

**NOTICE OF PUBLIC HEARING  
SUDBURY CONSERVATION COMMISSION  
Monday, April 8, 2024 at 7:00 PM  
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to periodically remove debris from a beaver dam by hand to reduce flooding, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at Maynard Road (Parcel G08-0500), Sudbury, MA. Doreen Neale, Applicant. The hearing will be held on Monday, April 8, 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-april-8-2024/>

SUDBURY CONSERVATION COMMISSION  
3/27/2024



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 - Notice of Intent**

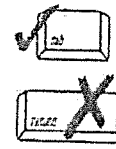
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

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):

a. Street Address Maynard Road b. City/Town Sudbury c. Zip Code 01776  
Latitude and Longitude: d. Latitude 42.39497 e. Longitude -71.41713  
f. Assessors Map/Plat Number 608 g. Parcel /Lot Number 0500

2. Applicant:

a. First Name Doreen b. Last Name Neale  
c. Organization \_\_\_\_\_  
d. Street Address 75 Wake Robin Rd  
e. City/Town Sudbury f. State MA g. Zip Code 01776  
h. Phone Number 508 308 5470 i. Fax Number \_\_\_\_\_ j. Email Address dfnealed@gmail.com

3. Property owner (required if different from applicant):

Check if more than one owner

a. First Name John b. Last Name Derderian  
c. Organization Bonnie Brosie Realty Corp  
d. Street Address 12 Cornell Rd  
e. City/Town Wellesley f. State MA g. Zip Code 02842  
h. Phone Number 781-894-4430 i. Fax Number \_\_\_\_\_ j. Email address jcd@waltram-lumber.com

4. Representative (if any):

a. First Name \_\_\_\_\_ b. Last Name \_\_\_\_\_  
c. Company \_\_\_\_\_  
d. Street Address \_\_\_\_\_  
e. City/Town \_\_\_\_\_ f. State \_\_\_\_\_ g. Zip Code \_\_\_\_\_  
h. Phone Number \_\_\_\_\_ i. Fax Number \_\_\_\_\_ j. Email address \_\_\_\_\_

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

a. Total Fee Paid 110 b. State Fee Paid 42.50 c. City/Town Fee Paid 67.50

Received  
MAR 26 2024  
Sudbury Conservation Department



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**A. General Information** (continued)

6. General Project Description:

See attached

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

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 CMR 10.24(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:

- a. County Middlesex South
- b. Certificate # (if registered land) 331
- c. Book 26711
- d. Page Number 331

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

August 2021  
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.

- Percentage/acreage of property to be altered:
    - (a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage
    - (b) outside Resource Area \_\_\_\_\_  
percentage/acreage
  - Assessor's Map or right-of-way plan of site
- 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-projects-activities-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:

North Shore - Hull to New Hampshire border:

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](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto: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)**

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

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.





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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.

Replacement sewage disposal system design plan  
a. Plan Title

Thomas Land Surveyors  
b. Prepared By

Thomas P. DiPersio Jr.  
c. Signed and Stamped by

d. Final Revision Date

1" = 20'  
e. Scale

f. Additional Plan or Document Title

g. Date

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

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

City/Town \_\_\_\_\_

## 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.

[Handwritten Signature]  
1. Signature of Applicant

3-25-2024  
2. Date

[Handwritten Signature]  
3. Signature of Property Owner (if different)

3-25-2024  
4. Date

5. Signature of Representative (if any)

6. Date

### 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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 Bureau of Resource Protection - Wetlands  
**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:

a. Street Address Maynard Road b. City/Town Sudbury  
 c. Check number \_\_\_\_\_ d. Fee amount \_\_\_\_\_

2. Applicant Mailing Address:

a. First Name Doreen b. Last Name Neale  
 c. Organization \_\_\_\_\_  
 d. Mailing Address 75 Wake Robin Rd  
 e. City/Town Sudbury f. State MA g. Zip Code 01776  
 h. Phone Number 508 308 5470 i. Fax Number \_\_\_\_\_ j. Email Address dfneale@gmail.com

3. Property Owner (if different):

a. First Name John b. Last Name Derderian  
 c. Organization Bonnie Brook Realty Corp  
 d. Mailing Address 12 Cornell Road  
 e. City/Town Wellesley f. State MA g. Zip Code 02842  
 h. Phone Number 781-894-4430 i. Fax Number \_\_\_\_\_ j. Email Address jd@walthamlumber.com

**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.

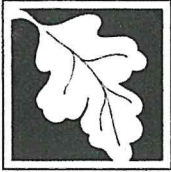
**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**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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**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1D	1	110	110

Step 5/Total Project Fee: 110

**Step 6/Fee Payments:**

Total Project Fee:	<u>110</u>
a. Total Fee from Step 5	<u>42.50</u>
State share of filing Fee:	<u>67.50</u>
b. 1/2 Total Fee less \$12.50	<u>67.50</u>
City/Town share of filling Fee:	<u>67.50</u>
c. 1/2 Total Fee plus \$12.50	<u>67.50</u>

**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.)

Doreen & Adam Neale  
75 Wake Robin Road  
Sudbury, MA 01776  
dfneale@gmail.com  
508.308.5470

March 25, 2024

Lori Capone/Sudbury Conservation Commission  
Town of Sudbury

*Re: Notice of Intent/General Project Description*

Directly behind our property at 75 Wake Robin Road is a beaver dam which has caused a large amount of water to pond on the side of our property (and also back up along #78 Wake Robin Road) where there was not standing water before. The dam is approximately 42' behind our property, and has also caused a significant body of water to form in that area where there used to be only a small seasonal pool.

Lori Capone, Dave Henkels and property owner, John Derderian, met with us on the property March 18th to help figure the best way to manage this potentially harmful situation before it gets too much more out of control. It was decided that trapping the beaver would probably not remedy the situation as more beavers could move in, and a more harmonious approach to suit conservation efforts was suggested.

We are requesting permission to periodically relieve the dam to help regulate water levels and reduce the severity of flooding events. This will also help to manage the mosquito population while still allowing the beavers to maintain their habitat. This approach strikes a balance between conservation efforts while also addressing the practical concerns of flooding mitigation for a home that has been on this land since 1962 without any water issues.

