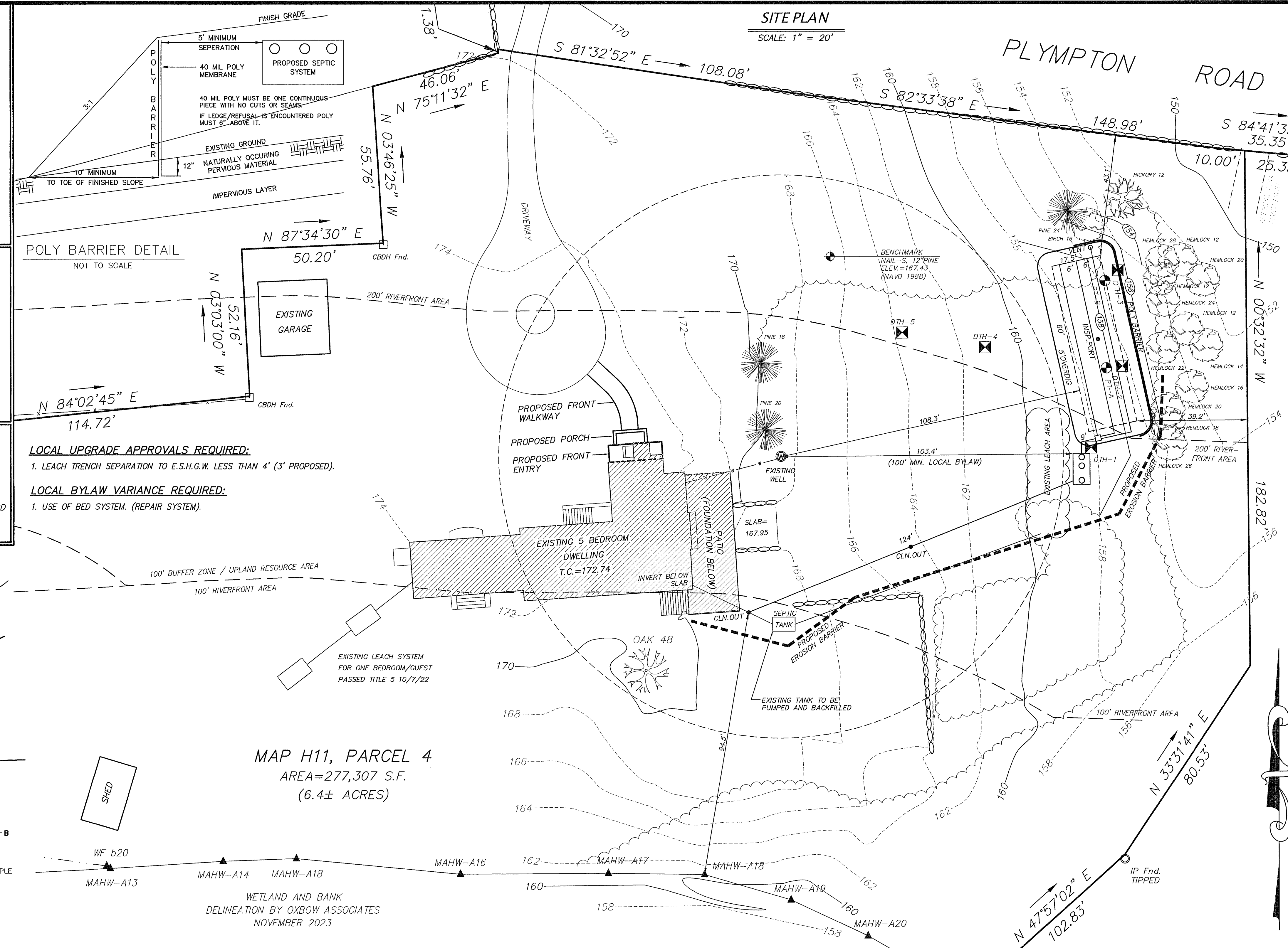
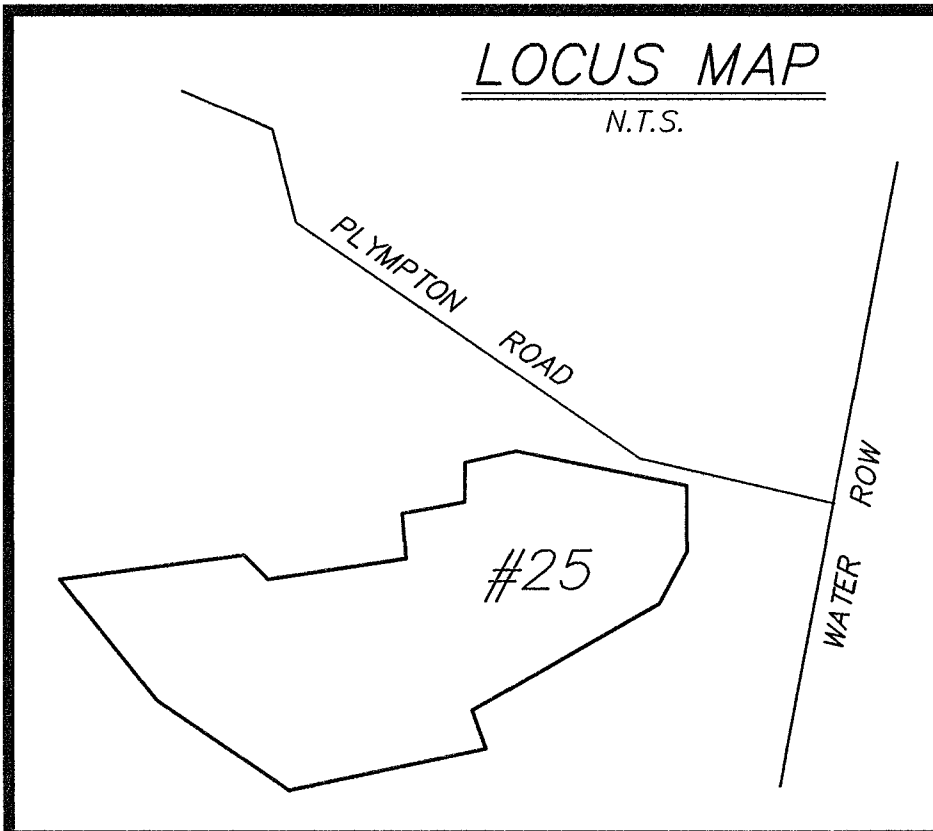
[Signature]  
Signature of Applicant

