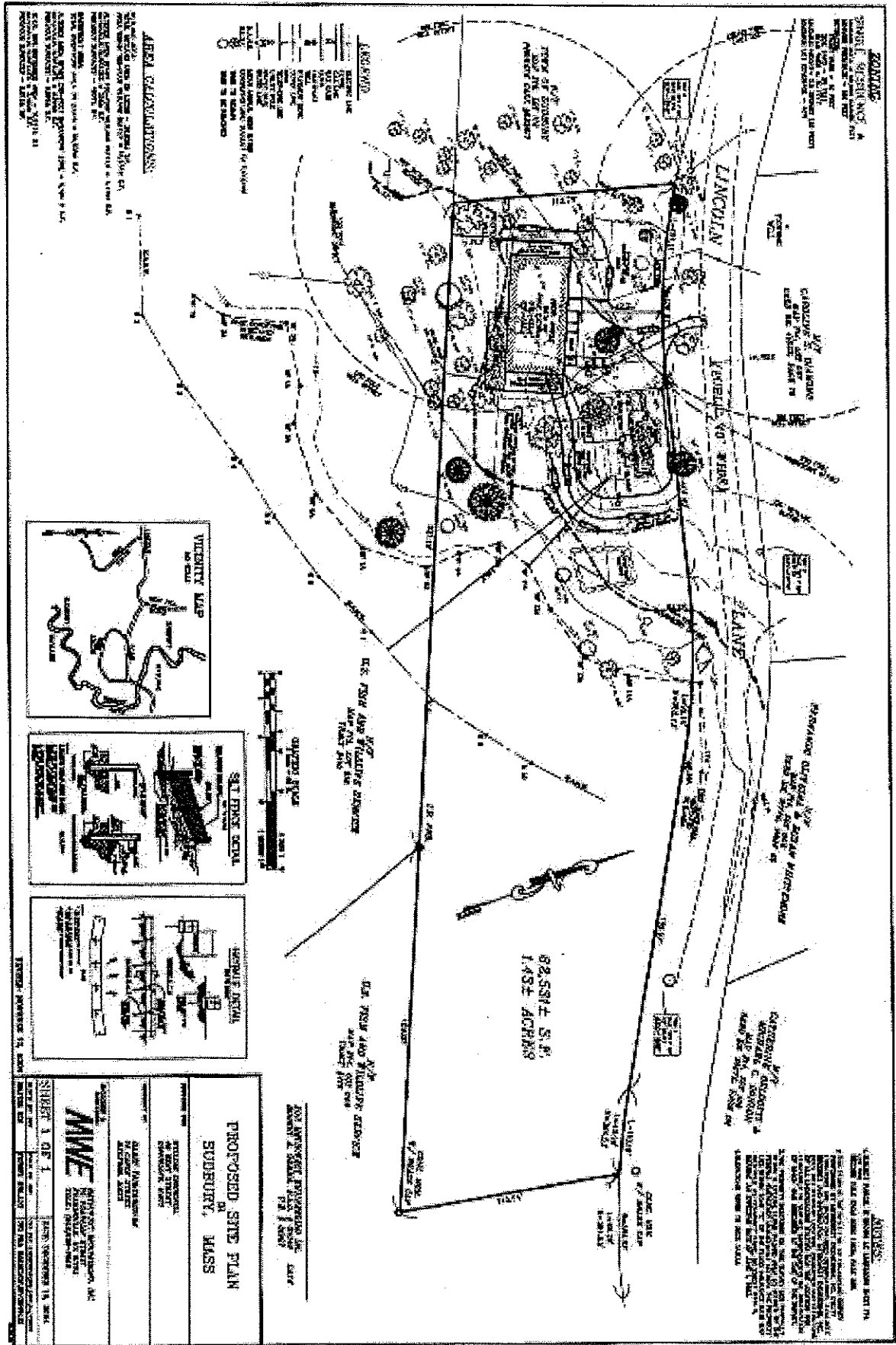




26 Lincoln Ln.

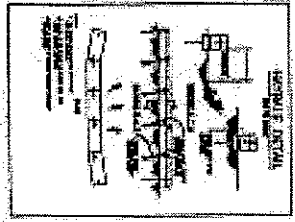
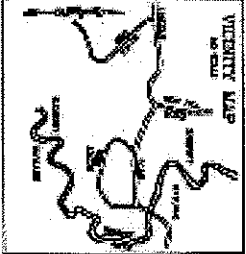