The debris will be removed by hand, allowing the water to release through the dam to ease flooding and also create a less stagnant pond. We won't remove more than is needed to allow water flow; we don't want to alert the beavers and have them build the dam up higher. The dam elevation will not be changed and the beavers will not be harmed.

Our hope is that this effort will help us to maintain our home and property value, and also meet the relevant regulations and guidelines of the Conservation Commission and Mass DEP.

Doreen and Adam Neale have my permission to enter upon the property in question behind 75 Wake Robin Road Sudbury MA owned by Bonnie Brook Realty for the purpose of mitigating flooding described above. The land is undeveloped, consequently the Neales enter upon the property at their own risk and agree to hold

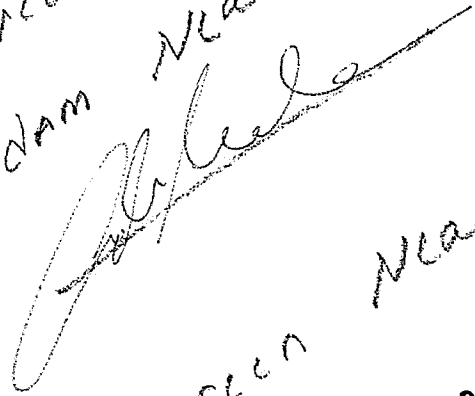
Bonnie Brook Realty Corp. harmless in  
the event of any injury or accident to you,  
Mr. Neale, or any abutters. Person or property caused by  
your actions.

John Deiderian

John Deiderian

Agreed to

Adam Neale

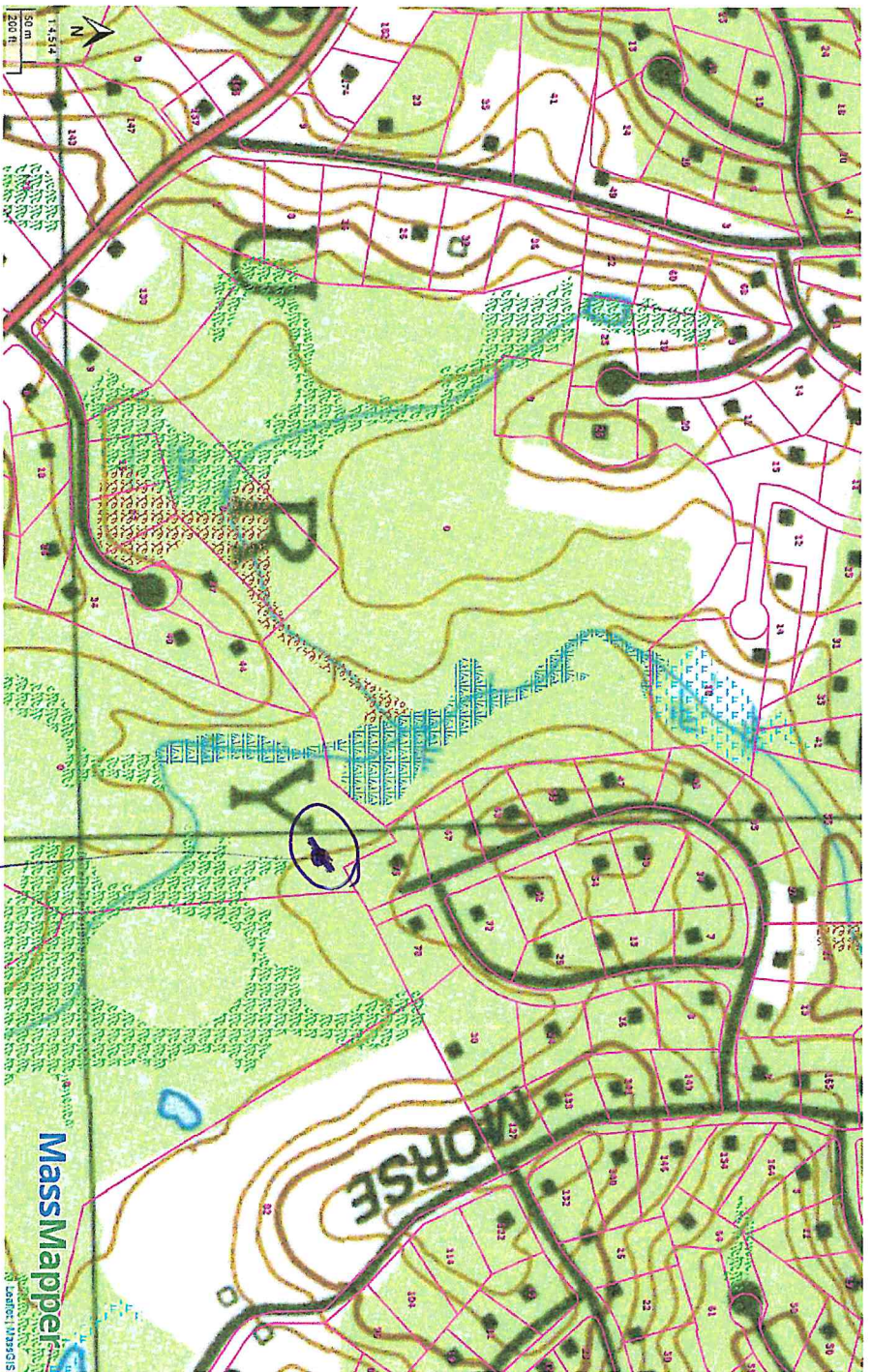


3.26.24

Doreen Neale

Kellene

# USGS Map



dam location

↑ wetlands along the 75/478 new completely wet

MassMapper

London, MASSIS

- DEP Wetlands Detailed**
- Barrier Beach System
  - Barrier Beach-Deep Marsh
  - Barrier Beach-Wooded Swamp Mixed Trees
  - Barrier Beach-Coastal Beach
  - Barrier Beach-Coastal Dune
  - Barrier Beach-Marsh
  - Barrier Beach-Salt Marsh
  - Barrier Beach-Shrub Swamp
  - Barrier Beach-Wooded Swamp Coniferous
  - Barrier Beach-Wooded Swamp Deciduous
  - Bog
  - Coastal Bank Bluff or Sea Cliff
  - Coastal Beach
  - Coastal Dune
  - Cranberry Bog
  - Deep Marsh
  - Barrier Beach-Open Water
  - Open Water
  - Rocky Intertidal Shore
  - Salt Marsh
  - Shallow Marsh Meadow or Fen
  - Shrub Swamp
  - Tidal Flat
  - Wooded Swamp Coniferous
  - Wooded Swamp Deciduous
  - Wooded Swamp Mixed Trees
- Property Tax Parcels**
- USGS Topographic Maps
- 2021 Aerial Imagery

