

**NOTICE OF PUBLIC HEARING
SUDBURY CONSERVATION COMMISSION
Monday, July 1, 2024 at 7:00 PM
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing for the after-the-fact installation of fence and horse corral within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 150 Prides Crossing, Sudbury, MA. Tim & Jennifer Shannon, Applicant. The hearing will be held on Monday, July 1, 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-july-1-2024/>

SUDBURY CONSERVATION COMMISSION
6/18/24



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

301-940
MassDEP File Number

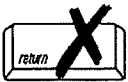
WPA Form 3 – Notice of Intent

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

Document Transaction Number

SUBBURY
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):

150 PRIDES CROSSING RD SUBBURY 01776
a. Street Address b. City/Town c. Zip Code

Latitude and Longitude: _____
d. Latitude e. Longitude

K02 0315
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

TIM JENNIFER SHANNON
a. First Name b. Last Name

c. Organization _____

PO Box 419
d. Street Address

SUBBURY MA 01776
e. City/Town f. State g. Zip Code

h. Phone Number i. Fax Number j. Email Address

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

Sebastian + Sarah SORSABURU
a. First Name b. Last Name

c. Organization _____

150 PRIDES CROSSING RD
d. Street Address

SUBBURY MA 01776
e. City/Town f. State g. Zip Code

812 325 5540
h. Phone Number i. Fax Number j. Email address

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 b. State Fee Paid c. City/Town Fee Paid

Received
JUN 17 2024



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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Provided by MassDEP:

1301
MassDEP File Number

Document Transaction Number

City/Town

A. General Information (continued)

6. General Project Description:

Order of conditions to accept existing fence within 100 ft wetland buffer

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 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:

MIDDLESEX
a. County

b. Certificate # (if registered land)

49464 82314
c. Book

558 272
d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 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.
- 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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Document Transaction Number
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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 checked="" type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	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. <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. _____

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.

<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



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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

NA

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.

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/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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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WPA Form 3 – Notice of Intent

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

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

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: 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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SJDBURY

City/Town

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.



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

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.

EXISTING CONDITION PLAN 150 PRIDES CROSSING 6 RCL

a. Plan Title

INLAND SURVEY

b. Prepared By

DAVID ERNEST ZANCA

c. Signed and Stamped by

5/23/06

d. Final Revision Date

1" = 40'

e. Scale

f. Additional Plan or Document Title

05/23/06

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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Bureau of Resource Protection - Wetlands

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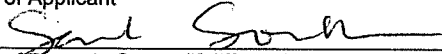
Document Transaction Number

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.

	<u>June 14 2024</u>
1. Signature of Applicant	2. Date
	<u>June 14 2024</u>
3. Signature of Property Owner (if different)	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:

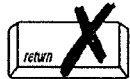
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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:

150 PRIDES CROSSING
 a. Street Address

Sudbury
 b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Timothy Jennifer
 a. First Name

SHANNON
 b. Last Name

c. Organization

PO BOX 419

d. Mailing Address

SUDBURY

e. City/Town

MA
 f. State

01776
 g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

Sebastian Sarah
 a. First Name

SODSABURY
 b. Last Name

c. Organization

150 Prides Crossing Rd

d. Mailing Address

Sudbury

e. City/Town

MA
 f. State

01776
 g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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).



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
SINGLE FAMILY LOT	NONE 1	\$110	110

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

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

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.)



#150

K0240115

JACK PINE DRIVE

#20

#130

peopleGIS RIDES CROSSING ROAD

FIND ZOOM FOLLOW

Windows taskbar with icons for Search, File Explorer, Edge, Chrome, Outlook, PowerPoint, Teams, Word, and Zoom.