LEGEND

PROPOSED CONSTRUCTION
 EXISTING CONSTRUCTION
 EXISTING UTILITIES
 EXISTING OBSTRUCTIONS

AREA CALCULATIONS:

82,500 ± S.F. 1.56 ± ACRES
 1.56 ± ACRES
 1.56 ± ACRES
 1.56 ± ACRES



PROPOSED SITE PLAN
 SUBURB, MASS.

MWE METROPOLITAN WATER ENGINEERS, INC.

PROJECT NO. 100
 SHEET 1 OF 1

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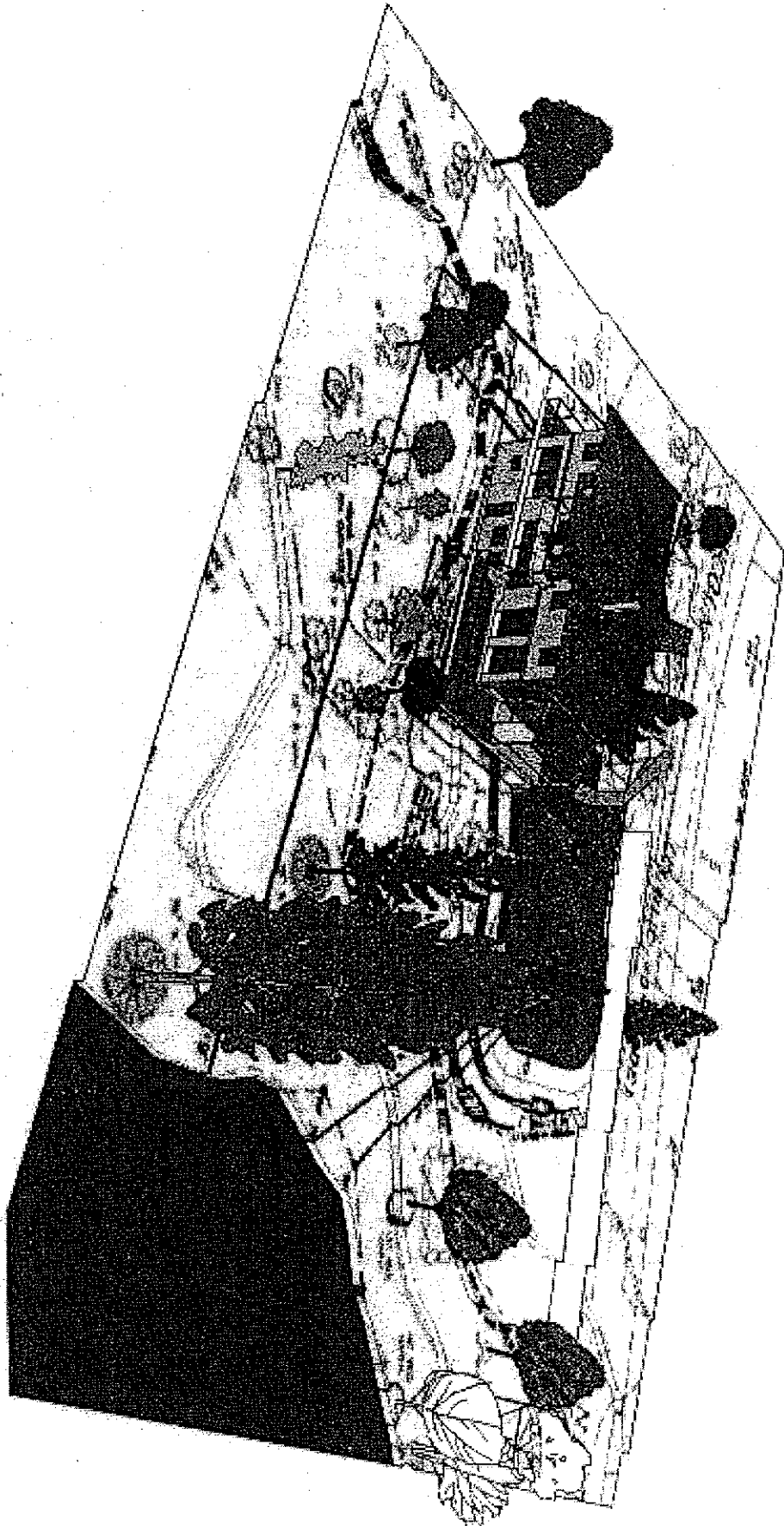
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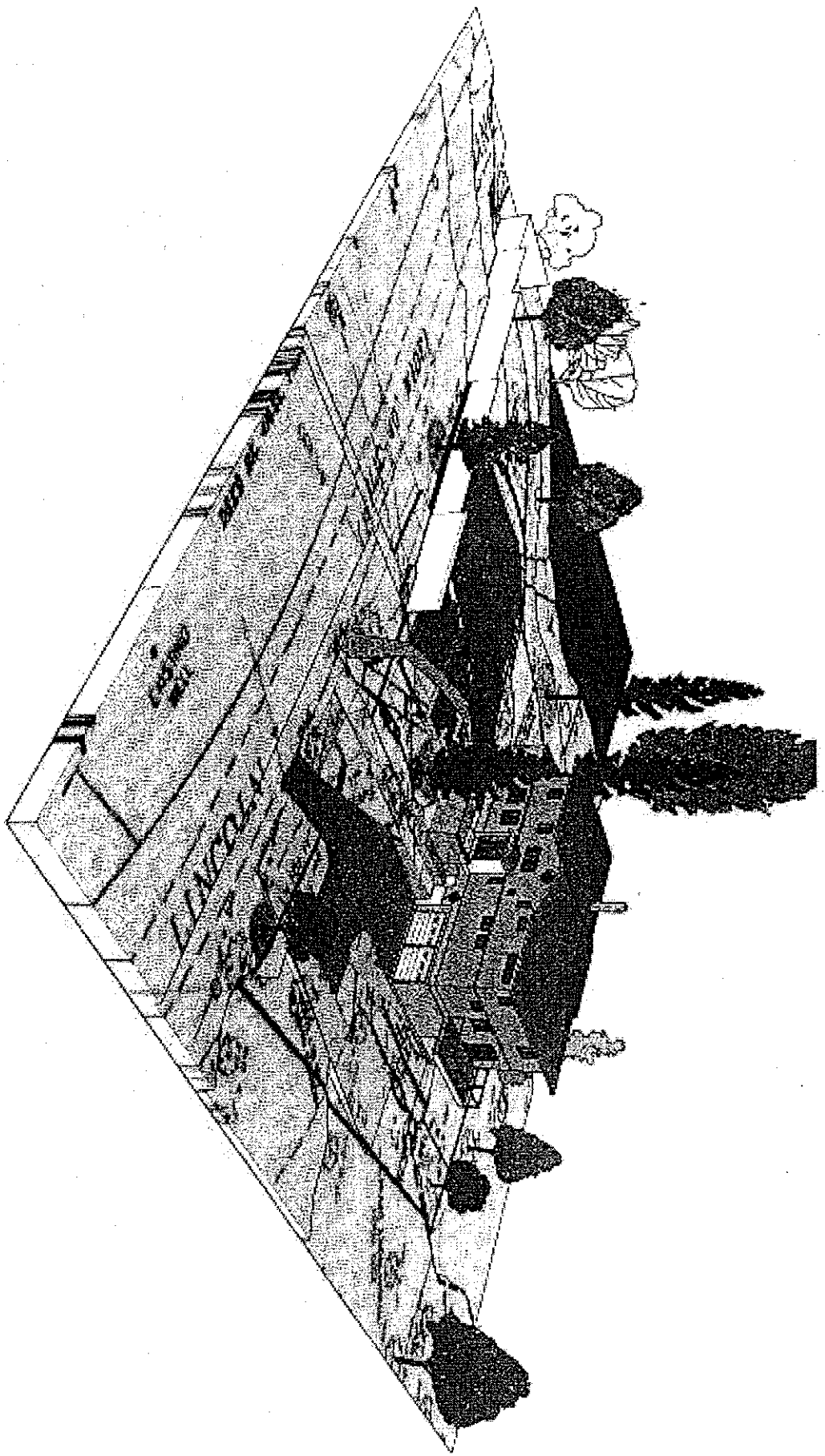
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SUDBURY
VALLEY
TRUSTEES

