



**NOTICE OF PUBLIC MEETING
SUDBURY 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.

SUDBURY 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

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:
Pedro Lopes
First Name Lopes Last Name
115 Stonybrook Rd
Address
Framingham MA 01702
City/Town State Zip Code
774-615-9635 lopesconstructiongroup@gmail.com
Phone Number Email Address
2. Property Owner (if different from Applicant):
260 Landham LLC
First Name Landham Last Name
115 Stonybrook Rd
Address
Framingham MA 01702
City/Town State Zip Code
774-615-9635 lopesconstructiongroup@gmail.com
Phone Number Email Address (if known)
3. Representative (if any)
First Name Landham 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):
260 Landham Rd Sudbury
Street Address City/Town
42.35890 -71.40166
Latitude (Decimal Degrees Format with 5 digits after decimal Longitude (Decimal Degrees Format with 5 digits after
e.g. XX.XXXXX) decimal e.g. -XX.XXXXX)
K10 0011
Assessors' Map Number 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 12/10/2025
Title Date
Title Date

How to find Latitude
and Longitude

and how to convert
to decimal degrees



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Municipality

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

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).

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 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.

Recho C Lopez
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.



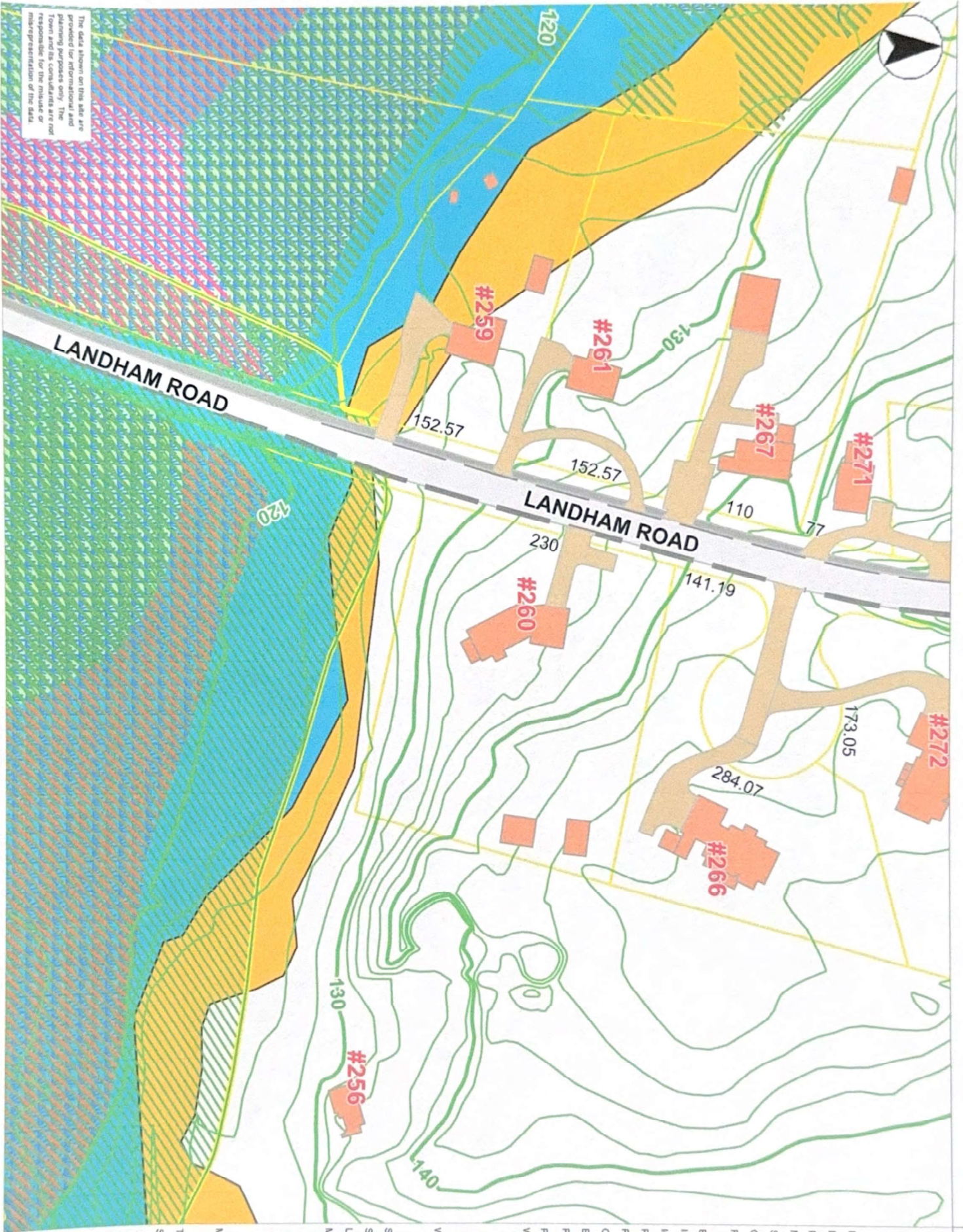
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 150 300 ft