2-15-24  
Date

[Signature]  
Signature of Representative (if any)  
CONNORSTONE

2/15/24  
Date



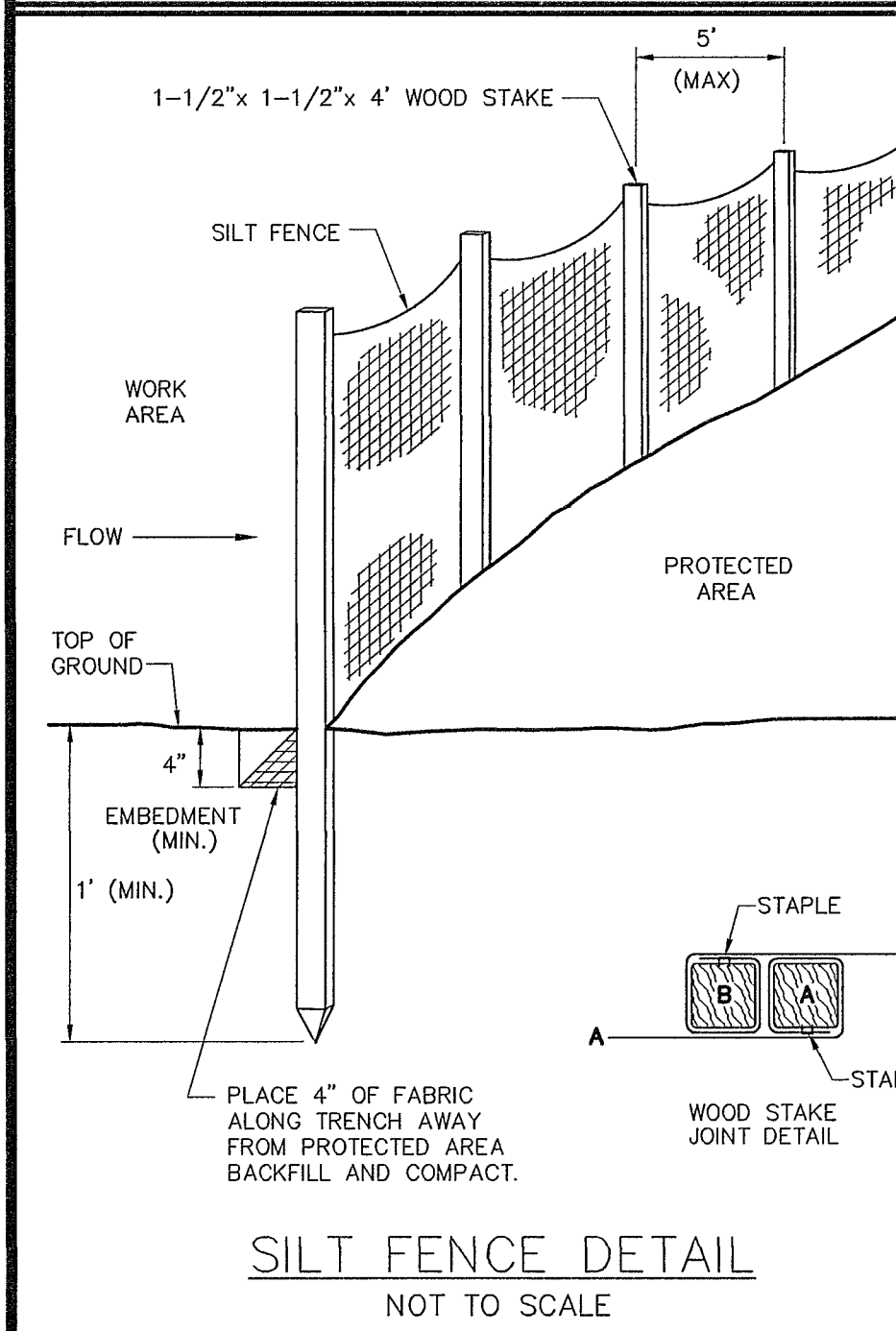


**SCHEDULE OF ELEVATIONS**

TOP OF FOUNDATION T.C. =	172.74
CONTRACTOR TO CONFIRM INVERTS PRIOR TO CONSTRUCTION	
INVERT OF PIPE AT FOUNDATION =	BELOW SLAB
INVERT AT SEPTIC TANK INLET =	156.9
INVERT AT SEPTIC TANK OUTLET =	156.7
INVERT AT DISTRIBUTION BOX INLET =	156.4
INVERT AT DISTRIBUTION BOX OUTLET =	156.2
INVERT AT LEACHING LINES (BEGINNING) =	156.0
INVERT AT LEACHING LINES (END) =	155.7
ELEVATION OF BED BOTTOM =	155.2
FINISH GRADE OVER LEACHING AREA =	158±

**DESIGN CRITERIA**

- ESTIMATED FLOW = 5 BDRMS X 110 GPD/BR=550 GPD
- DESIGN PERCOLATION RATE = 20 MPI
- LEACHING AREA CALCULATION =  
BED AREA = 17.5'x60' = 1050 SF(0.53 GPD/SF)=556 GPD  
LEACH BED SIZED TO ACCOMMODATE FLOW FROM A POSSIBLE FUTURE CONNECTION OF THE ONE BEDROOM GUEST SYSTEM

