

**NOTICE OF PUBLIC HEARING  
SUDBURY CONSERVATION COMMISSION  
Monday, May 13, 2024 at 7:00 PM  
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to remove trees and install a fence within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 32 Skyview Lane, Sudbury, MA. Irena Webster, Applicant. The hearing will be held on Monday, May 13, 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-may-13-2024/>

SUDBURY CONSERVATION COMMISSION  
5/2/24

**32 Skyview Lane**  
**Notice of Intent Application**  
**Table of Contents**

WPA Form 3 – Notice of Intent .....	1-9
NOI Wetland Fee Transmittal Form .....	10-11
General Description .....	12
USGS Map .....	13
NHESP Map .....	14
FERMA Map .....	15
Diagram with Proposed Condition.....	16
Tree Report .....	17-35
Color Coded On-Site Tree Photos .....	35-40
Fence Style .....	41-42
Certified Abutters List .....	43
Notification to Abutters .....	44



**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

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):

**32 Skyview Lane**

a. Street Address

**Sudbury**

b. City/Town

**01776**

c. Zip Code

Latitude and Longitude:

**C10**

f. Assessors Map/Plat Number

**42.423010**

d. Latitude

**-71.403110**

e. Longitude

**0105**

g. Parcel /Lot Number

2. Applicant:

**Irena**

a. First Name

**Webster**

b. Last Name

**C/O David Webster**

c. Organization

d. Street Address

**32 Skyview Lane**

**MA**

f. State

**01776**

g. Zip Code

e. City/Town

**617-935-1334**

h. Phone Number

i. Fax Number

**irena.l.webster@gmail.com**

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

**Sudbury**

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

**Joanna**

a. First Name

**McCoy**

b. Last Name

**a Blade of Grass Inc**

c. Company

**9 Old County Rd**

d. Street Address

**Sudbury**

e. City/Town

**MA**

f. State

**01776**

g. Zip Code

**508-358-4500**

h. Phone Number

i. Fax Number

**jcmccoy@abladeofgrass.com**

j. Email address

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

**\$220.00**

a. Total Fee Paid

**\$97.50**

b. State Fee Paid

**\$122.50**

c. City/Town Fee Paid



**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

City/Town

**A. General Information** (continued)

6. General Project Description:

**Removal of Trees and Installation of Pool Code Fence**

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home             | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> 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 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:

**South Middlesex**

a. County

**80404**

c. Book

b. Certificate # (if registered land)

**27**

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.





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

**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 checked="" type="checkbox"/> <b>B</b> orring Vegetated Wetland	<b>See plan</b> 1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 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.



**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

---

City/Town

**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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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



**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

City/Town

**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**

1. 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**

- 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/mas-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.



**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

City/Town

**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:

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).



**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

City/Town

**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.



**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
City/Town

**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.

**Diagram on Previous Site Plan**

a. Plan Title	
<b>a Blade of Grass Inc</b>	
b. Prepared By	c. Signed and Stamped by
	<b>1" = 20'</b>
d. Final Revision Date	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:

<b>12156</b>	<b>04.29.2024</b>
2. Municipal Check Number	3. Check date
<b>12155</b>	<b>04.29.2024</b>
4. State Check Number	5. Check date
<b>a Blade of Grass Inc</b>	<b>a Blade of Grass Inc</b>
6. Payor name on check: First Name	7. Payor name on check: Last Name



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

---

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.

<p>DocuSigned by: <i>Irena Webster</i></p> <hr/> <p>1. Signature of Applicant</p>	<p>4/29/2024</p> <hr/> <p>2. Date</p>
<p>3. Signature of Property Owner (if different)</p> <hr/> <p>5. Signature of Representative (if any)</p>	<p>4. Date</p> <p>4/29/2024</p> <hr/> <p>6. Date</p>

### 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.



**Massachusetts Department of Environmental Protection**  
 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:

**32 Skyview Lane**

a. Street Address

**12156**

c. Check number

**Sudbury**

b. City/Town

**122.50**

d. Fee amount

2. Applicant Mailing Address:

**Irena**

a. First Name

**Webster**

b. Last Name

c. Organization

**32 Skyview Lane**

d. Mailing Address

**Sudbury**

e. City/Town

**617-935-1334**

h. Phone Number

i. Fax Number

**MA**

f. State

**01776**

g. Zip Code

**irenalwebster@gmail.com**

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

**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.





**Town of Sudbury  
Conservation Commission  
32 Skyview Lane Notice of Intent Project Description**

On behalf of homeowners Irena and David Webster, of 32 Skyview Lane, we are requesting permission to work within the 100' buffer zone to remove 11 marked trees, and install 4' H rustic split rail fencing with 1" spaced wire mesh backing, around the ledge outcrop at the peak of the hill behind the house. The trees to be removed and the approximate fencing location are shown on the attached diagram, overlaid on a site survey that was prepared previously by Paul Finocchio, Professional Land Surveyor, with wetlands delineation done by John Dick, Wetlands Scientist. A Blade of Grass previously met with Lori Capone onsite, ahead of filing this NOI.

