

**NOTICE OF PUBLIC HEARING
SUDBURY CONSERVATION COMMISSION
Monday, June 5, 2023 at 7:00 PM
Virtual Meeting**

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to construct a storage building within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 110 Codjer Lane, Sudbury, MA. Paul Cavicchio, Applicant. The hearing will be held on Monday, June 5, 2023 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-june-5-2023/>

SUDBURY CONSERVATION COMMISSION
5/17/2023

**Notice of Intent
110 Codjer Lane
Sudbury, Massachusetts**

May 16, 2023

**Submitted to:
Sudbury Conservation Commission
David Henkels, Chair
Sudbury, Massachusetts 01776**

**Applicant:
Cavicchio Greenhouses, Inc.
110 Codjer Lane
Sudbury, MA 01776**

**Prepared By:
McCarty Engineering, Inc.
42 Tucker Drive
Leominster, MA 01453**



May 16, 2023

Mr. David Henkels, Chair
Town of Sudbury Conservation Commission
275 Old Lancaster Road
Sudbury, MA 01776

**RE: Notice of Intent
Cavicchio Greenhouses
110 Codjer Lane
Sudbury, MA**

Dear Mr. Henkels, Chair

On behalf of the applicant Cavicchio Greenhouses, McCarty Engineering Inc. (MEI) is herewith submitting an application for a Notice of Intent (NOI) for the proposed project located at 110 Codjer Lane.

The subject parcel is shown as Parcel ID J08-0004 of the Town of Sudbury, MA Assessor's Map. The parcel is approximately 20.8 acres in size and is the headquarters of Cavicchio Greenhouses Inc.

In October of 2022, the property experienced a fire that destroyed a 5,665 sf storage building, which has since been demolished along the eastern portion of the site adjacent to Hop Brook. The applicant is proposing to construct a new storage building within the existing footprint of the previous building. The proposed structure will consist of a wood or metal framed building and will be used for storage, consistent with the previous building that it is replacing.

Although the property is within the river front area of Hop Brook the lot was created prior to 1996 and in addition the riverfront area requirements are not applicable per 310 CMR 10.58(6)(a); changes in existing conditions which will remove, fill, dredge or alter the river front area are subject to 310 CMR 10.58, except that replacement within the same footprint of structures destroyed by fire other casualty is not subject to 310 CMR 10.58. The project will not result in an increase in impervious area on site, thus stormwater mitigation is not being proposed as part of the project. Erosion control measures including catch basin inlet protection sacks, and silt fence/straw wattles are proposed within the vicinity of the construction area to mitigate any potential erosion into the adjacent wetland system.

Attached to this letter please find the following:

- Two (2) copies of the NOI Application Package
- Two (2) copies of the site plan

We look forward to working with the Commission in the review of this application.
Please feel free to contact us with any questions.

Respectfully,



Brian Marchetti, PE
Vice President, Engineering



Justin LeClair,
Civil Engineer



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

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):

<u>110 Codjer Lane</u>	<u>Sudbury</u>	<u>01776</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42.370683 N</u>	<u>71.3706549 W</u>
	d. Latitude	e. Longitude
<u>J08</u>	<u>0004</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Paul</u>	<u>Cavicchio</u>	
a. First Name	b. Last Name	
<u>Cavicchio Greenhouses Inc.</u>		
c. Organization		
<u>110 Codjer Lane</u>		
d. Street Address		
<u>Sudbury</u>	<u>MA</u>	<u>01776</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 935-8951</u>	<u>paul@cavicchio.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>Brian</u>	<u>Marchetti</u>	
a. First Name	b. Last Name	
<u>McCarty Engineering</u>		
c. Company		
<u>42 Tucker Drive</u>		
d. Street Address		
<u>Leominster</u>	<u>MA</u>	<u>01453</u>
e. City/Town	f. State	g. Zip Code
<u>978-534-1318</u>	<u>978-840-6907</u>	<u>bmarchetti@mccartydb.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$500 x1.5 = \$750.00</u>	<u>\$362.50</u>	<u>\$387.50 + \$500.00 (Local Fee)</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



WPA Form 3 – Notice of Intent

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

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A. General Information (continued)

6. General Project Description:

The proposed project includes the construction of a 5,665 sf structure located within the existing footprint on site.

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:

Southern Middlesex

a. County
48795
c. Book

b. Certificate # (if registered land)
63
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
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

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 checked="" type="checkbox"/> Riverfront Area	Hop Brook	

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: 360,000+ square feet

4. Proposed alteration of the Riverfront Area:

3,537 a. total square feet 0 b. square feet within 100 ft. 3,537 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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MassDEP File Number _____

Document Transaction Number _____

Sudbury _____

City/Town _____

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



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

8/01/2017 _____
 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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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.



C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed. Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
 Southeast Marine Fisheries Station
 Attn: Environmental Reviewer
 1213 Purchase Street – 3rd Floor
 New Bedford, MA 02740-6694
 Email: DMF.EnvReview-South@state.ma.us

Division of Marine Fisheries -
 North Shore Office
 Attn: Environmental Reviewer
 30 Emerson Avenue
 Gloucester, MA 01930
 Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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

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

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 equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

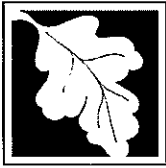
D. Additional Information

- 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.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
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Sudbury

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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.

Notice of Intent Plan

a. Plan Title

McCarty Engineering, Inc.

Brian Marchetti, P.E.

b. Prepared By

c. Signed and Stamped by

5/15/2023

See Plans

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:

3775

2. Municipal Check Number

5/16/2023

3. Check date

3776

4. State Check Number

5/16/2023

5. Check date

Patrick

6. Payor name on check: First Name

McCarty

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.

Paul Curcio pres

1. Signature of Applicant

5/12/2023

2. Date

3. Signature of Property Owner (if different)

Be. M... ..

5. Signature of Representative (if any)

4. Date

5/12/23

6. Date

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:

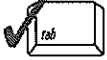
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

<u>110 Codjer Lane</u>	<u>Sudbury</u>
a. Street Address	b. City/Town
<u>3776</u>	<u>\$362.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Paul</u>	<u>Cavicchio</u>	
a. First Name	b. Last Name	
<u>Cavicchio Greenhouses Inc.</u>		
c. Organization		
<u>110 Codjer Lane</u>		
d. Mailing Address		
<u>Sudbury</u>	<u>MA</u>	<u>01776</u>
e. City/Town	f. State	g. Zip Code
<u>508-935-8951</u>	<u>paul@cavicchio.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
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
 Bureau of Resource Protection - Wetlands
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
Category 2 (Riverfront Area)	1	\$500	\$500 x1.5= \$750
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$750
State share of filing Fee:	a. Total Fee from Step 5
City/Town share of filling Fee:	\$362.50
	b. 1/2 Total Fee less \$12.50
	\$387.5
	c. 1/2 Total Fee plus \$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.)