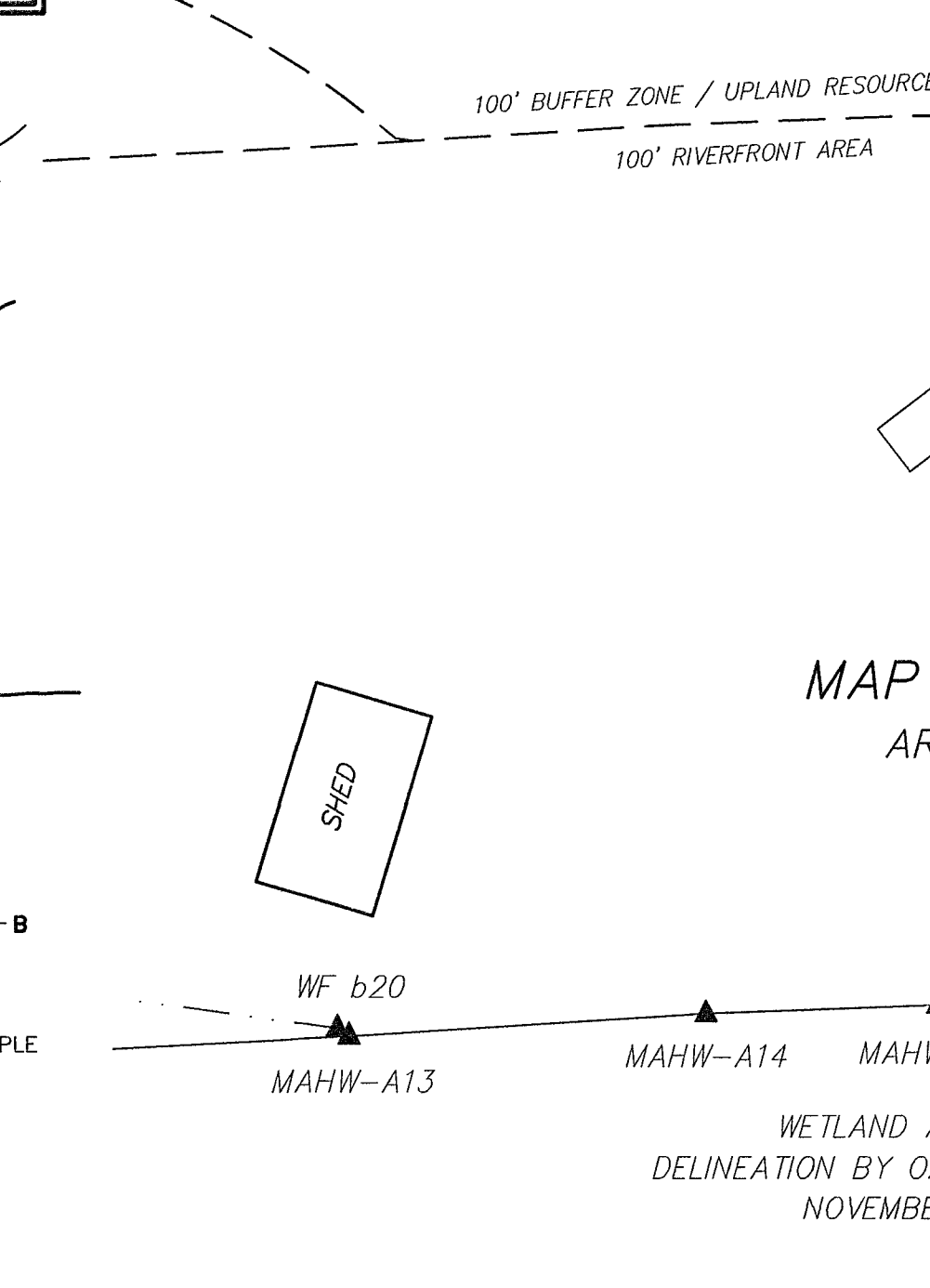


**LOCAL UPGRADE APPROVALS REQUIRED:**

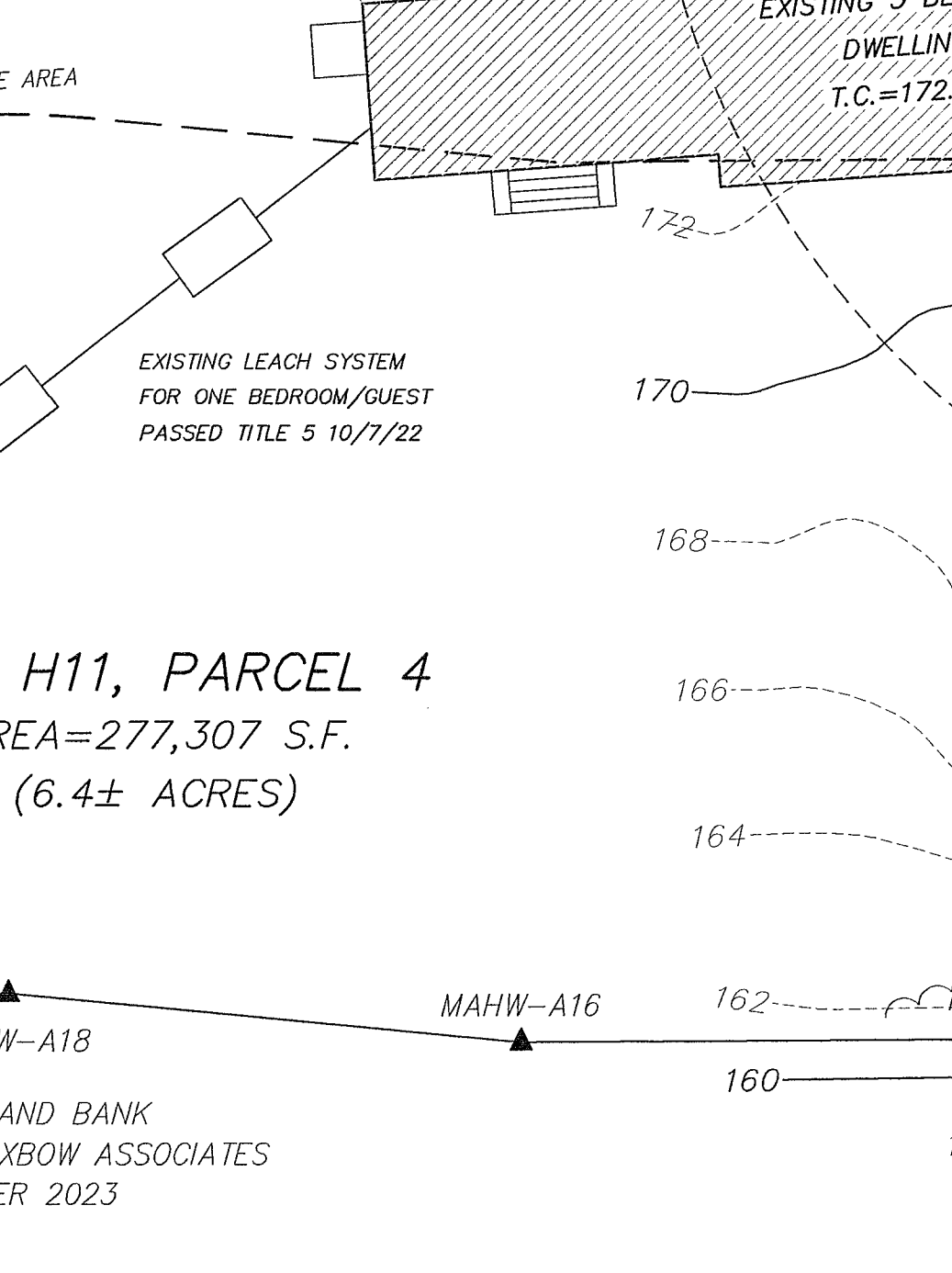
- LEACH TRENCH SEPARATION TO E.S.H.G.W. LESS THAN 4' (3' PROPOSED).

**LOCAL BYLAW VARIANCE REQUIRED:**

- USE OF BED SYSTEM. (REPAIR SYSTEM).



**MAP H11, PARCEL 4**  
AREA=277,307 S.F.  
(6.4± ACRES)



**SEPTIC TANK NOTES**

- MUST BE WATER TIGHT AND SET ON A LEVEL BASE THAT HAS BEEN COMPACTED TO PREVENT SETTLING.
- TANK MUST HAVE A SEAL STATING THAT ASTM STANDARDS HAVE BEEN MET.