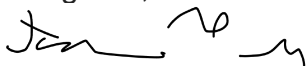
With the select tree removal, the homeowners' objective is to protect the house and yard from damage from falling trees and falling tree limbs, which has become an issue with other standing trees onsite (especially on white pines), which are further downslope and farther from the house. Several of the trees marked for removal (hemlocks, birch, pine) are growing directly on the ledge, and are within striking distance of the house, as noted in the attached report, from licensed arborist, Patrick Taylor of Everything Botanical LLC. The others (pine, oaks) have structural damage or old lighting damage.

If approved, the trees would be removed by a crane from the driveway area. Tree stumps would be left in place to decay naturally.

The Websters have three children in elementary school or younger, and their objective with the fencing is to enclose the upper back yard above the point where the slope becomes dangerously steep on the left side of the property. The 4' H rustic rail fencing with wire mesh backing, if permitted, would be installed with wood posts dug into soil by hand where ever possible, and with steel posts anchored into the ledge in holes where the soil depth isn't sufficient to dig in wood posts. The drill used will be hand held, no heavy machinery will be used within the wetland buffer area.

To deal with the invasive plant material that exists in the area already (bush honeysuckle, garlic mustard, eunonymous, japanese barberry), the client will have invasive plantings removed by hand in the area where trees are removed and fencing is installed. Invasive plantings will also be monitored and hand removed once a year in the early spring for two years following. The client will install 60 plugs of carex pensylvanica (which is currently already growing nearby) within the disturbance area, and water to establishment this season, as an effort to get ahead of the potential spread of invasive plants already within the seedbank.

