

**NOTICE OF PUBLIC MEETING  
SUDSBURY CONSERVATION COMMISSION  
Monday, December 29, 2025 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 remove trees and fence, reconstruct an addition, install plantings and lawn, and decommission a septic system within the 100-foot Buffer Zone at 260 Landham Road, in Sudbury, MA. Pedro Lopes, Applicant. The meeting will be held on Monday, December 29, 2025 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-December-29-2025/>

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

SUDSBURY CONSERVATION COMMISSION  
12/16/2025



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

**Important:**  
When filling out  
forms on the  
computer, use only  
the tab key to move  
your cursor - do not  
use the return key.



**A. General Information**

1. Applicant:

Pedro  
First Name  
115 Stonybrook Rd  
Address  
Framingham  
City/Town  
774-615-9635  
Phone Number

Lopes  
Last Name  
MA 01702  
State Zip Code  
lopesconstructiongroup@gmail.com  
Email Address

2. Property Owner (if different from Applicant):

260 Landham LLC  
First Name  
115 Stonybrook Rd  
Address  
Framingham  
City/Town  
774-615-9635  
Phone Number

Last Name  
MA 01702  
State Zip Code  
lopesconstructiongroup@gmail.com  
Email Address (if known)

3. Representative (if any)

First Name  
Company Name  
Address  
City/Town  
Phone Number

Last Name  
State Zip Code  
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):

260 Landham Rd  
Street Address  
42.35890  
Latitude (Decimal Degrees Format with 5 digits after decimal  
e.g. XX.XXXXX)  
K10  
Assessors' Map Number

Sudbury  
City/Town  
-71.40166  
Longitude (Decimal Degrees Format with 5 digits after  
decimal e.g. -XX.XXXXX)  
0011  
Assessors' Lot/Parcel Number

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

See Attachment "MDEP ATT1"

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

Buffer Zone Plan  
Title  
Title

12/10/2025  
Date  
Date

How to find Latitude  
and Longitude

and how to convert  
to decimal degrees



## 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):

See attachment "MDEP ATT1"

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).

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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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## Massachusetts Department of Environmental Protection

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

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

Municipality

### C. Determinations

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

- 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

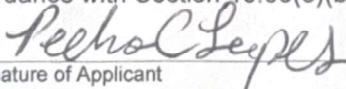
I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

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 of Applicant

12/10/25

Date

Signature of Representative (if any)

Date

## MDEP ATT1

### In reference to Section B1b.

The subject area consists of an existing single-family residential lot containing a dwelling, driveway, lawn, and landscaped areas. A Bordering Vegetated Wetland (BVW) is located to the north/northeast of the existing house, with an associated 100-foot Buffer Zone extending onto the property. Portions of the existing structure and the proposed vertical expansion fall within the outer buffer zone (75–100 feet). No work is proposed within the BVW or within the 0–75-foot inner buffer zone. No Riverfront Area is present on the property. The remainder of the lot consists of maintained upland and existing developed areas.

### Plan and/or Map references

SUDBURY GIS MAP showing all lines printed on 12/04/2025 at 12:43 PM  
Sewage Disposal System Plan by Innovative Septic Design, Inc dated 10/27/2025  
Buffer Zone Plan dated 12/10/2025

### In reference to Section B2a. (Project Activity/Work Description)

- Installation of 6 sonotubes in the existing sunroom structure for structure remodel (no change in existing footprint)
- Removal of two trees
- Removal of existing brick patio pavers
- Removal of shrubs
- Removal of chainlink fencing
- Adding new lawn (grass) over everything being removed
- Planting new flowers (hydrangeas or similar) in front of house,
- The existing septic tank and leaching pit will be properly decommissioned in accordance with 310 CMR 15.354, including pumping, crushing and filling with clean material, and capping any existing sewer lines. All decommissioning work will occur outside the 75-foot buffer to BVW and erosion controls will be installed. The Sudbury Board of Health will be notified prior to abandonment.

## **WETLANDS NARRATIVE**

260 Landham Road, Sudbury MA

### **Description of Work Within Regulated Resource Areas, Buffer Zones, and Impacts**

The proposed project consists of a renovation and expansion of an existing single-family dwelling, including a second-floor addition, interior renovations, and associated site work. A Title 5 septic system upgrade is also shown on the provided plans.