**DISTRIBUTION BOX NOTES**

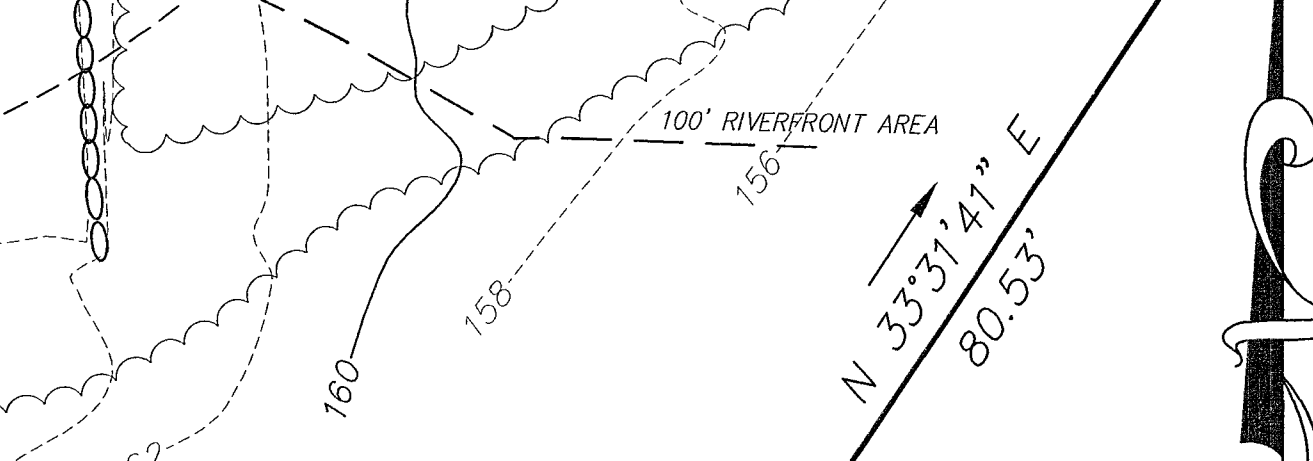
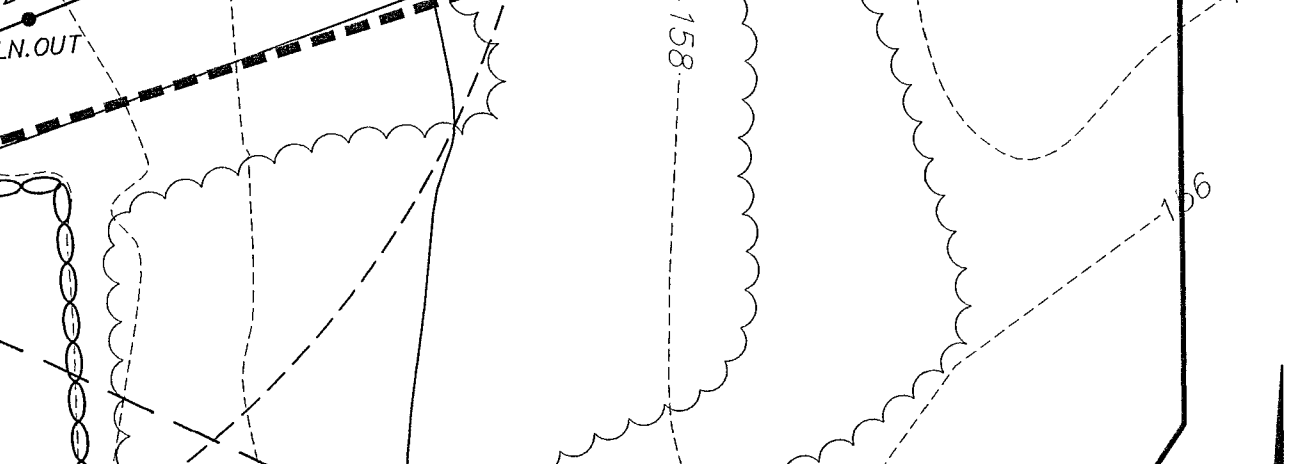
- COVER MUST BE WATER TIGHT.
- ALL OUTLET PIPES SHALL BE LEVEL FOR THE FIRST 2' OUT OF THE D-BOX. ALL OUTLET PIPES TO BE AT THE SAME ELEVATION.
- SOIL MUST BE COMPACTED UNDER "D" BOX TO PREVENT SETTLING.
- MINIMUM INSIDE DIMENSION SHALL BE 12".

**LEACH FIELD NOTES**

- SIDES AND BOTTOM OF LEACHING FACILITY TO BE SCARIFIED.
- BOTTOM OF LEACHING FACILITY MUST BE LEVEL.
- PIPING MUST BE SCH 40 P.V.C. WITH TIGHT JOINTS.
- THE ORIFICES OF THE PIPE MUST BE 3/8" - 5/8".
- VENT REQUIRED IF LEACH LINES ARE GREATER THAN 50'.

**FINAL GRADING NOTES**

- 2% SLOPE MUST BE PROVIDED OVER AND AROUND SYSTEM.
- SURFACE DRAINAGE MUST BE AWAY FROM SYSTEM.
- GRADING MUST BE DONE TO PREVENT PONDING.



- GENERAL NOTES:**
- Contractor shall call Ugsafo at (888) 344-7233 a minimum of 72 hours prior to commencing any construction activities on site.
  - Inspections by Design Engineer and Board of Health are as required by the Board of Health.
  - This plan was prepared for the design of the subsurface sewage disposal system only and is based on the subsurface explorations and percolation tests listed below.
  - System was designed only to accommodate sanitary sewage associated with normal domestic usage, consisting of water carried putrescible waste, and for flows indicated in the design criteria.
  - The system must be vented through the buildings plumbing in accordance with the state building code.
  - Plans show only features that were visually apparent on the date of the topographic survey, and the absence of subsurface structures, utilities, etc. is not guaranteed.
  - Contractor shall determine if site conditions are suitable for construction of proposed system, and must promptly notify the Design Engineer and Owner, in writing, of any plan deficiencies, unforeseen subsurface conditions, or required changes.
  - There are no wells located within 100 feet of the proposed leaching area or within 310 feet of the proposed septic tank (except as shown).
  - The subject property is not located within a Zone II of a public drinking water supply well.
  - All construction is to conform to the requirements of the Massachusetts Environmental Code, Title V, and the town of SUDBURY Board of Health regulations.
  - There are no bordering vegetated wetlands, inland banks, or surface waters within 100' of the proposed system.
  - There are no surface or subsurface drains which are used to lower the ground water.
  - All elevations refer to TBM 12 PINE NAIL EL=167.43
  - For proper performance, septic tank should be pumped annually.
  - System cannot be backfilled or concealed until design firm and board of health have inspected the system and permission to backfill has been given.
  - Design firm must prepare and submit "As-Built" plan to Board of Health. This plan must certify that the system was installed in accordance with state and local regulations and that it complies with the proposed plan.
  - Property lines are approximate and are not to be used for boundary survey purposes. Surface features and topography outside of work area are approximate.
  - System is not designed to accommodate a garbage grinder.

- TECHNICAL NOTES:**
- Building sewer shall be in accordance with state plumbing code and have a minimum of 4" of cover in landscaped areas. A minimum of 12" of cover and/or appropriate sleeving shall be used in areas subject to vehicular traffic.
  - All tanks, including septic tanks, distribution boxes, dosing chambers, and grease traps shall be either watertight through manufacturer's specification and warranty, or made watertight by the manufacturer or other individual by means and persons as approved in 310 CMR 15.221. Septic tank shall be constructed and placed in accordance with 310 CMR 15.223 through 310 CMR 15.228.
  - Septic tanks shall have at least three (3) 20" manholes with at least one (1) of these manholes located no more than 6" below finish grade. (Systems over 1,000 gpd shall have access ports at both the inlet and outlet tees).
  - Distribution box (d-box) shall be of watertight construction, installed level on a firm base, and installed in accordance with 310 CMR 15.232.
  - Septic tank covers and d-box are to be brought within 6" and 9" of finish grade respectively by the use of riser sections.
  - When the soil absorption system (SAS) is to be dosed or the slope of the inlet pipe exceeds 0.08 feet per foot, an inlet tee, baffle or splash plate extending to one inch above the outlet invert elevation shall be provided to dissipate velocity of the influent.
  - When the SAS is installed within the top and subsoil natural grade, all topsoil and subsoil shall be removed below and laterally a minimum of 5 feet surrounding the SAS. Removed material shall be replaced with clean granular material in accordance with 310 CMR 15.235(3).
  - All disturbed areas shall be loamed, seeded, and maintained so as to prevent erosion.
  - All native soil interfaces which will contact the SAS shall be scarified prior to placement of stone.

