

**NOTICE OF PUBLIC HEARING
SUDBURY CONSERVATION COMMISSION
Monday, April 6, 2026 at 7:00 PM
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to construct an addition, porch, and deck, relocate the shed, and replace a septic system within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 33 Douglas Drive, Sudbury, MA. Joao Bitencourt, Applicant. The hearing will be held on Monday, April 6, 2026 at 7:00 pm, via remote participation.

Please see the Conservation Commission web page for further information.

<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-april-6-2026/>

SUDBURY CONSERVATION COMMISSION
3/20/2026

Stamski and McNary, Inc.

Engineering - Planning – Surveying

1000 Main Street Acton, MA 01720 (978) 263-8585

www.stamskiandmcnary.com

Notice of Intent

Under the Massachusetts Wetland Protection Act,
M.G.L. c. 131, s. 40 &
The Sudbury Wetlands Bylaw & Regulations

for

**33 Douglas Drive
Sudbury, MA 01776
Map K05, Parcel 0028**

Owner/Applicant: João Bitencourt
33 Douglas Drive
Sudbury, MA 01776

Date: March 10, 2026

SM-7879

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 - *FEMA Flood Map*
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 - Sewage Disposal Plan
By Stamski and McNary, Inc.,

Narrative

Project Narrative

Project Description:

The proposed project consists of the construction of an addition to the existing single-family dwelling and the replacement of the existing septic system within the 100-foot buffer zone of Bordering Vegetated Wetland (BVW)

According to assessor records, the existing single-family dwelling was constructed in approximately 1960, which predates the Massachusetts Wetlands Protection Act and associated regulations.

The proposed work includes a modest addition to the existing house and the upgrade and replacement of the existing septic system to meet current Board of Health and Title 5 requirements. All work will occur within previously developed residential areas of the lot and will be conducted in accordance with applicable wetland protection regulations and best management practices to minimize impacts on adjacent resource areas.

Existing Conditions:

The site is a 0.79± acre residential lot developed with a single-family dwelling located in Sudbury, Massachusetts. Existing site features include a swimming pool, garden area, shed, retaining walls, fence, gravel driveway, and a concrete walkway leading to the dwelling. The property is served by an existing cesspool system. Vegetation on the property consists primarily of maintained lawn areas with limited landscape garden areas associated with the dwelling and pool.

Resource Area Descriptions:

There is a Bordering Vegetated Wetland (BVW) located along a large western portion of the lot. The BVW was delineated by B&C Associates in August 2025.

Massachusetts Endangered Species Act Review:

The site is not located in an area subject to MESA review.

Compliance with General Performance Standards for BVW 310 CMR 10.55:

The General Performance Standards for a Bordering Vegetated Wetland have been met since the proposed activity does not involve removing, filling, dredging, or altering of a BVW or bank.

Compliance with Town of Sudbury Article XXII Wetlands Administration and Wetlands Administration Bylaw Regulations:

The proposed activity is necessary to improve the existing residential structure and replace the existing cesspool with a new septic system that meets current health and environmental standards. The existing dwelling predates the Massachusetts Wetlands Protection Act and associated regulations.

The proposed addition and septic system replacement will occur within previously developed areas of the lot and will not result in alteration of the adjacent Bordering Vegetated Wetland (BVW). Disturbance will be minimal and temporary, and appropriate erosion and sedimentation controls will be installed between the work area and the resource area during construction. The project is consistent with the intent of Article XXII of the Town of Sudbury Wetlands Administration Bylaw as administered by the Sudbury Conservation Commission.

Summary:

The project has been designed to meet the performance standards of the Town of Sudbury Article XXII Wetlands Administration and Wetlands Administration Bylaw Regulations. Erosion controls have been proposed to protect the resource areas during construction.

WPA Form 3 (Notice of Intent)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sudbury

City/Town

Important:

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



Note:

Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

33 Douglas Drive

a. Street Address

Sudbury

b. City/Town

01776

c. Zip Code

Latitude and Longitude:

42° 21' 52.6" N

d. Latitude

71° 26' 47.2" W

e. Longitude

Map K05

f. Assessors Map/Plat Number

Parcel 0028

g. Parcel /Lot Number

2. Applicant:

Joao

a. First Name

Bitencourt

b. Last Name

c. Organization

33 Douglas Drive

d. Street Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

781-367-8499

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Daniel

a. First Name

Carr

b. Last Name

Stamski and McNary, Inc.

c. Company

1000 Main Street

d. Street Address

Acton

e. City/Town

MA

f. State

01720

g. Zip Code

(978) 263-8585

h. Phone Number

(978) 263-9883

i. Fax Number

djc@stamskiandmcnary.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$110

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50 + (\$100 bylaw fee)

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
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A. General Information (continued)

6. General Project Description:
See Project Narrative attached.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

South Middlesex

a. County

73838

c. Book

b. Certificate # (if registered land)

