



NOTICE OF PUBLIC MEETING
SUDBURY CONSERVATION COMMISSION
Monday, May 11, 2026 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 install a playset and remove and plant trees within the 100-foot Buffer Zone and the 200-foot local Riverfront Area at 14 Buckmaster Drive, in Sudbury, MA. Jesse Patterson, Applicant. The meeting will be held on Monday, May 11, 2026 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-May-11-2026/>

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

SUDBURY CONSERVATION COMMISSION
4/28/2026



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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:

First Name _____

Last Name _____

Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Email Address _____

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 _____

City/Town _____

Latitude (Decimal Degrees Format with 5 digits after decimal
e.g. XX.XXXXX)

Longitude (Decimal Degrees Format with 5 digits after
decimal e.g. -XX.XXXXX)

Assessors' Map Number _____

Assessors' Lot/Parcel Number _____

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

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

Title _____

Date _____

Title _____

Date _____

[How to find Latitude and Longitude](#)

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



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

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Municipality

B. Project Description (cont.)

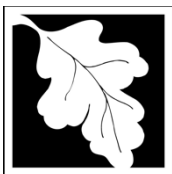
2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

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 _____ 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:

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

Date

Signature of Representative (if any)

Date

B. Project Description (cont.)

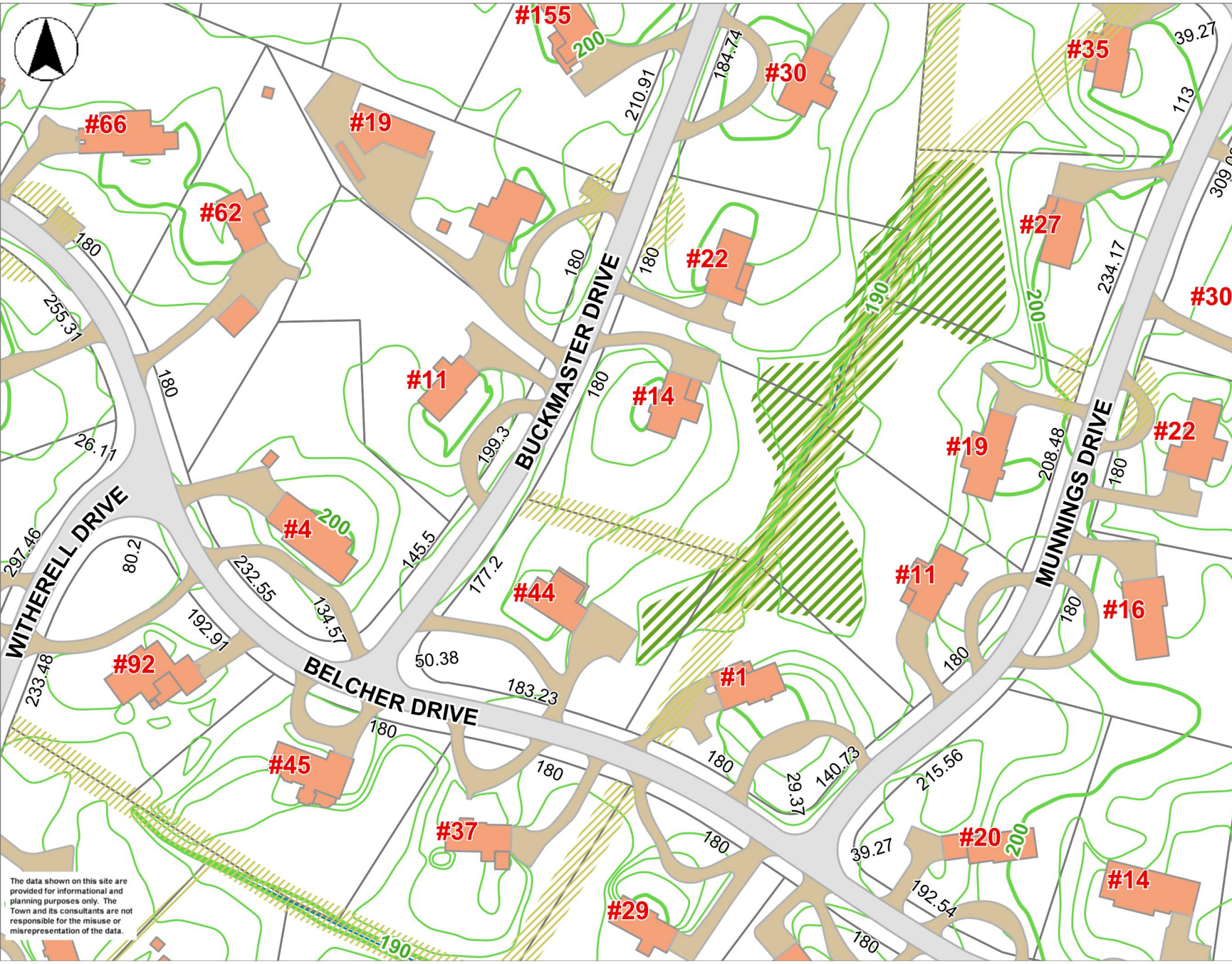
2. a. *Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):*

