



NOTICE OF PUBLIC MEETING
SUDBURY CONSERVATION COMMISSION
Monday, March 11, 2024 at 7:00 PM
Virtual Meeting

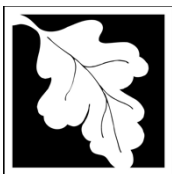
The Sudbury Conservation Commission will hold a public meeting to review the Request for Determination of Applicability filing under the Wetlands Protection Act and the Sudbury Wetlands Administration Bylaw to restore an unpermitted lawn area with native plantings within the 100-foot Buffer Zone at 4 Southwest Circle, in Sudbury, MA. Eamon McMahon, 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
2/26/2024



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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:

First Name _____ Last Name _____

Address _____

City/Town _____ State _____ Zip Code _____

Phone Number _____ Email Address _____

2. Property Owner (if different from Applicant):

First Name _____ Last Name _____

Address _____

City/Town _____ State _____ Zip Code _____

Phone Number _____ Email Address (if known) _____

3. Representative (if any)

First Name _____ Last Name _____

Company Name _____

Address _____

City/Town _____ State _____ Zip Code _____

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):

Street Address _____ City/Town _____

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) _____

Assessors' Map Number _____ Assessors' Lot/Parcel Number _____

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

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

Title _____ Date _____

Title _____ Date _____

[How to find Latitude and Longitude](#)

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



WPA Form 1- Request for Determination of Applicability

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

Municipality

B. Project Description (cont.)

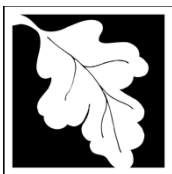
2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

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.)



WPA Form 1- Request for Determination of Applicability

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

Municipality

C. 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 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:

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 of Applicant

Date

Signature of Representative (if any)

Date

B. Project Description

1. b Area Description:

The site is an approximately 76,057 SF single family residence lot located in Sudbury, Massachusetts with a Wooded Wetland along the Eastern property line. Over time previous owners have encroached upon the wetland buffer. A fairly level lawn area of approximately 7,000 SF now exists between the house and the BVW with in the 100 foot buffer area and is in need of restoration.

1.c Plan and/or Map References:

4 Southwest Circle, Sudbury, MA 01776 -Google Maps
(For location of site)

The following Plans are Based on the Plan entitled "LANDSCAPE & GRADING AS-BUILT IN SUDBURY MASSACHUSETTS, LOT 14 OF SOUTHWEST ESTATES" Prepared by The Modern Continental Companies, Engineering Division, 600 Memorial Drive, Cambridge, Massachusetts" Dated February 05, 1997. This plan was provided by the Town of Sudbury Conservation Commission in order to produce the Restoration Plans cited below.

LANDSCAPE RESTORATION PLAN, #4 SOUTHWEST CIRCLE, SUDBURY, MA 01776:

"AS BUILT PLAN-FEBRUARY 5, 1997"

Prepared by: Karen Sebastian, LLC
Landscape Architecture
44 Leonard Street
Waltham, MA 02451

1-31-2024

Sheet 1 of 3; NTS

LANDSCAPE RESTORATION PLAN, #4 SOUTHWEST CIRCLE, SUDBURY, MA 01776:

"APPROXIMATE CURRENT CONDITIONS PER AERIAL PHOTOGRAPH 2019"

Prepared by: Karen Sebastian, LLC
Landscape Architecture
44 Leonard Street
Waltham, MA 02451

1-31-2024

Sheet 2 of 3; NTS

LANDSCAPE RESTORATION PLAN, #4 SOUTHWEST CIRCLE, SUDBURY, MA 01776:

“LANDSCAPE RESTORATION PLAN”

