



NOTICE OF PUBLIC MEETING
SUDBURY CONSERVATION COMMISSION
Monday, Monday, July 15 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 replace an existing fence and install a new fence within the 100-foot Buffer Zone and Bordering Land Subject to Flooding at 1011 Concord Road, in Sudbury, MA. Allison Goldfarb, Applicant. The meeting will be held on Monday, July 15, 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-15-2024/>

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

SUDBURY CONSERVATION COMMISSION
7/2/2024



Massachusetts Department of Environmental Protection
 Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Sudbury
 Municipality

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

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:

First Name	Allison	Last Name	Goldfarb
Address	1011 Concord Rd		
City/Town	Sudbury	State	MA
Phone Number	703-727-2607	Zip Code	01776
		Email Address	allison@northlightcoaching.com

2. Property Owner (if different from Applicant):

First Name			Last Name		
Address					
City/Town		State		Zip Code	
Phone Number		Email Address (if known)			

3. Representative (if any)

First Name			Last Name		
Company Name					
Address					
City/Town		State		Zip Code	
Phone Number		Email Address (if known)			

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

Street Address	1011 Concord Rd	City/Town	Sudbury
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	42.41007	Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)	-71.38125
Assessors' Map Number	D12	Assessors' Lot/Parcel Number	200

[How to find Latitude and Longitude](#)

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

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

Approx 5 acres of mostly level grassy pasture uplands, adjacent to wetlands along its eastern side

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

Title	Attach A: Middlesex County Registry of Deeds Plan #80, Book 27015, Pg 377; Land known as "Lot #2"	Date	1997
Title	Attach B-D: GIS images of 1011 Concord Rd w/ pasture, existing & proposed fencelines, & wetlands	Date	2024



B. Project Description (cont.)

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

Replacement of pasture fence, to make pasture useable for horses, using the existing pasture perimeter. The pasture is approximately 5 acres. The current fencing is aged split rail fence, broken and rotting in many areas and non-existent in one area. One stretch of fence, along the eastern property line, falls within the 100 foot buffer zone for part of the Cold Brook wetlands area. See Attachments C - D for plans (drawing and verbal description) of proposed new fence.

- 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 activities" include fencing, provided it will not constitute a barrier to wildlife movement (310 CMR 10.02(2)(b)1)

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:

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.

[Handwritten Signature]
Signature of Applicant

28 June 2024
Date

Signature of Representative (if any)

Date

Applicant Allison Goldfarb
1011 Concord Rd, Sudbury MA
RDA for Pasture Fencing – Description of work

The proposed fencing plan is as follows.

1. Tear down existing split rail fencing along pasture perimeter. Repair/replace split rail fencing around arena and orchard.
2. Install new 5-foot high 2"x4" no climb woven wire fencing around the perimeter of the pasture and down the driveway to barn
3. The fencing estimate currently being considered by the owner calls for using 4-5x8 ft round pressure treated posts pounded approximately 3 feet into the ground.
4. Relocate existing fence line on the northeast side of the property (adjacent to wetlands) approximately 5-6 feet further upland to maintain a grassy perimeter between the brush line and the fence – for ease of mowing and maintaining the fence and as a wider egress for wildlife.
5. Install 4 gates (also fitted with 2"x4" woven wire) at locations in Attachment D.

I wish to use no climb mesh fencing for several reasons: (1) it is most affordable for fencing a large pasture, (2) it is long-lasting and durable, (3) It is very safe for horses and provides reliable containment for them, (4) it can help keep predators out and dogs in, allowing the farm dogs to have the run of the property, providing an additional deterrent to predators and protection for the horses (Coyotes and bobcats have been present on the property), and (5) it discourages people from entering the pasture uninvited. (The neighboring property at 999 Concord Rd is for sale and prospective buyers include housing developers.)

The topography of the land is such that the rise from the wetlands to the uplands along the eastern fence line that abuts the wetlands (and is in the 100-ft buffer zone) is very steep, nearly a vertical ledge (an estimated 6-10 feet high) for much of that side of the pasture. At the southernmost end of the pasture, near the pond there is a gentle rise from the wetlands to the uplands. This area is outside the pasture fence and will remain so. Lots of turtle activity (including nesting) has been observed in that area this June.