We are looking to put a playset in our backyard for our 8-year-old son and 4-year-old daughter to play on. The footprint of the playset is 21 x 15 ft and will be within 100 feet of protected wetlands at the back of our property (deciduous swamp). This project will require a minimal amount of grading at only the playset ground contact points to make the playset level. However, the ground is already close to level enough, and grading will be minimal. Once built the area under the playset will be covered with wood chips without any ground cloth or lining underneath the woodchips. We have attached pictures of the location of the playset (marked by white stakes), as well as images and details on the specific playset we intend on getting.

Additionally, there is a dead tree at the back of our yard that will eventually become a hazard. Bringing this tree down will be more risky once the playset is in place, so we are planning to have this dead tree removed before installing the playset. No heavy machinery involved. Images of the tree are attached. We would be happy to plant a new native species tree in its place.

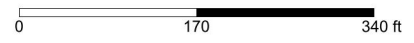
2. b. *Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).*

We are requesting Determination of Applicability because the project is a minor residential accessory use placed on existing lawn. We believe that our proposed project would qualify as a minor residential accessory under 310 CMR 10.02(2)(b)2. The installation requires no excavation only adding or removing some dirt at contact points to make the playset level, has no foundation, and will not result in removal of any vegetation. The alterations to the area will not impact drainage or water recharge.



- Easements and Restrictions
 - Easement
 - Conservation Restriction
- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
 - Paved Roads
 - UnPaved Roads
- Buildings
- Index Contours
- Intermediate Contours
- Parcels
- Certified Vernal Pools
- Estimated Habitats of Rare Species
- Potential Vernal Pools - 8/2
- Priority Habitats of Rare Species
- Wetlands Town 2008
 - Open Water
 - Deep Marsh
 - Shallow Marsh/Meadow
 - Bog
 - Shrub Swamp
 - Wooded Swamp Deciduous
 - Wooded Swamp Coniferous
 - Wooded Swamp Mixed
 - Streams Ortho
 - Streams CIR
 - Lake/Reservoir
- MA FEMA Q3 Flood Zones
 - A
 - AE
 - AH
 - AO
 - V
 - VE
 - ANI
 - X500
 - D
 - UNDES
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Streets - shp