Printed on 12/10/2025 at 01:13 PM



Buffer Zone
Plan
Drawn by Pedro
12/10/25 Pedro Lopez



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.

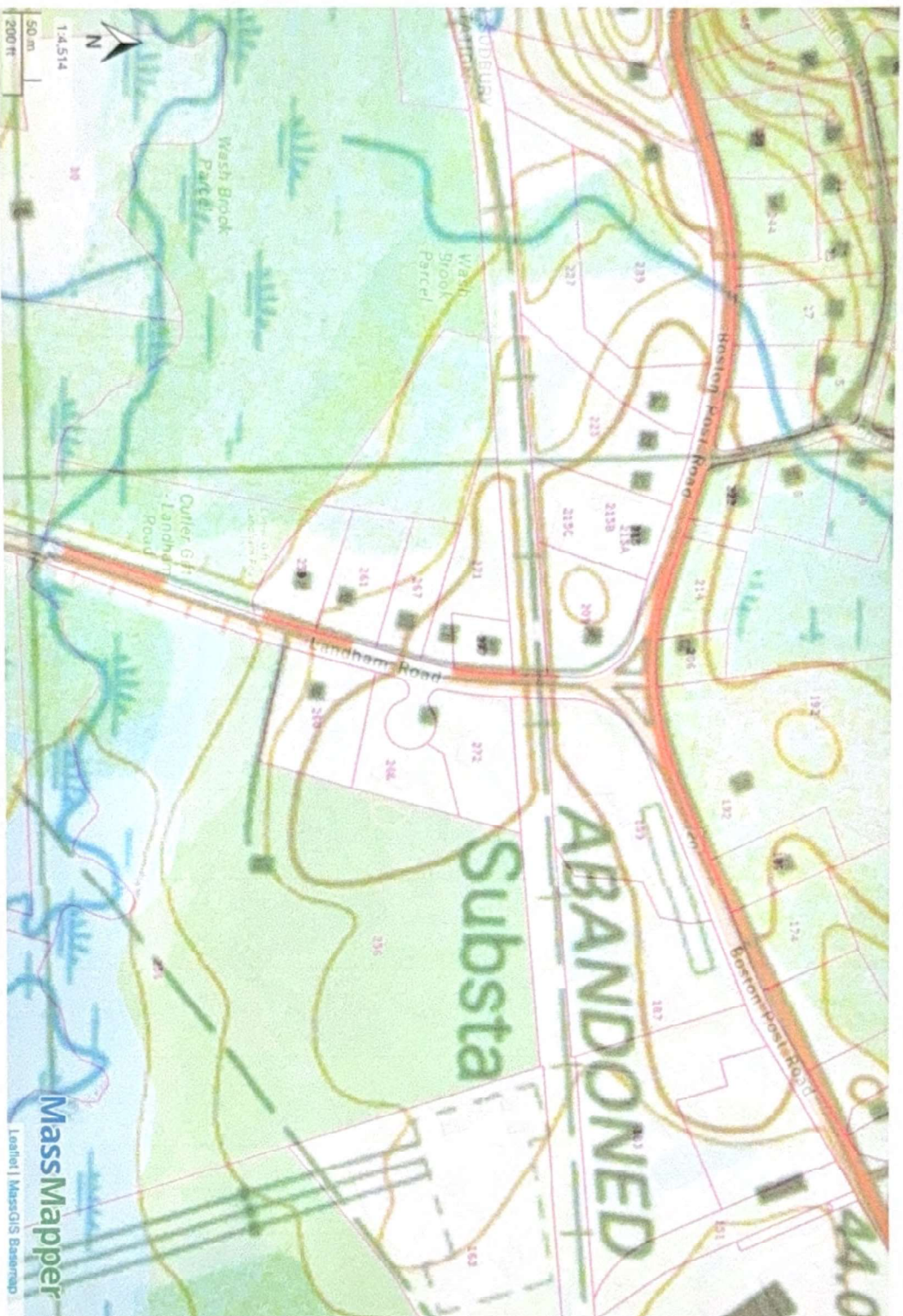
0 150 300 ft

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



- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Cutbs
- Roads
- Paved Roads
- Unpaved Roads
- Buildings
- Index Contours
- Intermediate Contours
- Parcels with Orthos
- Parcels
- Certified Vernal Pools
- Estimated Habitats of R
- Potential Vernal Pools -
- Priority Habitats of Rare
- Wetlands Town 2008
- Open Water
- Deep Marsh
- Shallow Marsh/M
- Bog
- Shrub Swamp
- Wooded Swamp I
- Wooded Swamp I
- Wetlands DEP 1/2008
- Marine Bog
- Wooded Marsh
- Open Water
- Reservoir (with P
- Stream/CIR
- Stream/CIR
- Stream/CIR
- MA FEMA Q3 Flood Zo
- A
- AE
- AH
- AO
- V
- VE
- ANI
- AS00
- UNDES
- MA Highways
- US Highway
- Numbered Route
- Town Boundary
- Streets - ship

zoomed out usgs



USGS Topographic Maps
Property Tax Parcels

1:2,251

30 m

100 ft

N

213C

231

267

263

239

264

272

265

274

Landham Road

Cutter Gilt

Landham Road

Great Meadows National Wildlife Refuge

Subst

MassMapper

Leaflet | Mapbox

12.251

30 m

100 ft

N

213C

201

207

263

264

272

274

Landham Road

Cutter Gilt

Landham Road

Great Meadows National Wildlife Refuge

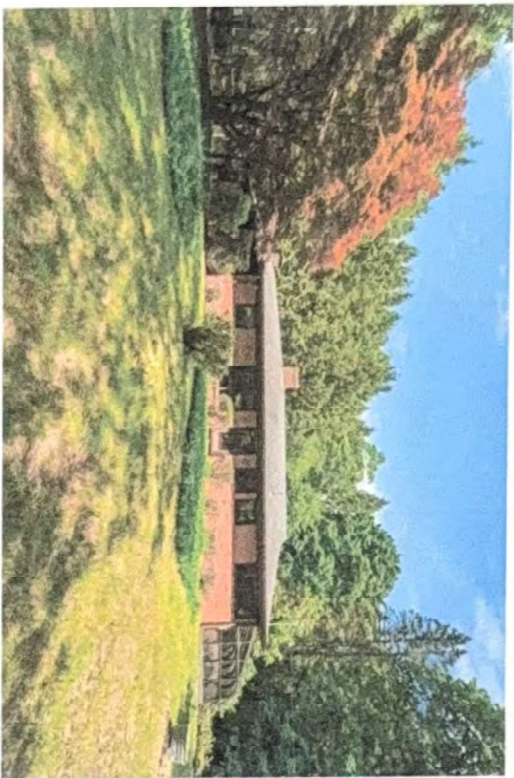
MassMapper

Subst

See foundation plans for Sonotube spec/locations

HOUSE EXPANSION - SECOND FLOOR ADDITION

260 LANDHAM RD, SUDBURY, MA 01776

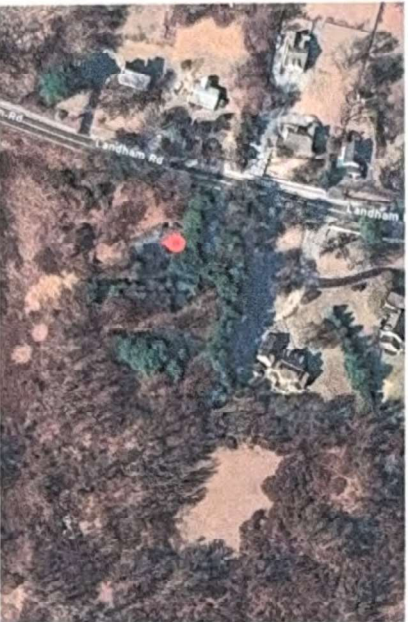


EXISTING HOUSE.



PROPOSED HOUSE.