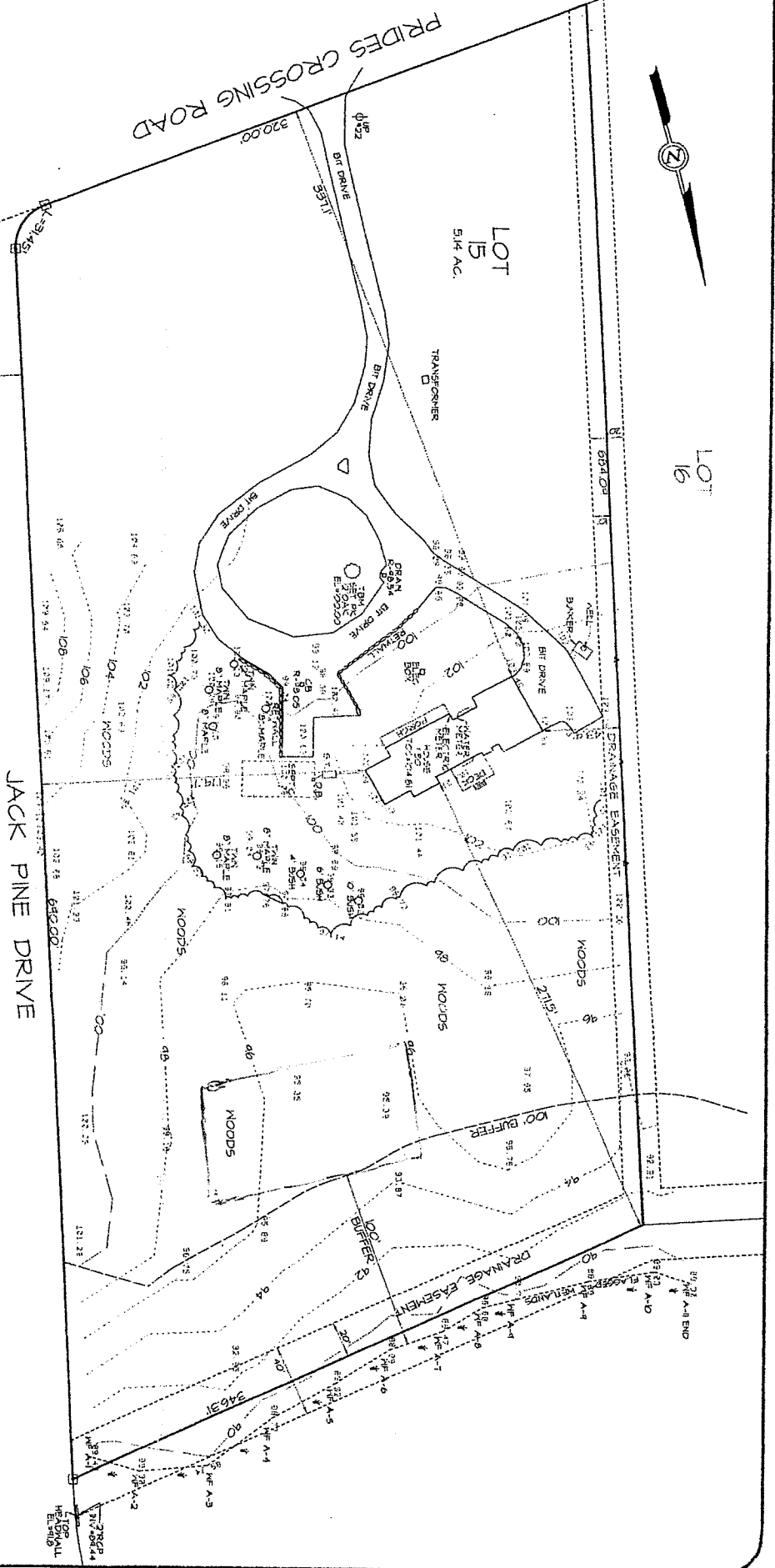


LOT 16

LOT 15
5.14 AC.

