Engineering Design Consultants, Inc.

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July 31, 2026

Conservation Commission
Town Hall
Sudbury, Massachusetts 01776

Reference: Assessor's Map G11 Parcel 0123
104 Plympton Road
Sudbury, Massachusetts
EDC Job No.: 3864

Dear Commission Members:

On behalf of Andrew & Emily Bouley, owner and proponent of the above referenced project, we are writing to request a Minor Field Amendment to the Order of Conditions in order to construct a half-bathroom at the rear of the approved garage addition along with minor adjustments of the permeable paver and egress stair connected to the approved rear deck. The bathroom will add 80 SF. of additional impervious area that will include roof collection and downspout connected to the infiltration units located on the south side of the house. The permeable pavers will add net 3 SF. of additional surface area. We have updated the approved Site Plan to indicate these planned field changes in RED for ease of identification.

This Buffer Zone work will require limited excavation for the expanded foundation and the remaining tasks are a continuation of what was previously required under the original approved Order of Conditions including slab, construction of the exterior walls beneath the existing deck, installation of a new exterior door, and completion of the interior bathroom work. The existing deck framing will remain in place, except as required to complete the work shown on the approved plans. Essentially a minor expansion along previously approved work limits that will not adversely affect or expand buffer zone impacts since we are moving parallel along the ECB line. Construction will require a compact excavator, along with standard residential construction tools and equipment. Access to the work area will be from the existing developed portion of the property, with construction activities limited to the approved work area – NO CHANGE TO ECB LIMITS. No disturbance outside the approved limits of work will take place. Construction of this portion of the work is expected to take approximately 6 weeks so that the site can be fully restored during the 2026 growing season. We believe that the project will be well positioned for processing a Request for Certificate of Compliance this fall.

Please review the attached Site Development Plan and we respectfully request your support the finding that this work is an acceptable Minor Field Modification that will allow the work to proceed as outlined. Thank you for your consideration.

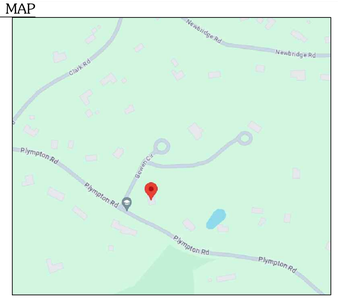
Very truly yours,

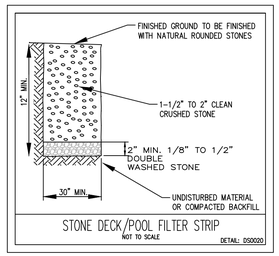
ENGINEERING DESIGN CONSULTANTS, INC.