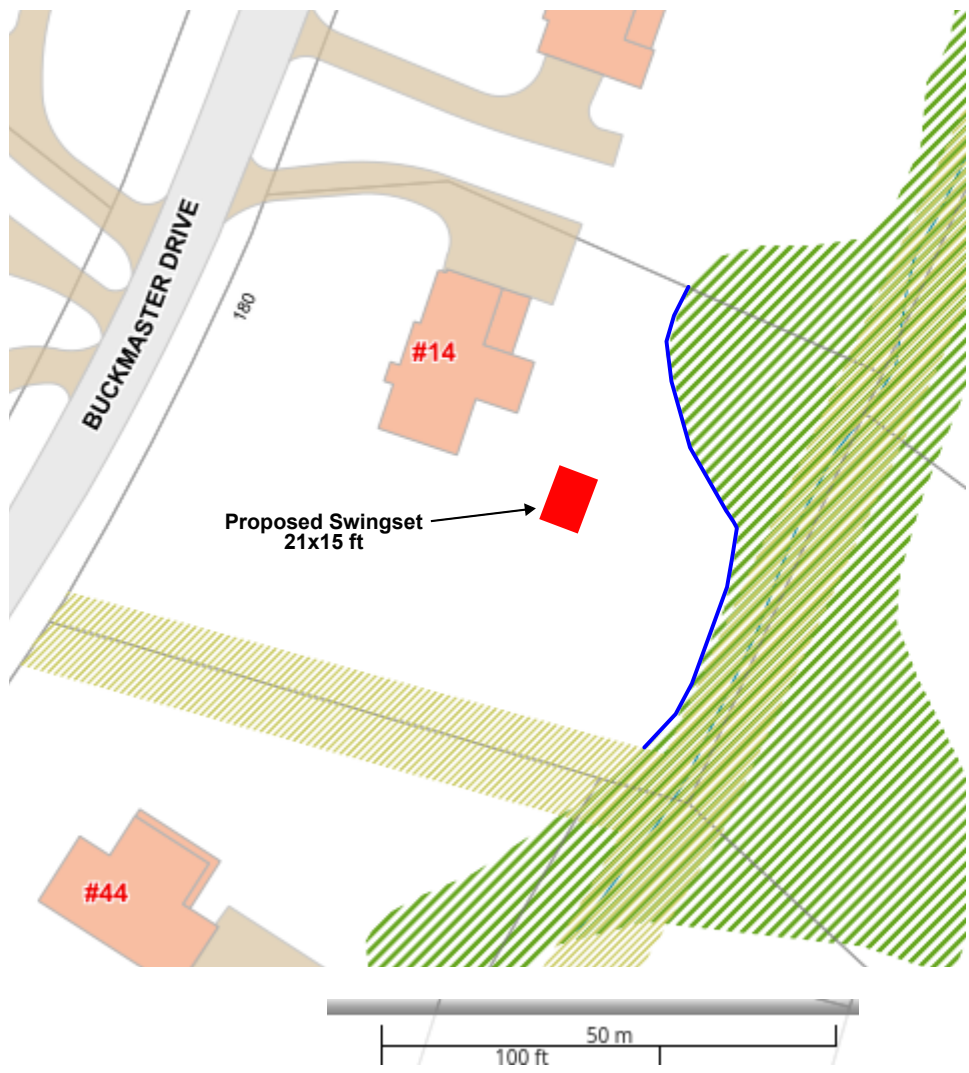
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



14 Buckmaster Dr USGS

Property Tax Parcels









Location and condition of a dead tree.



Looking for something?

Home [Wilderness Gym Swing Set](#)



Wilderness Gym Swing Set

★★★★☆ 4.4 (42)

\$5,199.00 **\$4,739.00**

0% APR or as low as \$230/mo with **affirm** [See if you qualify](#)

SIGN UP FOR 15% OFF!

List of Abutters

100 feet from 14 Buckmaster Dr.