**PERCOLATION TESTS**

HOLE NO. & DATE	TOP ELEVATION	DEPTH (in.)	SATURATION (Min.)	12"-9" DROP (Min.)	9"-6" DROP (Min.)	PERC. RATE (Min./In.)
PI-A 11/15/23	156.0	51"	15 MIN	41 MIN	59 MIN	20 MIN/IN
PI-B 11/15/23	155.0	57"	15 MIN	11 MIN	16 MIN	6 MIN/IN

**DEEP OBSERVATION HOLE LOG**

NO., DATE & ELEV.	DEPTH (in.)	SOIL HORIZON	TEXTURE (USDA)	COLOR (MUNSELL)	SOIL MOTTLING	OTHER
DTH-1 11/15/23	0-50"	A2	FILL	10YR3/4		
	50-92"	C1	LOAMY SAND	10YR6/4	70"	
DEPTH TO BEDROCK: - STANDING WATER: - WEeping FROM PIT FACE: - ESHWT: 152.2						
DTH-2 11/15/23	0-7"	A2	SANDY LOAM	10YR3/2		
	7-25"	B1	LOAMY SAND	10YR6/6		
	25-80"	C1	LOAMY SAND	2.5Y5/4	50"	COBBLES & BOULDERS
DEPTH TO BEDROCK: - STANDING WATER: - WEeping FROM PIT FACE: - ESHWT: 151.8						
DTH-3 11/15/23	0-8"	A2	SANDY LOAM	10YR3/2		
	8-23"	B1	LOAMY SAND	10YR6/6		
	23-45"	C1	FINE SAND	10YR6/4	45"	
	45-80"	C2	LOAMY SAND	2.5Y5/4		
DEPTH TO BEDROCK: - STANDING WATER: - WEeping FROM PIT FACE: - ESHWT: 151.25						
DTH-4 11/15/23	0-8"	A2	SANDY LOAM	10YR3/2		
	8-22"	B1	LOAMY SAND	10YR6/6		
	22-35"	C1	FINE SAND	10YR6/4	70"	COBBLES & BOULDERS
	35-110"	C2	LOAMY SAND	2.5Y5/4		
DEPTH TO BEDROCK: - STANDING WATER: - WEeping FROM PIT FACE: - ESHWT: 155.2						
DTH-5 11/15/23	0-8"	A2	SANDY LOAM	10YR3/2		
	8-23"	B1	LOAMY SAND	10YR6/6		
	23-42"	C1	FINE SAND	10YR6/4		
	42-73"	C2	LOAMY SAND	2.5Y5/4	NONE	COBBLES & BOULDERS
DEPTH TO BEDROCK: - STANDING WATER: - WEeping FROM PIT FACE: - ESHWT: 157.9						