I care for the health of the ecosystems on the property and intend to be a good steward for this land. I am willing to modify the fencing plan, if needed, with the Conservation Commission's input, to protect wildlife and wetlands.

Allison Goldfarb
June 2024

ATTACHMENT B · EXISTING FENCE, WETLANDS.



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.



- Essements and Restriction
- Conservation Restriction
- Guard Rails
- Walls
- Retaining Walls
- Stone Walls
- Hedges
- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
- Paved Roads
- Unpaved Roads
- Buildings
- Pavement
- Waterbodies
- Certified Vernal Pools
- Estimated Habitats of Rare
- Potential Vernal Pools - 8/2
- Priority Habitats of Rare Sp
- Wetlands Town 2008
- Open Water
- Deep Marsh
- Shallow Marsh/Wetland
- Bog
- Shrub Swamp
- Wooded Swamp Dec
- Wooded Swamp Cor
- Wetlands DEP 1/2009
- Wetlands DEP 1/2009
- Marsh/Bog
- Wooded marsh
- Open Water
- Reservoir (with PWS)
- Streams Other
- Streams CIR
- Lake/Reservoir
- Vegetated Areas
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Streets

0 610 1220 ft

Printed on 05/30/2024 at 04:35 PM

MapOnline

CONCORD MA 02142

ATTACHMENT C . PROPOSED FENCE LINE



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



0 380 760 ft

Printed on 06/27/2024 at 05:37 PM

GOLDFARB, A. RDA

Mapsonline



- Documents Public
- Fences
- Guard Rails
- Walls
- Retaining Walls
- Stone Walls
- Hedges
- Parcel Map Index
- Parcels
- Wetlands Town 2008
- Open Water
- Stream Wash
- Shrub Marsh/Mead
- Bog
- Shrub Swamp
- Wooded Swamp Dec
- Wooded Swamp Cor
- Wetlands DEP 1/2009
- Mars/Bog
- Wooded marsh
- Open Water
- Open Water (With PWS)
- Streams Other
- Streams CIR
- Lake/Reservoir
- Vegetated Areas

~ No-climb mesh
- - - split rail

MassDEP's Online Filing System

Username: AASGOLDFARB
Nickname: ASGOLD 

[My eDEP Forms](#) | [My Profile](#) | [Help/Notifications](#)

Receipt

[Forms](#) | [Attach Files](#) | [Signature](#) | [Receipt](#)

Summary/Receipt

Your submission is complete. Thank you for using DEP's online reporting system. You can select "My eDEP" to see a list of your transactions.

DEP Transaction ID: 1748443
Date and Time Submitted: 6/28/2024 3:03:35 AM
Other Email :