AERIAL VIEW



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 MASSACHUSETTS STATE BUILDING CODE (IRC 2021, 780 CMR 6TH EDITION) AND OTHER APPLICABLE CODES.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
4. DIMENSIONS ARE NOT GUARANTEED. THE CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERSON 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 3,000 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.



PROJECT NAME
INTERIOR RENOVATION / 2ND FL. ADDITION
260 LANDHAM RD, SUDBURY, MA 01776

CLIENT

PEDRO LOPES

PROJECT TEAM

Designer
Nathan Lopes
687-888-1218

Engineer
Nathan R. Hayward
687-313-6212

| No. | Designer | Date |
|-----|-----------------|------------|
| 01 | Nathan R. Lopes | 11/19/2023 |

DRAWING INFORMATION



November 14, 2023

DATE OF ISSUE

Issued for permit

DESCRIPTION

AS INDICATED

SCALE

DRAWN BY

PROJECT #

FILE NAME

Revisions

| NO. | Revised By | Date |
|-----|-------------------|------------|
| 01 | Revised 01 | 11/19/2023 |
| 02 | Revised 02 | 11/19/2023 |
| 03 | Issued for Permit | 11/19/2023 |

DRAWING TITLE

COVER PAGE.

DRAWING NUMBER

A-100



RISE DESIGN & CO.

PROJECT NAME
KITCHEN RENOVATION / 2ND FL. ADDITION
280 LINDSEY RD. BUCKINGHAM, MA 01775

CLIENT
PEDRO LOPES

PROJECT TEAM
Designer: Duarte
Architect: N. & L. Hammond
857.868.1216 857.312.0211

| No. | Description | Unit |
|-----|-------------------|------|
| 00 | Issues for Permit | - |

DRAWING INFORMATION



September 14, 2025
DATE OF ISSUE
Issued for permit.
DESCRIPTION
AS NOTICED.
SCALE
DRAWN BY
PROJECT #
FILE NAME