**110 Codjer Lane
Sudbury, MA
NOI Fee Calculation**

State Fee

Any other activity(cat. 2) = \$500.00 x 1.5 (Riverfront Area)= \$750.00

State Receives ½ of the Fee minus \$12.50 = \$362.50

Total State Fee = \$362.50

Sudbury Fee

Any other activity (cat 2)= \$500.00 x 1.5(Riverfront Area) = \$750.00

Town Receives ½ of the Fee plus \$12.50 = \$387.50

Local Filing Fee (Commercial Project)=\$500.00

Total Town Fee = \$887.50

**Appendix A:
Certified Abutters List &
Abutter Notification**

abutters_id_field	abutters_owner1	abutters_owner2	abutters_address	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
J07-0007	CAVICCHIO FAMILY REAL	ESTATE LLC	110 CODIER LANE	SUDBURY	MA	01776	76537-294	CODIER LN
J07-0001	CAVICCHIO FAMILY REAL	ESTATE LLC	110 CODIER LANE	SUDBURY	MA	01776	76537-294	CODIER LN
J08-0001	TOWN OF SUDBURY		278 OLD SUDBURY RD	SUDBURY	MA	01776	33383-149	WASH BROOK RD
J08-0002	SUDBURY WATER DISTRICT		159 RAYMOND RD	SUDBURY	MA	01776	12668-388	WASH BROOK RD
J08-0004	CODIER LANE LLC		112 CODIER LANE	SUDBURY	MA	01776	48795-63	110-2 CODIER LN
J08-0004	CODIER LANE LLC		112 CODIER LANE	SUDBURY	MA	01776	48795-63	110 CODIER LN
J08-0005	CODIER LANE LLC		112 CODIER LANE	SUDBURY	MA	01776	48795-63	110 CODIER LN
J08-0005	CODIER LANE LLC		112 CODIER LANE	SUDBURY	MA	01776	48795-63	112 CODIER LN
J08-0006	CAVICCHIO FAMILY REAL		110 CODIER LANE	SUDBURY	MA	01776	76537-294	0 CODIER LN
J08-0009	TOWN OF SUDBURY	ESTATE LLC	278 OLD SUDBURY RD	SUDBURY	MA	01776	31017-194	UNION AVE
J08-0313	TAINTOR ROBERT & PATRICIA TRS	CONSERVATION COMMISSION	15 WASH BROOK RD	SUDBURY	MA	01776	78152-547	15 WASH BROOK RD
J08-0314	SMITHUN CINDY ROBYN &	TAINTOR FAMILY TRUST	19 WASH BROOK RD	SUDBURY	MA	01776	72533-305	19 WASH BROOK RD
J08-0315	SUDBURY WATER DISTRICT	SMITHUN ZACHARY ADAM	159 RAYMOND RD	SUDBURY	MA	01776	12668-388	WASH BROOK RD
J08-0503	CAVICCHIO FAMILY REAL	ESTATE LLC	110 CODIER LANE	SUDBURY	MA	01776	76537-294	0 CODIER LN
J08-5100	EOT	MASS BAY TRANSPORTATION	10 PARK PLAZA	BOSTON	MA	02116	33117-113	RAILWAY

Sydney
3/30/2023

Affidavit of Service

Under the Massachusetts Wetlands Protection Act

I, Brian R. Marchetti, hereby certify under the pains and penalties of perjury that on May 16, 2023, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 30, and the **DEP Guide to Abutter Notification** dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act with the Sudbury Conservation Commission on May 16, 2023, for work located at 110 Codjer Lane Sudbury, Massachusetts.

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

A handwritten signature in black ink, appearing to read "Brian Marchetti". The signature is written in a cursive style with a large initial "B".

Brian R. Marchetti, P.E.
McCarty Engineering, Inc.



May 16, 2023

To Whom it May Concern

**RE: Notification of Abutters
110 Codjer Lane
Sudbury, MA**

Dear Abutters:

Enclosed please find a Notification of Abutters form to inform you of a public hearing that will be held by the Town of Sudbury Conservation Commission under the Massachusetts Wetlands Protection Act. The proposed project includes the construction of a 5,665-sf structure within the footprint of a previously destroyed structure. Should you have any questions please refer to the attached form and contact the Town of Sudbury Conservation Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Marchetti".

Brian Marchetti, P.E.
Vice President
McCarty Engineering, Inc.

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 Cavicchio Greenhouses Inc.
- 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: 110 Codjer Lane
- D. The **proposed activity** is: Construction of a structure to replace a previously destroyed structure
-
- E. A **Public Hearing** regarding this Notice of Intent will be held on:
Monday, June 5, 2023 at 6:45 PM.
- F. **Public Participation will be via Virtual Means Only** - In light of the ongoing COVID-19 coronavirus outbreak, Governor Baker issued an emergency Order on March 12, 2020, allowing public bodies greater flexibility in utilizing technology in the conduct of meetings under the Open Meeting Law. 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:
- <https://us02web.zoom.us/j/98803339162>
 - Meeting ID: 988 0333 9162
 - From your phone: **978-639-3366** or **470 250 9358**
- 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 McCarty Engineering Inc., by calling this telephone number: 978-534-1318 between the hours of 8 am-4pm

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).



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Site

Locus Map
5/16/23



Appendix B:
Wetland Delineation

EcoTec, Inc.
ENVIRONMENTAL CONSULTING SERVICES
102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

December 19, 2022

Rachel Harrington, COO,
Cavicchio Greenhouses,
110 Codjer Lane
Sudbury, MA 01776

RE: Wetland Resource Evaluation, Portion of 110 Codjer Lane, Sudbury, MA

Dear Ms. Harrington:

On November 18, 2022, EcoTec, Inc. inspected the areas outlined in the attached locus map located at a portion of 110 Codjer Lane in Sudbury for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the “Act”) and its implementing regulations (310 CMR 10.00 *et seq.*; the “Regulations”); (2) the Town of Sudbury Wetlands Protection Bylaw and its implementing regulations; and (3) the U.S. Clean Water Act (i.e., Section 404 and 401 wetlands). Paul McManus, PWS, LSP, and Kate O’Donnell, WPIT conducted the inspection.

The subject site consists of an approximately 3-acre portions of an approximately 26-acre parcel located at 110 Codjer Lane in Sudbury. The upland portions of the site consist paved roads and parking lots, existing commercial greenhouse buildings, and undeveloped forested land. Plant species observed include northern red oak (*Quercus rubra*) and eastern white pine (*Pinus strobus*) trees and/or saplings; oriental bitter-sweet (*Celastrus orbiculata*) climbing woody vines; and honeysuckle (*Lonicera sp.*) and multiflora rose (*Rosa multiflora*) shrubs. The wetland resources observed on the site are described below.