Protecting the natural resources of the Sudbury, Assabet and Concord River Valleys since 1953.

7 +
M. Stiller
(need
address)

Mark Ensign, Chair
Sudbury Conservation Commission
c/o Debbie Dineen
275 Old Lancaster Road
Sudbury, MA 01776

Re: Vangeenhoven property, Lincoln Lane

Dear Mr. Ensign,

On behalf of Sudbury Valley Trustees (SVT), I have been following a proposal to develop a single family home on the Vangeenhoven property on Lincoln Lane.

Due to its adjacency on two sides to the Great Meadows National Wildlife Refuge, and on a third side to Town of Sudbury Conservation Land, the Vangeenhoven property has long been of conservation interest to SVT. Several internal planning documents have specifically identified the property as a priority, or included it within a larger priority area, including our *Greenways Plan for the SuAsCo Watershed* (2000), Great Meadows Focus Area (2001) and the Great Meadows Priority Area property inventory (2004). In addition, the property is identified as a priority in the River Stewardship Council's *Sudbury, Assabet and Concord Wild and Scenic Rivers: Unprotected Land Inventory* (2003), and falls within the Great Meadows Wildlife Refuge acquisition boundary. Several attempts have been made to contact the landowner in previous years to express SVT's interest in seeing the property conserved.

A primary reason the Vangeenhoven property is of conservation interest is for its ecological values. The property is identified by the State in its Biomap Plan as consisting of "core" and "supporting" habitat, and has been identified by the Natural Heritage and Endangered Species Program as being among its Estimated Rare Habitat and Priority Sites. Species identified as possibly using this area include Blue Spotted Salamander. SVT understands that vernal pool may exist on the property, and we strongly urge the Conservation Commission to require further study of the area in question this spring.

Questions have been raised as to the relative impacts of one single family home on this site, given the presence of other development in the neighborhood. Currently, most of the development in the neighborhood is located on the north side of Lincoln Lane, with the Lincoln Lane itself serving as a preexisting barrier to certain types of wildlife movement. Development on the Vangeenhoven parcel would disrupt what is currently an intact edge running easterly for some distance along the south side of Lincoln Lane, and northwesterly to the end of Lincoln Lane at Lincoln Road. Development of a residence would bring potential disturbances such as domestic pets and invasive landscape plant species further towards the interior of the conservation lands and closer to the river, and could impact interior species that require more distance from edge habitat.

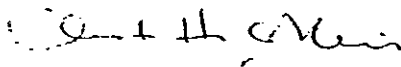
R-120

Additionally, the area along the river and within the Refuge consists primarily of wetlands. Given limited upland habitat, any further loss of upland could impact those species that require both types of habitat to complete their lifecycles.

Finally, some clarification might be necessary on the number of trees to be destroyed under the proposed plan. There seems to be some inconsistency with the symbols used on the plan; several trees are shown directly under the footprint of the proposed house that, according to the legend, are to remain.

While SVT appreciates the rights of private property owners, and understands that certain degrees of development are inevitable, we also seek to advocate for a balance between habitat values and human needs. Because a portion of the proposed residence and almost the entirety of the proposed septic system are located within the 100' wetland buffer, this project warrants serious consideration of impacts to natural resources. We will continue to monitor proceedings concerning this property, and appreciate your consideration of our concerns. Should you wish to discuss or clarify any of our comments, please contact our Stewardship Director, Laura Mattei, at 978-443-5588 x 34. Thank you for your attention to this matter.

Sincerely,



Christa Collins, Land Protection Specialist