



**NOTICE OF PUBLIC MEETING
SUDBURY CONSERVATION COMMISSION
Monday, July 29, 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 a deck and construct a patio within the 100-foot Buffer Zone at 41 Possum Lane, in Sudbury, MA. Kristin and Pat O'Brien, Applicant. The meeting will be held on Monday, July 29, 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-29-2024/>

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

SUDBURY CONSERVATION COMMISSION
7/16/2024



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

B. Project Description (cont.)

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

The current deck is a safety hazard and needs to be replaced. To improve the use of the back yard we want to relocate the new deck closer to the house with the staircase running along the back of the house, leading to a permeable patio 20' x 25' (slightly smaller than the sketch). All work is in roughly the same location as the existing deck. All work is in lawn. No work will be in the resource area and there will be no extension of our lawn/current use of the property.

- 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).

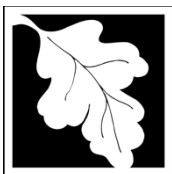
The house was built in 1967 and all work will be in areas already disturbed.

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.)

Greenwood Estates Plan #593 (Aof2) recorded May 18, 1966 Bk 11117 pg end



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.

Kristin O'Brien

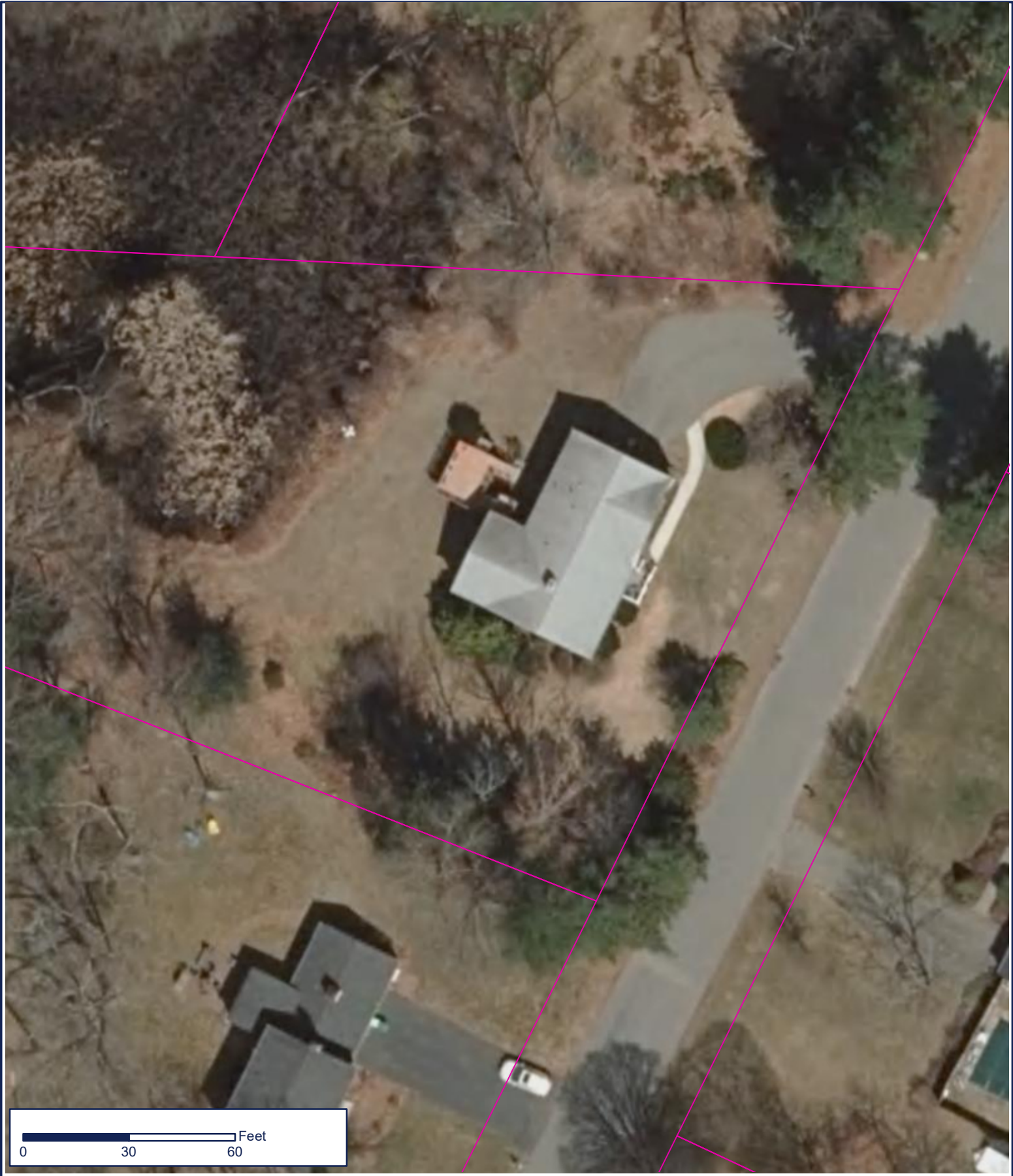
Signature of Applicant

7/15/2024

Date

Signature of Representative (if any)