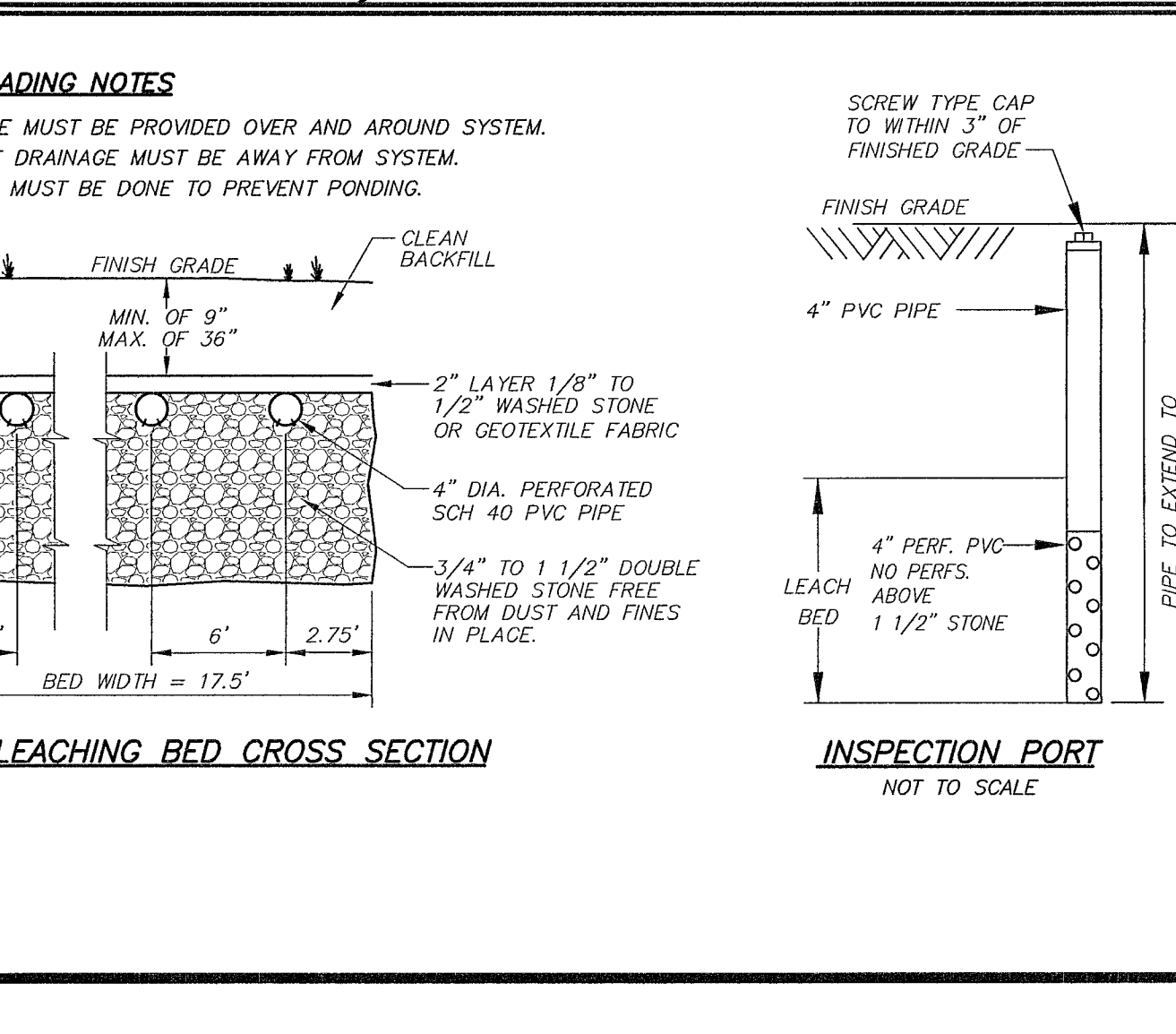
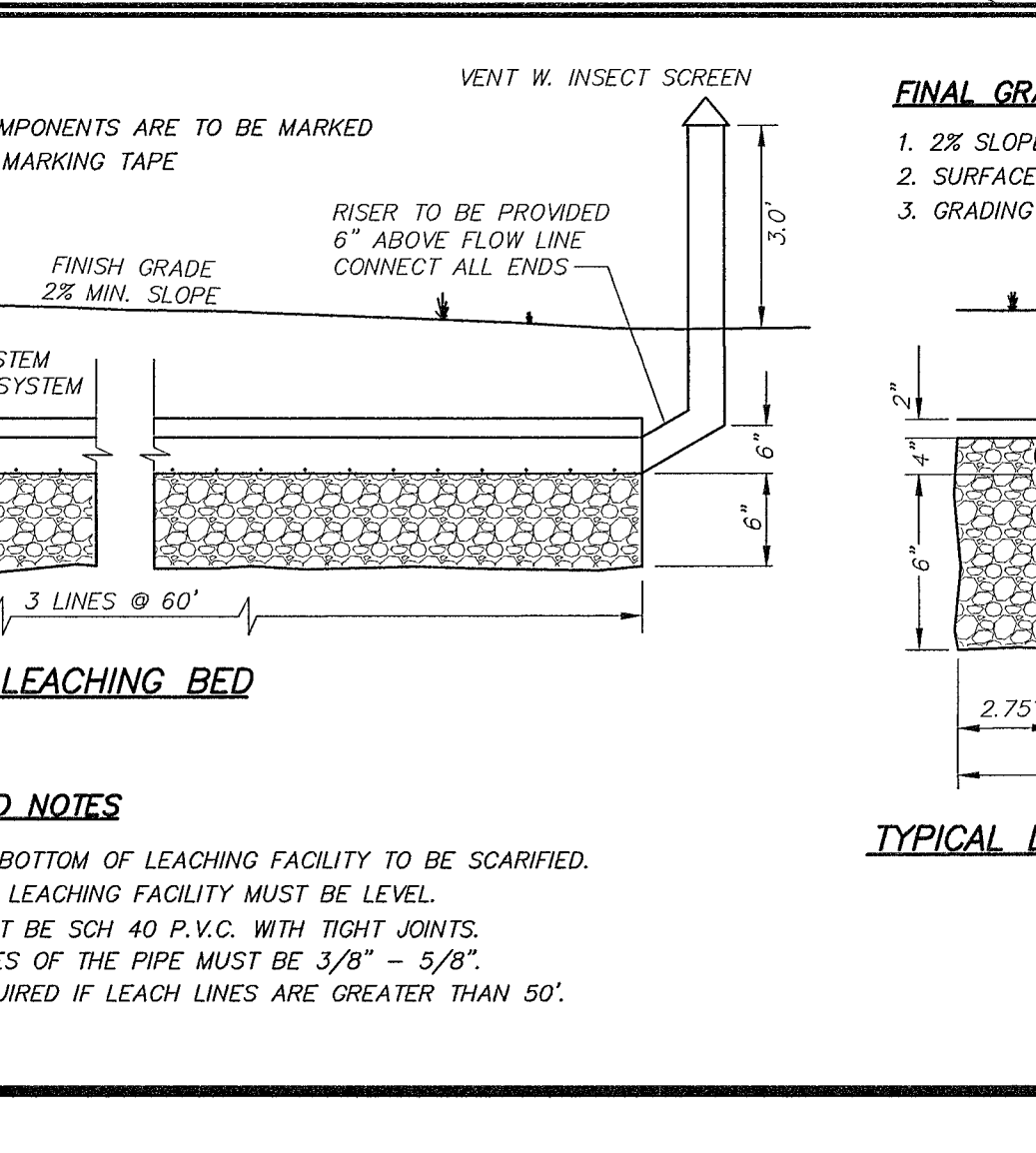
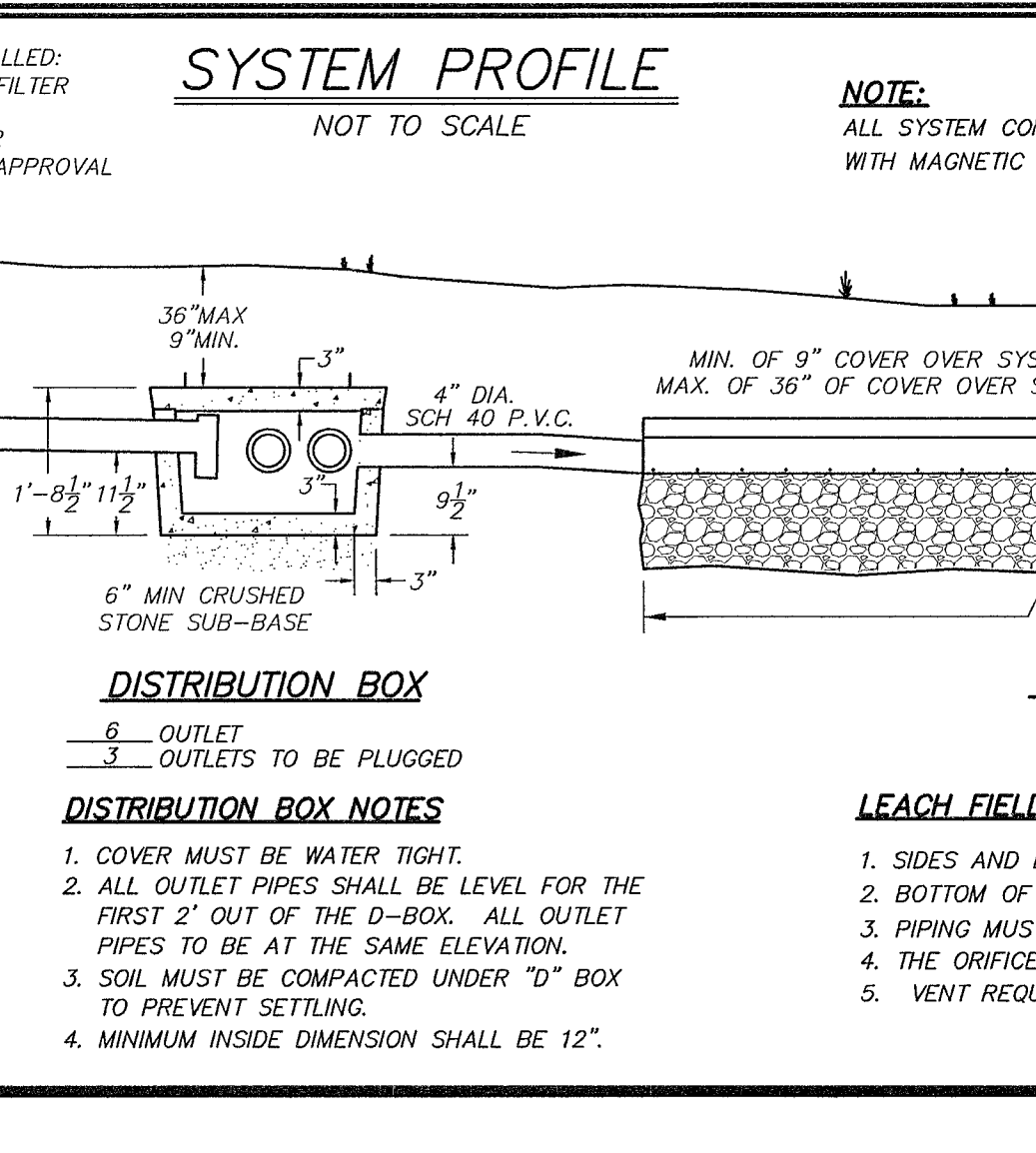
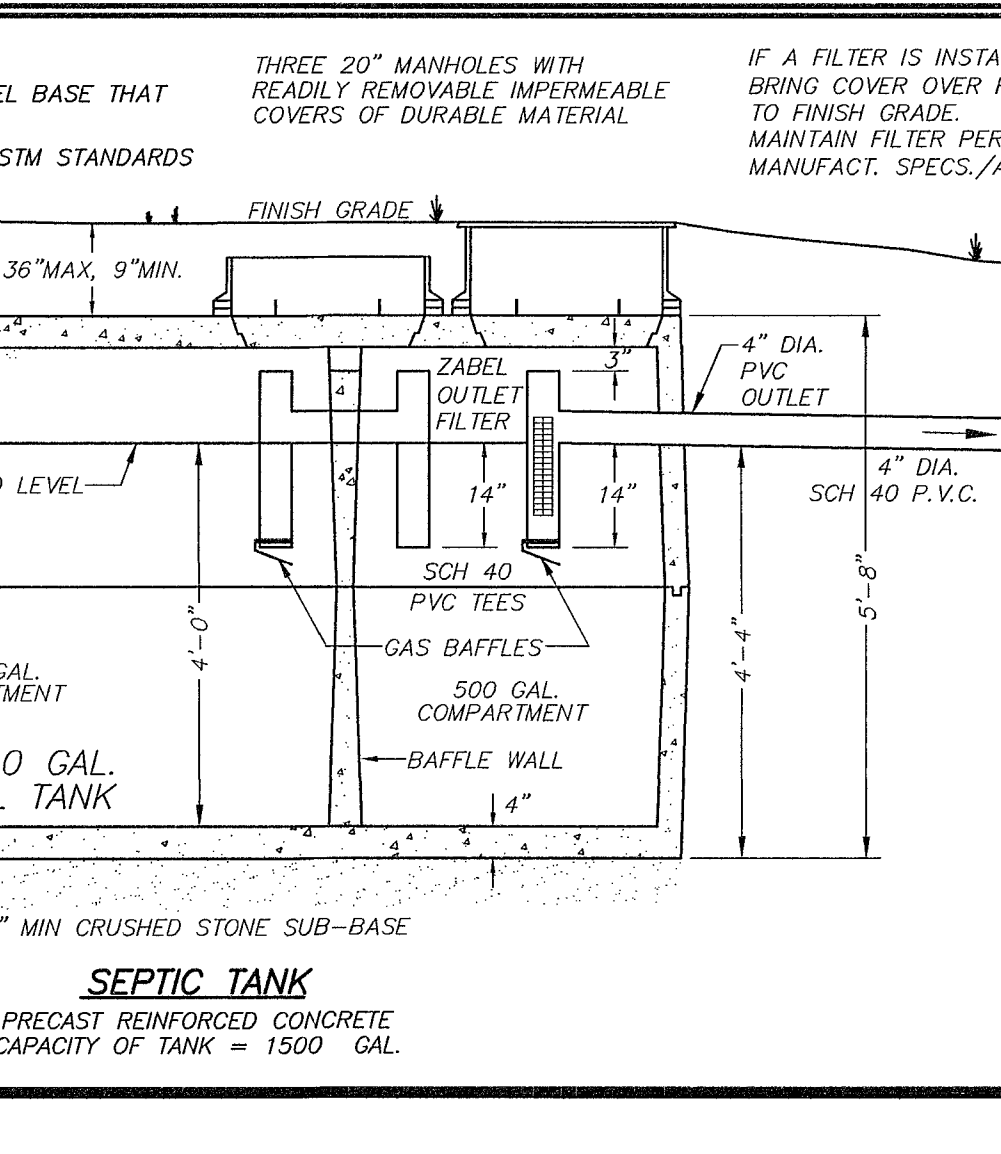
TESTS CONDUCTED BY: MIKE SULLIVAN  
TESTS OBSERVED BY: ROJ LAZZO DATE: 11/15/23