Prepared by: Karen Sebastian, LLC

Landscape Architecture

44 Leonard Street

Waltham, MA 02451

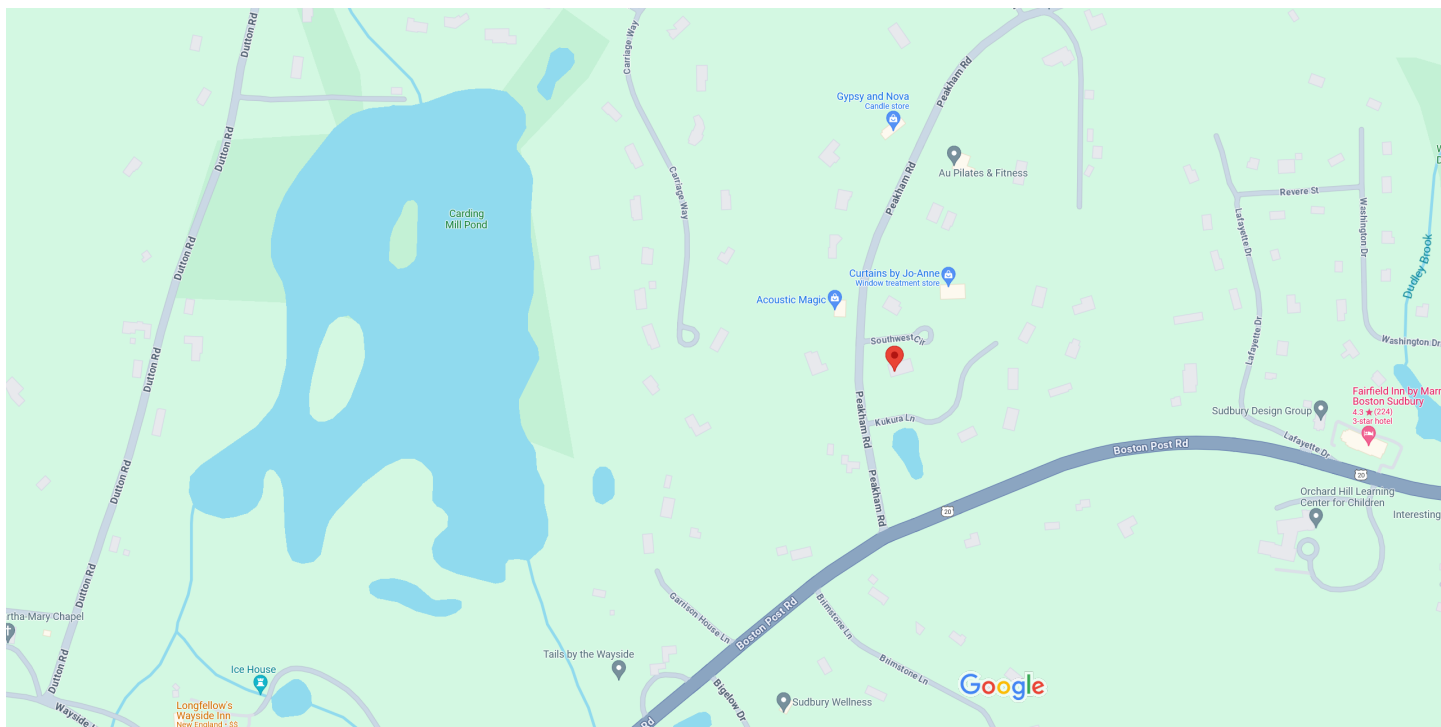
1-31-2024

Sheet 3 of 3; NTS

2. a. Activity/Work Description:

The object of the project is to restore the existing lawn area located in the buffer zone adjacent to the BVW. The work includes: removing the existing lawn area, installing bounds to indicate the “no mow” line, and installing 12 Native Trees and 32 Native Shrubs (see plant list on Sheet 3 of 3 for the specific plants). The ground plane will be seeded with a Native Seed Mix as specified by New England Wetland Plants according to the light and soil conditions of the site. Erosion Control will be installed pre-construction along the current disturbance line in order to prevent further disturbance of the resource area.

Google Maps 4 Southwest Cir








Map data ©2024 Google 200 ft



4 Southwest Cir

Building

- 
Directions
- 
Save
- 
Nearby
- 
Send to phone
- 
Share

 4 Southwest Cir, Sudbury, MA 01776

Photos



LANDSCAPE RESTORATION PLAN
 #4 SOUTHWEST CIRCLE
 SUDBURY, MA 01776

"AS BUILT PLAN-FEBRUARY 5, 1997"

KAREN SEBASTIAN, LLC
 LANDSCAPE ARCHITECTURE
 44 Leonard Street
 Waltham, MA 02451
 617-529-6719
 karensebastianllc@gmail.com

1-31-2024

SHEET 1 OF 3
 NTS



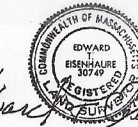
PEAKHAM ROAD

SOUTHWEST CIRCLE

NO DISTURBANCE LINE

LOT #14
 76,057 S/F.

BORDER OF VEGETATED WETLAND



LANDSCAPE & GRADING AS-BUILT
 IN
 SUDBURY, MASSACHUSETTS

LOT 14
 OF
 SOUTHWEST ESTATES

SCALE: 1" = 20'

CONTRACT NO.