#### **Wetland Resource Areas Present:**

- Bordering Vegetated Wetland (BVW) located north/northeast of the existing house.
- 100-foot Buffer Zone to BVW.
- No Riverfront Area (no perennial stream onsite).

#### **Work Within the Buffer Zone:**

- A small portion of the existing structure and vertical expansion falls within the 75–100 ft buffer.
- No ground disturbance occurs within the buffer other than items listed on the RDA application (sonotubes, tree removal, general landscaping, removal of patio pavers, etc)
- No work occurs within 0–75 ft other than cleaning up the existing landscaping.

#### **Impacts Summary:**

- Zero BVW alteration.
- Only vertical architectural additions in the outer buffer.
- Minimal impact from tree/shrub and fence removal

## Compliance With WPA Performance Standards

### Bordering Vegetated Wetlands (310 CMR 10.55)

- No alteration, fill, grading, or hydrologic impacts.

### Buffer Zone (310 CMR 10.02)

- Work minimized to vertical additions only.
- Erosion controls shall be installed.
- No drainage or runoff changes.

### Riverfront Area (310 CMR 10.58)

- Not applicable—no Riverfront Area present.

## Compliance With Sudbury Wetlands Administration Bylaw

- No work within 0–75 ft inner buffer.
- Minimal work in 75–100 ft area.
- No feasible alternative locations for the vertical expansion.

## Alternatives Analysis (AURA Requirement)

- Relocation not feasible; expansion is vertical.
- Scope already minimized.

## Stream Status Documentation

- No intermittent or perennial stream onsite.
- Supported by USGS maps, MassGIS, and field conditions.

## Mitigation Measures and Impact Summary

### Buffer Zone Impact Areas and Square Footage:

- 0–50 ft: 0 sq ft
- 50–75 ft: 0 sq ft
- 75–100 ft: approx. 25-50 sq ft (vertical construction only)
- BVW: 0 sq ft
- Riverfront: 0 sq ft
- Mitigation: 0 sq ft
- Any disturbed areas to be restored with loam/native seed.