412

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

_____	_____	_____
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

- August 1, 2021
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

- 1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage

- 2. Assessor's Map or right-of-way plan of site

- 2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Sewage Disposal Plan	
a. Plan Title	
Stanski and McNary, Inc.	George Dimakarakos, P.E.
b. Prepared By	c. Signed and Stamped by
	1"=20'
d. Final Revision Date	e. Scale
f. Additional Plan or Document Title	g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2167, 2168, 2164	3/11/26
2. Municipal Check Number	3. Check date
2166	3/11/26
4. State Check Number	5. Check date
JBF Companies INC	
6. Payor name on check: First Name	7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Sudbury

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant		2. Date	03/11/2026
3. Signature of Property Owner (if different)		4. Date	03/11/2026
5. Signature of Representative (if any)		6. Date	03/11/2026

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

33 Douglas Drive
 a. Street Address
 Sudbury
 b. City/Town
 \$42.50
 d. Fee amount

2. Applicant Mailing Address:

Joao
 a. First Name
 Bitencourt
 b. Last Name
 c. Organization
 33 Douglas Drive
 d. Mailing Address
 Sudbury MA 01776
 e. City/Town f. State g. Zip Code
 781-367-8499
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

a. First Name b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
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NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1) work on single family lot.	1	\$110	\$110
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$110

Step 6/Fee Payments:

Total Project Fee:	\$110
State share of filing Fee:	\$42.50
City/Town share of filing Fee:	\$67.50+ \$100 bylaw fee
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

 Department of Environmental Protection
 Box 4062
 Boston, MA 02211
 - b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.
- To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Certified Abutters List / Affidavit of Services / Notification to Abutters

Certified 100" Abutters
33 Douglas Dr Sudbury

3/9/2026



Cynthia Gerry Assessors Office

abutters_id_field	abutters_owner1	abutters_owner2	owner_address	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_parcel_address
K05-0028	GOULART FRANCISCA		33 DOUGLAS DR	SUDBURY	MA	01776	73838-412	33 DOUGLAS DR
K05-0104	HOLMES BRUCE H	ALVANOS LEAH M	23 DOUGLAS DRIVE	SUDBURY	MA	01776	34065-359	23 DOUGLAS DR
K05-0109	GOULART FRANCISCA		33 DOUGLAS DR	SUDBURY	MA	01776	73838-412	0 DOUGLAS DR
K05-0182	IODICE MICHAEL J &	WESSELS JENNA L	61 HICKORY RD	SUDBURY	MA	01776	75344-250	61 HICKORY RD
K05-0183	WANG WEI & LI NA		55 HICKORY RD	SUDBURY	MA	01776	82882-127	55 HICKORY RD
K05-0185	LUND BRIANA		69 STONE RD	SUDBURY	MA	01776	61407-246	69 STONE RD
K05-0186	ZABAVNOV VADIM &	SOLOVYEVA EKATERINA	63 STONE RD	SUDBURY	MA	01776	64296-69	63 STONE RD

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and Sudbury Wetland Bylaw

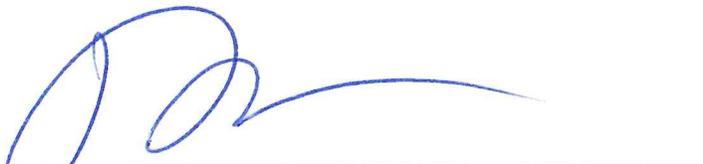
(To be submitted to the Massachusetts Department of Environmental Protection

and the Conservation Commission when filing a Notice of Intent)

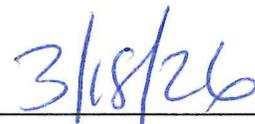
I, Debbi-Ann Sebastian, hereby certify under the pains and penalties of perjury that on March 18, 2026. I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by Joao Bitencourt with the Sudbury Conservation Commission on March 18, 2026 for the property located at 33 Douglas Drive, Sudbury, MA 01776; Map K05, Parcel 0028.

The form of notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.



Name (Applicant or Applicant Representative)