PRIDES CROSSING ROAD

JACK PINE DRIVE



LEGEND

- FOUND CONCRETE BOUND WITH DRILL HOLE
- UTILITY POLE
- SEPTIC TANK
- DISTRIBUTION BOX
- ▲ STAKE AND NAIL
- ▲ METLANDS
- ~ TREE LINE
- SPOT ELEVATION

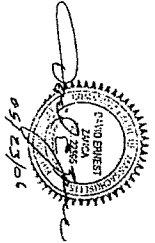
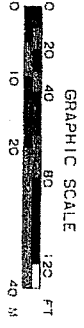
DEED REF.
BOOK 48111 PAGE 84

PLAN REF.
PLAN NO. 444 OF 1860
PLAN NO. 210 OF 1883

ZONE: SINGLE RESIDENCE
PLAYSIDE INN HISTORIC PRESERVATION ZONE

MIN. AREA - 5 ACRES
MIN. FRONTAGE - 210'

MIN. SETBACK REQUIREMENTS
FRONT - 35'
SIDE - 20'
REAR - 30'



EXISTING CONDITION PLAN
50 PRIDES CROSSING ROAD
SUDBURY, MA

OWNED BY:
KEN AND NANCY LERNER
TRUSTEES OF THE LERNER FAMILY NOMINEE TRUST
PREPARED FOR: TIMOTHY & JENNIFER SHANNON

SCALE: 1" = 40'
MAY 23, 2006

PLAN BY:
NLAND SURVEY, INC.
DBA
ZANGA LAND SURVEYING
5 GLEASONDALE ROAD, SUITE 1-2
STON MASSACHUSETTS 01775
(781)461-2585 FAX (781)461-2591

CALL DIG SAFE: 1-888-344-7233



#150

K0240115

JACK PINE DRIVE

#20

#130

peopleGIS

Search

FIND ZOOM FOLLOW





21

LOT 16

LOT 15
5.14 AC.

PRIDES CROSSING ROAD

JACK PINE DRIVE

EXISTING CONDITION PLAN
150 PRIDES CROSSING ROAD
SUDBURY, MA

OWNED BY:
KEN AND NANCY LEFNER
TRUSTEES OF THE LEFNER FAMILY NOMINEE TRUST
PREPARED FOR: THOMAS & JENNIFER SHANNON
SCALE 1" = 40' MAY 23, 2006

PLAN BY:
N AND S SURVEY, INC. DBA
ZANCA LAND SURVEYING
100 EASONS DALE ROAD, SUITE 1-2
STON, MASSACHUSETTS 01775
(978)461-2355 FAX(978)461-2351

LEGEND

- FOUND CONCRETE BOUND WITH DRILL HOLE
- UTILITY POLE
- ⊕ ST. SEPTIC TANK
- DB. DISTRIBUTION BOX
- ⊕ STAKE AND NAIL
- ⊕ METLANDS
- ⊕ TREE LINE
- ⊕ SPOT ELEVATION