Side yard now flooded  
-was dry forest space before  
heaver dams







←  
dam  
42' from  
#75 water basin  
property line  
(back of property)

Side yard  
February 2019

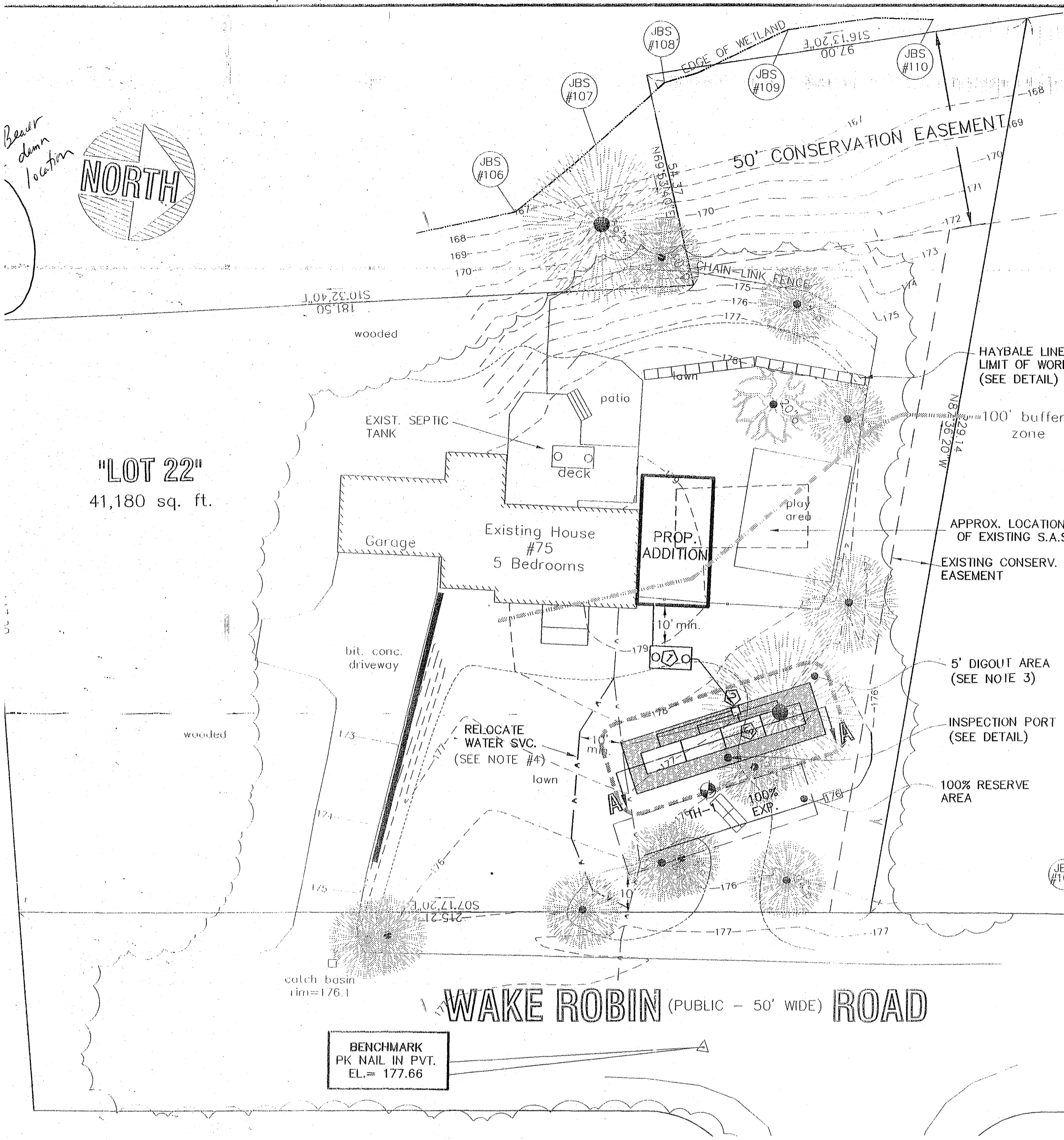


**Notification to Abutters**  
**Under the Massachusetts Wetlands Protection Act**  
**and the Sudbury Wetlands Administrative Bylaw**