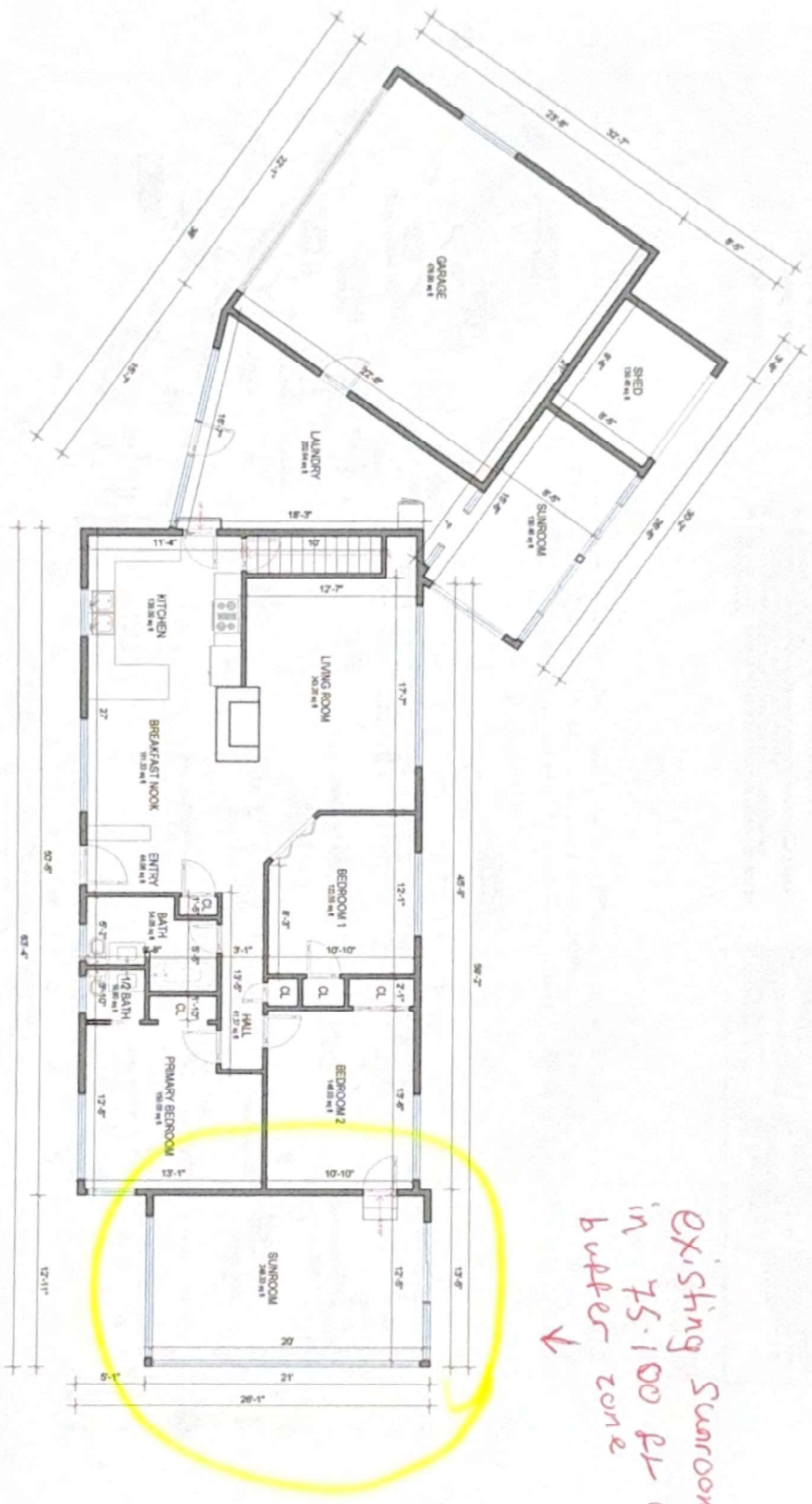
Revisions

| | | |
|----|------------------|------------|
| 00 | Proposed 00 | 08/25/2025 |
| 01 | Proposed 01 | 10/10/2025 |
| 02 | Proposed 02 | 11/10/2025 |
| 03 | Issue for permit | 11/14/2025 |
| | | |
| | | |
| | | |
| | | |

DRAWING TITLE
EXISTING FLOOR