I certify that I have passed the examination approved by the department of Environmental Protection, and that the above analysis has been performed by me consistent with the required training, expertise, and experience described in 310 CMR 15.018(2).

Certified:

**BUILDING SEWER NOTES**

- SEWER LINE MUST BE LAID ON A FIRM COMPACTED BASE.
- PIPE MUST BE SLOPED AT A MIN. OF 1% (2% PREFERRED).
- PIPE MUST BE LAID ON A CONTINUOUS UNIFORM GRADIENT.



**APPLICANT**  
DAVID BARRONE

**LOCATION**  
25 PLYMPTON ROAD  
SUDBURY, MA  
ASSESSORS MAP H11 & PARCEL 4

NO.	DATE	REVISION	BY
1.	2/15/2024	FRONT ENTRY MODIFICATIONS	REM

**PROPOSED SEWAGE DISPOSAL SYSTEM**

**CONNORSTONE ENGINEERING**  
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 WWW.CSEI.NET

121 BOSTON POST RD. SUDBURY, MA. 01776  
PHONE: 978-443-9566 WWW.SULLIVANCONNORS.COM

DATE: 12/6/23 SHEET 1 OF 1

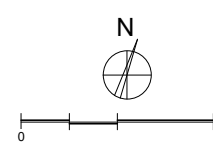


SELWYN  
MANOR

25 PLYMPTON  
ROAD  
SUDBURY, MA  
01776



ROSE A LIPMAN  
AIA LEED AP  
180 appleton street arlington ma 02476 | 617.820.2720 gogreen.lipman@gmail.com



