



**NOTICE OF PUBLIC MEETING**  
**SUDBURY CONSERVATION COMMISSION**  
**Monday, July 1, 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 alter the grade within the 100 Buffer Zone at 24 Goodnow Road, in Sudbury, MA. Goodnow Partners, LLC, Applicant. The meeting will be held on Monday, July 1 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-july-1-2024/>

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

SUDBURY CONSERVATION COMMISSION  
6/21/2024



**Massachusetts Department of Environmental Protection**

Bureau of Water Resources - Wetlands

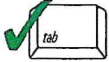
**WPA Form 1- Request for Determination of Applicability** Sudbury

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:  
**Goodnow Partners, LLC**  
 First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
**37 Fairfield Street**  
 Address \_\_\_\_\_  
**Maynard** MA 01754  
 City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
**781-664-3772**  
 Phone Number \_\_\_\_\_ Email Address benmaiden@octaviandevlopment.com

2. Property Owner (if different from Applicant):  
**Same**  
 First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Phone Number \_\_\_\_\_ Email Address (if known) \_\_\_\_\_

3. Representative (if any)  
**Stephen E.** **Poole**  
 First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
**Lakeview Engineering Associates**  
 Company Name \_\_\_\_\_  
**P.O. Box 787**  
 Address \_\_\_\_\_  
**Hudson** MA 01749  
 City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
**508-232-8302**  
 Phone Number \_\_\_\_\_ Email Address spoole335@gmail.com

**B. Project Description**

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):  
**24 Goodnow Road** **Sudbury**  
 Street Address \_\_\_\_\_ City/Town \_\_\_\_\_  
**42.38840** **-71.42770**  
 Latitude (Decimal Degrees Format with 5 digits after decimal) \_\_\_\_\_ Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)  
 e.g. XX.XXXXX  
**Map G07** **Parcel 0501**  
 Assessors' Map Number \_\_\_\_\_ Assessors' Lot/Parcel Number \_\_\_\_\_

b. Area Description (use additional paper, if necessary):  
**Vacant Lot being developed for a single family house, see site plan.**

c. Plan and/or Map Reference(s): (use additional paper if necessary)  
**Proposed Site Plan** **June 10, 2024**  
 Title \_\_\_\_\_ Date \_\_\_\_\_  
 Title \_\_\_\_\_ Date \_\_\_\_\_

[How to find Latitude and Longitude](#)

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

Received

**JUN 17 2024**



**B. Project Description (cont.)**

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

Site grading associated with the development of the existing, vacant lot, including a septic system to serve the proposed house. Portions of the proposed grading for the septic system are within the 100 foot buffer zone of Bordering Vegetated Wetlands located on the opposite side of Goodnow Road. The proposed grading will be approximately 85 feet from the wetland boundary. An Erosion Control Barrier and a Construction Fence will demarcate the limit of work. See attached site plan.

- 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).

Minor grading work within the buffer zone over fifty (50) feet from the wetlands with erosion controls.

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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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**C. Determinations**

1. I request the Sudbury Conservation Commission make the following determination(s). Check any that apply:

- 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:

Sudbury

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]  
Signature of Applicant

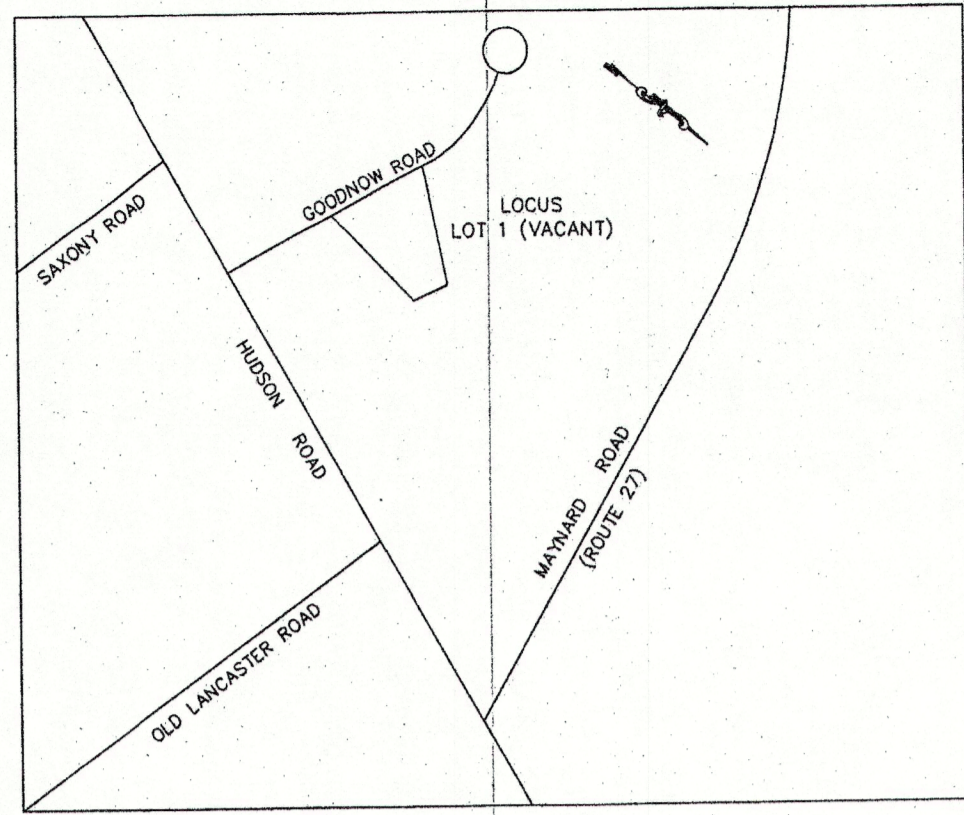
6/17/24

Date

[Signature]  
Signature of Representative (if any)

6/17/24

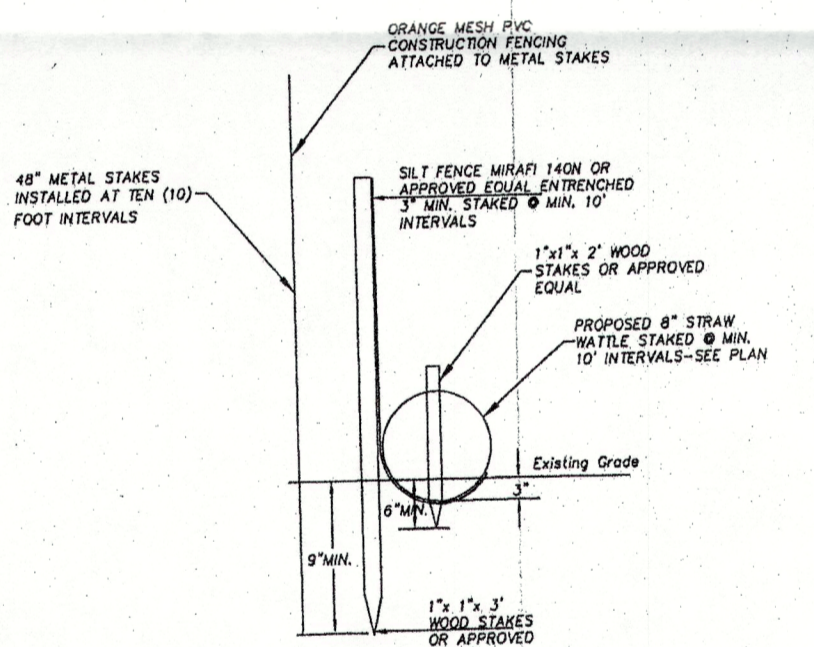
Date



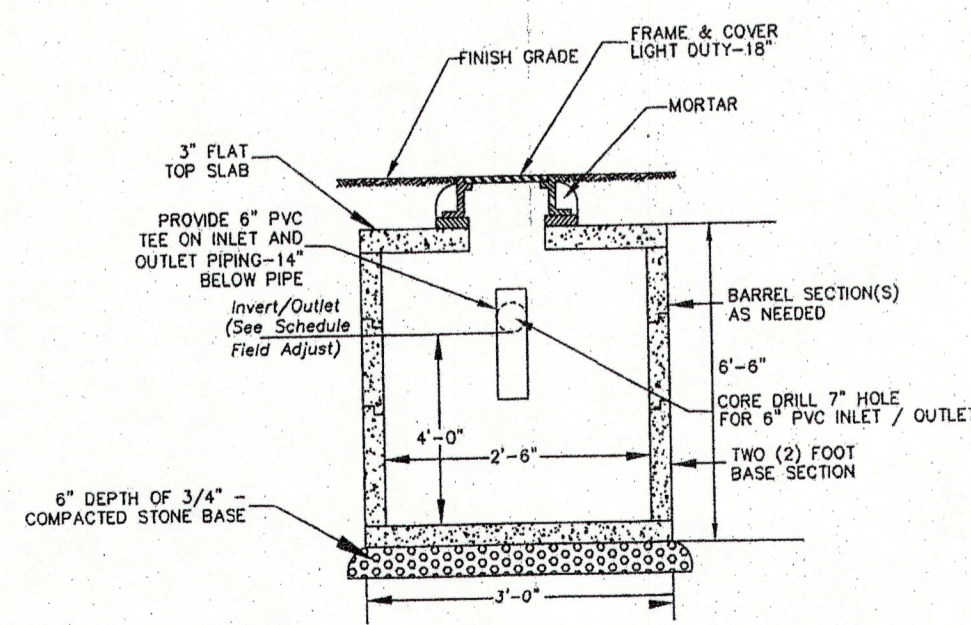
**SITE LOCUS**  
N.T.S.