Methodology

The site was inspected, and areas suspected to qualify as wetland resources were identified. The boundary of Bordering Vegetated Wetlands was delineated in the field in accordance with the definition set forth in the regulations at 310 CMR 10.55(2)(c). Section 10.55(2)(c) states that “The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist.” The methodology used to delineate Bordering Vegetated Wetlands is further described in: (1) the BVW Policy “*BVW: Bordering Vegetated Wetlands Delineation Criteria and Methodology*,” issued March 1, 1995; and (2) “*Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: A Handbook*,” produced by the Massachusetts Department of Environmental Protection, dated March 1995. The plant

taxonomy used in this report is based on the *National List of Plant Species that Occur in Wetlands: Massachusetts* (Fish and Wildlife Service, U.S. Department of the Interior, 1988). Federal wetlands were presumed to have boundaries conterminous with the delineated Bordering Vegetated Wetlands. One DEP Bordering Vegetated Wetland Delineation Field Data Form completed for an observation plot located in the wetlands near flag A8 is attached. Because conditions at the wetland boundary transition abruptly to a steep fill slope bordered by developed area containing pavement and buildings, it was not possible to complete an upland test plot. The table below provides the Flag Numbers, Flag Type, and Wetland Types and Locations for the delineated wetland resources.

Flag Numbers	Flag Type	Wetland Types and Locations
Start A1 to A23 Stop	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the central portion of the site that is associated with a mapped perennial stream, Hop Brook.
Start B1 to B6 Stop	Pink Flags	Mean-Annual High-Water Line (MAHWL) of the mapped perennial stream, Hop Brook, located in the northern portion of the site. Note: Flags B3 to B6 appear to be a dug channel, and therefore may be considered conservative with regard to the MAHW boundary.
TP-Wet	Red Flag	BVW Delineation test plot flag located near A8

Findings

Wetland A (i.e., flags A1 -A23) consists of shrub/wooded swamp located in the central portion of the site that is associated with a perennial stream. Plant species observed include red maple (*Acer rubrum*) and swamp white oak (*Quercus bicolor*) trees and/or saplings; poison ivy (*Toxicodendron radicans*) climbing woody vines; highbush blueberry (*Vaccinium corymbosum*), arrow-wood (*Viburnum dentatum*), silky dogwood (*Cornus amomum*), and glossy buckthorn (*Rhamnus frangula*) shrubs; and skunk-cabbage (*Symplocarpus foetidus*) ground cover. Evidence of wetland hydrology, including hydric soils, leaf staining, saturated soils, and evidence of flooding, was observed within the delineated wetland. This vegetated wetland borders a perennial stream, Hop Brook; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands and Hop Brook would be regulated as Bank and Land Under Water Bodies and Waterways under the Act and Bylaw. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands under the Act and Bylaw.

Bordering Land Subject to Flooding is an area that floods due to a rise in floodwaters from a bordering waterway or water body. Where flood studies have been completed, the boundary of Bordering Land Subject to Flooding is based upon flood profile data prepared by the National Flood Insurance Program. Section 10.57(2)(a)3. states that "The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will

theoretically result from the statistical 100-year frequency storm.” Based upon a review of the Flood Insurance Rate Map, Middlesex County, Massachusetts, Map Number 25017C0506F, Effective Date 7/7/2014, there is a mapped Zone AE (i.e., 100-year floodplain) with a 100-year flood mapped profile, associated with the mapped perennial stream on the site. The project engineer should evaluate the most recent National Flood Insurance Program flood profile data to establish the extent of Bordering Land Subject to Flooding on the site. Bordering Land Subject to Flooding would occur in areas where the 100-year flood elevation is located outside of or upgradient of the delineated Bordering Vegetated Wetlands boundary. Bordering Land Subject to Flooding does not have a Buffer Zone under the Act.

The Massachusetts Rivers Protection Act amended the Act to establish an additional wetland resource area: Riverfront Area. Based upon a review of the current USGS Map (i.e., Framingham Quadrangle, dated 1987, attached), a stream that is shown as perennial, Hop Brook, is located to the north and east of the site. Streams that are shown as perennial on the current USGS map are designated perennial under the Massachusetts Wetlands Protection Act regulations. Unless this perennial designation is overcome, Riverfront Area is presumed to extend 200 feet horizontally upgradient from the mean annual high-water line of the stream. Section 10.58(2)(a)2. states that the “Mean annual high-water line of a river is the line that is apparent from visible markings or changes in the character of soils or vegetation due to prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land. Field indicators of bankfull conditions shall be used to determine the mean annual high-water line. Bankfull field indicators include but are not limited to: changes in slope, changes in vegetation, stain lines, top of pointbars, changes in bank materials, or bank undercuts.” Section 10.58(2)(a)2.a states that “In most rivers, the first observable break in slope is coincident with bankfull conditions and the mean annual high-water line.” The mean annual high-water line of Hop Brook was delineated in the field with flags B1 to B6 based upon the above-referenced regulation. Furthermore, based upon a review of the current USGS Map and observations made during the site inspection, there are no other mapped or unmapped streams located within 200 feet of the subject portion of the site. Accordingly, Riverfront Area on the site is associated only with the perennially designated stream. Riverfront Area does not have a Buffer Zone under the Act but may overlap other wetland resources and their Buffer Zones.

The Regulations require that no project may be permitted that will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures set forth at 310 CMR 10.59. Based upon a review of the *Massachusetts Natural Heritage Atlas*, 15th edition, Priority Habitats and Estimated Habitats from the NHESP Interactive Viewer, valid from August 1, 2021, and viewed on November 16, 2022, and Certified Vernal Pools from MassGIS, there are no Estimated Habitats [for use with the Act and Regulations (310 CMR 10.00 *et seq.*)], Priority Habitats [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; “MESA”) and MESA Regulations (321 CMR 10.00 *et seq.*)], or Certified Vernal Pools on or in the immediate vicinity of the site. A copy of this map is attached.

Portion of 110 Codjer lane, Sudbury, Wetland Resource Evaluation

December 19, 2022

Page 4.

The reader should be aware that the regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities. Brief descriptions of our experience and qualifications are attached. If you have any questions, please feel free to contact us at any time.

Cordially,
ECOTEC, INC.