Date

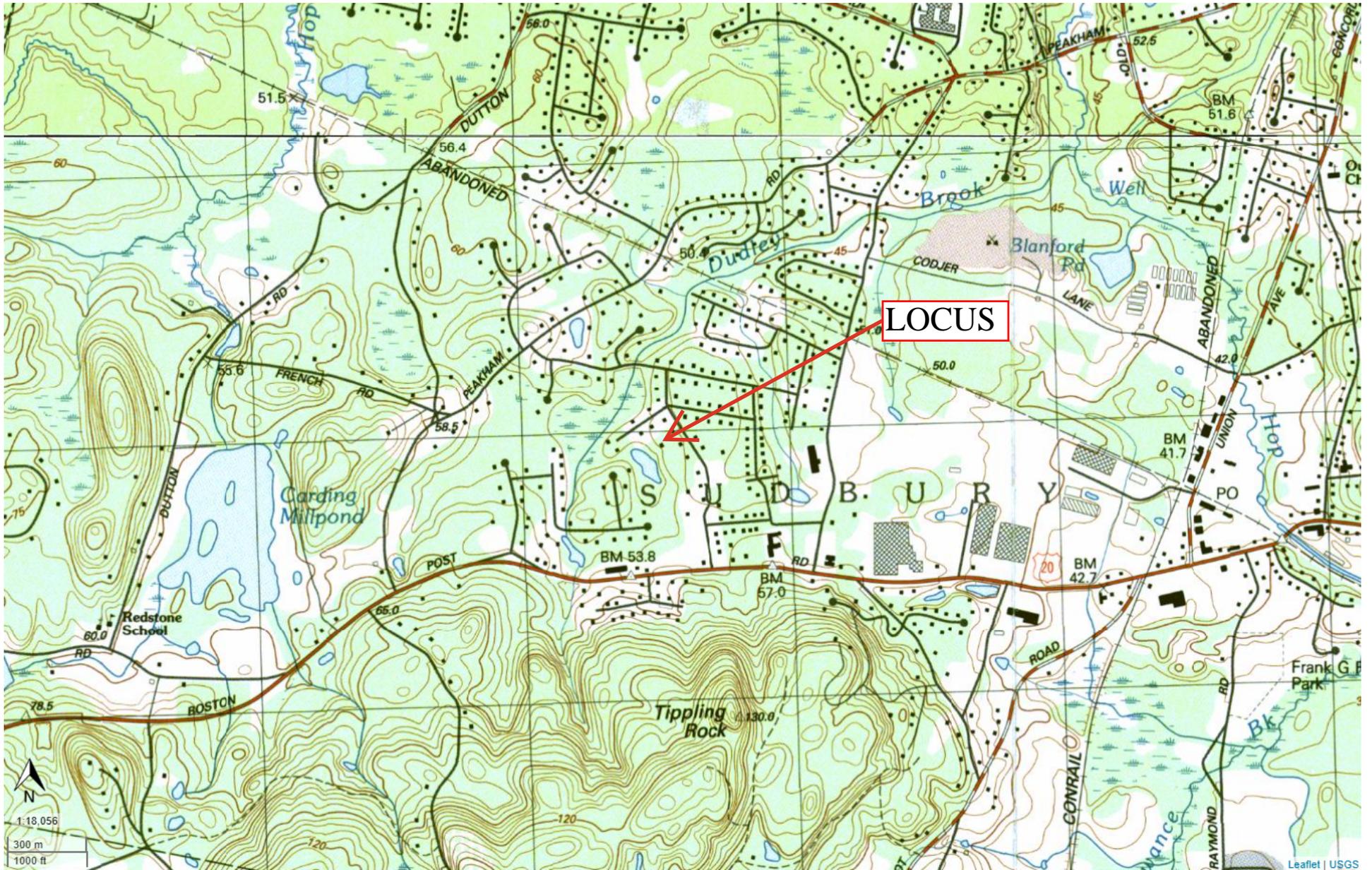
Notification to Abutters
Under the Massachusetts Wetlands Protection Act
and the Sudbury Wetlands Administrative Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131,
Section 40, you are hereby notified of the following:

- A. The name of the **Applicant** is Joao Bitencourt
- B. The Applicant has filed a Notice of Intent with the Sudbury Conservation Commission seeking permission to work in an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) under the Massachusetts Wetlands Protection Act (General Laws Chapter 131, Sec.40) and the Town of Sudbury Wetlands Administrative Bylaw.
- C. The **address** of the lot where the activity is proposed: 33 Douglas Drive, Sudbury, MA 01776
- D. The **proposed activity** is:
The project proposes a small house addition and septic replacement within previously developed areas, including the 100-foot buffer of the Bordering Vegetated Wetland and adjacent upland. Work will comply with the Massachusetts Wetlands Protection Act and Sudbury Wetlands Bylaw.
- E. A **Public Hearing** regarding this Notice of Intent will be held on:
Monday, 04/06/2026 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 Hearing via Remote Participation:**
- From your computer, smart phone or tablet:
- **Join URL:** <https://zoom.us/j/98803339162>
 - **From your phone:** 978-639-3366 or 470-250-9358
 - **Meeting ID:** 988 0333 9162
- H Copies of the Notice of Intent may be examined by visiting this Website:
<https://sudbury.ma.us/conservationcommission/meetings/>
- I. Copies of the Notice of Intent may be obtained from either the Applicant, or the Applicant’s representative Daniel Carr, by calling this telephone number:
978-263-8585 between the hours of 8:00 AM - 4:00 PM

Note: Public Hearing 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).

