

June 29, 2021

Earth Removal Board Town of Sudbury 278 Old Sudbury Road Sudbury, Massachusetts 01776

RE: Earth Removal Application
Herb Chambers of Sudbury
105 Boston Post Road, Sudbury, MA

Dear Members of the Board,

On behalf of the owner and applicant, Herb Chambers of Sudbury, Inc. (HC), Crocker Design Group (CDG) has prepared the enclosed Earth Removal Application and supporting documents for the proposed site work at 105 Boston Post Road (The Site). Enclosed are the following supporting documents:

- Two (2) Copies Earth Removal Application
- Three (3) 24"x36" Copies of Proposed Site Development Plans revised 6/28/2021
- Twelve (12) 11"x17" Copies of Proposed Site Development Plans revised 6/28/2021
- One (1) Copy of the Application Fee (\$100 Check No. 1236)
- One (1) Copy of the Legal Ad Fee (\$25 Check No. 1235)
- Proof of Electronic Submittal

The Site is bound by Boston Post Road (Route 20) to the north, Soul of India restaurant to the north, Jaguar Land Rover Sudbury to the east, a commercial building to the west with various tenants, and vacant Industrial zoned land to the south, part of 141 Boston Post Road. The site is located on Parcel K11-0017 and is 3.37 acres. The property is located within the Industrial Zoning District.

The site was owned and operated by the Massachusetts Department of Transportation (MassDOT) for over 50 years. MassDOT used the site for vehicle storage/repair, salt storage, and sand dumping and storage. The hill in the middle of the site is assumed to be artificially created, due to years of dumping on the site.

The proposed project consists of a modernized lot for vehicle inventory storage and the renovation of an existing single-story metal structure for motor vehicle service. Construction will also include landscaping upgrades, stormwater treatment and drainage improvements and other associated utilities. The landscaping will screen the site and its operation post construction from Boston Post Road and its abutters.



The site work will include the removal of the existing pavement and crushed asphalt gravel areas to accommodate the site regrading necessary to meet the proposed finished grade of the modernized site configuration.

The most obvious change in topography will include the elevated "mound" of earth in the middle of the site. This area has an existing paved lot on the top, with a peak elevation around 150. Approximately 12' above Boston Post Road at the driveway connection to the site.

The central mound bifurcates the site and must be removed to provide cohesive and organized inventory storage and vehicular circulation through the site.

Our firm has performed a cut and fill analysis of the overall site and have concluded the proposed earth work on site with result in a net export of approximately 14,250± Cubic Yards (CY) of soil from the site. Below is the breakdown of quantities utilized to calculate the 14,250± CY of exported material. During the bidding process with prospective site contractors, we will solicit their input on opportunities to reuse the existing soil and gravel materials most efficiently on site to minimize the total export volume.

Table 1.1 below shows the calculations done to determine the cut and fill on site. The overall cut and fill on site results in an export of 14,251.1 cubic yards of material on site.

A. OVERALL CUT-FILL (EXIST. TO PROP. SURFACE)				
				Volume cy
CUT				-14396.0
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NET (COMPUTER GENERATED)				-10090.0
B. VOLUME OF PROPOSED CONSTRUCTION ITEMS				
	Area (sf)	Depth (ft)	Volume (cf)	Volume (cy)
PROPOSED PARKING PVMT	75389.0	1.30	98005.7	-3629.8
PROPOSED POROUS PVMNT	32578.0	2.25	73300.5	-2714.8
PROPOSED UG RETAIN IT	3444.0	4.67	16083.5	-595.7
LANDSCAPED AREAS (TOPSOIL)	16559.0	0.5	8279.5	-306.6
TOTAL CONSTRUCTION VOLUME	124526.0			-7247.0
C. VOLUME OF EXISTING ITEMS TO BE REMOVED				
	Area (sf)	Depth (ft)	Volume (cf)	Volume (cy)
PAVEMENT AREAS	70190.0	0.8	56152.0	2079.7
GRAVEL AREAS	26230.0	0.5	13115.0	485.7
TOPSOIL	28106.0	0.5	14053.0	520.5
TOTAL STRIPPING	124526.0			3085.9
D. TOTAL (CY):				-14251.1
				EXPORT

Table 1.1



The Site Plan set, prepared by CDG, last revised June 28, 2021, include the proposed demolition of existing conditions and the proposed grading of the site. The removal of material will be performed utilizing excavators, front end loaders, and dump trucks. All construction traffic will enter the site via the existing driveway entrance via Boston Post Road. A construction entrance will be provided to minimize soil sediment on Boston Post Road.

In our opinion, the proposed project provides a significant modernization of the site and will greatly improve stormwater quality through construction of a new stormwater management system, will provide greater visual screening for Boston Post Road and the abutting office complex with new plantings and the removal of the elevated mound that exists in the middle of the property today.

Sincerely,

Crocker Design Group, LLC

el Male

Gabriel Crocker, P.E.

President



Attachments

- Earth Removal Application
- Soil Logs by Haley and Aldrich
- Site Plan Set by Crocker Design Group, LLC (Under Separate Cover)

Earth Removal Application



Flynn Building 278 Old Sudbury Rd Sudbury, MA 01776 978-639-3389

Fax: 978-443-0756

http://www.sudbury.ma.us/services/planning

APPLICATION FOR EARTH REMOVAL

Da	ate: <u>6/29/21</u>	
1.	Location of proposed excavation: 105 Boston Post Road	
2.	Legal name and address of owner of property involved. 83 Boston Post Road, LLC c/o The Herb Chambers Companies 47 Eastern Boulevard Glastonbury, CT 06033 Telephone: 617-666-8333 E-mail: jwelch@herbchambers.com	
3.	Legal name and address of petitioner. This will be used by the Board for all correspondence in the case. NOTE: If the petitioner is not the owner of property, a statement must be provided to the effect that the petitioner is a party with standing authorized to execute a permit. 83 Boston Post Road, LLC c/o The Herb Chambers Companies 47 Eastern Boulevard Glastonbury, CT 06033 Telephone: 617-666-8333 E-mail: jwelch@herbchambers.com	
4.	Estimate of the quantity and type of material to be removed. 14,250± cubic yards consisting of pavement, gravel, topsoil, and fill material placed at the site over years of use by the Massach Department of Transportation.	o <u>f</u> nusetts
5.	Description and location of any temporary structures. No temporary structures are proposed.	
6.	Description of the proposed method of removal, hours of operation, and routes for transporting material through the town. See Narrative	
7.	Start date for removal Fall 2021 Completion date Fall 2022	

- 8. Petitioner must provide a plan of the land involved, prepared by a registered land surveyor or civil engineer, showing by 5-foot contours within 100 feet of the proposed excavation or to the property line: (a) existing topography and (b) contours of the site as of the proposed completion of the excavation. See the Rules of the Earth Removal Board for number of copies required to be submitted.
 - Where the natural grade is not to be changed by more than 5 feet at any point, or where, in the opinion of the Board, existing and proposed conditions can adequately be determined without benefit of a plan, this requirement may be waived. If a waiver of the plan is believed justified, attach a statement to this application containing a description and sketch of the property and a justification on which the Board may evaluate the request for a waiver.
- 9. Be advised that the Board may require the submission of additional information or supporting documentation with regard to this application.
- 10. Proposed form of bond or security to be used (circle one):

Certified Check Surety Company Bond

11. This application must be submitted in duplicate and must be accompanied by the following:

\$100.00 filing fee (payable to the Town of Sudbury) \$25.00 advertising fee (payable to the Town of Sudbury)

Olel Male (Representative)

Signature of Applicant

August 2010

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