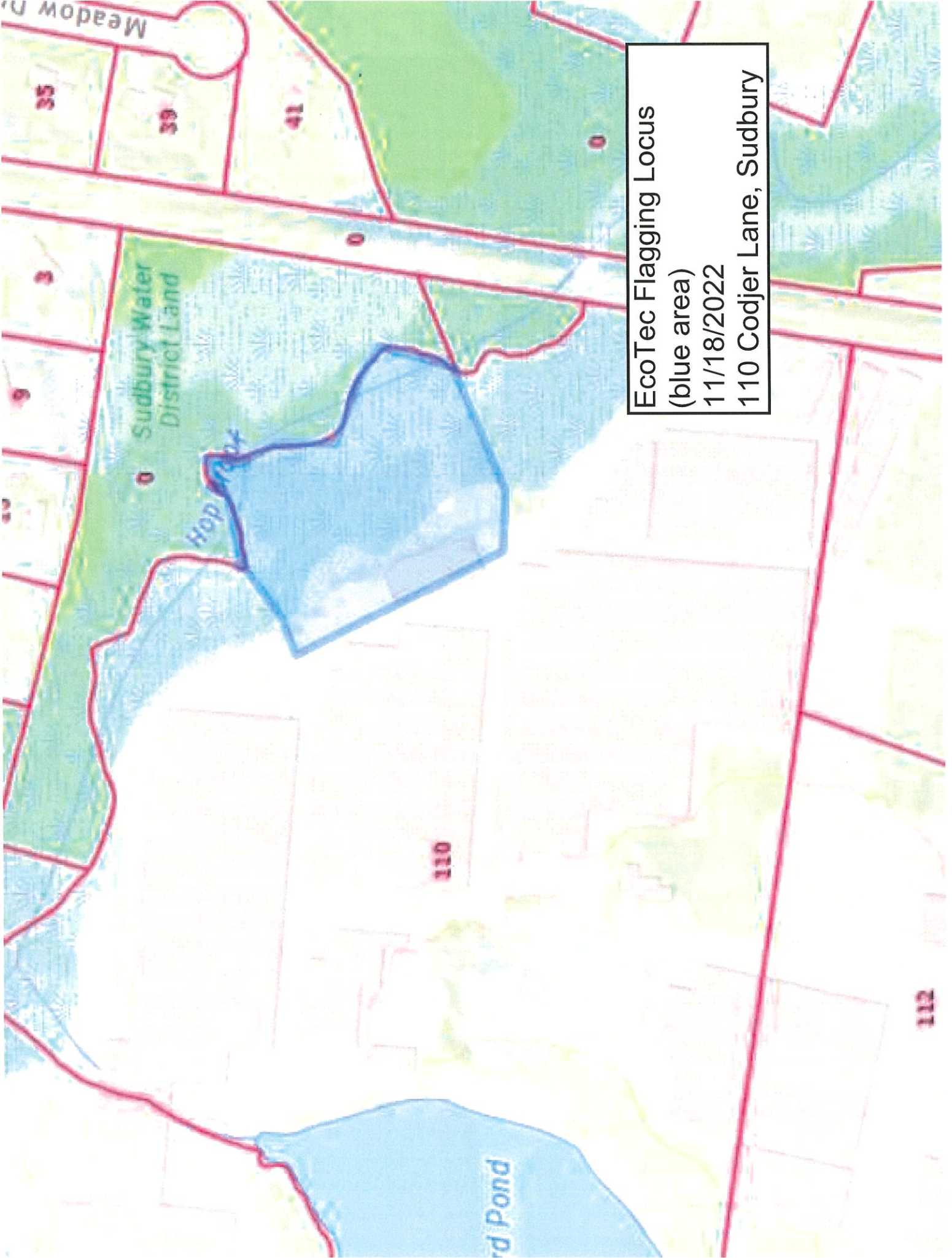
Paul McManus, PWS
President



Kate O'Donnell, WPIT
Environmental Scientist

Attachments (7 pages)

KO/E/P/Sudbury Codjer Ln. 110 Wetland Report



EcoTec Flagging Locus
(blue area)
11/18/2022
110 Codjier Lane, Sudbury

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant: _____ Prepared by: EcoTec, Inc. Project Location: Sudbury 110 Codjer Ln DEP File # _____
 Section I. Vegetation Number: TP-Wetland Transect # A8 Date of Delin: 11/18/2022

A. Sample layer and plant species (Enter largest to smallest % cover by layer)	Percent Cover (or basal area)	Percent Dominance	Dominant Plant?	Wetland Indicator Category
Tree red maple Acer rubrum	80	100.0	YES	FAC
Sapling				
Shrub northern arrow-wood tartarian honeysuckle Viburnum dentatum Lonicera tatarica	60 10	85.7 14.3	YES NO	FAC FACU
Ground common reed Phragmites australis	100	100.0	YES	FACW
Vine poison ivy asiatic bittersweet Toxicodendron radicans Celastrus orbiculata	20 10	66.7 33.3	YES YES	FAC NL

Vegetation Conclusions		
Number of dominant wetland indicator plants	4	Number of dominant non-wetland indicator plants
Is the number of dominant wetland plants equal or greater than the number of dominant non-wetland plants?		YES

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant	Prepared by: EcoTec, Inc	Project Location: Sudbury 110 Codjier Ln	DEP File #
Section II. Indicators of Hydrology	Number: TP-Wetland	Transect # A8	Date of Delin: 11/18/2022

1. Soil Survey

Is there a published soil survey for this site?

title/date
map number
soil type mapped
hydric soil inclusions

Are field observations consistent with soil survey?

Remarks:

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottle Color
A	0-14	10YR 2/1	
Bg	14-18+	7.5YR 5/1	

Other Indicators of hydrology (check all that apply):

- Site Inundated
- Depth to free water in observation hole 6 inches
- Depth to soil saturation in observation hole surface
- Water marks
- Drift lines
- Sediment Deposits
- Drainage patterns in BVWs
- Oxidized rhizospheres
- Water stained leaves
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):
- Other:

Remarks

3. Other

Conclusion: Is the soil hydric?