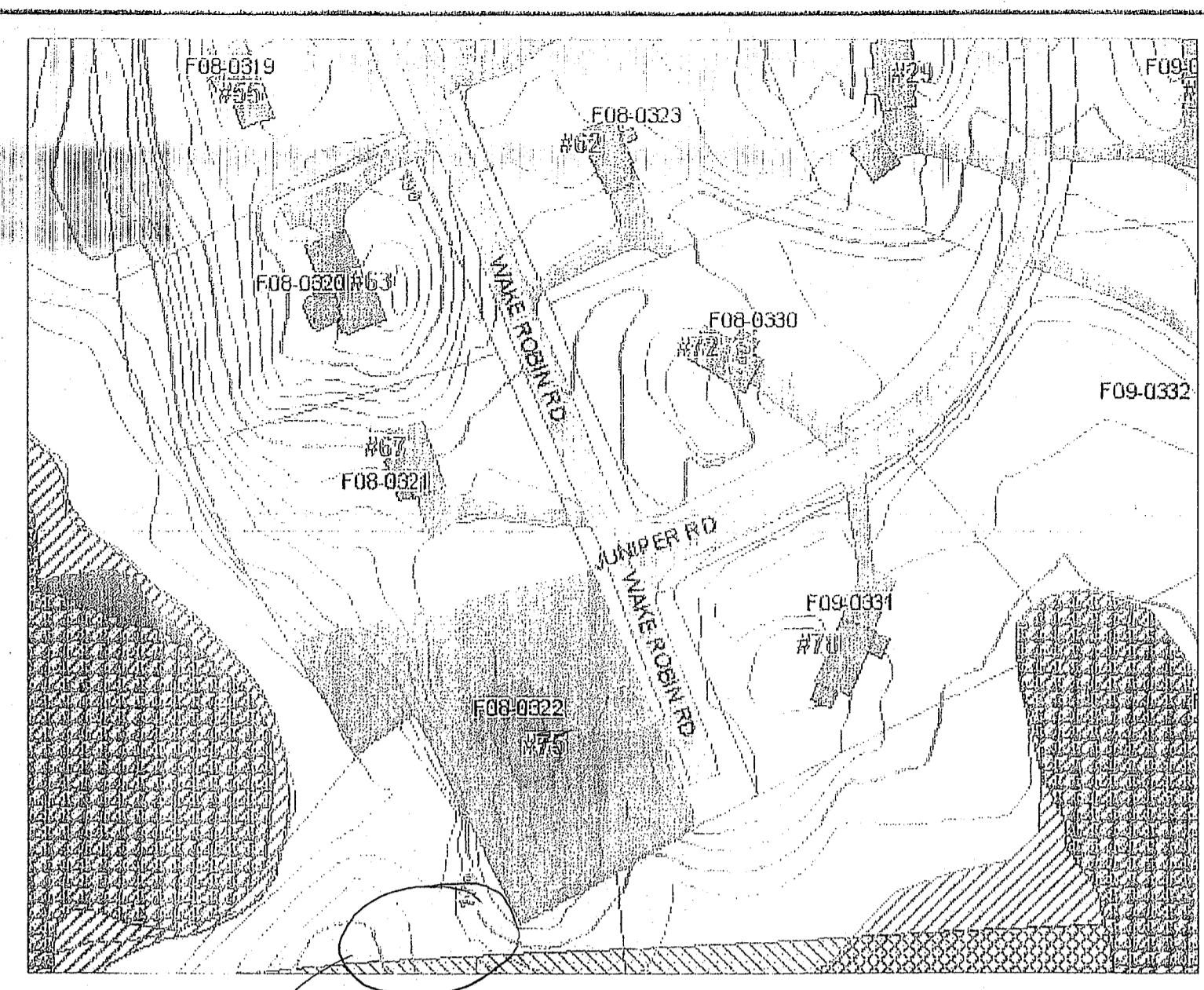
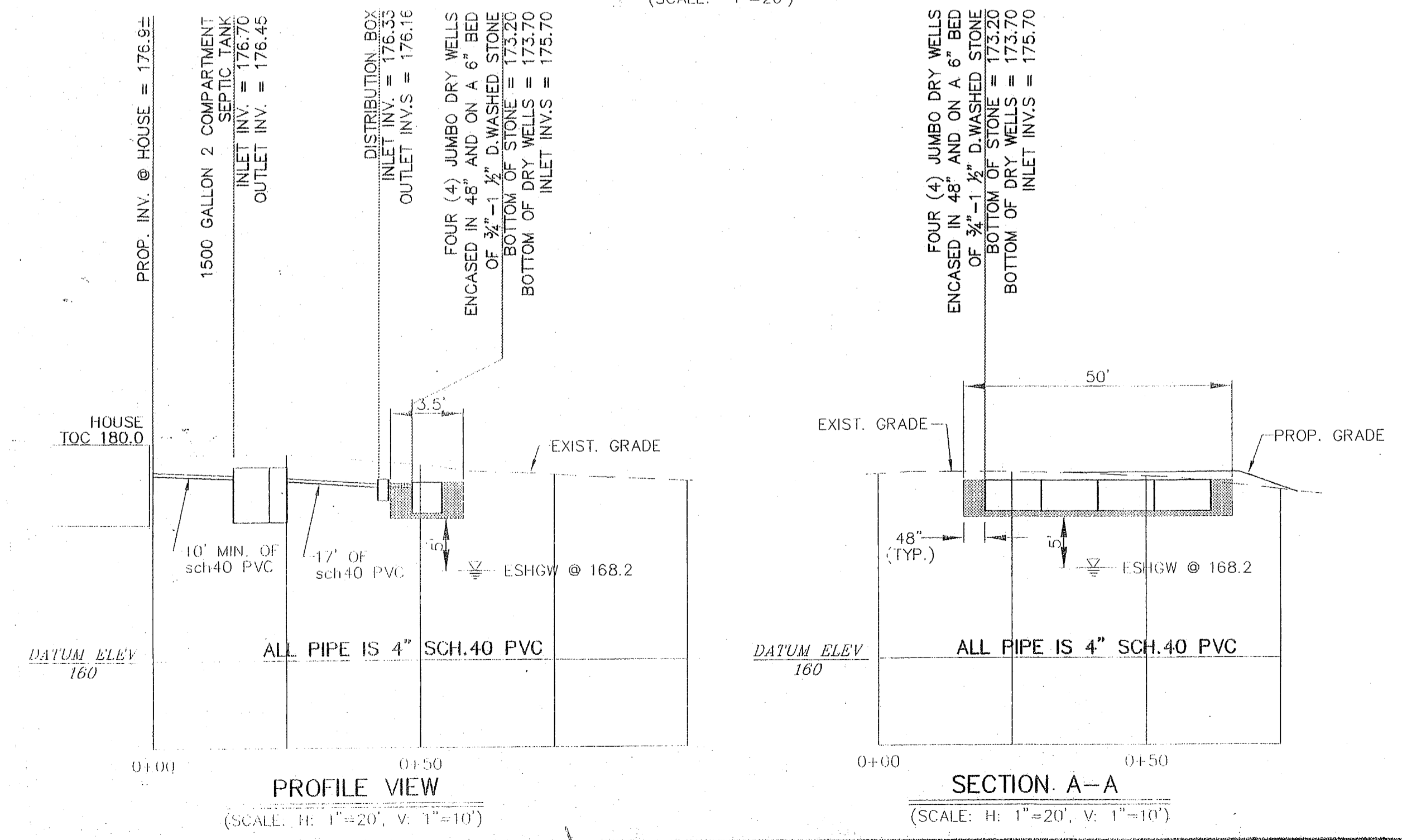
In accordance with the second paragraph of Massachusetts General Laws Chapter 131,  
Section 40, you are hereby notified of the following:

- A. The name of the **Applicant** is Doreen Neale
- 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: Maynard Road
- D. The **proposed activity** is: Periodic release of debris by hand from beaver dam to ease flooding and minimize mosquitos
- E. A **Public Hearing** regarding this Notice of Intent will be held on:  
**Monday, April 8 at 7:00 PM.**
- F. **Public Participation will be via Virtual Means Only** - In light of the ongoing COVID-19 outbreak, on March 30, 2023, Governor Baker extended certain provisions of the State of Emergency Order issued on March 12, 2020, allowing public bodies greater flexibility in utilizing technology in the conduct of meetings under Open Meeting Law. The Town has decided to extend the "remote participation" procedures allowed under Governor Baker's emergency Order. 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:
- **Join URL:** https://zoom.us/j/98803339162
  - **From your phone:** 978-639-3366 or 470-250-9358
  - **Meeting ID:** 988 0333 9162
- 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 \_\_\_\_\_, by calling this telephone number: \_\_\_\_\_ between the hours of \_\_\_\_\_

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).



**SITE PLAN VIEW**  
(SCALE: 1"=20')



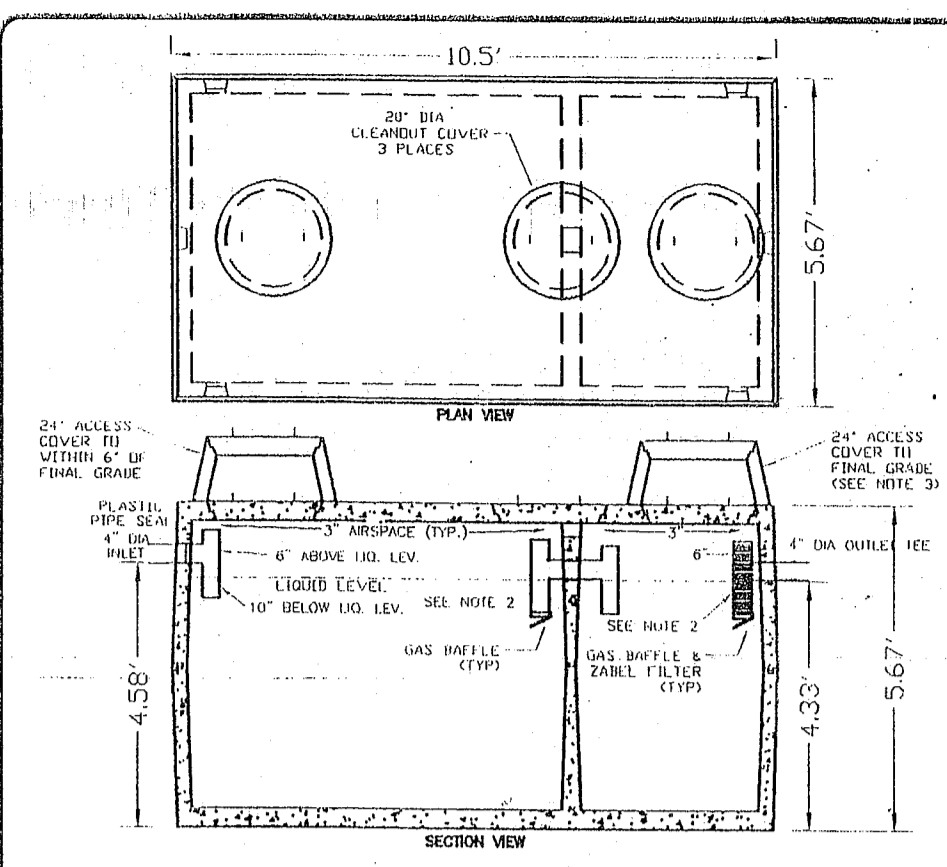
**LEGEND**

- 204 EXISTING CONTOUR
- 203 PROPOSED CONTOUR
- 200.2 EXISTING ELEVATION
- 200.2 PROPOSED ELEVATION
- DEEP TEST HOLE
- PERCOLATION TEST
- 100' BUFFER ZONE
- EDGE OF WETLAND (DELINEATED BY JUDITH SCHMITZ)
- WATER LINE