**CONSTRUCTION NOTES**

1. THE CONTRACTOR SHALL CONSTRUCT THE PROPOSED SITE WORK IN ACCORDANCE WITH THE APPROVED PLAN AND CONSTRUCTION DETAILS.
2. THE CONTRACTOR SHALL INSTALL THE EROSION CONTROL BARRIER & THE CONSTRUCTION FENCING AS SHOWN AND MAINTAIN THESE AS THE LIMIT OF WORK. CONTRACTOR TO MAINTAIN THESE IN WORKING CONDITION & REPLACE AS NEEDED IF DAMAGED.
3. THE CONTRACTOR SHALL APPLY FOR & OBTAIN ALL NECESSARY PERMITS FROM THE TOWN DPW, BOARD OF HEALTH, BUILDING DEPT. AND THE SUDBURY WATER DISTRICT TO PERFORM THE WORK.
4. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER TO INSPECT THE PLACEMENT OF STONE BENEATH AND AROUND THE LEACH PITS PRIOR TO PLACING THE CONCRETE STRUCTURES.
5. THE DESIGN ENGINEER AND THE CONTRACTOR SHALL BE REQUIRED TO CERTIFY THAT THE WORK WAS INSTALLED IN COMPLIANCE WITH THE DESIGN PLAN AND PROVIDE AN AS-BUILT PLAN OF ALL UNDERGROUND UTILITIES WITH SWING TIES TO BUILDING CORNERS OR OTHER FIXED POINTS.



**COMBINATION EROSION CONTROL & LIMIT OF CONSTRUCTION BARRIERS**  
N.T.S.



**SEDIMENT TRAP MANHOLE**  
N.T.S.

NOTE: THE PROPOSED WORK IS NOT LOCATED IN A ZONE "A" OR AN AREA OF SPECIAL FLOOD HAZARD, AS PER THE FEMA FLOOD MAPS FOR SUDBURY, MASSACHUSETTS

NOTE: ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS ARE APPROXIMATE AND MUST BE VERIFIED AT TIME OF CONSTRUCTION.  
CALL OIG SAFE: 1-888-344-7233