U.S.G.S. Locus Map

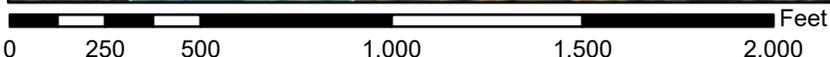


FEMA Flood Map

National Flood Hazard Layer FIRMette



71°27'5"W 42°22'6"N



1:6,000

71°26'28"W 42°21'40"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

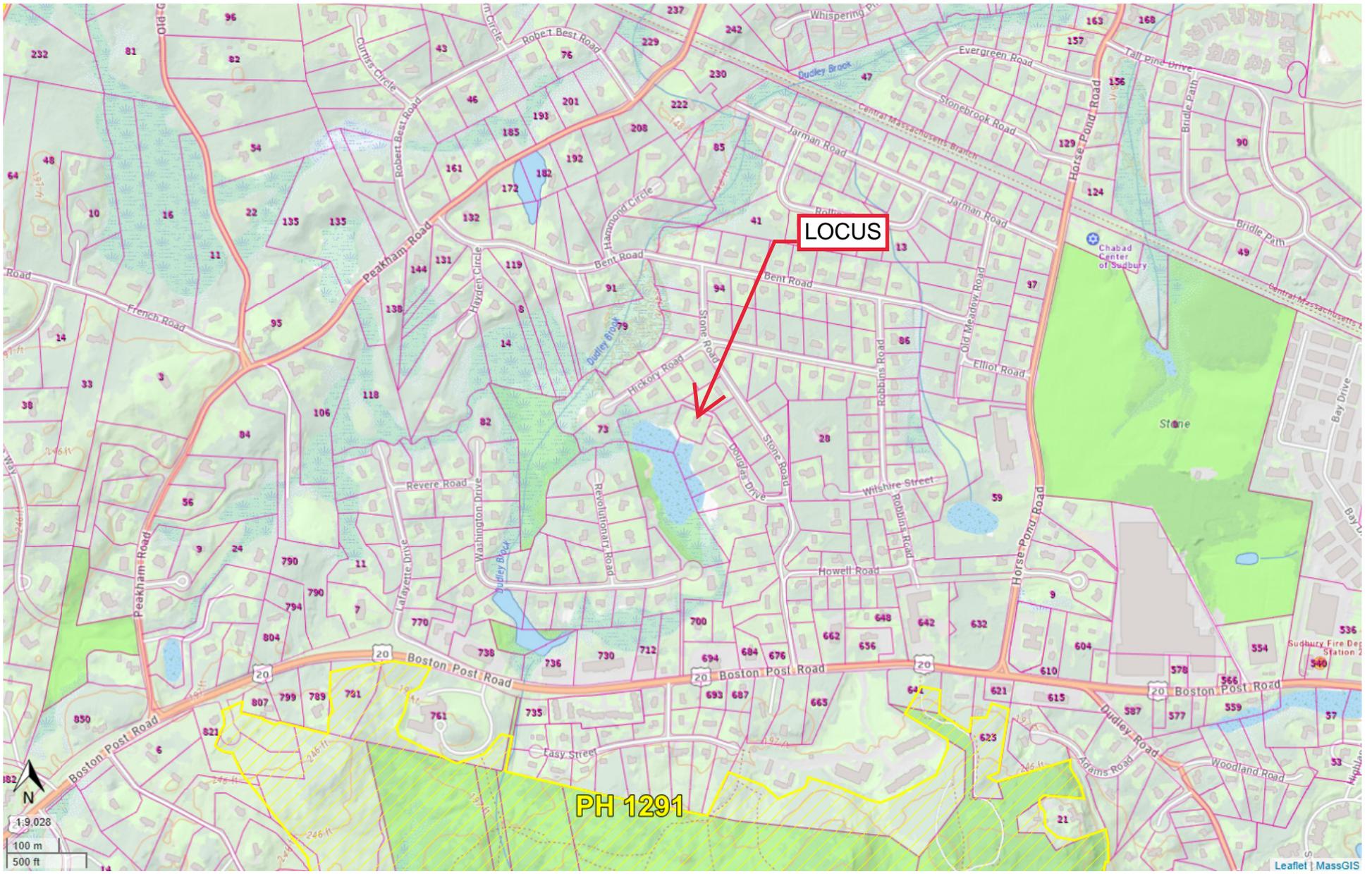


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/3/2025 at 9:29 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

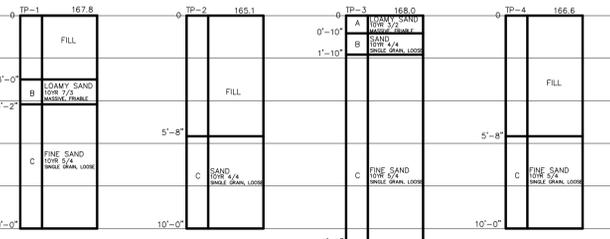
Massachusetts Natural Heritage Atlas
15th Edition, Effective: August 1, 2021



Sewage Disposal Plan

TEST PIT DATA:

DATE OF TESTING: 8/13/2025
 TEST BY: STAMSKI AND McNARY, INC.
 CERT. SOIL EVAL.: ROBERT MELVIN, SE-14586
 WITNESSED BY: SHAUN JEFFERY



NO REFUSAL, NO MOTTLING OBS., NO C.W. OBS., E.S.H.W.T. > 10'-0" (157.8)
 NO REFUSAL, NO MOTTLING OBS., NO C.W. OBS., E.S.H.W.T. > 10'-0" (155.1)
 NO REFUSAL, NO MOTTLING OBS., NO C.W. OBS., E.S.H.W.T. > 10'-8" (157.3)
 NO REFUSAL, NO MOTTLING OBS., NO C.W. OBS., E.S.H.W.T. > 10'-0" (156.6)