Regards,



Joanna McCoy- Client Representative

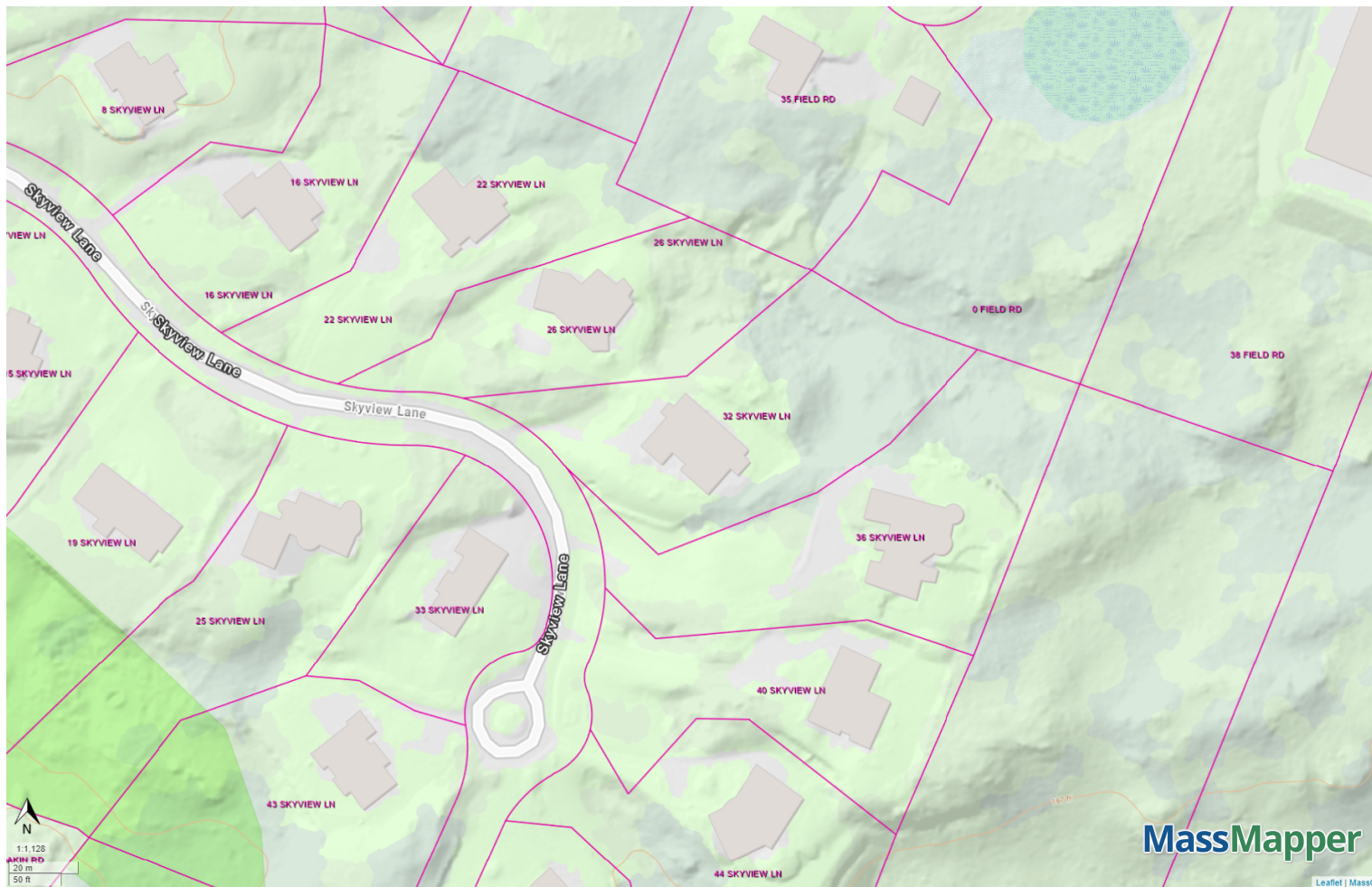
# USGS Map



## 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



- Property Tax Parcels
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species
- Map Features for Imagery



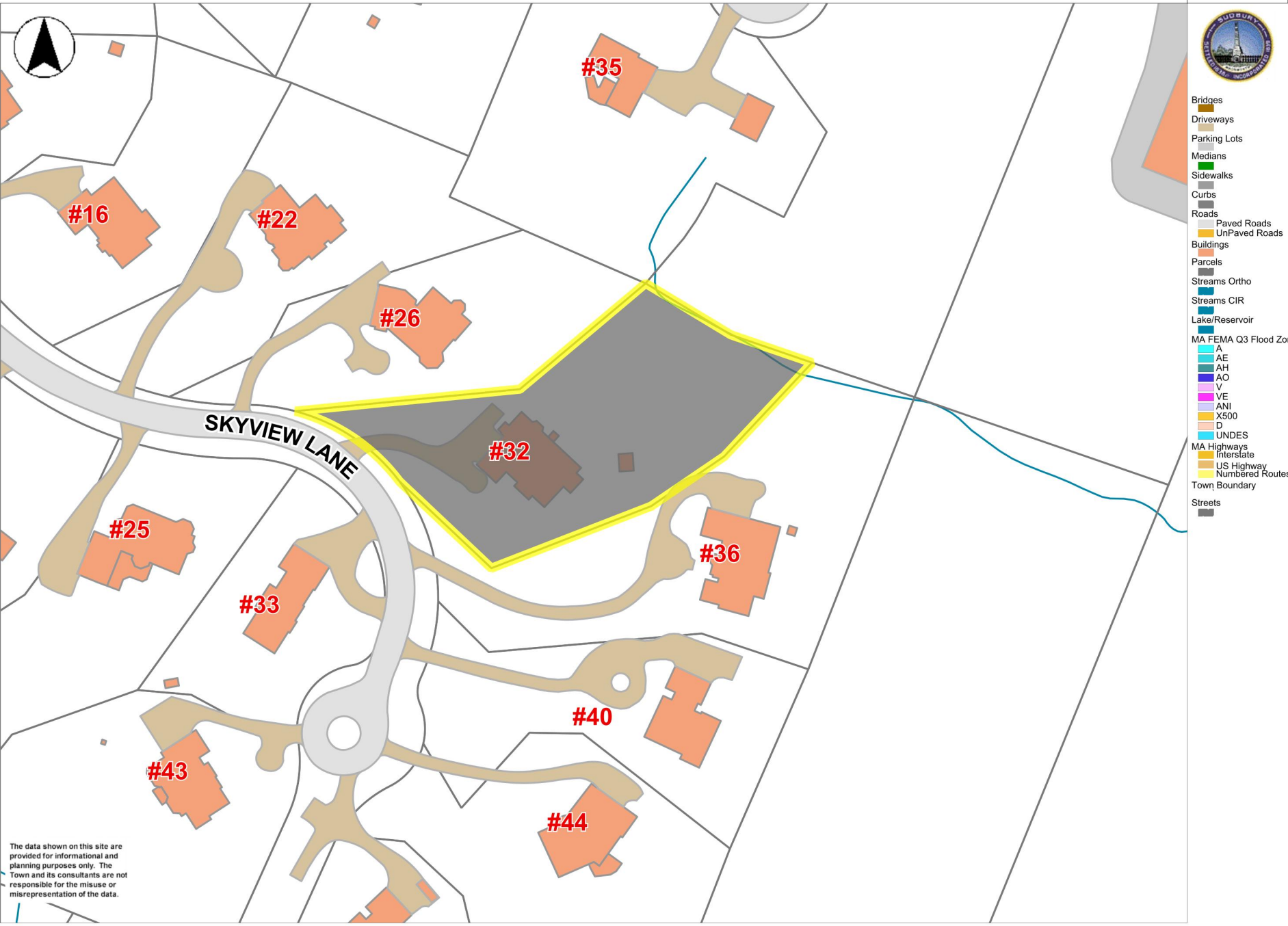
MassMapper

Leaflet | MassGIS





- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
  - Paved Roads
  - UnPaved Roads
- Buildings
- Parcels
- Streams Ortho
- Streams CIR
- Lake/Reservoir
- MA FEMA Q3 Flood Zones
  - A
  - AE
  - AH
  - AO
  - V
  - VE
  - ANI
  - X500
  - D
  - UNDES
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Town Boundary
- Streets