Form Name: Submittal Platform for WPA Form 1 - RDA

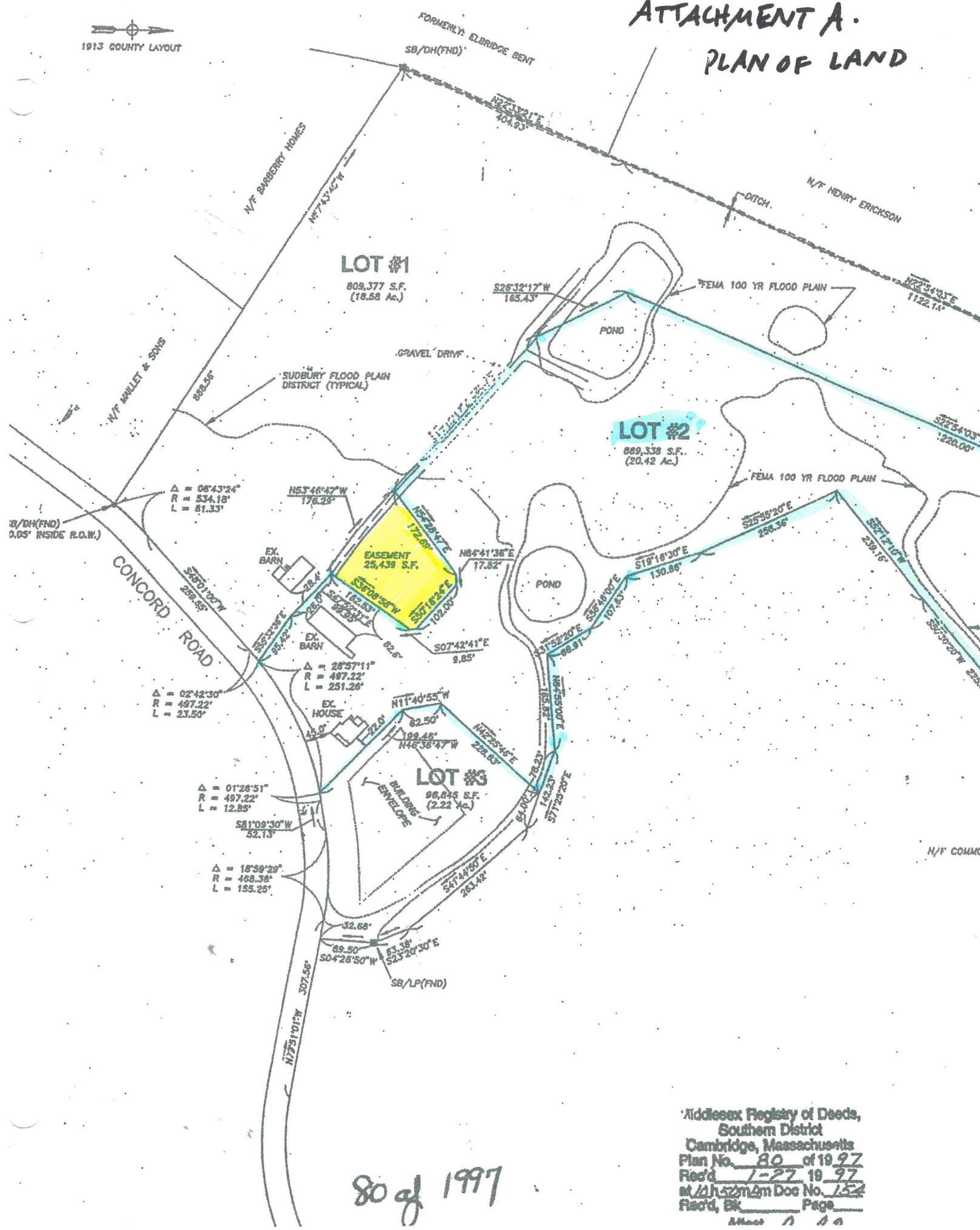
Project Location
City/Town Name: SUDBURY
Location: 1011 CONCORD RD
Project Description: REPLACE HORSE PASTURE FENCING

Applicant Information
Name: ALLISON GOLDFARB
Company: BENT-STONE FARM
Address: 1011 CONCORD RD, SUDBURY, MA, 01776

Ancillary Document Uploaded/Mailed
Goldfarb_1011ConcordRdFencing_RDA

[My eDEP](#)

ATTACHMENT A. PLAN OF LAND



ATTACH A, continued

REFERENCES:

BOOK	PAGE
13518	300
8671	13
8438	18
4025	487
4025	470
3257	412
2304	205
2162	129
421	111

NOTE:
The lots shown are located within the A-1 zone and are shown as lot 200 on Assessor map D12.