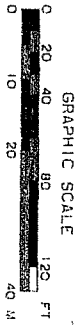
DEED REF:
BOOK 4187 PAGE 84

PLAN REF:
PLAN NO. 444 OF 1960
PLAN NO. 210 OF 1983

ZONE: SINGLE RESIDENCE
TOWN SIDE HISTORIC PRESERVATION ZONE

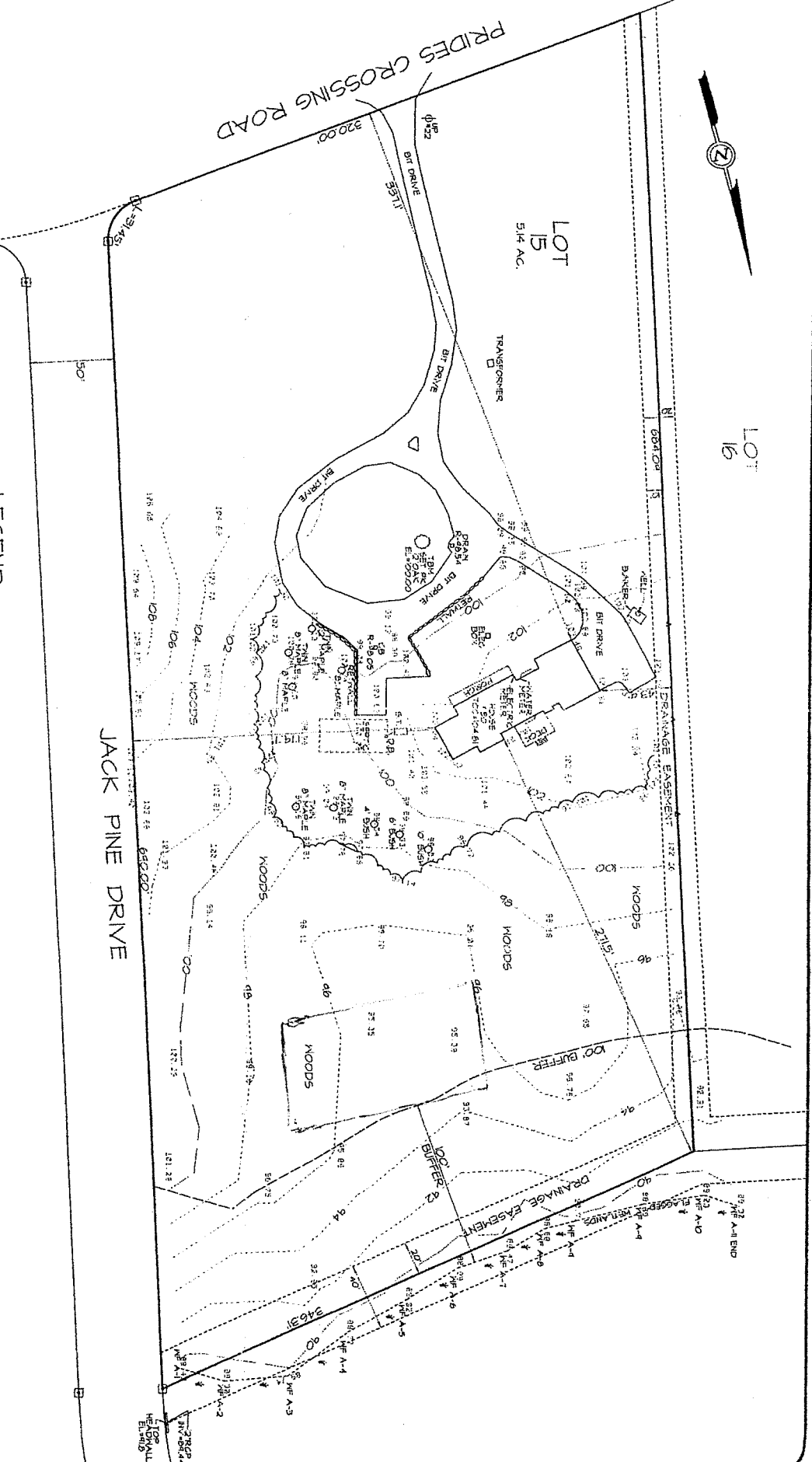
MIN. AREA - 5 ACRES
MIN. FRONTAGE - 210'

MIN. SETBACK REQUIREMENTS
FRONT - 35'
SIDE - 20'
REAR - 30'



CALL Dlg SAFE! 1-800-344-7233

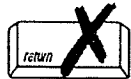
0-2324P2.2P





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:

150 PRIDES CROSSING
 a. Street Address

Sudbury
 b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Timothy Jennifer
 a. First Name

SHANNON
 b. Last Name

c. Organization

PO BOX 419

d. Mailing Address

SUDBURY
 e. City/Town

MA
 f. State

01776
 g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

Sebastian Sarah
 a. First Name

SODSABURY
 b. Last Name

c. Organization

150 Prides Crossing Rd

d. Mailing Address

Sudbury
 e. City/Town

MA
 f. State

01776
 g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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).