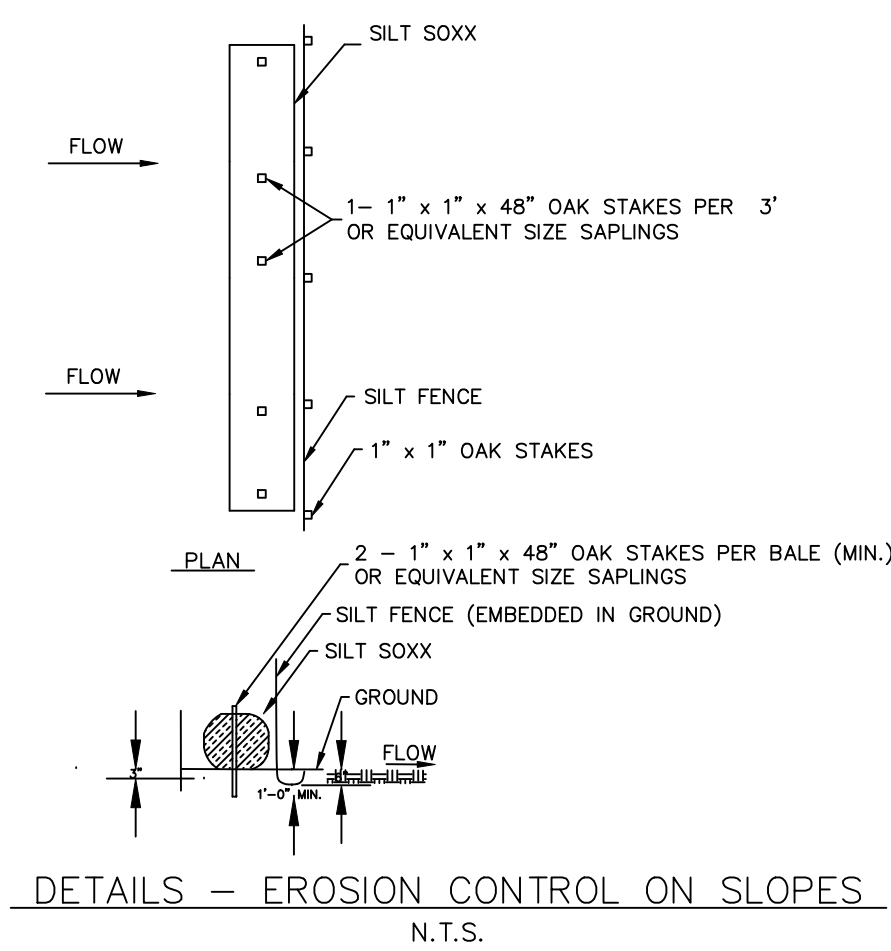


The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 160 320 ft

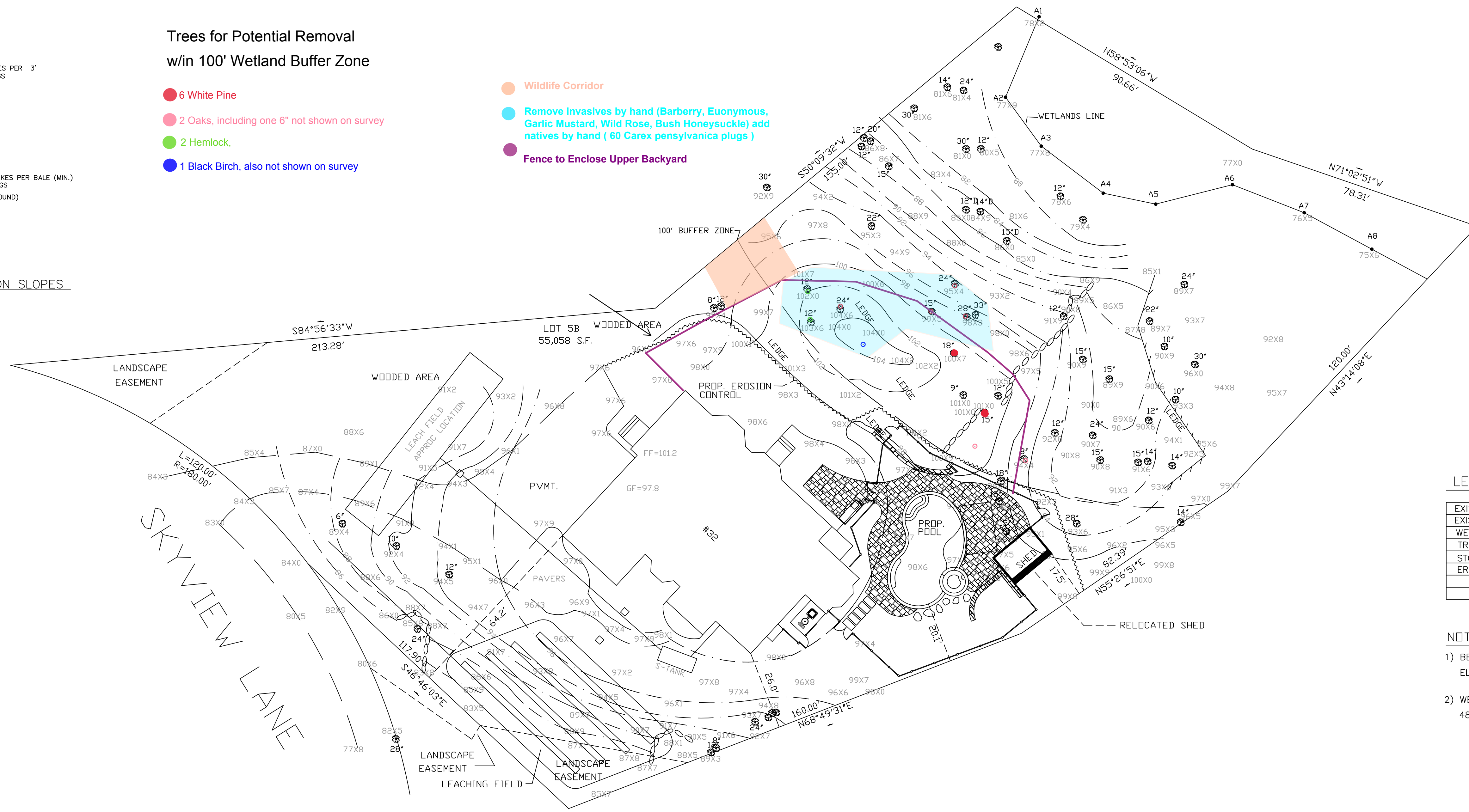
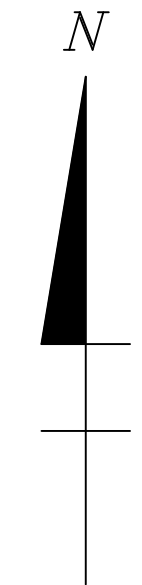
Printed on 04/26/2024 at 11:55 AM

MapsOnline



**Trees for Potential Removal  
w/in 100' Wetland Buffer Zone**

- 6 White Pine
- 2 Oaks, including one 6" not shown on survey
- 2 Hemlock
- 1 Black Birch, also not shown on survey
- Wildlife Corridor
- Remove invasives by hand (Barberry, Euonymus, Garlic Mustard, Wild Rose, Bush Honeysuckle) add natives by hand (60 Carex pensylvanica plugs)
- Fence to Enclose Upper Backyard