DATE: FEBRUARY 05, 1997



THE MODERN CONTINENTAL COMPANIES
 ENGINEERING DIVISION
 600 MEMORIAL DRIVE
 CAMBRIDGE, MASSACHUSETTS

LOT
 14
 SHEET
 1 OF 1



LANDSCAPE RESTORATION PLAN
 #4 SOUTHWEST CIRCLE
 SUDBURY, MA 01776

"APPROXIMATE CURRENT CONDITIONS PER AERIAL PHOTOGRAPH 2019"

KAREN SEBASTIAN, LLC
 LANDSCAPE ARCHITECTURE
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1-31-2024

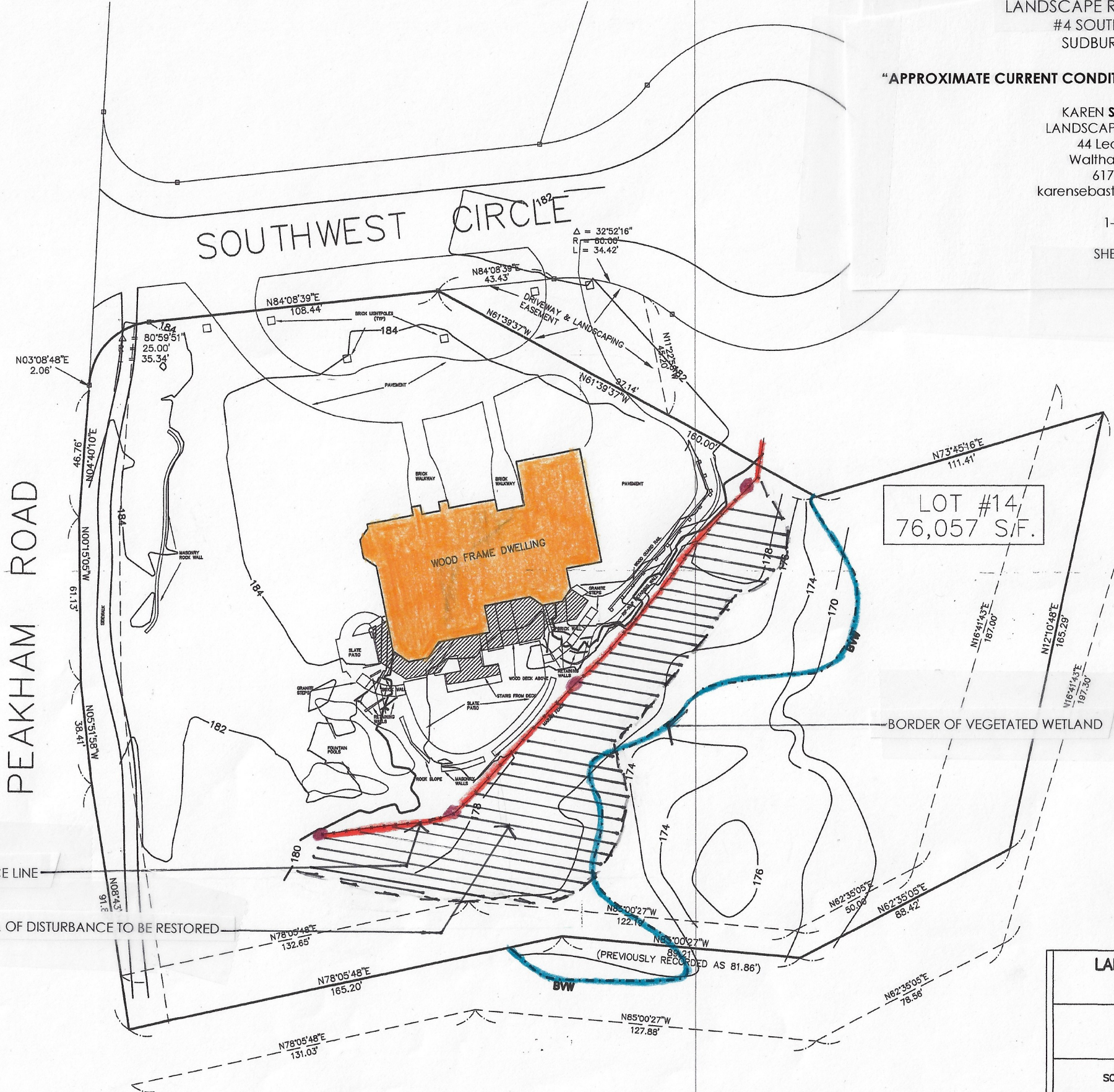
SHEET 2 OF 3
 NTS



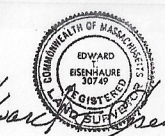
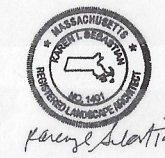
PEAKHAM ROAD


SOUTHWEST CIRCLE

NO DISTURBANCE LINE
 APPROXIMATE AREA OF DISTURBANCE TO BE RESTORED



LOT #14
 76,057 S/F.