PERC. TEST DATA:

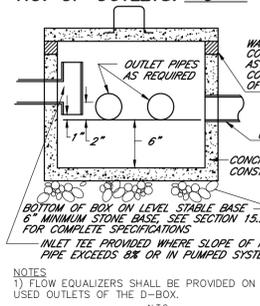
DATE OF TESTING: 8/13/2025
 TEST BY: STAMSKI AND McNARY, INC.
 CERT. SOIL EVAL.: ROBERT MELVIN, SE-14586
 WITNESSED BY: SHAUN JEFFERY

PT-A
 DEPTH OF TEST: 60"
 RATE: <2 MPI

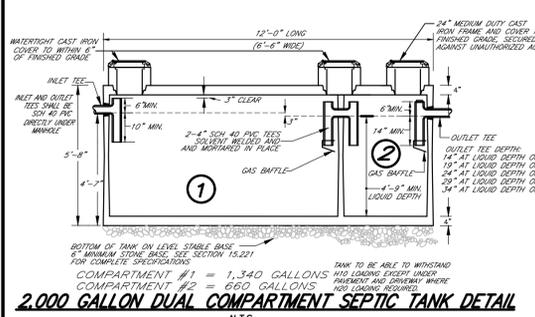
PT-B
 DEPTH OF TEST: 18"
 RATE: <2 MPI

D. BOX DETAIL:

TO CONFORM TO TITLE 5 REQUIREMENTS
 NO. OF OUTLETS: 6



NOTES:
 1) FLOW EQUALIZERS SHALL BE PROVIDED ON ALL USED OUTLETS OF THE D-BOX.
 N.T.S.

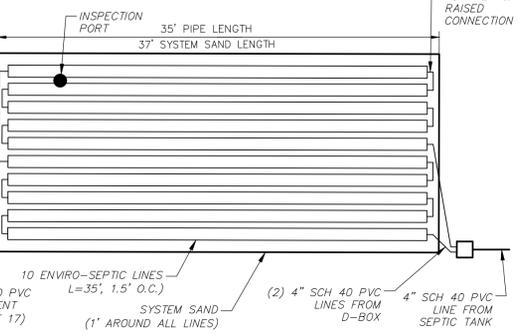


2,000 GALLON DUAL COMPARTMENT SEPTIC TANK DETAIL

TANK SHALL CONFORM TO TITLE 5 REQUIREMENTS. AS MANUFACTURED BY SHEA CONCRETE OR APPROVED EQUAL

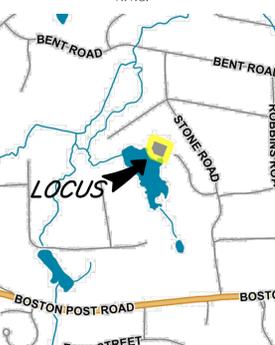
SOIL ABSORPTION SYSTEM:

PRESBY ADVANCED ENVIRO-SEPTIC LEACHING SYSTEM



10 ENVIRO-SEPTIC LINES - L=35'; 1.5' O.C.
 4" SCH 40 PVC TO LOW VENT (SEE NOTE 17)
 (2) 4" SCH 40 PVC LINES FROM D-BOX
 4" SCH 40 PVC LINE FROM SEPTIC TANK

LOCUS PLAN:



NOTES:

- THIS PLAN IS FOR THE DESIGN AND CONSTRUCTION OF A SEWAGE DISPOSAL FACILITY ONLY.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO TITLE 5 AND THE SUDBURY BOARD OF HEALTH REGULATIONS.
- IF ALTERATIONS (REMOVAL OF VEGETATION, GRADING, EXCAVATIONS, ETC.) ARE TO BE MADE WITHIN 100 FT OF WETLAND AREAS (PONDS, BROOKS, SWAMPS, ETC.) A REQUEST FOR DETERMINATION OF APPLICABILITY OF THE WETLANDS PROTECTION ACT (c131 s40A) SHOULD BE FILED WITH THE TOWN'S CONSERVATION COMMISSION. THE FILING OF A NOTICE OF INTENT MAY BE REQUIRED AND LOCAL BYLAWS MAY APPLY.
- ACCEPTABLE MATERIAL SPECIFICATIONS FOR DISTRIBUTION LINES: PVC-SCHEDULE 40 (ASTM D 1785 & D 2665), SDR 35, ASTM D 3034, ABS-SCHEDULE 40 (ASTM F 628), HDPE-SHALL MEET OR EXCEED ASTM F 810 FOR SMOOTH WALL POLYETHYLENE PIPE FOR USE IN DRAINAGE AND WASTE DISPOSAL FIELDS. SCHEDULE 40 PVC SHALL BE USED IN AREAS SUBJECT TO VEHICULAR TRAFFIC.
- UNLESS OTHERWISE SHOWN, THERE ARE NO KNOWN WELLS WITHIN 200' OF THE PROPOSED SEWAGE DISPOSAL SYSTEM.
- ALL TOP, SUBSOIL, FILL, BOULDERS, AND OTHER MATERIALS UNDER THE PROPOSED LEACHING AREA SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL ACCORDING TO TITLE 5 SECTION 15.255 "CONSTRUCTION IN FILL" A 5" OVER DIG AROUND THE SYSTEM SAND IS NOT REQUIRED AS SPECIFIED IN MODIFIED AND GENERAL USE CERTIFICATION FOR PRESBY ADVANCED ENVIRO-SEPTIC, SPECIAL CONDITION 6.
- PER TITLE 5 REQUIREMENTS, THE DESIGN ENGINEER IS REQUIRED TO INSPECT CONSTRUCTION OF THE SEPTIC SYSTEM AND CERTIFY THAT THE SYSTEM IS CONSTRUCTED ACCORDING TO THE PLANS, LOCAL REGULATIONS, AND TITLE 5. IN MOST INSTANCES THE DESIGN ENGINEER IS ALSO REQUIRED TO PREPARE AN "AS-BUILT" PLAN, UNLESS OTHERWISE SPECIFICALLY STATED IN WRITING BETWEEN OWNER AND THE INSTALLER. THE INSTALLER SHALL BE RESPONSIBLE FOR COORDINATING INSPECTIONS WITH THE DESIGN ENGINEER AND PAY FOR THESE SERVICES. NOTIFYING THE DESIGN ENGINEER DOES NOT RELIEVE THE OWNER OR INSTALLER FROM THE RESPONSIBILITY OF HAVING THE REQUIRED INSPECTIONS ETC. BY THE BOARD OF HEALTH.
- FINISHED GRADE OVER THE LEACHING AREA SHALL HAVE A MINIMUM SLOPE OF 2%.
- THE FIRST TWO FOOT SECTIONS OF PIPE FROM THE D. BOX SHALL BE SET LEVEL.
- THE SYSTEM SHALL BE STAKED AND THE BENCHMARK SET IN THE FIELD BY THE DESIGN ENGINEER.
- ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, OR PAVEMENT RESTORATION OR REPAIR. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. D.I.G. SAFE TELE. NO.: 1-888-344-7233.
- THIS SEPTIC SYSTEM IS NOT DESIGNED FOR A GARBAGE GRINDER.
- ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO BE LOCATED ONCE BURIED.
- ALL DISTURBED SURFACES SHALL BE RESTORED WITH 4" OF LOAM AND SEED.
- THE PRESBY ADVANCED ENVIRO-SEPTIC LEACHING SYSTEM HAS BEEN CERTIFIED FOR GENERAL USE; THIS SYSTEM SHALL BE INSTALLED AND OPERATED IN COMPLIANCE WITH THE MODIFIED APPROVAL FOR GENERAL USE MODIFIED FEBRUARY 22, 2022, TRANSMITTAL NUMBER ACCL-21-CM-000073-APP. AS THE DESIGNER OF RECORD, WE HEREBY CERTIFY WE HAVE RECEIVED THE REQUIRED TRAINING AND THE PLAN IS IN ACCORDANCE WITH THE LATEST DEP 1/A APPROVAL.
- PRIOR TO PURCHASING ANY SYSTEM COMPONENTS, CONTRACTOR SHALL VERIFY EXISTING BUILDING INVERT. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER.
- FINAL VENT LOCATION SUBJECT TO OWNER'S APPROVAL.
- THE EXISTING SEPTIC TANK SHALL BE PUMPED DRY, BOTTOM RUPTURED AND BACKFILLED WITH CLEAN SAND IN ACCORDANCE WITH TITLE 5, SECTION 15.354 "ABANDONMENT OF SYSTEMS" OR DISPOSED OFFSITE. IF THE EXISTING LEACH FIELD IS ENCOUNTERED, SOIL SPOILS MAY BE PLACED AS GENERAL FILL WITH ONE FOOT OF COVER. THE REMAINDER OF THE LEACH FIELD MAY BE ABANDONED IN PLACE.
- THE ROOF VENT WILL FUNCTION AS THE HIGH VENT IF THERE ARE NO RESTRICTIONS, OR OTHER VENTS BETWEEN THE LOW VENT AND THE ROOF VENT. IF A RESTRICTION IS PLACED BETWEEN THE LOW VENT AND THE ROOF VENT, A HIGH VENT IS REQUIRED THROUGH AN UNUSED DISTRIBUTION BOX OUTLET. CONNECT DISTRIBUTION BOX TO UNUSED SEPTIC TANK INLET TO ALLOW BUILDING STACK TO ACT AS THE HIGH VENT. IF AN EFFLUENT FILTER IS USED IT MUST BE PROPERLY MAINTAINED TO ENSURE ADEQUATE AIR FLOW.
- NITROGEN LOADING CALCULATION:
 PER TITLE 5 REQUIREMENTS, NO SYSTEM SERVING NEW CONSTRUCTION SHALL EXCEED 440 GPD PER BUILDING ACRE LOT AREA (40,000 S.F.) FOR NITROGEN SENSITIVE AREAS.
 $440 \text{ GPD}/40,000 \text{ S.F.} \times 132,437 \text{ S.F.} = 1,456 \pm \text{ GPD ALLOWED}$
 $550 \text{ GPD PROPOSED} < 1,456 \pm \text{ GPD ALLOWED} \text{ O.K.}$