Massachusetts Department of Environmental Protection
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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
SINGLE FAMILY LOT	1 NONE	\$110	110

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

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

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.)

Abutters List

Date: June 17, 2024

[print this list](#)

Subject Property Address: 150 PRIDES CROSSING RD Sudbury, MA

Subject Property ID: K02-0315

Search Distance: 100 Feet

Owner: SU HUI & LU FANG

Co-Owner:

Prop ID: K02-0201

Prop Location: 20 JACK PINE DR Sudbury, MA

Mailing Address:

20 JACK PINE DR
SUDBURY, MA 01776

Owner: HENKEN RICHARD J &

Co-Owner: HENKEN DANIELS GABRIELLE

Prop ID: K02-0202

Prop Location: 28-2 JACK PINE DR Sudbury, MA

Mailing Address:

28 JACK PINE DR
SUDBURY, MA 01776

Owner: HENKEN RICHARD J &

Co-Owner: HENKEN DANIELS GABRIELLE

Prop ID: K02-0202

Prop Location: 28 JACK PINE DR Sudbury, MA

Mailing Address:

28 JACK PINE DR
SUDBURY, MA 01776

Owner: AVEY CLIFFORD H & HELEN M


Co-Owner:

Prop ID: K02-0203

Prop Location: 34 JACK PINE DR Sudbury, MA

Mailing Address:

34 JACK PINE DRIVE
SUDBURY, MA 01776


1001 Abutters 6/17/2024
CWG Assessor's office

Owner: ZOIS THERESA G
Co-Owner:
Prop ID: K02-0216
Prop Location: 47 JACK PINE DR Sudbury, MA
Mailing Address:
47 JACK PINE DR
SUDBURY, MA 01776

Owner: KMMS LLC
Co-Owner:
Prop ID: K02-0306
Prop Location: 109 PRIDES CROSSING RD Sudbury, MA
Mailing Address:
7 CARPENTER RD
WAYLAND, MA 01778