**CONSTRUCTION NOTES**

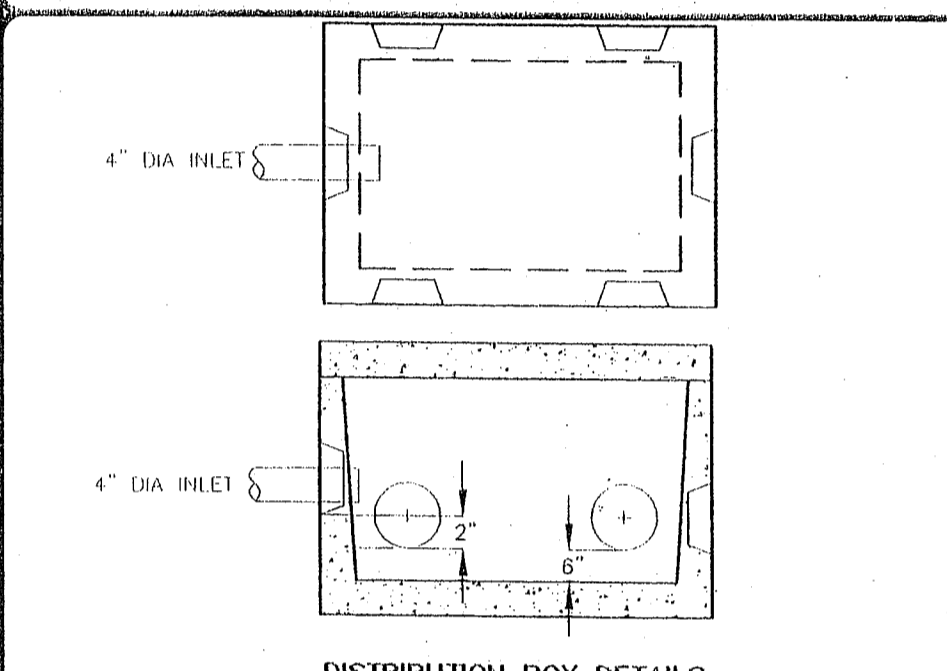
- THE WORK SHOWN ON THIS PLAN IS SUBJECT TO REVIEW AND APPROVAL UNDER THE WETLANDS PROTECTION ACT AND TOWN OF SUDBURY WETLANDS BYLAW. OWNER/CONTRACTOR IS RESPONSIBLE FOR READING AND ADHERING TO ANY ORDERS OF CONDITIONS ISSUED BY THE SUDBURY CONSERVATION COMMISSION. NO SILT-LADEN RUNOFF SHALL BE ALLOWED TO LEAVE THE SITE AT ANY TIME DURING CONSTRUCTION. NO SOIL STOCKPILING WITHIN BUFFER ZONE AREA SHALL BE ALLOWED. ALL DISTURBED AREAS SHALL BE LOAMED, SEED, AND STABILIZED IMMEDIATELY UPON COMPLETION OF WORK.
- ANY PLUMBING WORK INSIDE HOUSE SHALL BE BY LICENSED CONTRACTOR IN ACCORDANCE WITH BUILDING CODES. PERMITS REQUIRED.
- ANY FILL, TOPSOIL OR SUBSOIL (A OR B LAYERS), OR ANY OTHER UNSUITABLE MATERIAL FOUND WITHIN THE S.A.S. SHALL BE REMOVED FROM THAT AREA AND 5' AROUND, AND REPLACED WITH CLEAN SAND IN CONFORMANCE WITH 310 CMR 15.255, FROM A LOCATION APPROVED BY THE BOARD OF HEALTH.
- WATER SERVICE IS TO BE RELOCATED AS SHOWN, TO BE A MINIMUM OF 10 FEET FROM THE SEPTIC SYSTEM. WATER SERVICE WORK IS TO BE IN ACCORDANCE WITH SUDBURY DPW REGULATIONS BY A LICENSED CONTRACTOR.
- THERE ARE NO KNOWN WELLS WITHIN 100 FEET OF THE PROPOSED S.A.S. CONFIRMATION SHALL BE MADE PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL CONSULT WITH THE OWNER REGARDING RE-CONSTRUCTION OF EXISTING LANDSCAPING, THE PROTECTION OF EXISTING TREES, LOAM/SEED REQUIREMENTS, ETC. AS PART OF PROJECT.
- EXISTING S.A.S. TO BE PUMPED OUT AND REMOVED IN ACCORDANCE WITH SUDBURY BOARD OF HEALTH REQUIREMENTS.

- 1500 GALLON 2 COMPARTMENT SEPTIC TANK**  
INLET INV. = 176.70  
OUTLET INV. = 176.45
- DISTRIBUTION BOX**  
INLET INV. = 176.33  
OUTLET INV. = 176.16
- FOUR (4) JUMBO DRY WELLS**  
ENCASED IN 48" AND ON A 6" BED OF 3/4" - 1 1/2" D. WASHED STONE  
BOTTOM OF STONE = 173.20  
BOTTOM OF DRY WELLS = 173.70  
INLET INVS. = 175.70



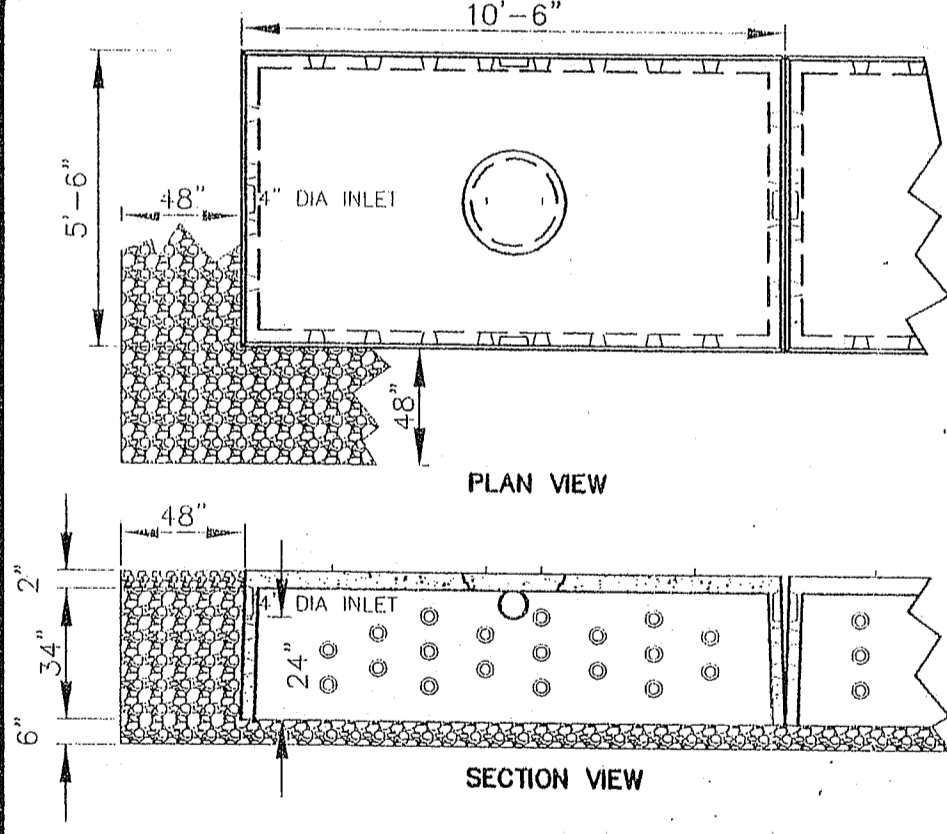
**1500 GALLON 2 COMP. SEPTIC TANK DETAILS**  
(N.T.S.)