Yes

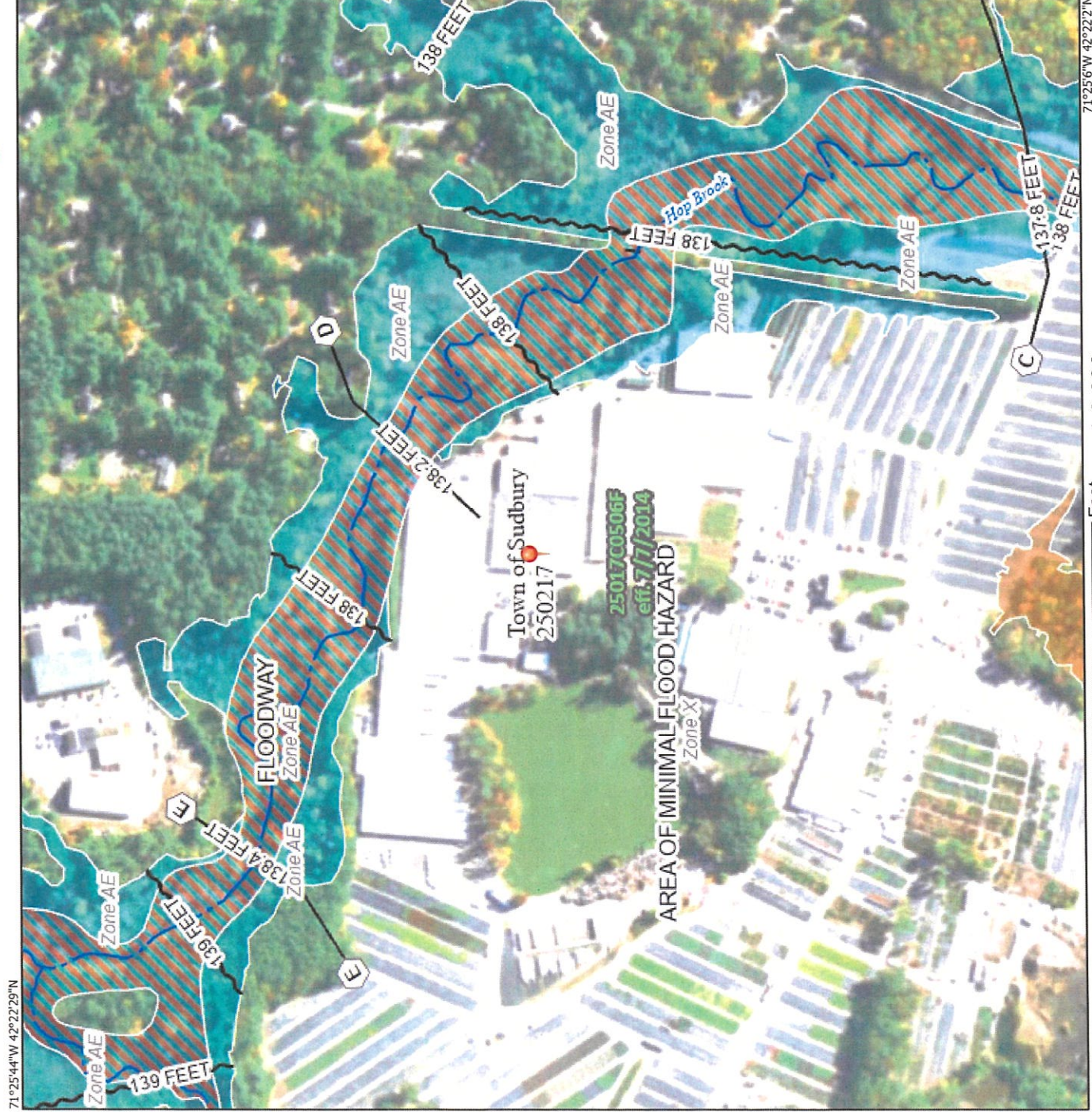
Vegetation and Hydrology Conclusion

Number of wetland indicator plants ≥ number of non-wetland indicator plants	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present:		
Hydric soil present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other indicators of hydrology present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample Location is in a BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>

National Flood Hazard Layer FIRMette



71°25'44"W 42°22'29"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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, AG9
- 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 LOMR
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

CROSS SECTIONS WITH 1% ANNUAL CHANCE

- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

OTHER FEATURES

- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

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.

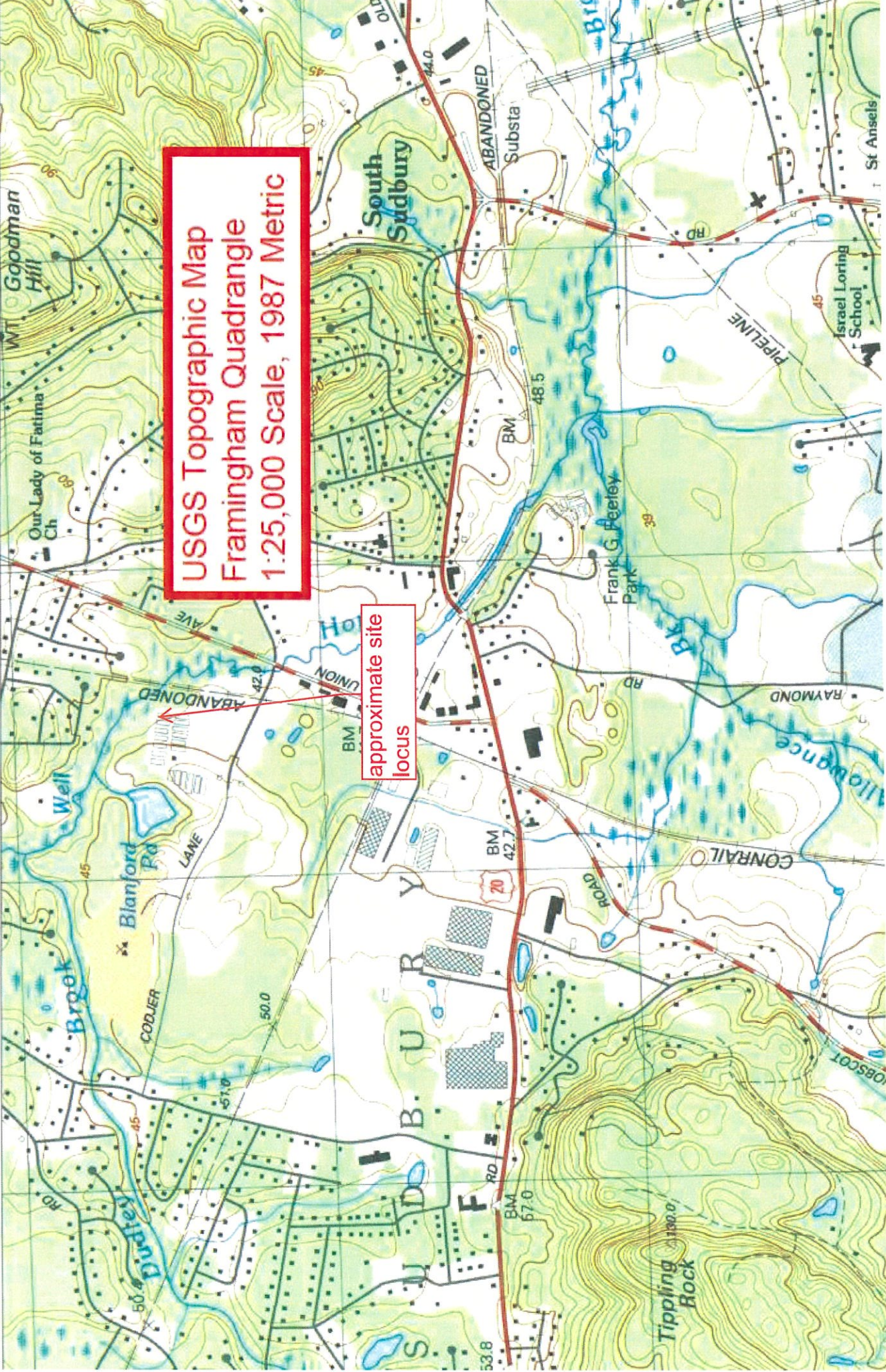
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/22/2022 at 9:08 AM 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.