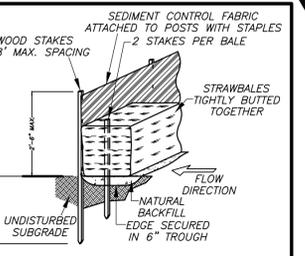
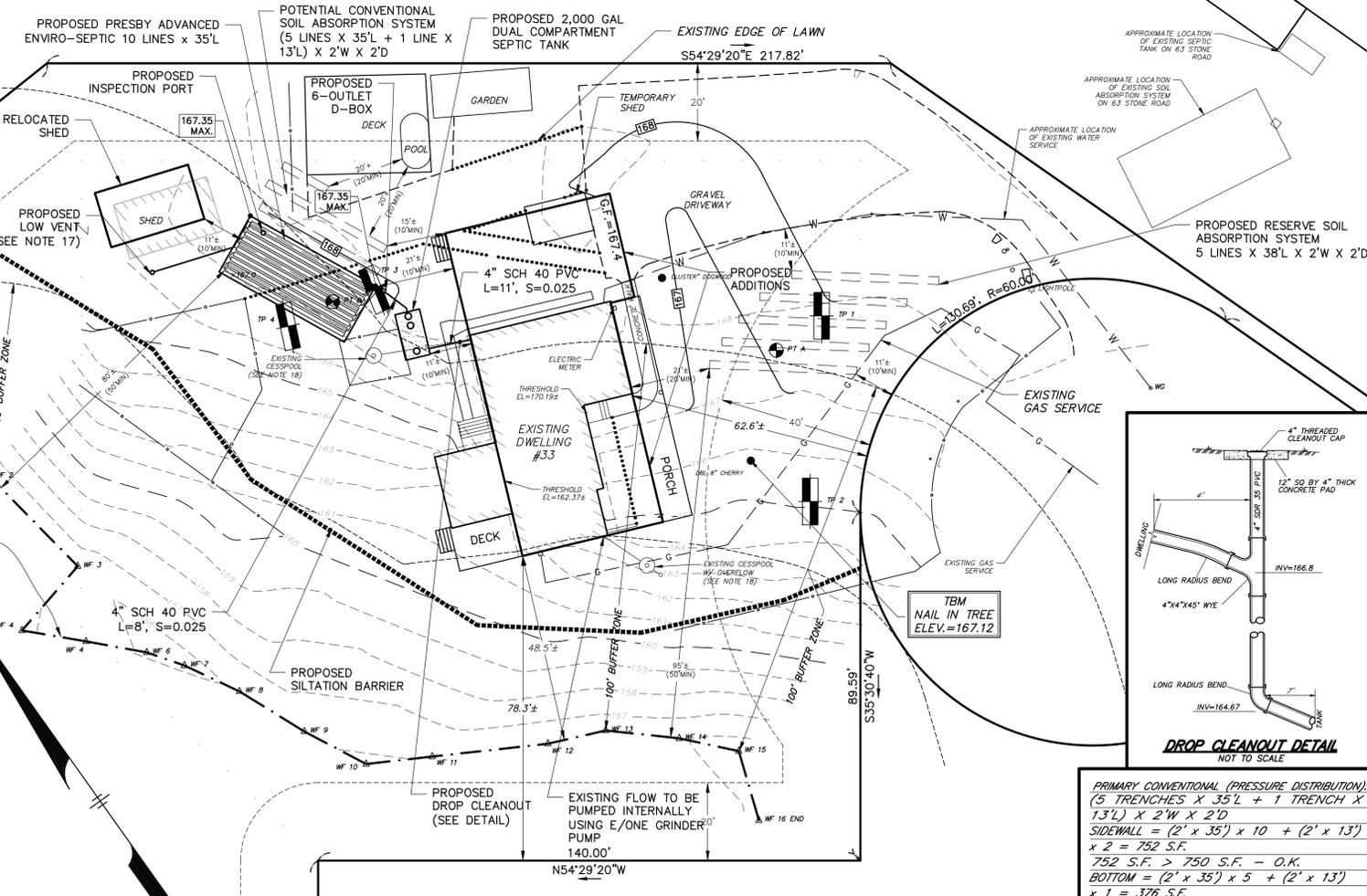
PLAN VIEW:

ZONING DISTRICT: RESIDENCE A
 GMPD ZONE II
 SCALE: 1"=20'

- LEGEND:**
- N/F NOW OR FORMERLY
 - TREE TREE LINE
 - UP TREE LINE
 - UTILITY POLE
 - EXISTING CONTOUR
 - EXISTING CONTOUR
 - LIGHTPOLE
 - WETLAND FLAG
 - SPOT ELEVATION
 - 99X9
 - WATER SERVICE (BURIED)
 - T.C. TOP OF CONCRETE
 - F.F. FIRST FLOOR
 - B.F. BASEMENT FLOOR
 - G.F. GARAGE FLOOR
 - TBR TO BE REMOVED
 - EDGE OF LAWN