- SEPTIC TANK CONSTRUCTION SHALL CONFORM TO 310CMR 15.226 & 224.
- OUTLET TEE CONFIGURATION SHALL BE AS FOLLOWS:  
LIQUID DEPTH IN TANK: 4"  
DEPTH OF TEE BELOW FLOW: 10"
- ACCESS COVER OVER INLET TO BE BROUGHT TO WITHIN 6" OF FINISH GRADE. ACCESS COVER OVER FILTER (OUTLET) TO BE BROUGHT TO FINAL GRADE AND SECURED TO PREVENT UNAUTHORIZED ACCESS.
- TANK SHALL BE PLACED ON MINIMUM 6" COMPACTED STONE BASE.
- MIN. COVER 12", MAX. COVER 36"



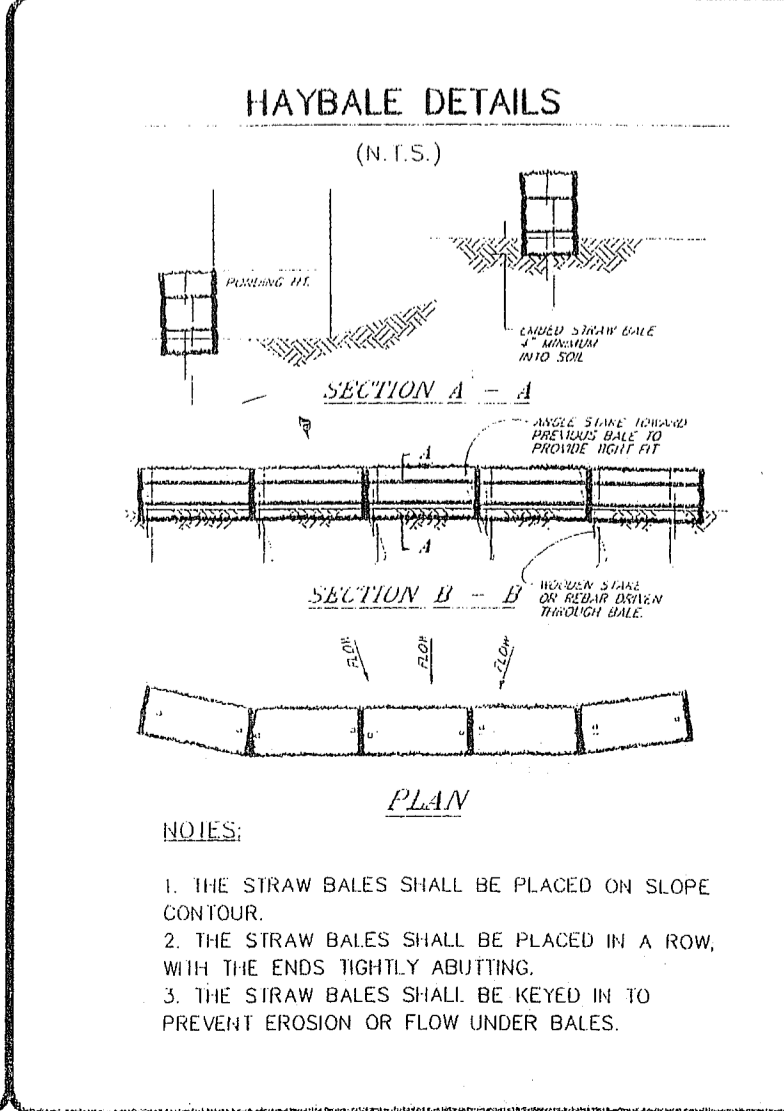
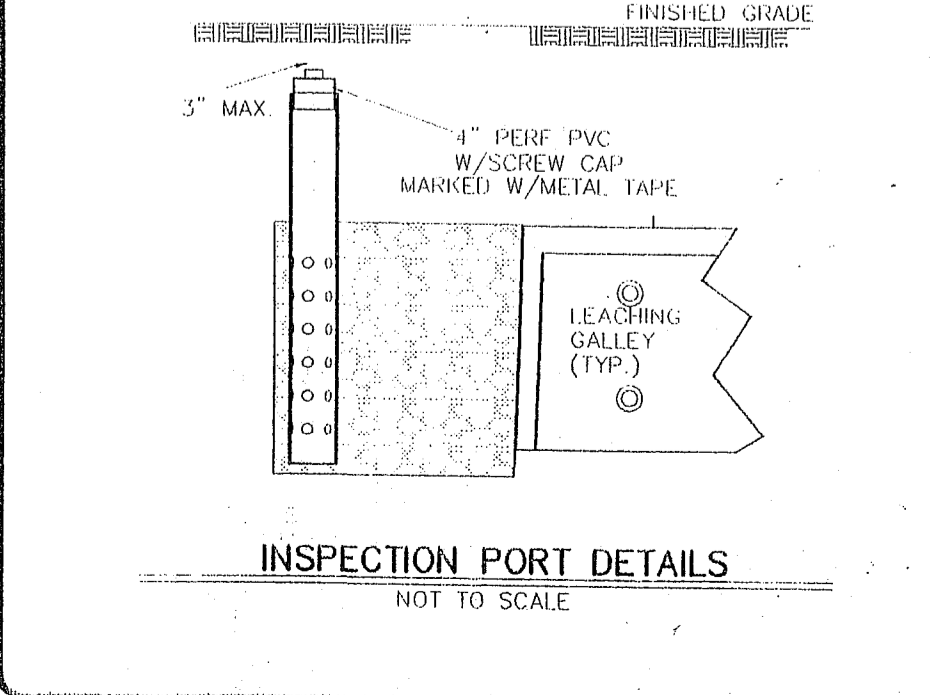
**DISTRIBUTION BOX DETAILS**  
(N.T.S.)

- DISTRIBUTION BOX SHALL CONFORM TO 310 CMR 15.232.
- INLET BAFFLE NOT REQUIRED IF INVERT OF OUTLET PIPES IS AT LEAST 4" ABOVE BOTTOM.
- ALL OUTLETS TO BE AT SAME ELEVATION AND AT LEAST 2" BELOW INLET.
- PIPES SHALL BE LAID LEVEL FOR FIRST 2 FEET OUT OF DIST. BOX.
- DIST. BOX SHALL BE PLACED ON MIN. 6" COMPACTED STONE BASE.
- DISTRIBUTION BOXES BURIED GREATER THAN NINE (9) INCHES BELOW GRADE SHALL BE EQUIPPED WITH RISERS.