150

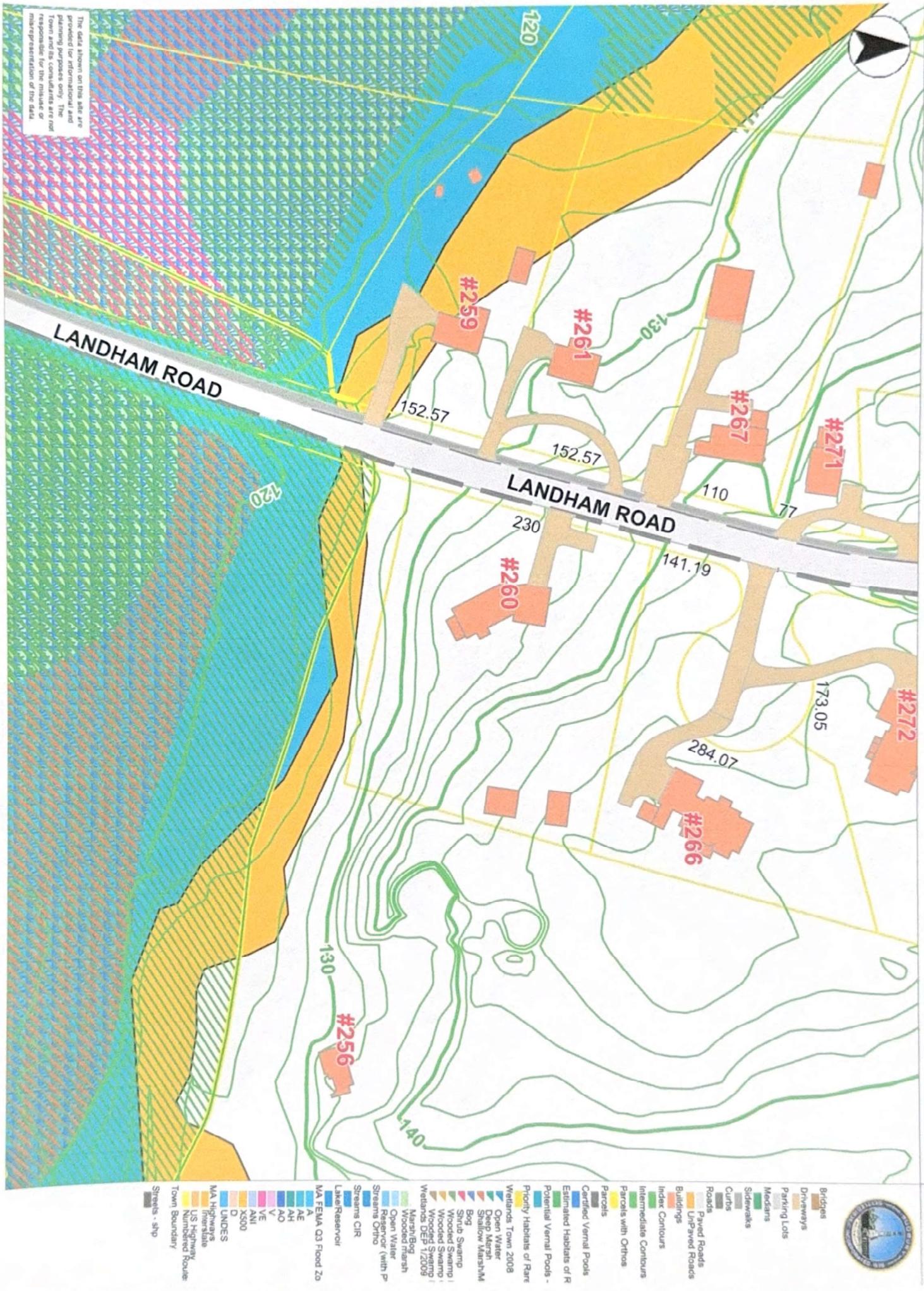
50

300

300

Printed on 12/04/2025 at 12:43 PM

MapsOnline



zoomed out usgs



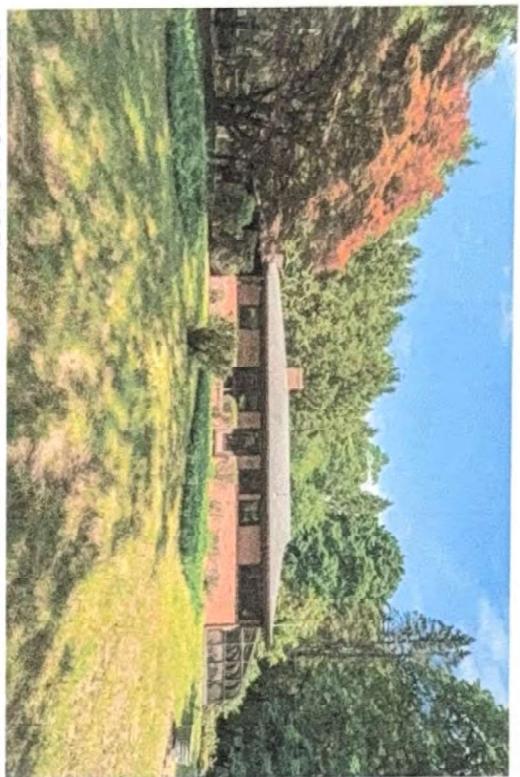
Zoomed in USGS



See foundation plans for Sonotube spec/locations

## HOUSE EXPANSION - SECOND FLOOR ADDITION

260 LANDHAM RD, SUDBURY, MA 01776



EXISTING HOUSE.

## AERIAL VIEW



PROPOSED HOUSE.

### GENERAL NOTES:

- 1 THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT
- 2 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COMMONWEALTH OF CURRENT MASSACHUSETT'S STATE BUILDING CODE (IRC 2011, 780 CMR 8TH EDITION) AND OTHER APPLICABLE CODES.
- 3 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT
- 4 DIMENSIONS ARE NOT GUARANTEED, THE CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERFORM WORK
- 5 THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION
- 6 THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE DESIGN IMMEDIATELY
- 7 CONCRETE AND REBAR STRENGTH SHALL HAVE MINIMUM OF 1,000 PSI AND 60,000 PSI RESPECTIVELY.
- 8 NEW WINDOW MUST HAS DOUBLE PANE AND U FACTOR = 0.30.