**LEGEND**

EXISTING CONTOUR	---
EXISTING SPOT GRADE	98X2
WETLANDS FLAG	A1*
TREE	⊙
STONEWALL	⊖
EROSION CONTROL	⊖

**NOTES:**

- 1) BENCHMARK: FINISH FLOOR AT ENTRANCE  
ELEVATION = 101.2 (ASSUMED)
- 2) WETLANDS DELINEATION BY JOHN DICK  
48 HATHORNE ST SALEM, MA

REV. 1/10/24 RESERVE LEACHING FIELD ADDED  
REV. 1/9/24 SEPTIC SYSTEM ADDED  
REV. 12/20/23 AMENDED EROSION CONTROL LOCATION

**PROPOSED SITE PLAN  
OF  
32 SKYVIEW LANE  
IN  
SUDBURY, MA**

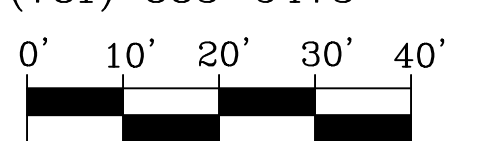
I HEREBY CERTIFY THAT THIS PLAN HAS  
BEEN PREPARED FROM AN ACTUAL ON THE  
GROUND INSTRUMENT SURVEY.