Date



0 30 60 Feet

EXISTING DRIVEWAY

HOUSE

LANDING

NEW STAIRS

REPLACE NEW DECK

(GRASS)

NEW STAIRS

(GRAVEL)

EXISTING 7'x5' DECK

(GRASS)

NEW 20'x30' PATIO

DOWN

DOWN

50' OFF HOUSE

WOOD FIRE PIT

SEATING WALL

(PERMEABLE CONCRETE PAVERS)

EXISTING ~15'0" x 12' DECK

38' OFF HOUSE

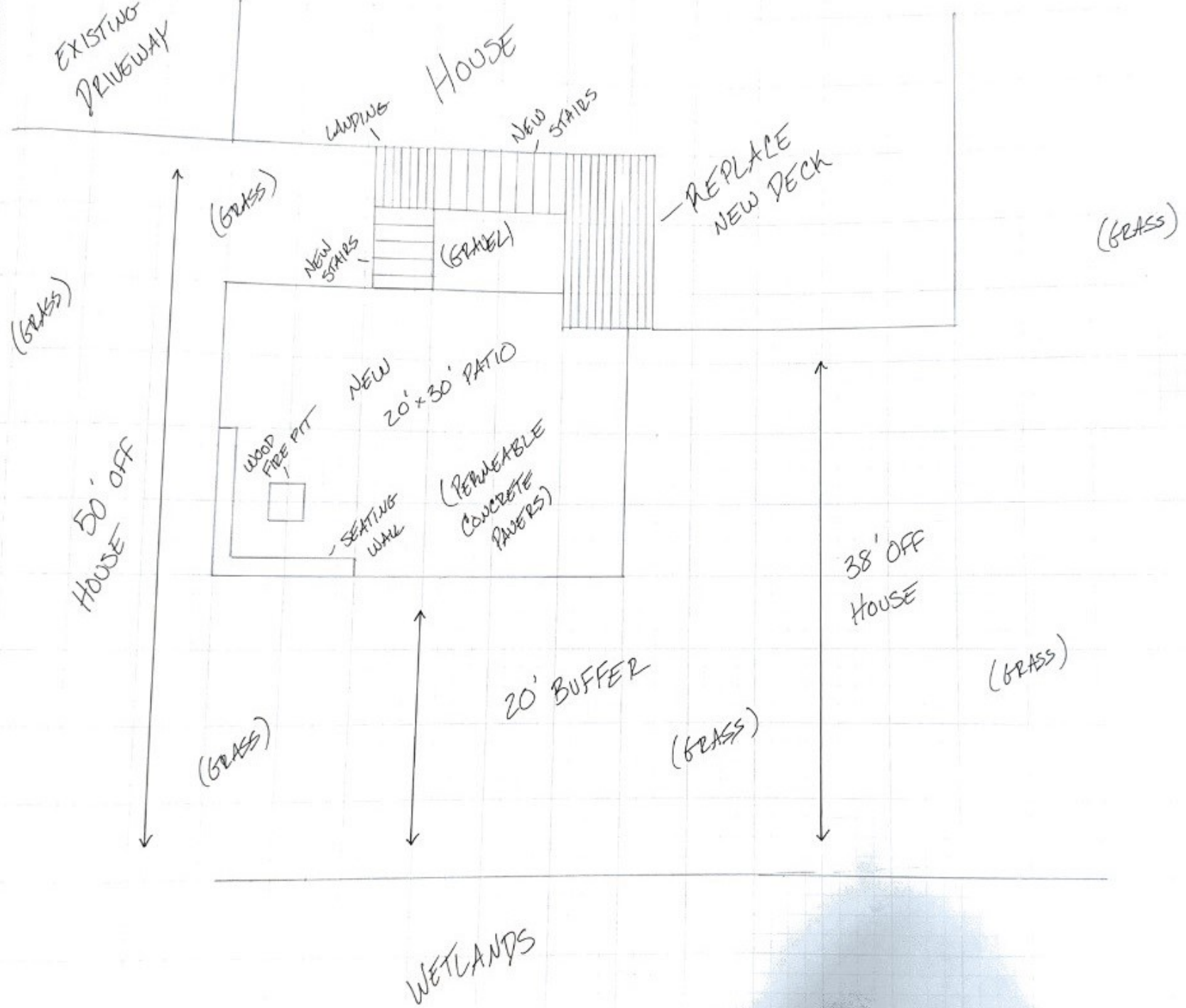
(GRASS)

20' BUFFER

(GRASS)

(GRASS)





Sketch of proposed deck and patio 7/14/2024