**USGS Topographic Map
Framingham Quadrangle
1:25,000 Scale, 1987 Metric**

approximate site
locus



110 Codjer Lane, Sudbury, NHESP



- NHESP Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Certified Vernal Pools

Natural Heritage Atlas
Online Data Viewer 15th
edition, valid August 1,
2021
created: 11/16/2022
110 Codjer Lane,
Sudbury

approx. site
locus

EcoTec, Inc.
ENVIRONMENTAL CONSULTING SERVICES
102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

Paul J. McManus, LSP, PWS
President

Paul McManus is the President and owner of EcoTec, Inc., which he founded in 1990. He has received certification as a Professional Wetlands Scientist (PWS) from the International Society of Wetlands Scientists (SWS), the leading professional organization in the field. He was elected President of the New England Chapter of SWS, and represented the Chapter on the International Board of Directors for several years, and currently serves as Chapter Past President and Treasurer. Mr. McManus is also a Massachusetts-certified Licensed Site Professional with experience that has included a wide range of site assessment and remediation projects, focused on the field of ecological risk assessment at contaminated sites. Prior to the founding of EcoTec, Mr. McManus was employed as the Senior Scientist at Harborline Engineering Inc. of New Bedford, MA and served for several years as a project manager at the Gulf of Maine Research Center Inc. in Salem, MA. His experience also includes employment as an aquatic ecologist at the Massachusetts Division of Water Pollution Control. Mr. McManus brings a wide variety of environmental consulting experience to EcoTec, including wetland evaluation and delineation, lake and stream assessment, wildlife habitat evaluation, oil and hazardous materials assessment and ecological risk assessment, as well as a variety of other types of environmental impact assessment. Included among the major wetland projects he has completed are detailed wetland community surveys and impact restoration specifications for lengthy pipeline crossings of the Fowl Meadow "Area of Critical Environmental Concern" (ACEC). At the MWRA's Norumbega Reservoir property in Weston, he conducted the state and federal wetland delineations, was project manager for the related town-wide off-site vernal pool mitigation evaluation, and authored the project's wetland mitigation program, including vernal pool replication in support of a Wetlands Protection Act Variance and other environmental permits. He has directed hundreds of other wetlands projects at sites including large and small residential and commercial developments. He has completed all phases of environmental permitting work, including wetland delineation, replication and mitigation design, implementation, and monitoring in freshwater wetlands and salt marsh, as well as general wildlife and rare species assessments and trapping, including marbled salamander, 4-toed salamander, spotted turtle, and eastern box turtle, under the MA Wetlands and Endangered Species Act Regulations. Permitting efforts regularly include federal, local and state permitting, including filings under the Massachusetts Environmental Policy Act (MEPA) regulations. Additional projects he has directed include major biological and chemical marine sampling programs; he has been involved in a variety of freshwater system evaluations, and conducted evaluations and sampling for proposed fresh water and marine dredging projects. He has conducted ecological risk assessments for aquatic and terrestrial biota, including state-listed species, at numerous locations of contamination by oil and hazardous materials. Mr. McManus serves as a consultant on behalf of government, business, major utility companies, the development community, conservation commissions, and concerned citizens' groups. He presently serves on a regular basis as technical wetlands consultant for the Town of Dover Conservation Commission, and works regularly for other Commissions providing peer review expertise on a wide variety of projects.

Education: Master of Science: Applied Marine Ecology - University of Massachusetts/Boston, 1988
Bachelor of Arts: Biology (Ecology emphasis) – College of the Holy Cross, Worcester, MA, 1984
U.S. Fish and Wildlife Service: Habitat Evaluation Procedure (HEP) Certification
Massachusetts Division of Water Pollution Control: Algal Assay (eutrophication) Short Course

Professional Affiliations: Massachusetts Association of Conservation Commissioners
(Partial list) Society of Wetland Scientists (Past President of the New England Chapter)
Association of Massachusetts Wetlands Scientists
Society of Environmental Toxicology and Chemistry

Certifications: Society of Wetlands Scientists Professional Wetlands Scientist # 962
Commonwealth of Massachusetts Licensed Site Professional # 5711
OSHA Health & Safety Hazardous Waste Safety Training, 29 CFR 1910.120 (40 hr & refresher)

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

Kate O'Donnell, WPIT Environmental Scientist

Kate O'Donnell is the newest member of EcoTec, Inc. and started working in June of 2021. She received certification as a Wetland Professional In Training (WPIT) from the International Society of Wetland Scientists (SWS) in September of 2021. Her project experience with EcoTec, Inc. thusfar has primarily involved wetland delineation, identification of vegetation, and interpretation of soils. Additionally, Kate has experience in environmental sampling such as turbidity and salinity monitoring as well as experience in environmental permitting, Stormwater Pollution Prevention Plan (SWPPP) preparation, Turtle Protection Plan preparation, and Vernal Pool certification. Prior to starting at EcoTec, Kate was an undergraduate student at the College of the Holy Cross, double majoring in Biology and Environmental Studies, with a minor in geosciences. Her educational background includes courses in geoscience, biology, chemistry, and environmental law, with extensive coursework in ecology and environmental science. During her time as an undergrad, she conducted hydrologic and water quality research for her senior project to investigate the impacts of road salt on the salinity of the Middle River in Worcester, MA.

Education:

Bachelor of Arts in Biology (Ecology emphasis) and Bachelor of Arts in Environmental Studies- *Cum Laude*, College of the Holy Cross, 2021

Professional Affiliations:

Society of Wetland Scientists
Massachusetts Association of Conservation Commissioners

Certifications:

Society of Wetland Scientists Wetland Professional In Training

Appendix C:
Plans

Plan List:

- A. Site Locus Plan – Dated 5/16/2023**
- B. Notice of Intent Plans, prepared by McCarty Engineering, Inc., Civil Engineers, 42 Tucker Drive, Leominster, MA 01453, dated and stamped 5/15/2023**

Notice of Intent Documents

May 15, 2023

Cavicchio Greenhouses Inc.