Peter Bemis

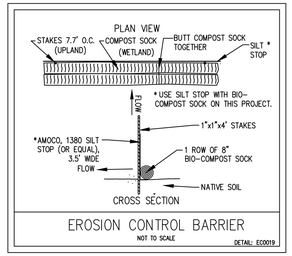
Peter Bemis

LOCUS MAP
NTS





STONE DECK/POOL FILTER STRIP
NOT TO SCALE
DETAIL: DSD020

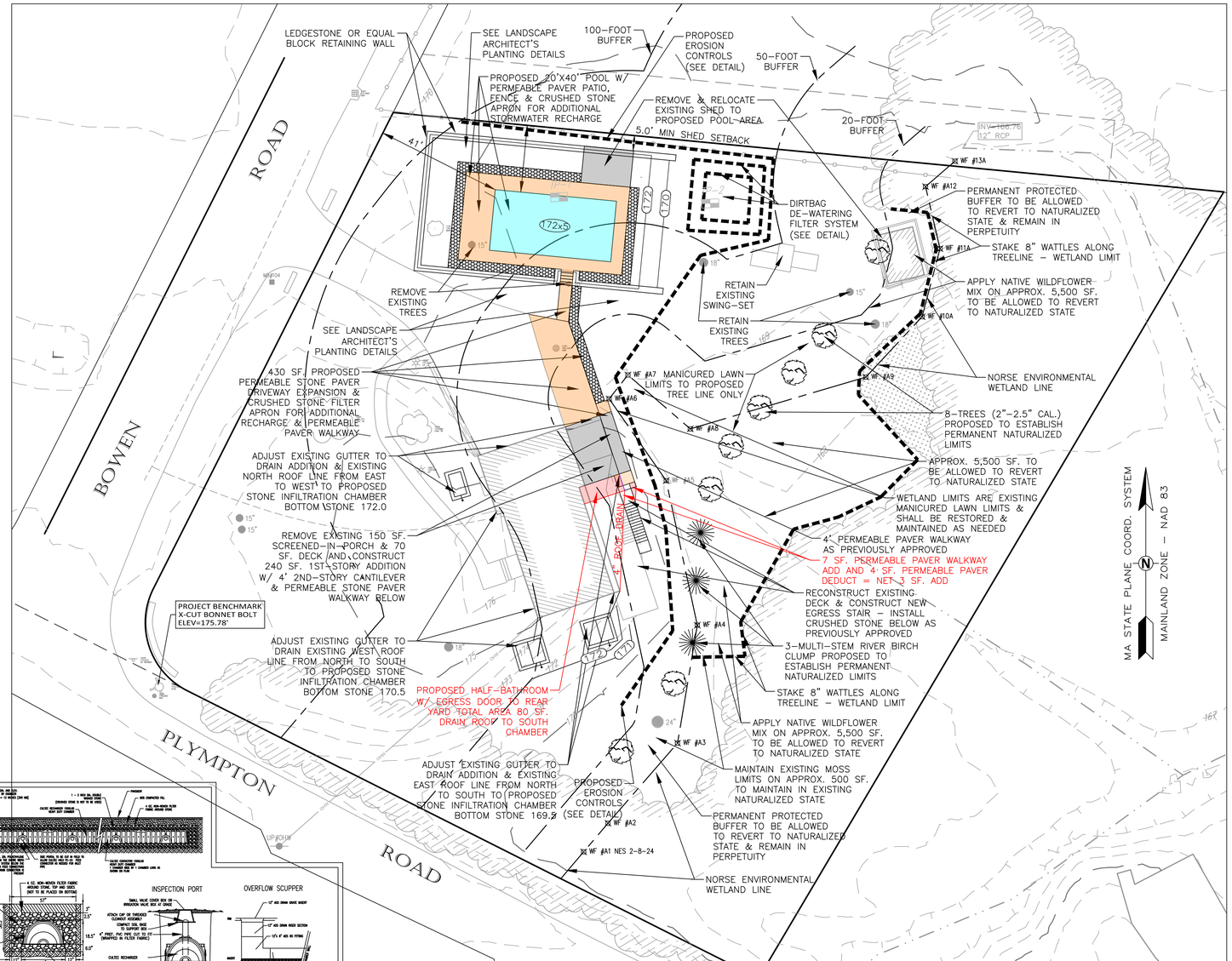


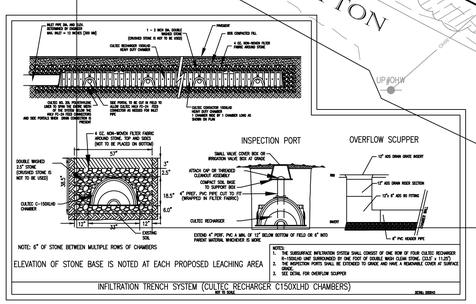
EROSION CONTROL BARRIER
NOT TO SCALE
DETAIL: EC0019

1. THE SITE CONTRACTOR SHALL POST "DEP" SIGN AND REVIEW THE CONDITIONS DESCRIBED IN THE "ORDER OF CONDITIONS" ISSUED FOR THIS PROJECT.
2. EROSION CONTROL MEASURES (SEE DETAILS) SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AS INDICATED.
3. MEASURES SHALL BE TAKEN TO LIMIT THE TRACKING OF MATERIAL FROM THE SITE ONTO PLYMPTON AND/OR BOWEN ROAD.
4. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED MEASURES AS NECESSARY.
5. CATCH BASIN AND FLARED END STRUCTURES SHALL BE RINGED WITH STAKED HAYBALES UNTIL THE ADJACENT SLOPES HAVE FULLY VEGETATED.
6. THROUGHOUT CONSTRUCTION, ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED AND MULCHED AS SOON AS PRACTICABLE IN ORDER TO AVOID OVERLAND TRANSPORT OF SEDIMENT.
7. EROSION CONTROL MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND PARTICULARLY AFTER SIGNIFICANT RAINFALL. DILAPIDATED HAYBALES AND SILT STOP SHALL BE REPLACED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BARRIER.
8. WITH SLOPES STABILIZED AND FINAL CONSERVATION COMMISSION INSPECTION COMPLETE, THE EROSION CONTROL BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OFF-SITE.