19 MUNNINGS DR:

STONE DAVID M & SUSAN B
3587 MW CLUBSIDE CIRCLE
BOCA RATON, FL 33496

11 MUNNINGS DR:

MAWN JUNE C
11 MUNNINGS DR
SUDBURY, MA 01776

1 MUNNINGS DR:

SODDY ANDREW
1 MUNNINGS DR
SUDBURY, MA 01776

44 BELCHER DR:

KATHMAN MATTHEW P & DEIRDRE L
44 BELCHER DR
SUDBURY, MA 01776

22 BUCKMASTER DR:

SULLIVAN DANFORTH B
22 BUCKMASTER DR
SUDBURY, MA 01776

19 BUCKMASTER DR:

SAUNDERS TIMOTHY D & STEFANIE S
19 BUCKMASTER
SUDBURY, MA 01776

11 BUCKMASTER DR:

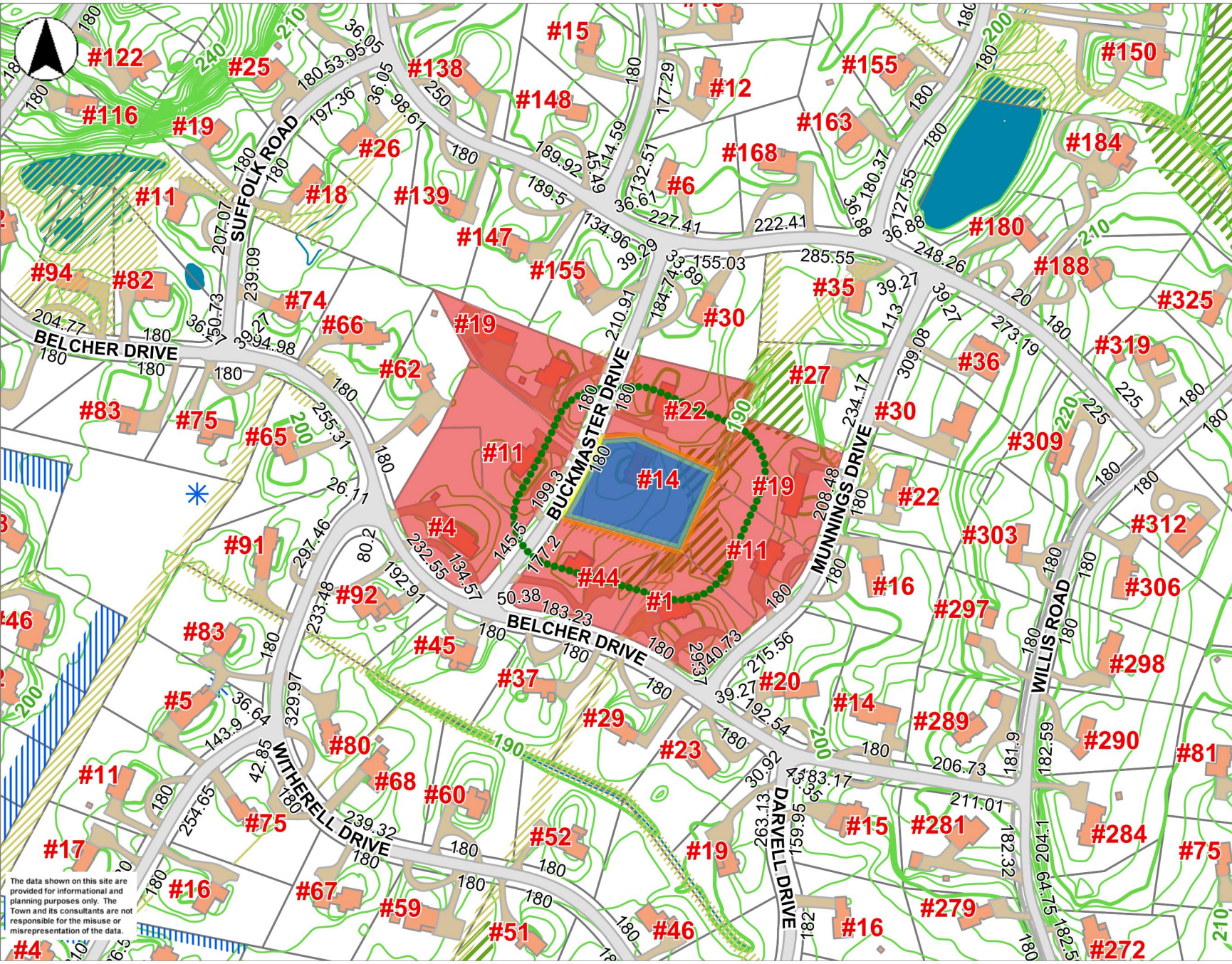
O`ROURKE KEVIN & HILLARY
11 BUCKMASTER DR
SUDBURY, MA 01776

4 BUCKMASTER DR:

DISIDORO JAMES J & CAROLYN P
4 BUCKMASTER DR
SUDBURY, MA 01776



- Easements and Restrictions
 - Easement
 - Conservation Restriction
- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
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 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Streets - shp



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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:
- 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:
- D. The **proposed activity** is:
- E. A **Public Meeting** regarding this application will be held on:
Monday, 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:**
- **From your phone:**
- **Meeting ID:**

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 _____, by calling this telephone number:

_____ between the hours of _____

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).