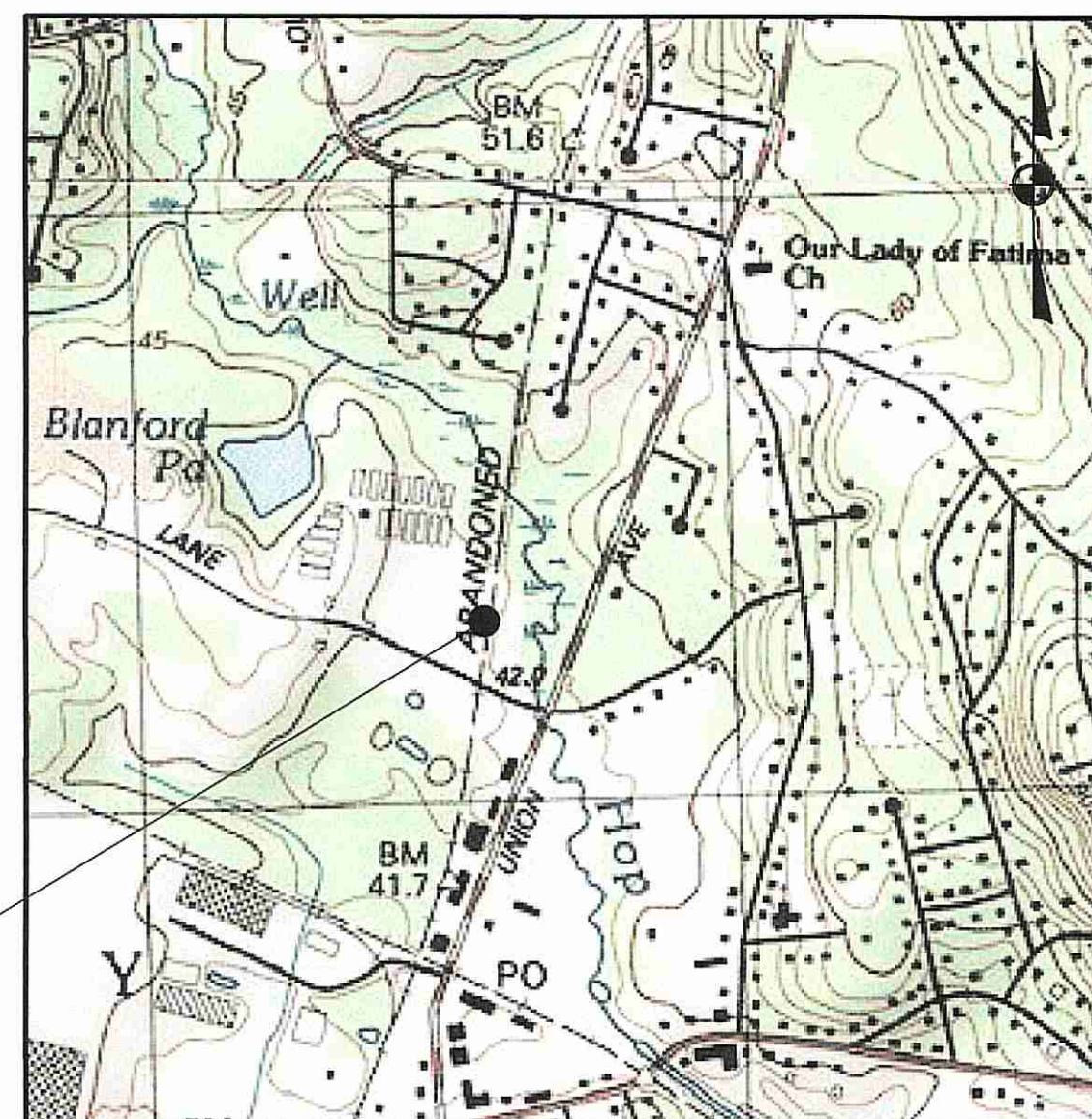
110 Codjer Lane
Sudbury, Massachusetts 01176

Applicant:
Paul Cavicchio
110 Codjer Lane
Sudbury, MA 01176
508-935-8951

Civil Engineer:
McCarty Engineering, Inc.
42 Tucker Drive
Leominster, MA 01453
(978) 534-1318

Surveyor:
Tauper Land Survey, Inc
710 Main Street
North Oxford, MA 0537
(508) 987-2266

Wetland Consultant:
EcoTec, Inc.
102 Grove Street
Worcester, MA 01605
(508) 752-9666