SEDIMENTATION & EROSION CONTROL METHODS & PROCEDURES
DETAIL: EC0001

0 20 40 80
SCALE: 1" = 20'





INFILTRATION TRENCH SYSTEM (CULTEC RECHARGER C150XLHD CHAMBERS)

NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811

CONSTRUCTION NOTES

1. WETLANDS FLAGGED BY NORSE ENVIRONMENTAL SERVICES, INC., (978) 649-9932, 2100 LAKEVIEW AVENUE, UNIT 3A, DRACUT, MA 01826.
2. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED BY THE OWNER AND THE ENGINEER.
3. THE CONTRACTOR SHALL NOTIFY THE RELEVANT TOWN DEPARTMENTS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
4. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE DETAILS.
5. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES ALONG THE PERIMETER OF CUTS AND FILLS, MULCHING, AND PLANTING OF DISTURBED AREAS AS SOON AS PRACTICABLE.
7. AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED.
8. AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, AND WITH A MINIMUM OF 2-LAWN MOWINS COMPLETE THE CONTRACTOR SHALL REMOVE THE EROSION CONTROL BARRIER.
9. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR IS TO CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 811.
10. EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:

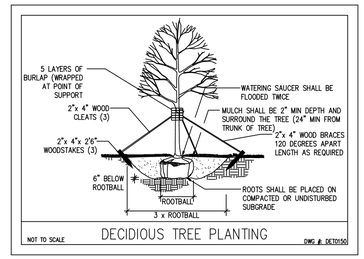
TYPE OF SEED	% BY WEIGHT
CREEPING RED FESCUE	30
TALL FESCUE	30
WHITE DUTCH CLOVER	30
RED TOP	10

SEED AT THE RATE OF 2#/2,000 SF
USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSHEL/ACRE OF WINTER RYE

11. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED WITH A MINIMUM OF 4" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.
12. ALL STUMPS, TOP SOIL, SUB SOIL AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED BUILDING AND PAVING AREAS.
13. LANDSCAPE CONTRACTOR SHALL SUPPLEMENT EXISTING SOIL MATERIALS WITH LOAMS, COMPOST AND FERTILIZER AS NEEDED IN ORDER TO ENSURE THAT PLANTINGS ARE PROVIDED WITH A SUITABLE EXCAVATION FOR PLANT GROWTH AND DEVELOPMENT.
14. ALL PLANTING METHODS WILL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. PLANT LIST: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANTS IN THE PLANT LIST AND THE DRAWINGS, THE PLAN SHALL GOVERN. WHEN MULTIPLE PLANT SPECIES ARE LISTED IN ONE PLANT CATEGORY, THE GOAL IS TO PROVIDE THE COORDINATE THE SELECTION OF THE APPROPRIATE PLANTS AT LOCAL NURSERIES.
16. ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A U.S.D.A. PLANT HARDINESS ZONE WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
    - PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY ENGINEERING DESIGN CONSULTANTS, INC. & SUBDURY CONSERVATION COMMISSION.
    - THE ENGINEER, SHALL RECEIVE THE RIGHT TO INSPECT ALL PLANTS AND PLANTINGS AT ANY TIME TO INSURE SPECIFICATIONS AND PROCEDURES ARE ADHERED TO.
    - ALL DISTURBED AREAS TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.

SOIL TESTING
6-26-2024

0" TEST PIT 1	169.5
A LAYER LOAM 6"	169.0
Bw LAYER SANDY LOAM 18"	168.0
C LAYER SAND & GRAVEL 32"	166.8
STATIC WATER LEVEL 84" BOE	162.5
0" TEST PIT 2	169.3
A LAYER LOAM 6"	168.8
Bw LAYER SANDY LOAM 18"	167.8
C LAYER SAND & GRAVEL 32"	166.6
STATIC WATER LEVEL 84" BOE	162.3



DECIDIOUS TREE PLANTING
NOT TO SCALE
DWG #: DET0150

GENERAL LANDSCAPE NOTES:

1. 20-FOOT BUFFER ZONE LIMITS AS INDICATED SHALL BE TREATED WITH NEW ENGLAND NATIVE WILDFLOWER SEED MIX, FROM NEW ENGLAND WETLAND PLANT, INC. SOUTH HADLEY, MA (PH. 413-548-8000 AND REMAINING TURF LIMITS ARE TO BE NAINTAINED AS LAWN AND/OR LANDSCAPING UNLESS EXPLICITLY IDENTIFIED OTHERWISE.
2. LANDSCAPE PLANT MATERIALS AND DETAILS AS OUTLINE HEREIN ARE TO BE ADHERED TO AS OUTLINED AND NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR CONSULTATION WITH PROJECT ENGINEER AND WRITTEN APPROVAL FROM THE SUDBURY CONSERVBATION COMMISSION.
3. ALL TREES AND ASSOCIATED VEGETATION BEYOND THE IDENTIFIED WORK LIMITS SHALL RETAINED IN IT'S NATURAL STATE.

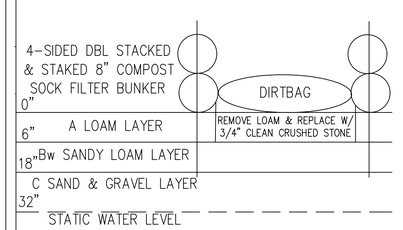
PLANTING KEY

8 TREES INDICATED 2 SUGAR MAPLE, 3 RED MAPLE, AND 3 SILVER MAPLE TREES ALTERNATING (2-2.5" CAL.)

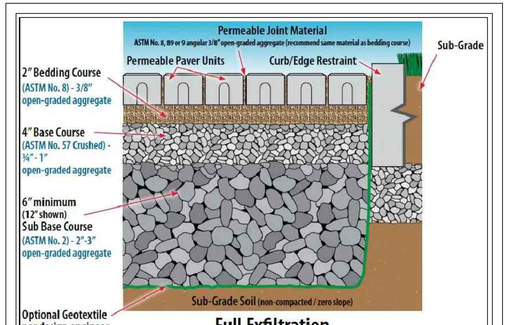
3 MULTI-STEM RIVER BIRCH CLUMP TREES INDICATED

ANY TREE THAT DOES NOT ESTABLISH WITHIN 3 GROWING SEASONS MUSTY BE REPLACED IN-KIND

DIRTBAG DE-WATER FILTER SYSTEM SHALL BE EMPLOYED WHILE EXCAVATING FOR DEEP END OF POOL. KEEP 3/4" STONE FREE OF SEDIMENT TO AVOID CLOGGING & OVERTOPPING OF COMPOST SOCK BUNKER. DIRTBAG SHALL BE REPLACED WHEN NEEDED. SECONDARY PERIMETER OF 8" COMPOST SOCK SHALL BE PROVIDED TO ELIMINATE RELIANCE ON PERIMETER CONTROL EROSION CONTROL BARRIER. MAINTAIN ALL SYSTEMS IN GOOD WORK ORDER & PROMPTLY REMOVE & RESTORE GROUND LIMITS ONCE COMPLETE.



DIRTBAG DE-WATER FILTER SYSTEM
NOT TO SCALE



NOT TO SCALE
TYPICAL PERMEABLE STONE PAVER SYSTEM

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ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

REV. NO.	DATE	REVISION	MADE BY	CHKD BY	APPD BY
4	7/29/26	MINOR FIELD CHANGE 80 SF. HALF BATH & 3 SF. ADD PERMEABLE PAVERS AT DECK	ZRB	PSB	WML
3	7/15/26	MINOR FIELD CHANGE 101 SF. HALF BATHROOM UNDER DECK	ZRB	PSB	WML
2	7/15/24	ADDRESS COMMENTS & REISSUED FOR ORDER OF CONDITIONS	ZRB	PSB	WML
1	7/8/24	ADDRESS COMMENTS & REISSUED FOR ORDER OF CONDITIONS	ZRB	PSB	WML
0	6/3/24	ISSUED FOR ORDER OF CONDITIONS	ZRB	PSB	WML

COMMONWEALTH OF MASSACHUSETTS
WALTER M. LEWINSKI
CIVIL
No. 32327
REGISTERED
PROFESSIONAL ENGINEER

DRAWING TITLE:
MAP G11 PARCEL 0123
SITE DEVELOPMENT PLAN

PREPARED FOR:
ANDREW & EMILY BOULEY

SCALE:	DATE:	SHEET:	PLAN NO.:
1" = 20'	6/3/24	1 OF 1	3864

PROJECT TITLE:
BOULEY RESIDENCE
104 PLYMPTON ROAD
SUDBURY, MASSACHUSETTS

PREPARED BY:
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