PAUL J. FINOCCHIO P.L.S. No.36115 DATE

PREPARED BY: P.J.F. AND ASSOCIATES  
4 HIGHLAND AVENUE  
WAKEFIELD, MA 01880  
(781) 883-5473

REV. 1/10/24  
REV. 1/9/24  
REV. 12/20/23  
SCALE: 1" = 20'



DATE: NOVEMBER 28, 2023 FILE No. 7817P2

FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK
-------	------	--------	-------	-------	-------

Everything Botanical, LLC



# Tree Summary Report

April 28, 2024 |  
Total Tree Count: 11

## Filters Applied

**Client Site Filter:**  
(Client Site=Irena and David Webster)



# Northern red oak Tree ID #3

36 Skyview Lane

## Tree Details

Scientific Name:	Quercus rubra
Common Name:	Northern red oak
Genus:	Quercus
Condition:	Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	12
DBH Range:	12-18in
Height Range:	30ft-50ft
Priority:	
Crown Spread:	10
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Cavity, Broken Limb, Poor Location, Branch Dieback

Observations-Biotic Pest:

Observations-Abiotic:

Observation Comments: Cavity at root flare, full shaded, failure to create fourth wall CODIT, exposed to heavy run off GPS N 42.25.3829 W 071.24.1618

Tree Work-PHC:

Tree Work-Other:

Prune Cycle:

Last Modified: 04/28/2024

Notes:

## Tree Location

Longitude:	-71.402653
Latitude:	42.423044
Land Use:	
Address:	36 Skyview Lane
City:	Sudbury
Land Type:	
Location on Site:	

[Photos](#) [Street View](#) [Map View](#)



Oak 1 .jpeg  
4/28/2024



# Northern red oak Tree ID #4

36 Skyview Lane

## Tree Details

Scientific Name:	Quercus rubra
Common Name:	Northern red oak
Genus:	Quercus
Condition:	Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	8
DBH Range:	6-12in
Height Range:	30ft-50ft
Priority:	
Crown Spread:	10
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Deadwood, Poor Location, Branch Dieback, Girdling Root, Compacted Soil
Observations-Biotic Pest:	
Observations-Abiotic:	
Observation Comments:	One sided, heavily out competed, on top of rocky ledge large rock on one side creating a poor root zone, N 42.25.3893 W 71.24.1662
Tree Work-PHC:	
Tree Work-Other:	
Prune Cycle:	
Last Modified:	04/28/2024

## Tree Location

Longitude:	-71.402672
Latitude:	42.423095
Land Use:	
Address:	36 Skyview Lane
City:	Sudbury
Land Type:	
Location on Site:	

## [Photos](#) [Street View](#) [Map View](#)



Oak 2.jpeg  
4/28/2024


Eastern white pine Tree ID #5

32 Skyview Lane

Tree Details	
Scientific Name:	Pinus strobus
Common Name:	Eastern white pine
Genus:	Pinus
Condition:	Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	18
DBH Range:	18-24in
Height Range:	50ft-75ft
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Girdling Root, Deadwood, Broken Limb, Root Problem, Poor Location, Branch Dieback, Poor Structure
Observations-Biotic Pest:	
Observations-Abiotic:	Lightning, Mechanical Damage
Observation Comments:	Tree struck by lightning, light big removed bark from the majority of the tree on one side, no fourth wall of CODIT, trees survivability is unlikely, GPS N42.25.3888 W 71.24.1714
Tree Work-PHC:	
Tree Work-Other:	
Prune Cycle:	
Last Modified:	04/28/2024
Notes:	

Tree Location	
Longitude:	-71.402782
Latitude:	42.423174
Land Use:	
Address:	32 Skyview Lane
City:	Sudbury
Land Type:	
Location on Site:	

[Photos](#)
[Street View](#)
[Map View](#)



Pine 1.jpeg  
4/28/2024


Eastern white pine Tree ID #6

32 Skyview Lane

Tree Details	
Scientific Name:	Pinus strobus
Common Name:	Eastern white pine
Genus:	Pinus
Condition:	Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	18
DBH Range:	18-24in
Height Range:	50ft-75ft
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Deadwood, Poor Location, Branch Dieback, Serious Decline
Observations-Biotic Pest:	
Observations-Abiotic:	
Observation Comments:	Tree is on top of debris from house construction, and heavily outcompeted by larger surrounding trees, failure is likely to hit children's bedrooms GPS N42.25.3933 W 71.24.1741
Tree Work-PHC:	
Tree Work-Other:	
Prune Cycle:	
Last Modified:	04/28/2024
Notes:	

Tree Location	
Longitude:	-71.402747
Latitude:	42.423081
Land Use:	
Address:	32 Skyview Lane
City:	Sudbury
Land Type:	
Location on Site:	

[Photos](#)
[Street View](#)
[Map View](#)



Pine 2 .jpeg  
 4/28/2024



# Eastern white pine Tree ID #7

32 Skyview Lane

## Tree Details

Scientific Name:	Pinus strobus
Common Name:	Eastern white pine
Genus:	Pinus
Condition:	Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	18
DBH Range:	18-24in
Height Range:	50ft-75ft
Priority:	
Crown Spread:	15
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Serious Decline, Branch Dieback, Co-dominant Limbs, Root Problem, Poor Location, Broken Limb, Deadwood, Leaning trunk
Observations-Biotic Pest:	
Observations-Abiotic:	
Observation Comments:	Tree in debris field from original construction, Has a codominant branch with significant bark inclusion, tree is in decline and leaning toward the house GPS N 42.25.3966 W 71.24.1726