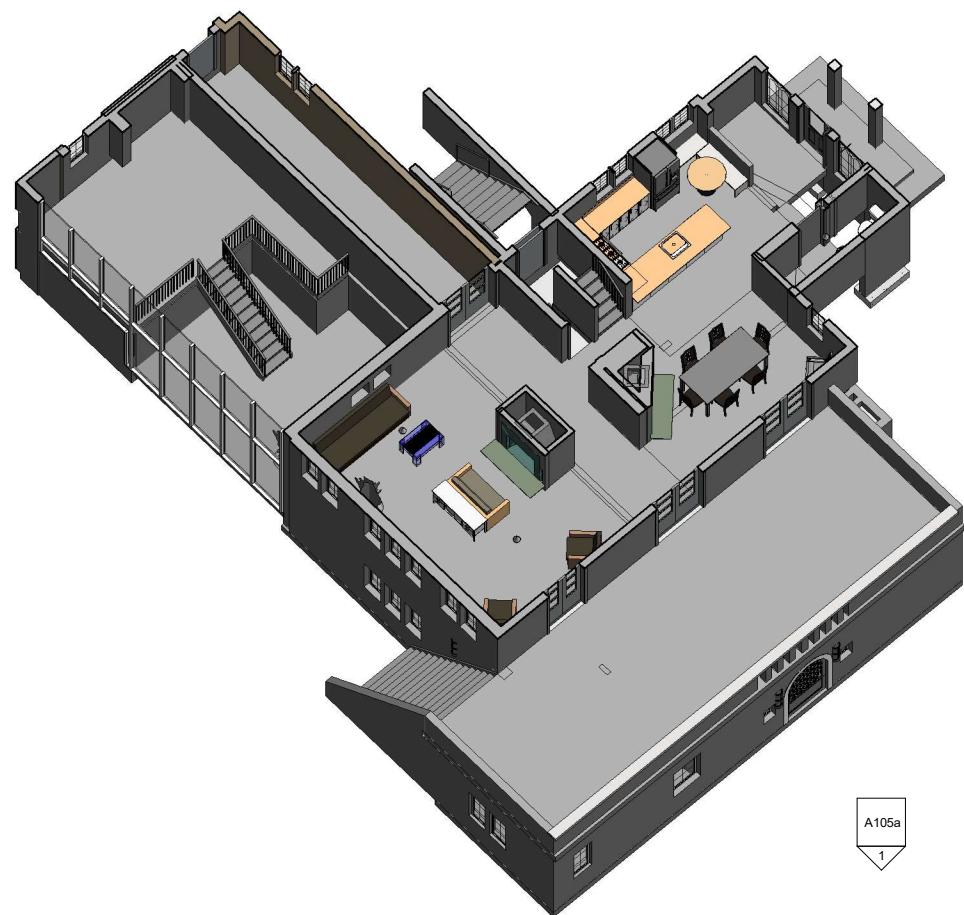
01.06.2024  
HISTORIC  
COMPARISON

A004

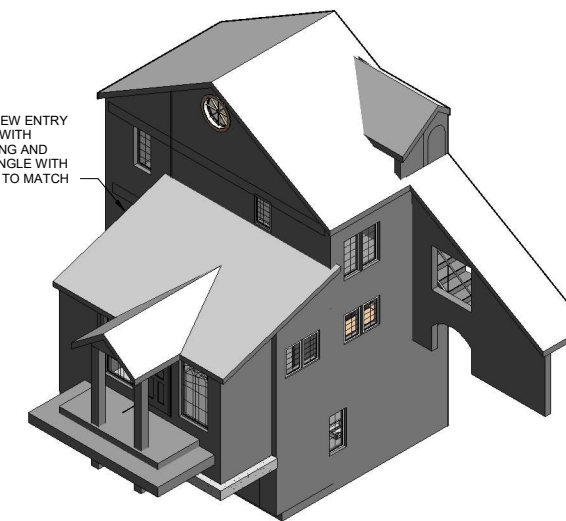


**SELWYN  
MANOR**

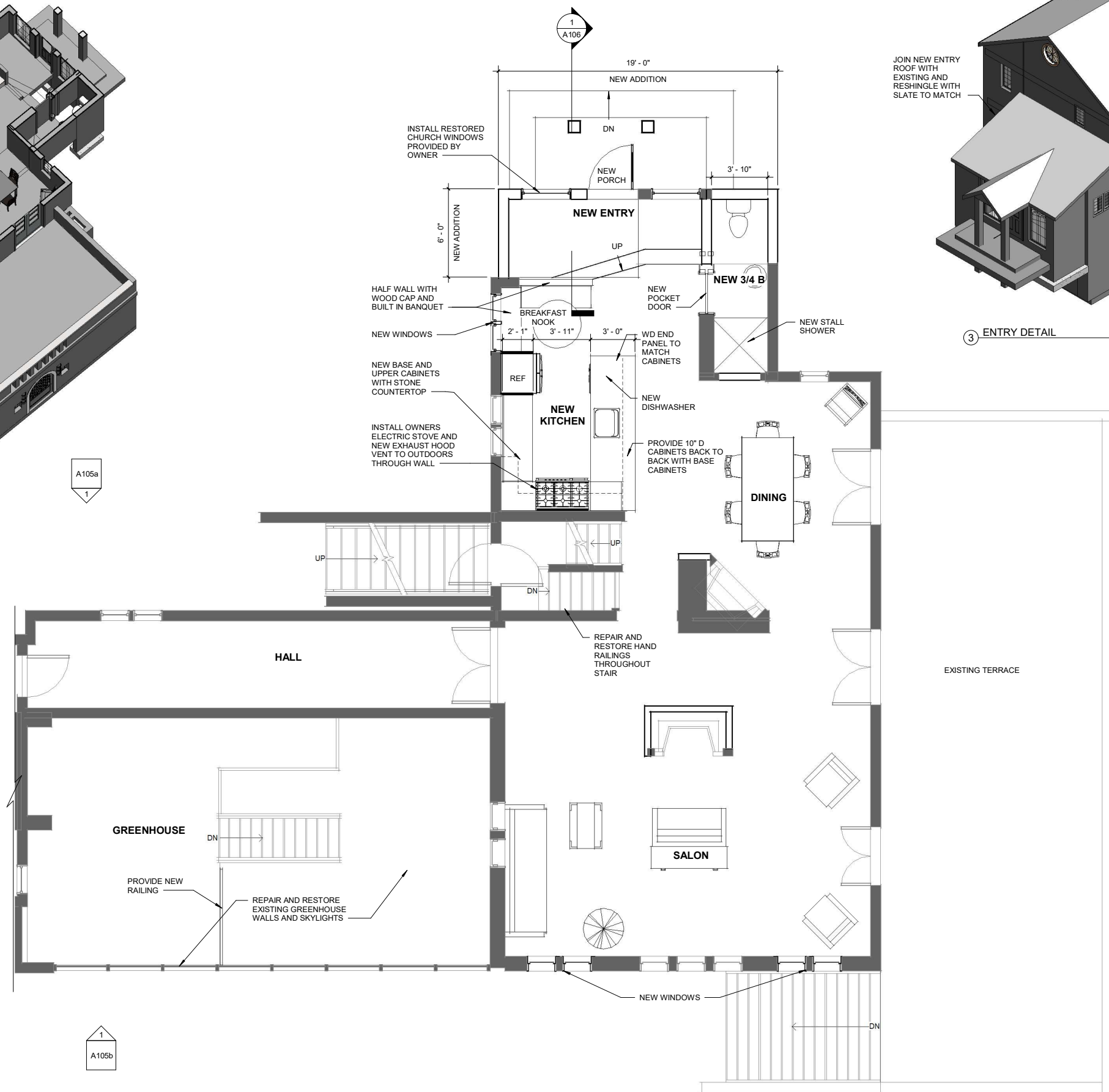
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ROAD  
SUDBURY, MA  
01776



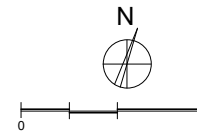
② LEVEL 1 PARTIAL AXON



③ ENTRY DETAIL



180 appleton street arlington ma 02476 | 617.820.2720 gogreen.lipman@gmail.com



01.06.2024  
PROPOSED FIRST  
FLOOR PLAN

**A101**  
1/4" = 1'-0"