



**NOTICE OF PUBLIC MEETING
SUDBURY CONSERVATION COMMISSION
Monday, April 8, 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 install a fence, raised beds, small water feature, patio, garden, irrigation system, and lighting system within the 100-foot Buffer Zone and 200-foot Riverfront Area at 96 Willard Grant Road, in Sudbury, MA. Dianne McCarthy, Applicant. The meeting will be held on Monday, April 8, 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-april-8-2024/>

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

SUDBURY CONSERVATION COMMISSION
3/20/2024



Massachusetts Department of Environmental Protection
 Bureau of Water Resources - Wetlands

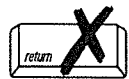
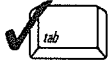
WPA Form 1- Request for Determination of Applicability

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:

Dianne	McCarthy
First Name	Last Name
96 Willard Grant Road	
Address	
Sudbury	MA
City/Town	State
617-308-8369	01776
Phone Number	Zip Code
diannenoahriley@gmail.com	
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):

96 Willard Grant Road	Sudbury
Street Address	City/Town

How to find Latitude and Longitude

_____	_____
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)

and how to convert to decimal degrees

_____	Lot # 39 Plan # 1511 of 1960
Assessors' Map Number	Assessors' Lot/Parcel Number

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

The work will be done on flat land to the right and left and behind the house. The land is flat and already used for gardens and lawn.

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

_____	_____
Title	Date
_____	_____
Title	Date

Received

MAR 18 2024

Sudbury Conservation Department



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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):

See Scope of Work attached

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary).



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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.

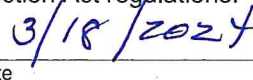
Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

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

March 7, 2024

Dianne McCarthy/Leslie Joseph
96 Willard Grant Road
Sudbury, Ma 01776

Design Proposal

Scope of Work:

Any and all proposed work will be within the property setback lines.

Enclose the area behind the garage with a 3 ½' High metal fence. Within the fence area install (3) raised garden beds for future planting of herbs and vegetables. Install a small water feature in the existing stone area near the driveway.

Around the back and side of the house, carve out area for a wraparound permeable constructed patio. Enclose area under the existing deck with English Lattice with a gate for storage. Off the new patio, carve out for a cutting garden with stepping stones.

Consider installing an irrigation system and a low voltage lighting system.

Megan Montefusco, MCH
Cultivation, Inc.

Dianne McCarthy
617 308 8369

dianneohriley@gmail.com

March 18, 2024

Dianne McCarthy/Leslie Joseph
diannenoahriley@gmail.com
617-308-8369
96 Willard Grant Road
Sudbury, Ma 01776

Design Proposal

Scope of Work:

Any and all proposed work will be within the property setback lines.