**LAND DISTURBANCE**

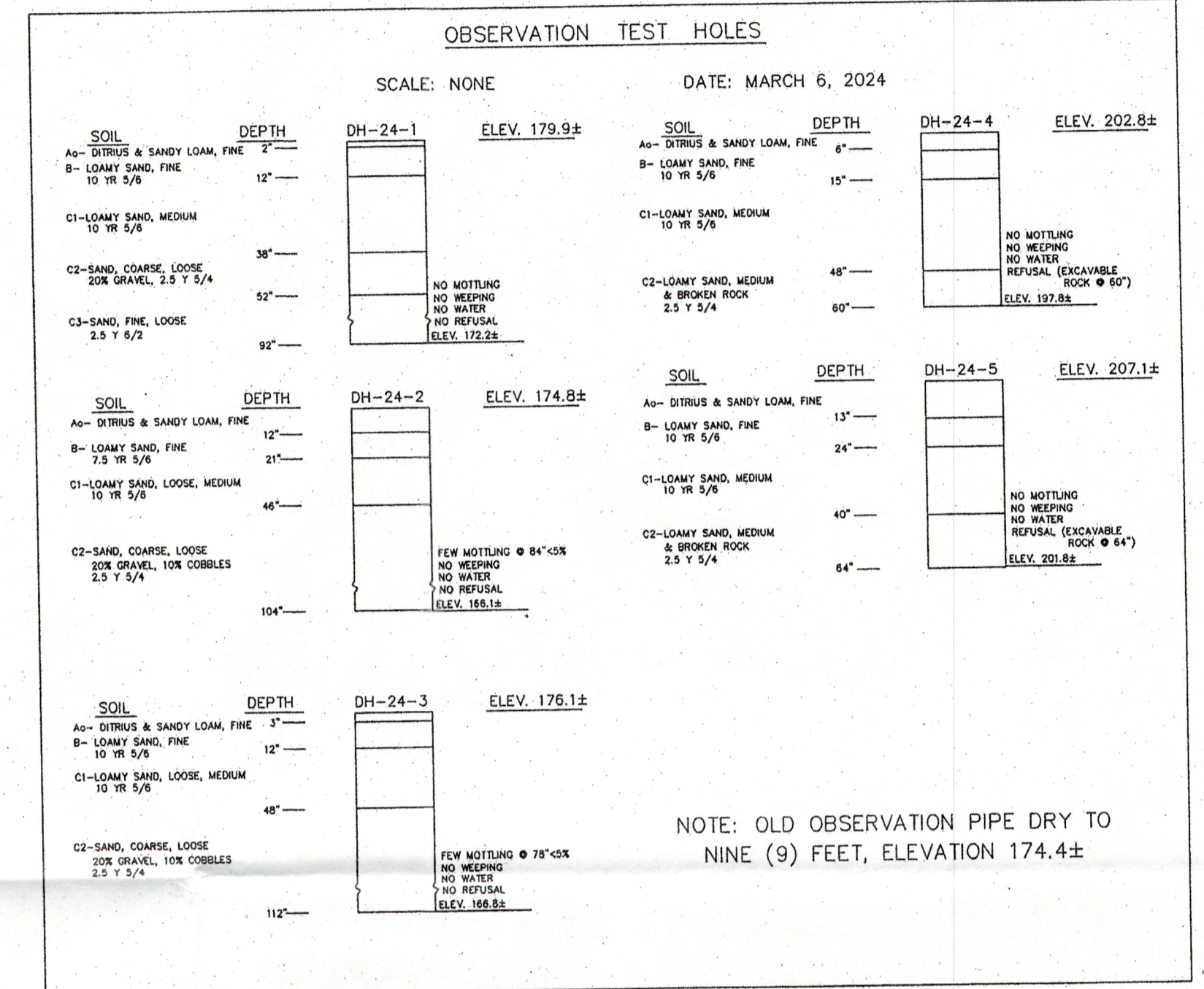
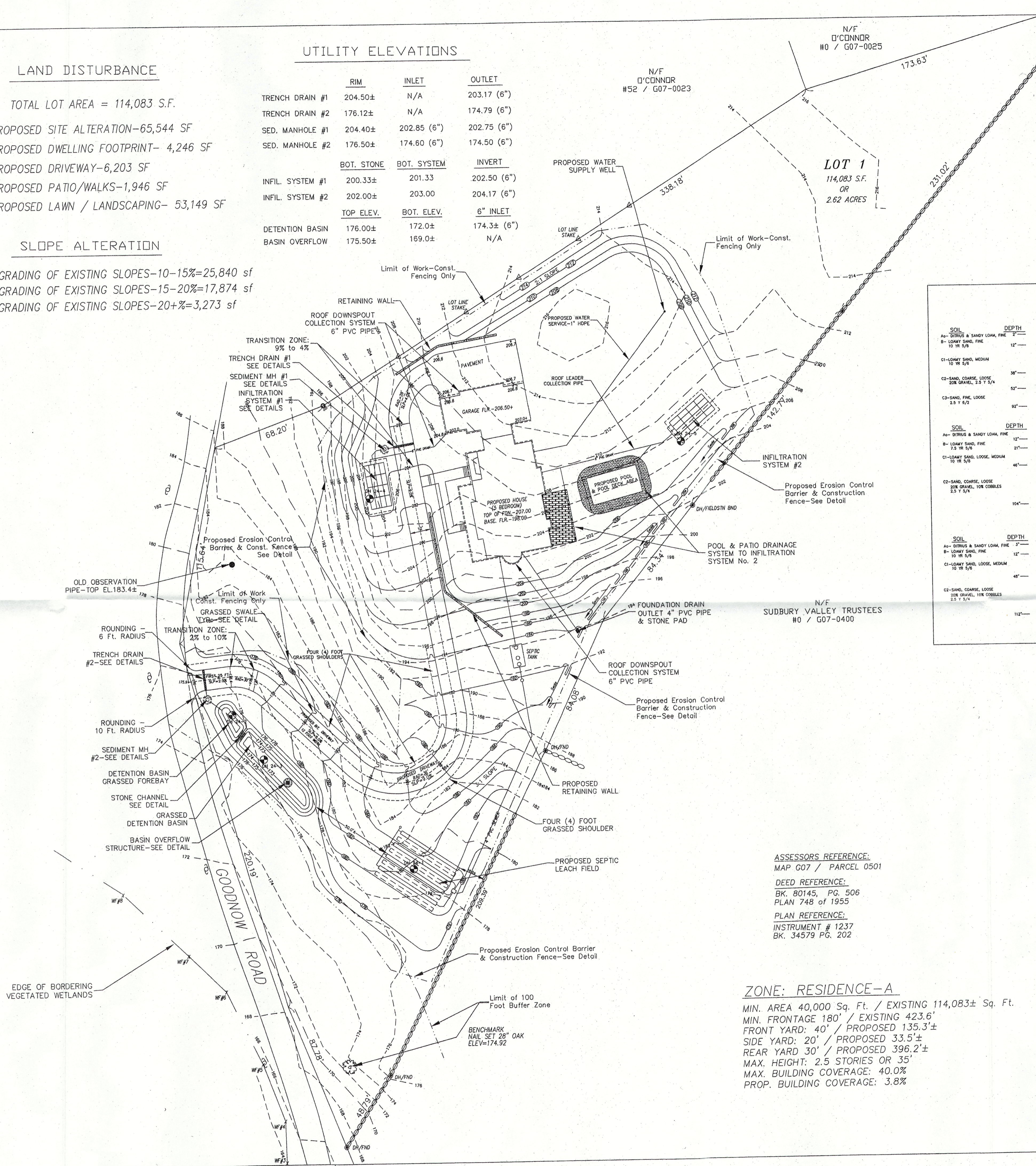
TOTAL LOT AREA = 114,083 S.F.  
 PROPOSED SITE ALTERATION-65,544 SF  
 PROPOSED DWELLING FOOTPRINT- 4,246 SF  
 PROPOSED DRIVEWAY-6,203 SF  
 PROPOSED PATIO/WALKS-1,946 SF  
 PROPOSED LAWN / LANDSCAPING- 53,149 SF