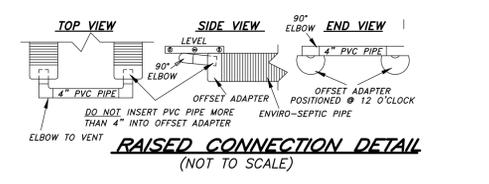
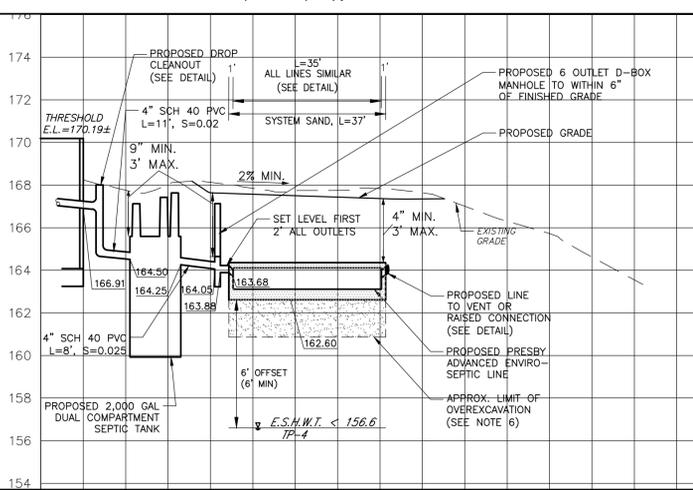
LOTS 2 & 1D
 132,437 S.F.±
 3,0403 AC.±

EDGE OF BORDERING VEGETATED WETLAND AS DELINEATED BY B&C ASSOCIATES, DELINEATION DATE: AUGUST 2025

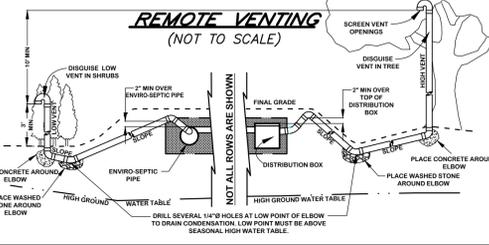


SILTATION BARRIER DETAIL
 N.T.S.

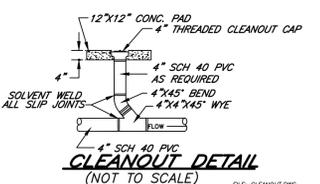
PROFILE: SCALE: 1"=20' H, 1"=4' V.



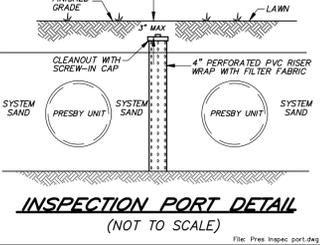
RAISED CONNECTION DETAIL
 (NOT TO SCALE)



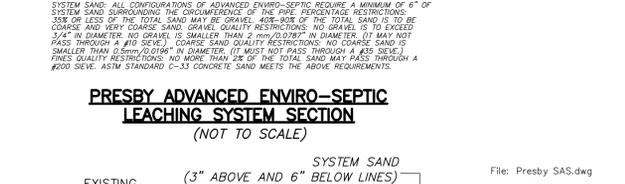
REMOTE VENTING
 (NOT TO SCALE)



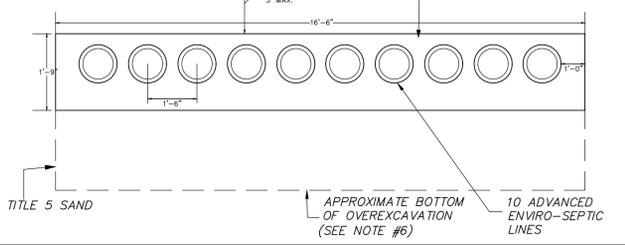
CLEANOUT DETAIL
 (NOT TO SCALE)



INSPECTION PORT DETAIL
 (NOT TO SCALE)



PRESBY ADVANCED ENVIRO-SEPTIC LEACHING SYSTEM SECTION
 (NOT TO SCALE)



10 ADVANCED ENVIRO-SEPTIC LINES

SEWAGE DISPOSAL PLAN

PREPARED FOR: JOAO BITENCOURT
 ADDRESS: 33 DOUGLAS DRIVE, SUDBURY, MA 01776

LOCATION: 33 DOUGLAS DRIVE, SUDBURY, MA 01776, MAP K05, PARCEL 0028

SCALE: AS SHOWN
 DATE: FEBRUARY 11, 2026

PREPARED BY: STAMSKI AND McNARY, INC.
 CIVIL ENGINEERS LAND SURVEYORS
 1000 MAIN STREET - ACTON, MA 01720
 (978) 263-8585

DESIGNED BY: KG DRAWN BY: KG JOB No. SM-7879 FILE: 7879_SDS.DWG