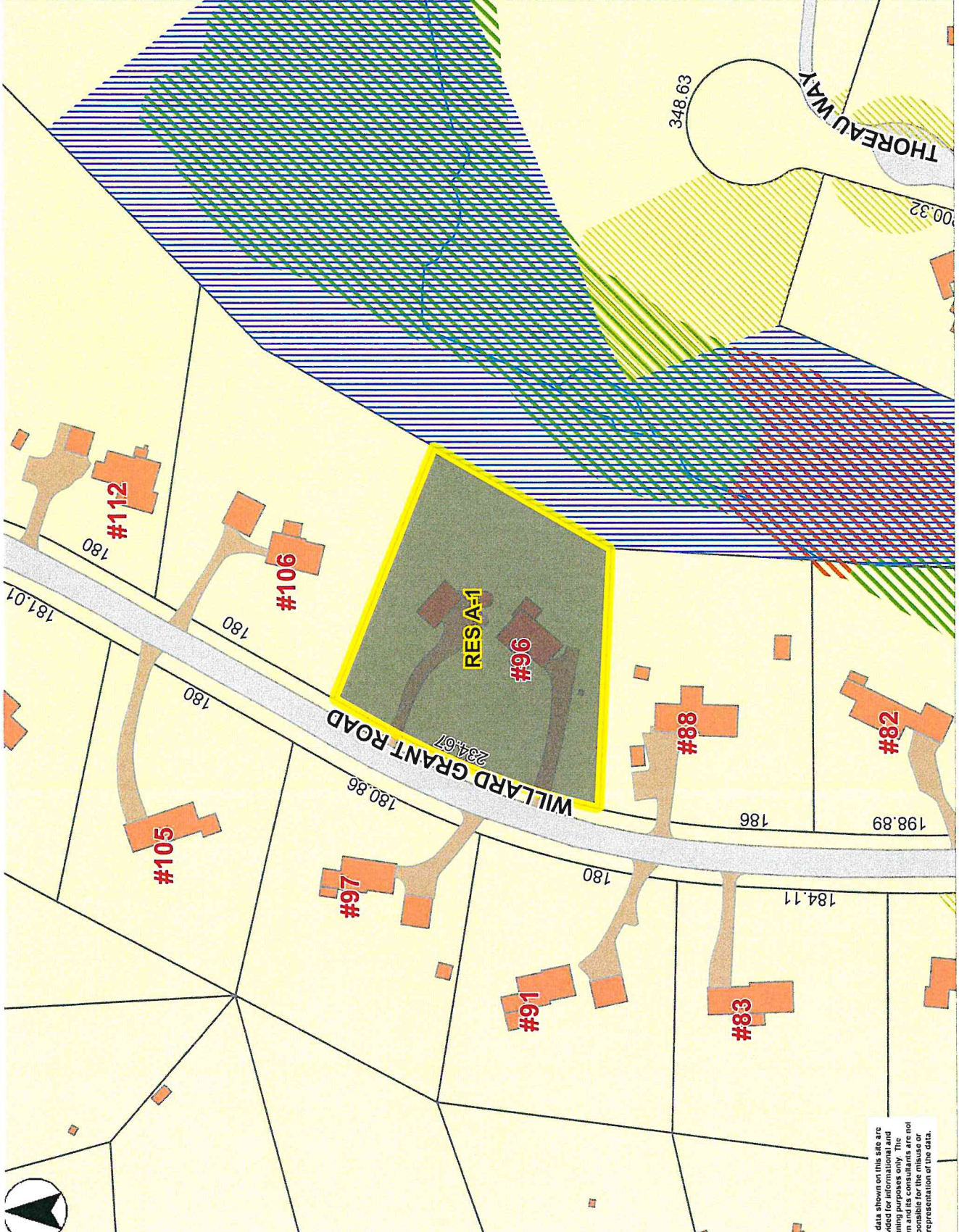
1. In the area to the left of the house:
 - a. Enclose the area behind the garage with a 3 ½' high metal fence. The fence will have a minimum space of 4" between the individual pickets and pickets and will be 6" off the ground.
 - b. Within the fence area install (3) raised garden beds for future planting of herbs and vegetables.
 - c. Install a small water feature in the existing stone area near the driveway, using native stones, if additional stones are needed.
 - d. Remove the existing gazebo and install a garden bed using native plant material.

2. In the area to the right of the house and in the back:
 - a. Remove a portion of the current driveway to allow for a wraparound permeable constructed patio. The patio will wrap around the back of the house and end at the deck
 - b. The patio will be built with ¾" native stone under the pavers to allow for drainage.
 - c. Enclose area under the existing deck with English Lattice with a gate for storage.
 - d. Install stairs off the deck to the patio
 - e. Install an irrigation system and a low voltage lighting system.

Megan Montefusco, MCH
Cultivation, Inc.



- Easements and Restriction
- Easement
- Conservation Restriction
- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
- Paved Roads
- UnPaved Roads
- Buildings
- Parcels
- Wellands Town 2008
- Open Water
- Shrub Marsh
- Shrub Marsh/Mead
- Big
- Shrub Swamp
- Wooded Swamp Dec
- Wooded Swamp Cor
- Wooded Swamp Mix
- Streams Orfho
- Streams CIR
- Lake/Reservoir
- MA FEMA Q3 Flood Zones
- A
- AE
- AO
- V
- VE
- ANI
- X500
- D
- UNDES
- Zoning Districts
- Industrial
- Industrial Park
- Limited Business
- Limited Industrial
- Open Space
- Residential A
- Residential C
- Research
- Wayside Inn Hist Pre
- Village Business
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Streets



data shown on this site are
 void for information only
 and its consultants are not
 responsible for the misuse or
 representation of the data.