### SCOPE OF WORK:

ARCHITECTURAL, INTERIOR  
RENOVATION OF EXISTING  
SINGLE FAMILY DWELLING.  
SECOND FLOOR ADDITION.



November 14, 2025	DATE OF ISSUE	
Issued by architect	DRAWING INFORMATION	
AS INDICATED.	NAME	DATE
SOLOLE	Nathalia Quirino	11/10/2025
DRAWN BY		
PROJECT #	FULL NAME	
Revisions	Revised by	Date
00	Proposed 00	09/25/2025
01	Proposed 01	10/10/2025
02	Proposed 02	11/10/2025
03	Final for Permit	11/10/2025

COVER PAGE.

DRAWING NUMBER:

**A-100**



LEGEND

#### DRAWING NOTES

EXISTING WALL  
NEW 2X4 WALL (C)  
NEW 2X6 WALL (C)  
SMOKE/ CARBON

1) EXISTING WALL.  
 2) NEW 2X4 WALL CONSTRUCTION.  
 3) NEW 2X6 WALL CONSTRUCTION.  
 4) SMOKE/CARBON DETECTOR.  
 5) SMOKE DETECTOR.  
 6) HEAT DETECTOR.

1) G.C. TO FIELD VENUM ALL DIMENSIONS AND CONDITIONS  
 2) ALL SMOKE ALARMS TO BE UNWIRDED AND HARD WIRED. SEE BLOCK PLAN FOR  
 3) LOCATIONS.  
 4) KITCHEN PERSON TO BE PROVIDED BY OTHERS  
 5) UNLESS OTHERWISE NOTED, ALL INTERIOR WALL SHALL BE TYPE "T".  
 6) ALL REINFORCED WALLS TO BE TYPE "T".  
 7) UNLESS OTHERWISE NOTED, ALL EXTERIOR WALL SHALL BE TYPE "T".  
 8) ALL REINFORCED WALLS TO BE TYPE "T".  
 9) UNLESS OTHERWISE NOTED, ALL EXTERIOR WALLS TO BE TYPE "T".  
 10) ALL EXTERIOR DIMENSIONS FROM INSIDE FACE OF TIMWOOD BEAMS TO  
 11) EXTERIOR OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0"  
 FROM EACH OTHER.