PLANS.

DRAWING NUMBER

A-102



1
1/4" = 1'0"

EXISTING FIRST FLOOR PLAN

LEGEND
EXISTING WALL

LEGEND

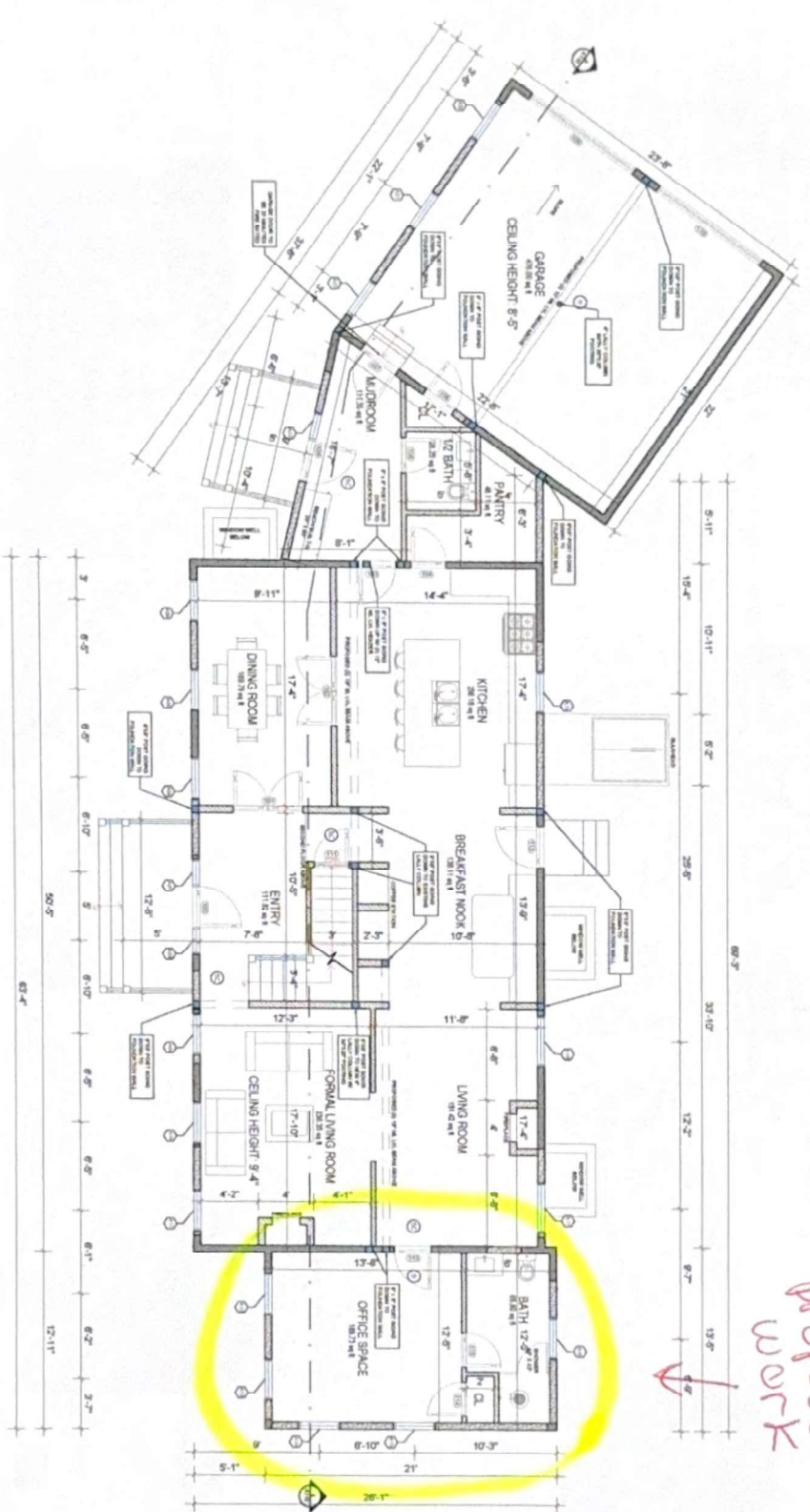
- EXISTING WALL
- NEW 2X4 WALL CONSTRUCTION
- NEW 2X6 WALL CONSTRUCTION
- SMOKE/ CARBON DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR

DRAWING NOTES

1. ALL ROOMS TO BE REMODELED AND/OR CONSTRUCTED
2. ALL ROOMS TO BE REMODELED AND/OR CONSTRUCTED
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4. ALL ROOMS TO BE REMODELED AND/OR CONSTRUCTED
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8. ALL ROOMS TO BE REMODELED AND/OR CONSTRUCTED
9. ALL ROOMS TO BE REMODELED AND/OR CONSTRUCTED
10. ALL ROOMS TO BE REMODELED AND/OR CONSTRUCTED

| EXISTING WALL | NEW 2X4 WALL CONSTRUCTION | NEW 2X6 WALL CONSTRUCTION |
|---------------|---------------------------|---------------------------|
| EXISTING WALL | NEW 2X4 WALL CONSTRUCTION | NEW 2X6 WALL CONSTRUCTION |
| EXISTING WALL | NEW 2X4 WALL CONSTRUCTION | NEW 2X6 WALL CONSTRUCTION |
| EXISTING WALL | NEW 2X4 WALL CONSTRUCTION | NEW 2X6 WALL CONSTRUCTION |
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| EXISTING WALL | NEW 2X4 WALL CONSTRUCTION | NEW 2X6 WALL CONSTRUCTION |
| EXISTING WALL | NEW 2X4 WALL CONSTRUCTION | NEW 2X6 WALL CONSTRUCTION |

proposed work



PROPOSED FIRST FLOOR PLAN

1/4" = 10'

PROPOSED FLOOR PLANS.

A-107

PROPOSED FLOOR PLANS.

A-107



RISE DESIGN & CO

PROJECT NAME
INTERIOR RENOVATION AND FL ADDITION
280 LAMAR RD SUITE 100, SA 91716

CLIENT
PEDRO LOPES

PROJECT TEAM
Designer: Nathan R. Hartmann
607.313.2612

| No. | Description | Cost |
|-----|---------------------|------|
| 300 | Interior Renovation | - |