Tree Work-PHC:

Tree Work-Other:

## Tree Location

Longitude:	-71.402682
Latitude:	42.423018
Land Use:	
Address:	32 Skyview Lane
City:	Sudbury
Land Type:	
Location on Site:	

## [Photos](#) [Street View](#) [Map View](#)



Pine 3.jpeg  
4/28/2024

Prune Cycle:

Last Modified:

04/28/2024

Notes:

Eastern white pine Tree ID #8


32 Skyview Lane



Tree Details	
Scientific Name:	Pinus strobus
Common Name:	Eastern white pine
Genus:	Pinus
Condition:	Fair
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	24
DBH Range:	24-30in
Height Range:	75ft-100ft
Priority:	
Crown Spread:	30
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Poor Structure, Co-dominant Limbs, Included Bark, Deadwood, Branch Dieback
Observations-Biotic Pest:	
Observations-Abiotic:	
Observation Comments:	Die back in the crown, crowded and shaded in a forested setting, on top of a rock ledge, root attachment is questionable. Heavily shaded GPS N42.25.3922 W 71.24.1709
Tree Work-PHC:	
Tree Work-Other:	
Prune Cycle:	
Last Modified:	04/28/2024
Notes:	

Tree Location	
Longitude:	-71.402798
Latitude:	42.423241
Land Use:	
Address:	32 Skyview Lane
City:	Sudbury
Land Type:	
Location on Site:	

[Photos](#)
[Street View](#)
[Map View](#)



Pine 4.jpeg  
 4/28/2024

Eastern white pine Tree ID #9

32 Skyview Lane

Tree Details	
Scientific Name:	Pinus strobus
Common Name:	Eastern white pine
Genus:	Pinus
Condition:	Fair
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	24
DBH Range:	24-30in
Height Range:	75ft-100ft
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Poor Location, Broken Limb, Deadwood, Branch Dieback
Observations-Biotic Pest:	
Observations-Abiotic:	
Observation Comments:	Large tree peaks above tree canopy on a steep slope susceptible to storm and wind damage, in heavy competition with other trees, appears to have soil disturbance from previous house construction. GPS N 42.25.3937 W 71.24.1701
Tree Work-PHC:	
Tree Work-Other:	
Prune Cycle:	
Last Modified:	04/28/2024
Notes:	

Tree Location	
Longitude:	-71.402855
Latitude:	42.423239
Land Use:	
Address:	32 Skyview Lane
City:	Sudbury
Land Type:	
Location on Site:	

[Photos](#)
[Street View](#)
[Map View](#)



Pine 5.jpeg  
4/28/2024

## Eastern hemlock Tree ID #10

32 Skyview Lane

### Tree Details

Scientific Name:	Tsuga canadensis
Common Name:	Eastern hemlock
Genus:	Tsuga
Condition:	Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	6
DBH Range:	6-12in
Height Range:	15ft-30ft
Priority:	
Crown Spread:	10
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Poor Location, Root Problem, Branch Dieback, Serious Decline, Poor Structure, Girdling Root, Vine growth, Leaning trunk, Deadwood, Poor Taper, Broken Limb
Observations-Biotic Pest:	
Observations-Abiotic:	
Observation Comments:	Small tree in understory being heavily out competed on a steep ledge, susceptible to slides, provides no value to properly GPS N 41.25.3968 W 71.24.1721

Tree Work-PHC:

Tree Work-Other:

### Tree Location

Longitude:	-71.402903
Latitude:	42.423225
Land Use:	
Address:	32 Skyview Lane
City:	Sudbury
Land Type:	
Location on Site:	

### [Photos](#) [Street View](#) [Map View](#)



Hemlock 1.jpeg  
4/28/2024

Prune Cycle:

Last Modified: 04/28/2024

Notes:



# Eastern hemlock Tree ID #11

32 Skyview Lane

## Tree Details

Scientific Name: Tsuga canadensis

Common Name: Eastern hemlock

Genus: Tsuga

Condition:

Status: Dead

Number of Stems  
(Multi Calc): 1

DBH: 11.9

DBH Range: 6-12in

Height Range: 15ft-30ft

Priority:

Crown Spread:

Canopy Shape:

Observations-  
Characteristics:

Observations-Biotic  
Pest:

Observations-Abiotic:

Observation  
Comments:

Tree Work-PHC:

Tree Work-Other:

Prune Cycle:

Last Modified: 04/28/2024

Notes:

## Tree Location

Longitude: -71.402881

Latitude: 42.423261

Land Use:

Address: 32 Skyview Lane

City: Sudbury

Land Type:

Location on Site:

[Photos](#) [Street View](#) [Map View](#)