MapsOnline

Printed on 02/01/2024 at 11:45 AM

150 300 ft

ConCom@susbor.com.us
 978 440 5477
 275 Old Lancaster Rd



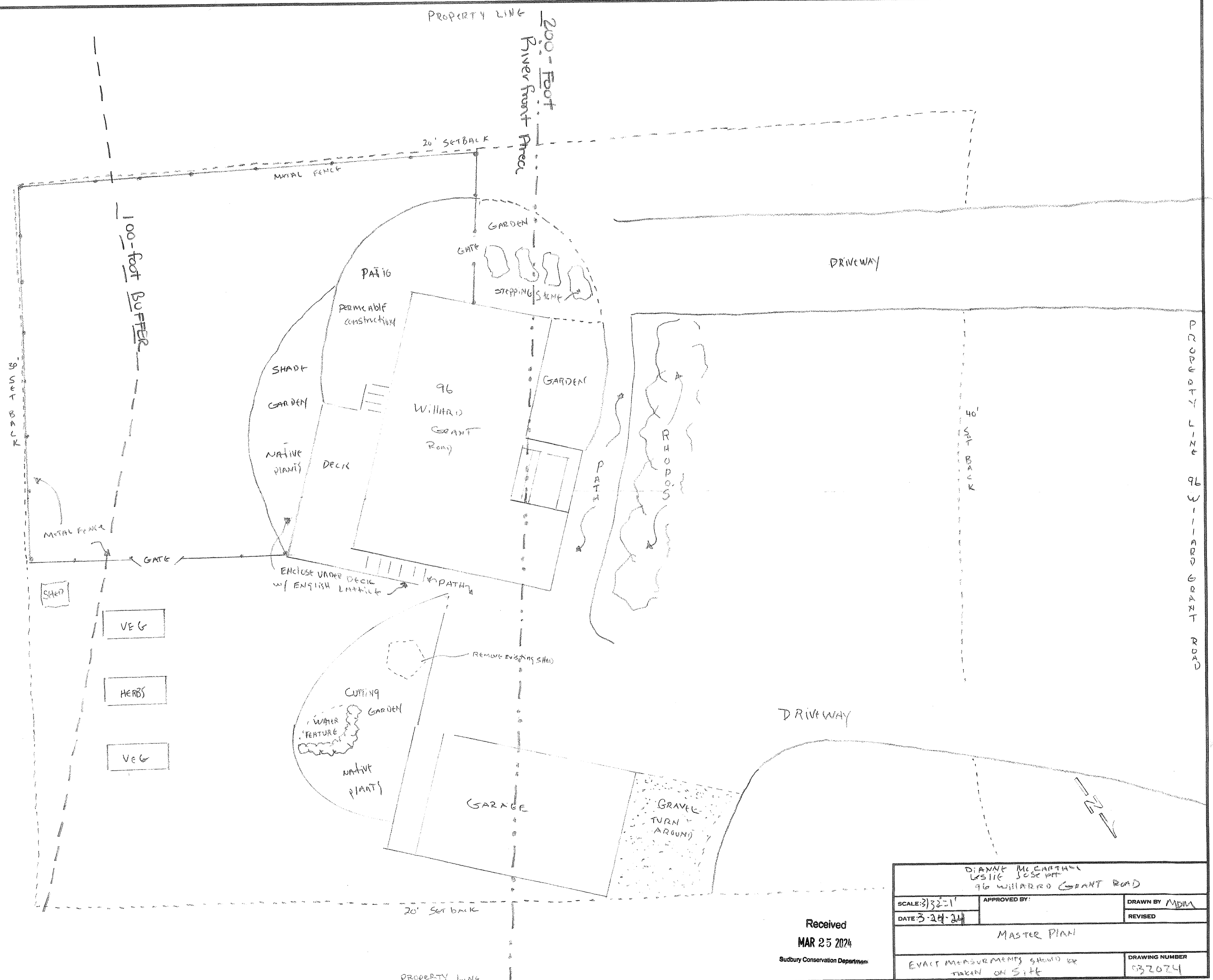
- Parcels with Orthos
- Wetlands Town 2008
 - Open Water
 - Deep Marsh
 - Shallow Marsh/Mead
 - Bog
 - Shrub Swamp
 - Wooded Swamp Dec
 - Wooded Swamp Cor
 - Wooded Swamp Mix
- Streams Ortho
- Streams CIR
- Lake/Reservoir
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

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96 Willard Grant Road



Received
 MAR 25 2024
 Sudbury Conservation Department

DIANNE McLEATH LESLIE JOSEPH 96 WILLARD GRANT ROAD		
SCALE: 3/32"=1'	APPROVED BY:	DRAWN BY: MDM
DATE: 3-24-24		REVISED:
MASTER PLAN		
EXACT MEASUREMENTS SHOULD BE TAKEN ON SITE		DRAWING NUMBER: 932024