DRAWING INFORMATION

Drawn by: J. L. Jones
Date of Issue: 10/19/2025
Issued for: Permit

Description: Interior Renovation
Scale: As Indicated
Drawn by: J. L. Jones

PROJECT #
P.L. NAME

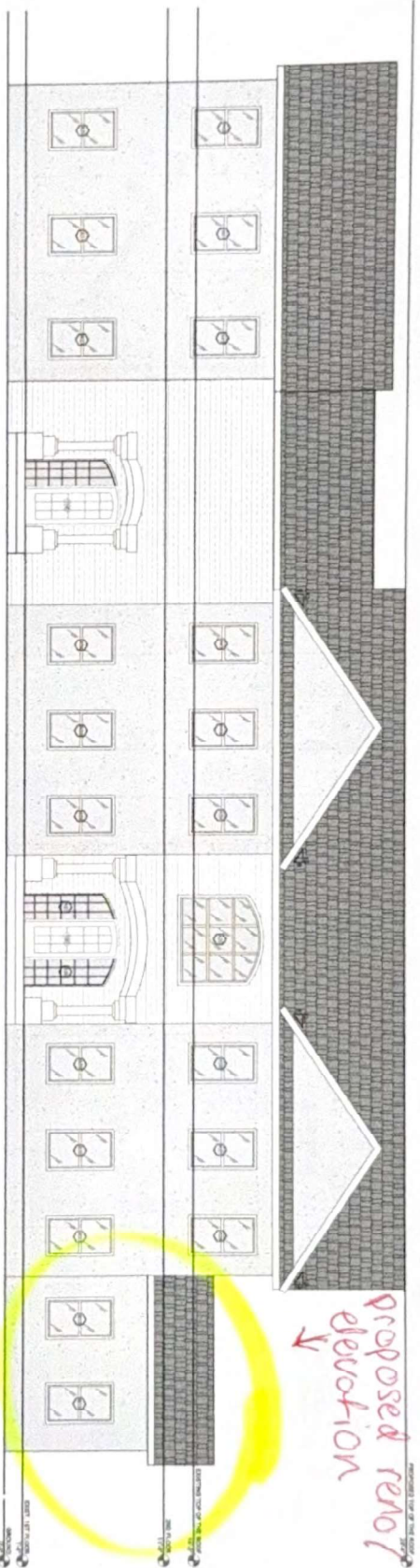
| Rev | Description | Date |
|-----|------------------|------------|
| 01 | Proposed 01 | 10/19/2025 |
| 02 | Proposed 02 | 11/14/2025 |
| 03 | Issue for Permit | 11/14/2025 |

DRAWING TITLE
PROPOSED
ELEVATION VIEWS.

DRAWING NUMBER

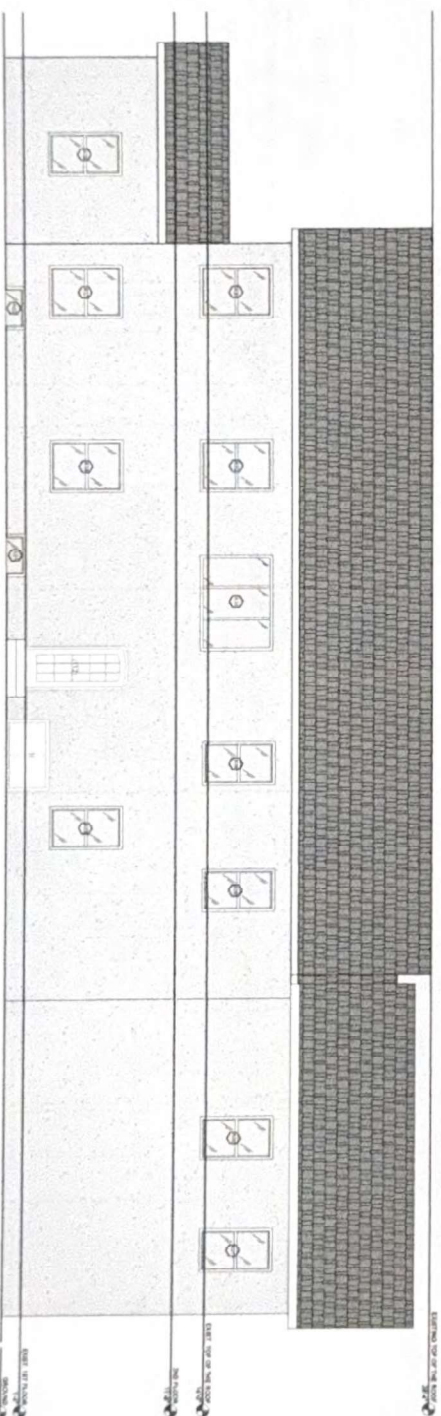
A-109

*proposed reno
elevation*



PROPOSED FRONT VIEW ELEVATION

1
1/4" = 1'0"



PROPOSED REAR VIEW ELEVATION

2
1/4" = 1'0"

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).