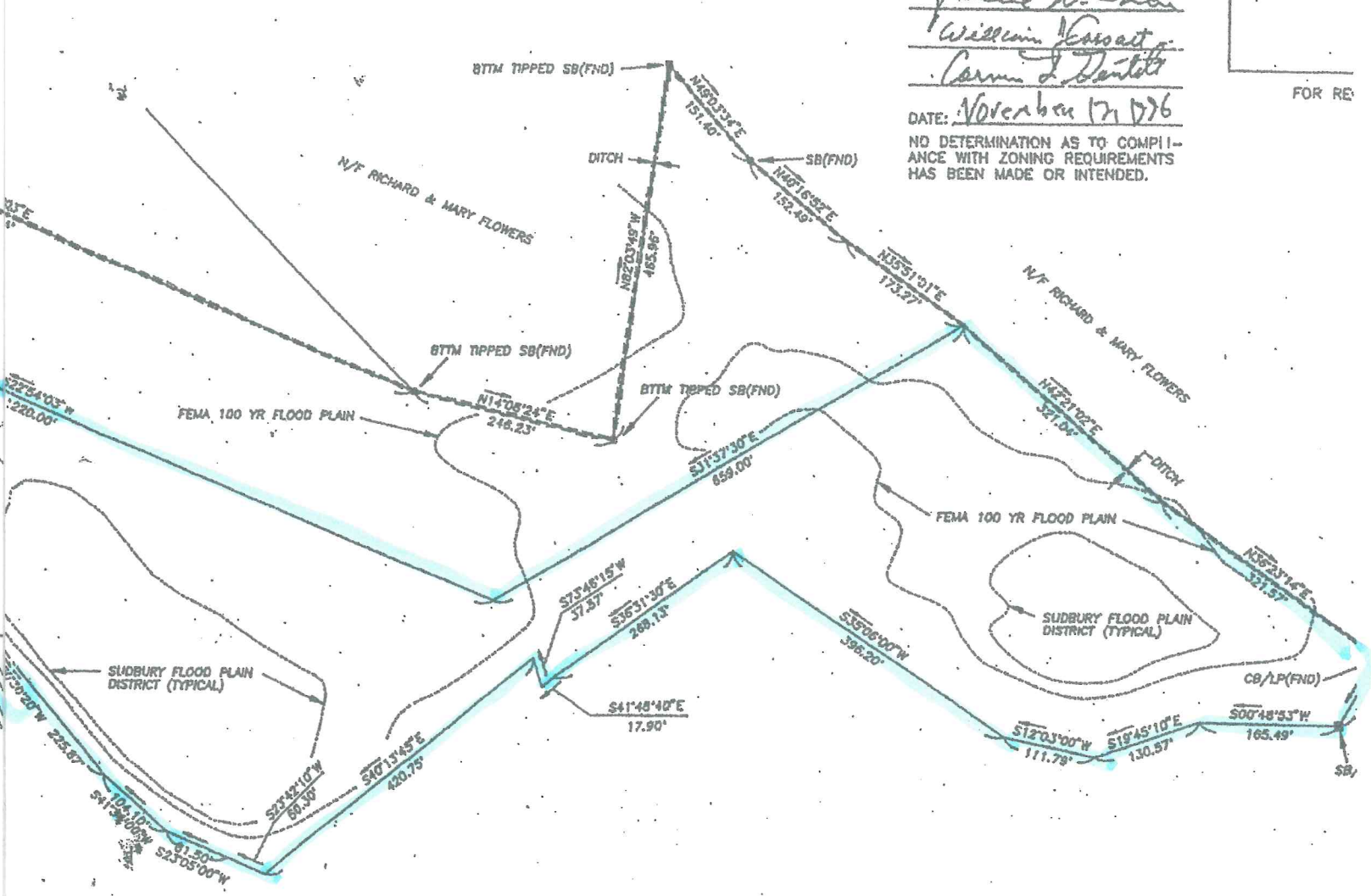
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
SUDBURY PLANNING BOARD

MEMBERS:

James W. Khan
William Cassatt
Carmen J. Bartlett

DATE: *November 17, 1996*

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.



PLAN OF LAND IN SUDBURY MA

PREPARED FOR:
JUDY GANS
1 CALUNET ROAD
WINCHESTER, MA 01890
PETER & JENNIFER CHUR
25 HARRIS ST.
ACTON, MA 01720

PREPARED BY:
BRUCE SALUK & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEY
576 BOSTON POST ROAD
MARLBOROUGH, MA 01752

DATE: AUGUST 9, 1996 SCALE

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 80 of 19 97
Rec'd 1-27 19 97
at 11:22 am Doc No. 154
Rec'd, Bk. 1 Page 1

80 of 1997

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