Project Narrative: 14 Buckmaster Drive Playset

1. Description of Work and Impacts: The project consists of the installation of a pre-fabricated cedar wood Gorilla playset (15 x 21 ft; 315 sq ft) on an existing lawn area. The work is located within the 100-foot Buffer Zone of protected wetlands. Impact will be minimal as the set will be placed on the surface with standard ground anchors, no permanent foundation will be poured, and no heavy machinery will be used for installation. Minimal leveling of the site will be achieved by adding a small amount of clean topsoil at the playset ground contact points. Under the playset will be a woodchip bed without any sort of ground lining but allowing for small containment edging to keep the woodchips in place surrounding the perimeter.

One dead tree will be removed prior to assembling the playset, since its removal would be subsequently complicated by the presence of the playset, and it will eventually become a hazard. This will not require heavy machinery and the tree stump will be left behind.

2. Compliance with WPA Performance Standards: Under 310 CMR 10.02(2)(b)2.e, the project is a "minor activity" accessory to a single-family house. It complies with all standards as it will not alter the creek bank, diminish water quality, or change the capacity of the resource area to provide wildlife habitat. The area beneath the set remains pervious, ensuring natural infiltration of stormwater.

3. Compliance with Sudbury Wetlands Bylaw: The project complies with the Sudbury Administrative Wetlands Bylaw as it represents a minor residential use that preserves the existing "Adjacent Upland Resource Area" (AURA). No impervious surfaces are being created, and the project will not result in any significant or cumulative adverse effect on the resource area.

4. Alternatives Analysis: Because the work is within the AURA, the following alternatives were considered:

No-Build Alternative: This would deprive our family of reasonable use of the backyard for recreational purposes.

Alternative Location: Moving the set further from the creek would require placing it on top of the septic tank and leaching field, or would require placing it in the front yard close to the street which is less flat, had decreased visibility from many living areas in our house, and would be a less safe location for children overall.

Preferred Alternative: The chosen location on the existing lawn utilizes an area already cleared and maintained as residential space / back yard and will have no impact on the protected wetlands or water drainage.

Proposed mitigation for unavoidable project impacts to regulated areas.

Provide the following information: - Square footage of work proposed by type (i.e. disturbance, structures, impervious surface, etc.) within each regulated area, including the 100-foot Buffer Zone, 100-foot Adjacent Upland Resource Area, and 200-foot Riverfront Area (inner and outer riparian zones).

The playset is 15 by 21 feet for a total of 315 sq ft and will be within the 100 ft AURA. Disturbance to the area will be minimal with very moderate grading. There will be the playset structure there, but it will not be built on an impervious surface. As mentioned above, we are also intending on removing a single dead tree.

Square footage of proposed mitigation by type (i.e. native plantings, invasive species removal, impervious surface reduction, etc.) within each regulated area.

We would be more than happy to plant a new native species tree in place of the dead one to be removed. We would also be more than happy to plant additional plants for the purpose of mitigation for the playset. We would appreciate the conservation commission's guidance on what the most appropriate plants or trees might be. Native plantings mitigation: ~25 sq ft.

Description of wetland resource areas

Description of wetland resource areas, date delineated, and name of wetland scientist that conducted the delineation, if required.

The very back of our property is protected wetlands. According to the town GIS map it is labelled as "Wetlands Town 2008 - Wooded Swamp Deciduous" (see attached map).

The wetland area has been delineated recently, before we bought this house (October 2025) and the blue flags are still there. We are not aware of whether the town delineated it, the previous owner, or a neighbor. We also do not know the name of the scientist who did it. However, in the attached pictures, we highlighted the location of the blue flags with white arrows.