## Proposed Work

**DRAWING INFORMATION**

DATE OF 1936  
November 14, 2020

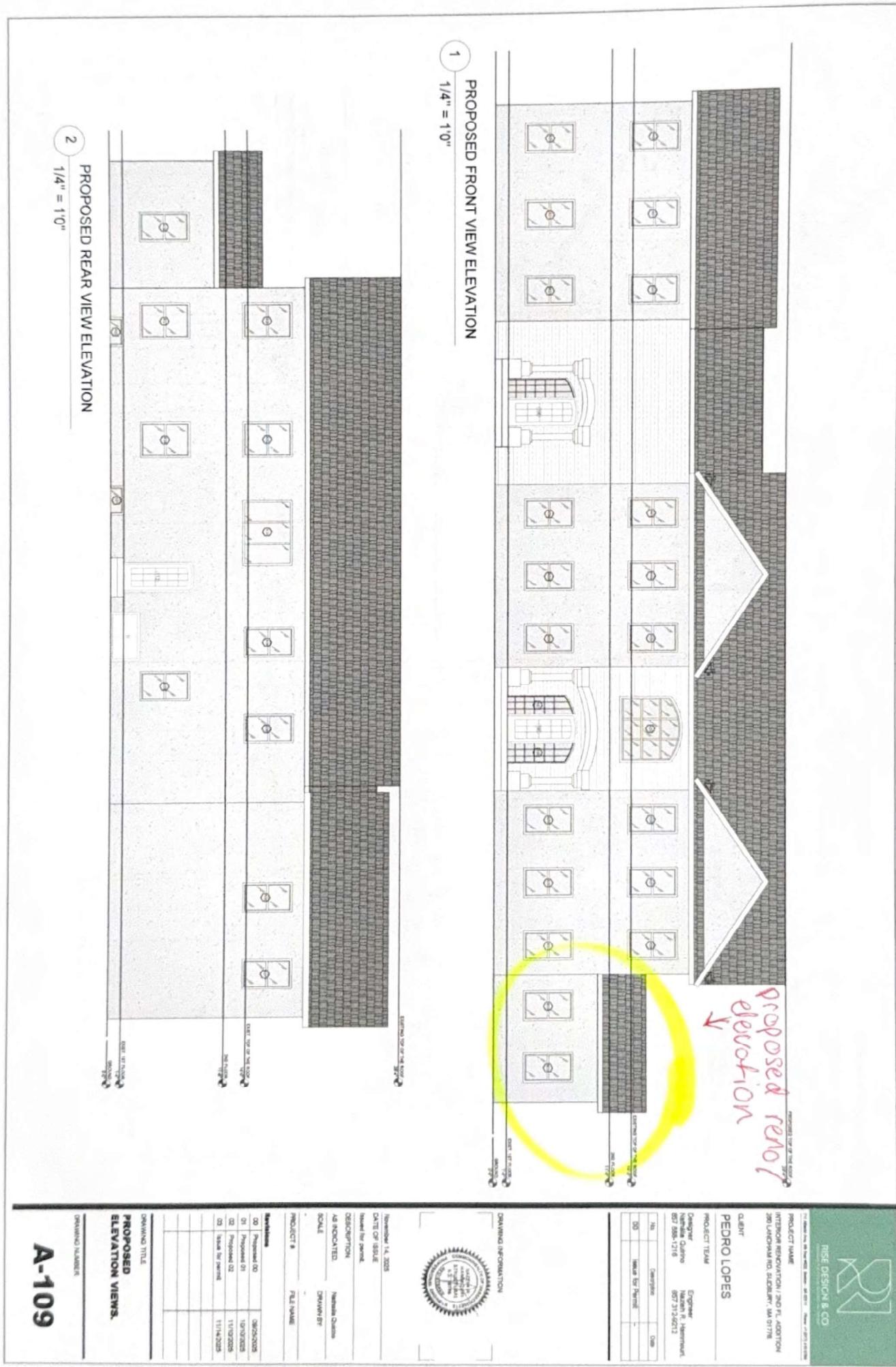
Designers / User		
Natalia Cuadro		
607-386-1716		
No.	Comments	Date
00	Issue by Permit	-

1  
1/4" = 1'0"

## PROPOSED FIRST FLOOR PLAN

1/4" = 1'0"

A-107





**Notification to Abutters  
Under the Sudbury Wetlands Administrative Bylaw**

In accordance with §283-5, you are hereby notified of the following:

- A. The name of the **Applicant** is: Pedro Lopes (260 Landham LLC)
- B. The Applicant has filed a Request for Determination of Applicability with the Sudbury Conservation Commission seeking permission to work in an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) under the Town of Sudbury Wetlands Administrative Bylaw.
- C. The **address** of the lot where the activity is proposed: 260 Landham Rd, Sudbury MA
- D. The **proposed activity** is:  
Installation of sonotubes, removal of two trees, removal of brick pavers, removal of shrubs, removal of chainlink fence, adding new lawn over removed items, planting new flowers, decommissioning of existing septic plans. See more detailed description in MDEP ATT1.
- E. A **Public Meeting** regarding this application will be held on:  
**Monday, 12/29/2025 at 7:00 PM.**
- F. **Public Participation will be via Virtual Means Only** - On March 28, 2025, Governor Healey 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/98803339162>
- **From your phone:** 978-639-3366
- **Meeting ID:** 98803339162

H Copies of the application may be examined by visiting this Website:  
<https://sudbury.ma.us/conservationcommission/meetings/>

I. Copies of the application may be obtained from either the Applicant, or the Applicant's representative Pedro Lopes, by calling this telephone number: 774-615-9635 between the hours of 9am-5pm

Note: Public Meeting 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).