LANDSCAPE & GRADING AS-BUILT IN SUDBURY, MASSACHUSETTS	
LOT 14 OF SOUTHWEST ESTATES	
SCALE: 1" = 20'	CONTRACT NO. DATE: FEBRUARY 05, 1997
 THE MODERN CONTINENTAL COMPANIES ENGINEERING DIVISION 600 MEMORIAL DRIVE CAMBRIDGE, MASSACHUSETTS	LOT 14 SHEET 1 OF 1

"LANDSCAPE RESTORATION PLAN"

KAREN SEBASTIAN, LLC
 LANDSCAPE ARCHITECTURE
 44 Leonard Street
 Waltham, MA 02451
 617-529-6719
 karensebastianllc@gmail.com

1-31-2024
 Revised 2-13-2024

SHEET 3 OF 3
 NTS



PEAKHAM ROAD

SOUTHWEST CIRCLE



- NO DISTURBANCE LINE
- INSTALL PERMANENT BOUNDS ALONG NO DISTURBANCE LINE
- REMOVE EXISTING LAWN, REUSE EXISTING IRRIGATION SYSTEM UNTIL PLANTING IS ESTABLISHED.
- RESEED DISTURBED AREA WITH "NEW ENGLAND CONSERVATION/WILDLIFE MIX" AND/OR "NEW ENGLAND SEMI-SHADE GRASS AND FORBS MIX" (TBD ACCORDING TO CONDITIONS OF SOIL AND SUN EXPOSURE) PER SPECIFICATIONS PROVIDED BY NEW ENGLAND WETLAND PLANTS.

- 3-Vc
- 3-Hq
- 7-Cars
- 3-CC
- 3-Hq
- 1-AR
- 1-MV
- 1-BN
- 3-Rm
- 6-IV
- 1-MV
- 1-AR
- 1-MV
- 4-Am
- 3-NS
- 4-Vt

- BORDER OF VEGETATED WETLAND
- APPROXIMATE AREA OF DISTURBANCE TO BE RESTORED
- BEFORE RESTORATION WORK BEGINS INSTALL EROSION CONTROL BARRIER ALONG EDGE OF DISTURBANCE



Karen Sebastian


4 SOUTHWEST CIRCLE SUDBURY
 PLANT LIST

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
TREES				
2	AR	Acer rubrum	Red Maple	2-2.5" cal.
1	BN	Betula nigra 'Heritage'	Heritage River Birch	7-8" Clump
3	CC	Cercis canadensis	Eastern Redbud	2-2.5" cal.
3	MV	Magnolia virginiana	Sweetbay Magnolia	7-8" B&B
3	NS	Nyssa sylvatica	Tupelo	2-2.5" cal.
SHRUBS				
4	Am	Aronia melanocarpa	Black Chokecherry	#5 pot
6	Cars	Clethra alnifolia 'Ruby Spice'	Ruby spice Clethra	#5 pot
6	Hq	Hydrangea quercifolia	Oakleaf Hydrangea	#5 pot
5	Iv	Ilex verticillata	Winterberry Holly	#5 pot
1	Iv	Ilex verticillata-male	Male Winterberry Holly	#5 pot
3	Rm	Rhododendron maximum	Rosebay Rhododendron	2.5-3' ht
3	Vc	Viburnum cassinoides	Withered Viburnum	#5 pot
4	Vt	Viburnum trilobum	American Cranberry Bush	#5 pot

LANDSCAPE & GRADING AS-BUILT
 IN
SUDBURY, MASSACHUSETTS

LOT 14
 OF
SOUTHWEST ESTATES

SCALE: 1" = 20' CONTRACT NO.
 DATE: FEBRUARY 05, 1997

 **THE MODERN CONTINENTAL COMPANIES**
 ENGINEERING DIVISION
 600 MEMORIAL DRIVE
 CAMBRIDGE, MASSACHUSETTS

LOT 14
SHEET 1
 OF 1