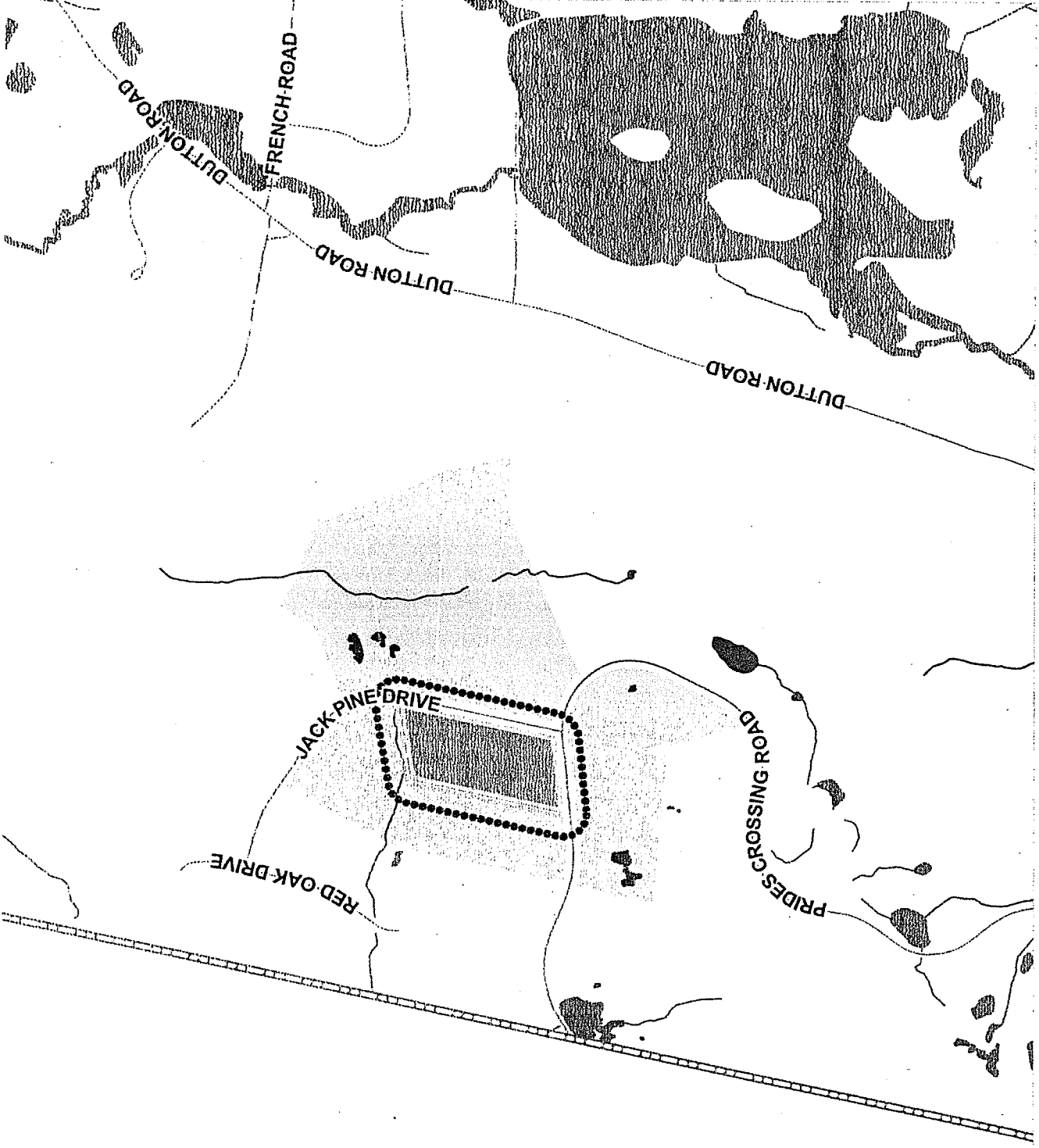
Owner: TRASAVAGE RONALD O &
Co-Owner: TRASAVAGE ELIZABETH A
Prop ID: K02-0307
Prop Location: 161 PRIDES CROSSING RD Sudbury, MA
Mailing Address:
161 PRIDES CROSSING RD
SUDBURY, MA 01776

Owner: HENNEBERGER ARMIN E JR
Co-Owner:
Prop ID: K02-0314
Prop Location: 130 PRIDES CROSSING RD Sudbury, MA
Mailing Address:
130 PRIDES CROSSING RD
SUDBURY, MA 01776

Owner: HERMAN JANET
Co-Owner: TRUSTEE OF THE JANET HERMAN
Prop ID: K02-0316
Prop Location: 166 PRIDES CROSSING RD Sudbury, MA
Mailing Address:
166 PRIDES CROSSING RD
SUDBURY, MA 01776



- MA Highway
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Areas of Interest
- Picnic
- Driveways
- Parking Lots
- Manning
- Stairwalks
- Culverts
- Roads
- Paved Roads
- Unpaved Roads
- Buildings
- Parcels
- Stamps
- Stamps Route
- Streams Orms
- Streams CIR
- Water Reservoir
- Wells
- 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.

850

1700 ft

Printed on 06/17/2024 at 10:27 AM

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 Tim Jennifer SHANNON
- 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: 150 PRIDES CROSSING
- D. The **proposed activity** is: Keep existing section of post and rail fence within 100 ft buffer of wetlands
- E. A **Public Hearing** regarding this Notice of Intent will be held on:
Monday, July 1 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:** _____
- **From your phone:** 978-639-3366 or 470-250-9358
- **Meeting ID:** _____

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:
339 226 1619 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).