**SLOPE ALTERATION**

PROPOSED GRADING OF EXISTING SLOPES-10-15%=25,840 sf  
 PROPOSED GRADING OF EXISTING SLOPES-15-20%=17,874 sf  
 PROPOSED GRADING OF EXISTING SLOPES-20+%=3,273 sf

**UTILITY ELEVATIONS**

	RIM	INLET	OUTLET
TRENCH DRAIN #1	204.50±	N/A	203.17 (6")
TRENCH DRAIN #2	176.12±	N/A	174.79 (6")
SED. MANHOLE #1	204.40±	202.85 (6")	202.75 (6")
SED. MANHOLE #2	176.50±	174.60 (6")	174.50 (6")
	BOT. STONE	BOT. SYSTEM	INVERT
INFIL. SYSTEM #1	200.33±	201.33	202.50 (6")
INFIL. SYSTEM #2	202.00±	203.00	204.17 (6")
	TOP ELEV.	BOT. ELEV.	6" INLET
DETENTION BASIN	176.00±	172.0±	174.3± (6")
BASIN OVERFLOW	175.50±	169.0±	N/A



ASSESSORS REFERENCE:  
MAP G07 / PARCEL 0501  
 DEED REFERENCE:  
BK. 80145, PG. 506  
PLAN 748 of 1955  
 PLAN REFERENCE:  
INSTRUMENT # 1237  
BK. 34579 PG. 202

**ZONE: RESIDENCE-A**  
 MIN. AREA 40,000 Sq. Ft. / EXISTING 114,083± Sq. Ft.  
 MIN. FRONTAGE 180' / EXISTING 423.6'  
 FRONT YARD: 40' / PROPOSED 135.3'±  
 SIDE YARD: 20' / PROPOSED 33.5'±  
 REAR YARD 30' / PROPOSED 396.2'±  
 MAX. HEIGHT: 2.5 STORIES OR 35'  
 MAX. BUILDING COVERAGE: 40.0%  
 PROP. BUILDING COVERAGE: 3.8%

OWNER: GOODNOW PARTNERS, LLC  
37 FAIRFIELD STREET  
MAYNARD, MA 01754  
 APPLICANT: GOODNOW PARTNERS, LLC  
37 FAIRFIELD STREET  
MAYNARD, MA 01754

**PROPOSED SITE PLAN**  
24 GOODNOW ROAD  
SUDBURY, MASSACHUSETTS

SCALE: 1"=30' DATE: MARCH 20, 2024  
 PREPARED BY:  
**Lakeview Engineering Associates**  
 CIVIL ENGINEERING & PERMITTING  
P.O. BOX 787, HUDSON, MA 01749  
(508) 232-8302

DESIGNED BY: S.E.P.	DRAWN BY: S.E.P.	CHECKED BY: E.T.T.C.
1. TOWN COMMENTS		6/10/24
No. DESCRIPTION		DATE
REVISIONS		
C:SDSK/PROJ/24 GOODNOW/DWG/SITE		SHEET 2 OF 3 SHEETS