Hemlock 1.jpeg  
4/28/2024

# Eastern white pine Tree ID #12

32 Skyview Lane

## Tree Details

Scientific Name:	Pinus strobus
Common Name:	Eastern white pine
Genus:	Pinus
Condition:	Fair
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	23
DBH Range:	18-24in
Height Range:	50ft-75ft
Priority:	
Crown Spread:	35
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Root Problem, Branch Dieback, Deadwood, Broken Limb, Poor Location
Observations-Biotic Pest:	
Observations-Abiotic:	Mechanical Damage
Observation Comments:	On top of ledge with poor root attachment. Will be susceptible to wind and storm damage, in heavy competition with surrounding woods GPS N 42.25.3956 W 71.24.1788
Tree Work-PHC:	
Tree Work-Other:	
Prune Cycle:	
Last Modified:	04/28/2024

## Tree Location

Longitude:	-71.402916
Latitude:	42.423257
Land Use:	
Address:	32 Skyview Lane
City:	Sudbury
Land Type:	
Location on Site:	

## [Photos](#) [Street View](#) [Map View](#)



Pine 6.jpeg  
4/28/2024

## Black birch Tree ID #13

32 Skyview Lane

### Tree Details

Scientific Name:	Betula lenta
Common Name:	Black birch
Genus:	Betula
Condition:	Fair
Status:	Alive
Number of Stems (Multi Calc):	Multiple Stems
DBH:	5.83
DBH Range:	3-6in
Height Range:	N/A
Priority:	
Crown Spread:	18
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Root Problem, Cavity, Topped, Soil Weakness, Co-dominant tree, Poor Structure, Poor Location
Observations-Biotic Pest:	
Observations-Abiotic:	Mechanical Damage
Observation Comments:	Appears to have been single trunk that was cut down and left to sucker, sits in debris field from house construction, poor soil quality, unlikely to survive long term and provides no real value. GPS N 42.25.3865 W 71.24.1791

Tree Work-PHC:

Tree Work-Other:

### Tree Location

Longitude:	-71.402863
Latitude:	42.423196
Land Use:	
Address:	32 Skyview Lane
City:	Sudbury
Land Type:	
Location on Site:	

[Photos](#) [Street View](#) [Map View](#)



Birch 1.jpeg  
4/28/2024



Prune Cycle:

Last Modified:

04/28/2024

Notes:




























**Cert Abutters C10-105 100'**

<b>abutters_id_field</b>	<b>abutters_owner1</b>	<b>abutters_owner2</b>	<b>abutters_address</b>	<b>abutters_town</b>	<b>abutters_state</b>	<b>abutters_zip</b>	<b>abutters_bookpage</b>	<b>abutters_location</b>
B10-0304	JILL S MCIVER REVOCABLE TRUST	C/O ELEANOR M UDDO ESQ	50 NORTHGATE ROAD	WELLESLEY	MA	02481	67447-498	FIELD RD
C10-0103	OBRIEN KEVIN P & PAMELA J		22 SKYVIEW LN	SUDBURY	MA	01776	43551-279	22 SKYVIEW LN
C10-0104	LADIWALA SHIRAZ & TANVEER		26 SKYVIEW LN	SUDBURY	MA	01776	64875-345	26 SKYVIEW LN
C10-0105	WEBSTER DAVID & IRINA		32 SKYVIEW LN	SUDBURY	MA	01776	80404-27	32 SKYVIEW LN
C10-0106	ALEX NICHOLAS P & CYNTHIA M		36 SKYVIEW LN	SUDBURY	MA	01776	76175-216	36 SKYVIEW LN
C10-0107	TREVISAN KAREN	TRUSTEE OF THE KAREN TREVISAN	40 SKYVIEW LN	SUDBURY	MA	01776	73016-405	40 SKYVIEW LN
C10-0111	TUTUNJIAN ROBERT S & SHOOSHAN		33 SKYVIEW LN	SUDBURY	MA	01776	57987-259	33 SKYVIEW LN
C10-0112	MEHTANI SAPNA &	UDAY NARASIMHAM	25 SKYVIEW LN	SUDBURY	MA	01776	79458-529	25 SKYVIEW LN
C10-0121	NG PUI SZE & REICH MICHAEL		35 FIELD RD	SUDBURY	MA	01776	77477-197	35 FIELD RD



Cynthia W Gerry 4/24/2024

Assessors Office

**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 Irena Webster
- 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: 32 Skyview Lane Sudbury MA, 01776
- D. The **proposed activity** is: \_\_\_\_\_  
Tree removal and installation of pool code fence.  
\_\_\_\_\_
- E. A **Public Hearing** regarding this Notice of Intent will be held on:  
**Monday, May 13th 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/83278091591>
  - **From your phone:** 978-639-3366 or 470-250-9358
  - **Meeting ID:** 832 7809 1591
- 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 Joanna McCoy, by calling this telephone number:  
508-358-4500 between the hours of 9-5

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).