**LEACHING GALLEY DETAILS**  
(N.T.S.)

- SAS SHALL BE CONSTRUCTED ACCORDING TO 310 CMR 240, AND THE DETAILS ON THIS PLAN. S.A.S. SHALL CONSIST OF (4) FOUR LEACHING GALLEYS ARRANGED AS SHOWN ON PLAN.
- GALLEYS SHALL BE LAMARRE CONCRETE PRODUCTS "JUMBO DRYWELL" OR APPROVED EQUAL.
- BOTTOM AND SIDES OF EXCAVATION SHALL BE CLEAN, LEVEL, AND SCARIFIED.
- FILTER STONE SHALL BE 3/4" - 1 1/2" DOUBLE WASHED.
- 2" PEASTONE LAYER SHALL BE 1/8" - 1/2" DOUBLE WASHED.
- PIPE/GALLEY CONNECTIONS SHALL BE CEMENTED AND WATERTIGHT.



**SYSTEM DESIGN DATA**

DESIGN LOADING: 5 BR. AT 110 GPD = 550 GPD  
AVG. DAILY FLOW

SEPTIC TANK REQUIRED: 550 X 200% = 1100 GAL. OR 1500 GAL. MIN.  
AVG. DAILY FLOW

SEPTIC TANK PROVIDED: 1500 GALLONS DUAL COMP.

LEACHING AREA REQUIRED: 550 / 0.74 GPD/SF. = 744 S.F.  
AVG. DAILY FLOW

1.) LONG TERM ACCEPTANCE RATE (LTAR) FOR 2.0 MPI PERC. RATE = 0.74

2.) LOADING FACTOR PER TOWN REGULATIONS 50 SF/BEDROOM (SIDEWALL ONLY) = 200 SF

LEACHING AREA PROVIDED: BOTTOM AREA: (50)(13.5) = 675 S.F.  
SIDE AREAS: (127)(2) = 254 S.F.  
TOTAL SIDE AREAS: 254 S.F. \*\*

TOTAL AREA: = 929 S.F.  
CAPACITY: (929)(0.74) = 687 GPD  
\*\* 254 S.F. / 4 BDRM = 63.5 S.F./BDRM (O.K. - 50 S.F./BDRM REQ.)

NOTE: SYSTEM IS NOT DESIGNED FOR A GARBAGE GRINDER. GARBAGE GRINDERS ARE NOT ALLOWED BY TOWN OF SUDBURY BOARD OF HEALTH.

**SOIL OBSERVATION HOLE LOGS**  
8-04-10 ELEV. = 17

DEPTH FROM SURFACE (FEET)	SOIL	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSEL)	SOIL	OTHER
0-24"	(FILL)				(TOPSOIL AND GRAVELLY FILL)
24-32"	A	SL	10YR 5/2	NONE	CLAYE, OX. GRAVEL
32-40"	B	LS	10YR 5/6	NONE	MASSIVE, V. FRIABLE
40-88"	C1	SAND	10YR 1/1	NONE	OX. GRAVEL
88-92"	C2	SILT LOAM	2.5YR 5/3	98B*	S. GRANUL. OX. GRAVEL, UP MASSIVE, V. FRIABLE

TESTING OBSERVED BY ROBERT LEOPOLD, BOARD OF HEALTH DIRECTOR. NOTES (L.S.H.W.) AT 80', ELEV.

DEPTH FROM SURFACE (FEET)	SOIL	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSEL)	SOIL	OTHER

DEPTH FROM SURFACE (FEET)	SOIL	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSEL)	SOIL	OTHER

**PERCOLATION TEST RESULTS 8-4-10**

TEST HOLE	DEPTH	RATE	TEST HOLE	DEPTH	RA
1	60"	(2.0 MPI)			

**PERCOLATION TEST RESULTS**

TEST HOLE	DEPTH	RATE	TEST HOLE	DEPTH	RA

I CERTIFY THAT ON APRIL, 1995 I HAVE PASSED THE SOIL EVALUATION EXAMIN APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE ABOVE ANALYSIS WAS PERFORMED BY ME CONSISTENT WITH THE REQUIREMENT TRAINING EXPERTISE AND EXPERIENCE DESCRIBED IN 310 CMR 15.017.

SIGNED: *Thomas Dipersio*  
THOMAS DIPERSIO - SOIL EVALUATOR

- GENERAL NOTES**
- ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF 310 CMR 15.01 TITLE 5, AND THE TOWN OF SUDBURY BOARD OF HEALTH REGULATIONS.
  - SEPTIC TANKS, DISTRIBUTION BOXES, PUMP CHAMBERS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH TITLE 5 SPECIFICATIONS AND THE DETAIL ON THIS PLAN.
  - ALL STONE, PEASTONE, AND SAND FILL IF REQUIRED SHALL CONFORM TO THE SPECIFICATIONS.
  - BACKFILL AND GRADING OVER SYSTEM SHALL DIRECT RUNOFF AWAY FROM SYSTEM.
  - IF REQUIRED, EROSION CONTROL MEASURES SHALL BE PLACED AS SHOWN PRIOR TO CONSTRUCTION.
  - ANY CONDITIONS ENCOUNTERED WHICH VARY FROM THOSE SHOWN ON PLAN BE REPORTED TO THE DESIGN ENGINEER.

**REPLACEMENT SEWAGE DISPOSAL SYSTEM DESIGN PLAN**

APPLICANT: ADAM & DOREEN NEALE  
LOCATION: 75 WAKE ROBIN ROAD SUDBURY, MASSACHUSETTS

DESIGNED BY: TD, Sr  
AS NOTED  
SCALE: AS NOTED  
DATE: 08/24/2010

DRAWN BY: TD  
JOB N° 2307  
JOB PATH J:\sds\proj\2307\dwg\Site Plan.dwg

**THOMAS P. DIPERSIO, JR.**  
CIVIL ENGINEER  
No. 40077  
REGISTERED PROFESSIONAL ENGINEER

**THOMAS LAND SURVEYO**  
& Engineering Consultants, Inc.  
Land Surveyors, Civil & Environmental Engineers, Planning Consultants  
200 WASHINGTON STREET SUDBURY, MASSACHUSETTS 01504  
PHONE: (978) 682-3861 FAX: (978) 682-3861