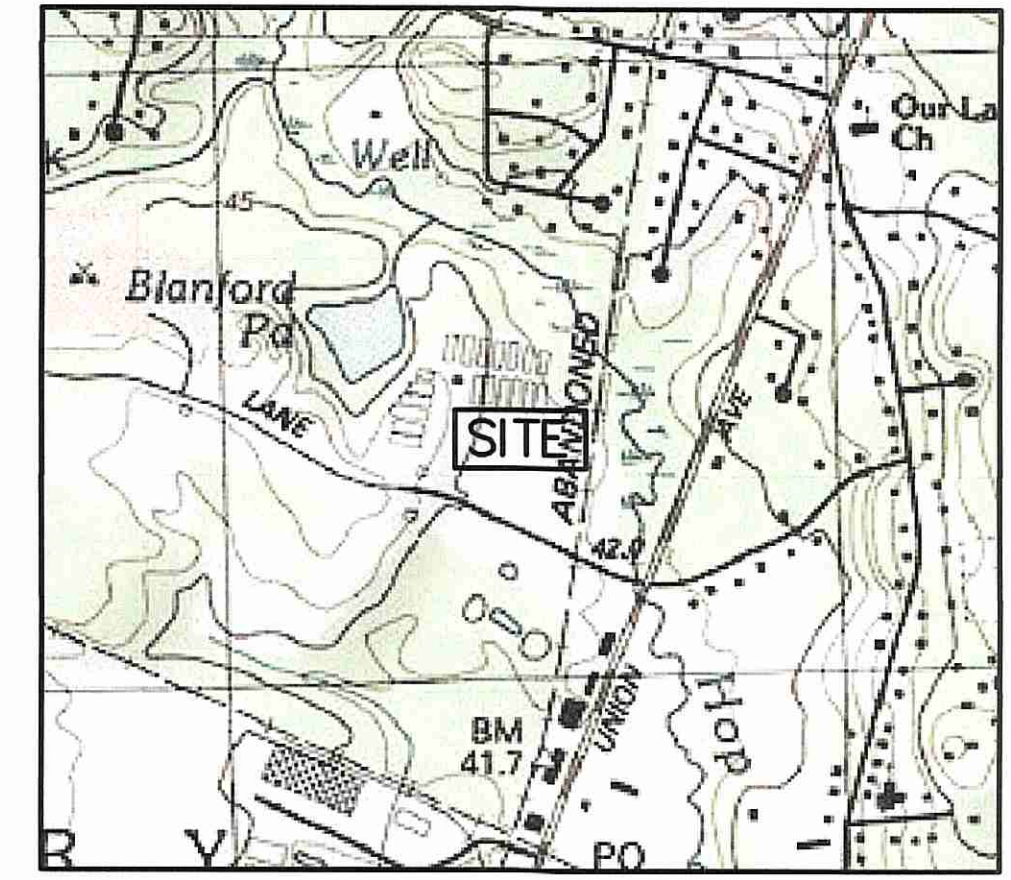
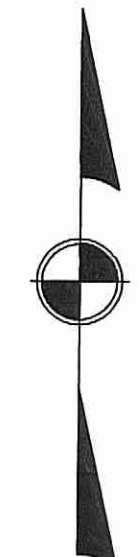
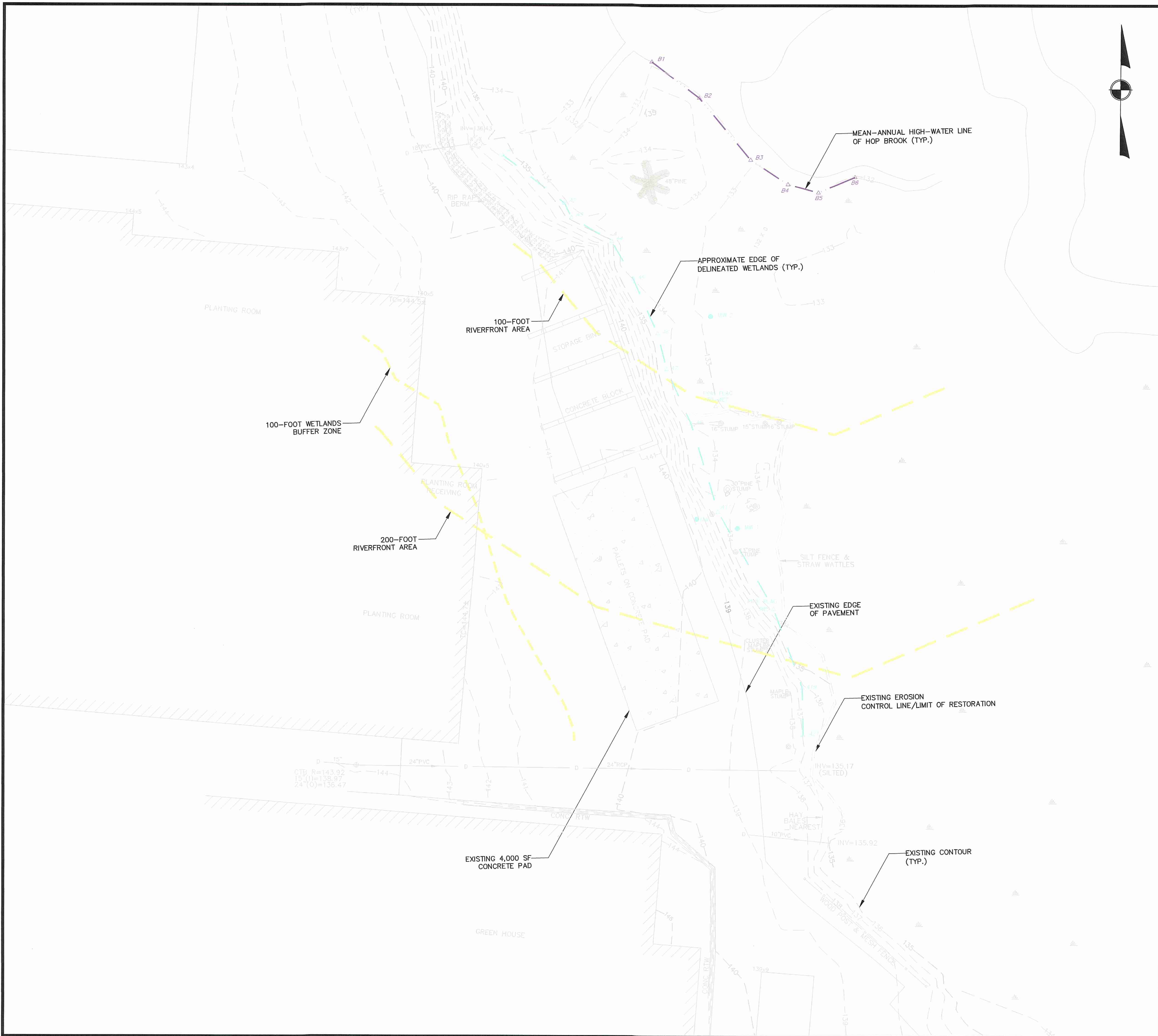
PROJECT SITE

SCALE: 1"=1000' ±

Sheet No.	Sheet Title
	Cover Sheet
1	Existing Conditions Plan
2	Layout and Materials Plan



Brian Marchetti 5/15/23



LOCUS PLAN
1" = 1000 FT. ±

NOTES:

- 1. EXISTING CONDITIONS INFORMATION SHOWN HEREON ARE THE RESULTS OF AN ON THE GROUND SURVEY BY TAUPER LAND SURVEY, INC. IN THE SPRING OF 2023.
- 2. THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY ECOTEC, INC IN DECEMBER OF 2022 AND WERE FIELD LOCATED BY TAUPER LAND SURVEY, INC.

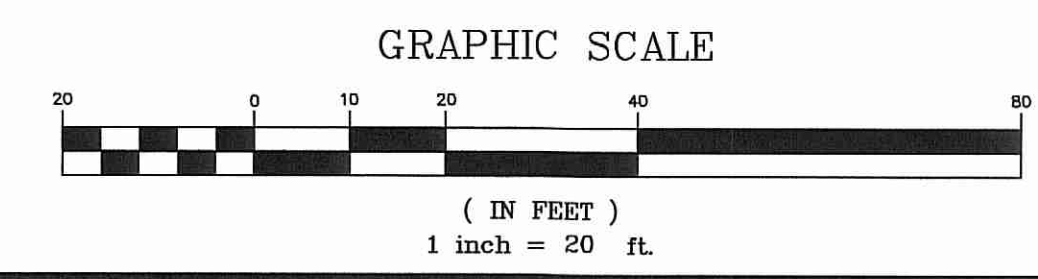
NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

No.	Date	Revision

No. Date Revision

Brian R. Marchetti 5/15/23

Drawn By: JRP Designed By: BRM Checked By: *JRP*

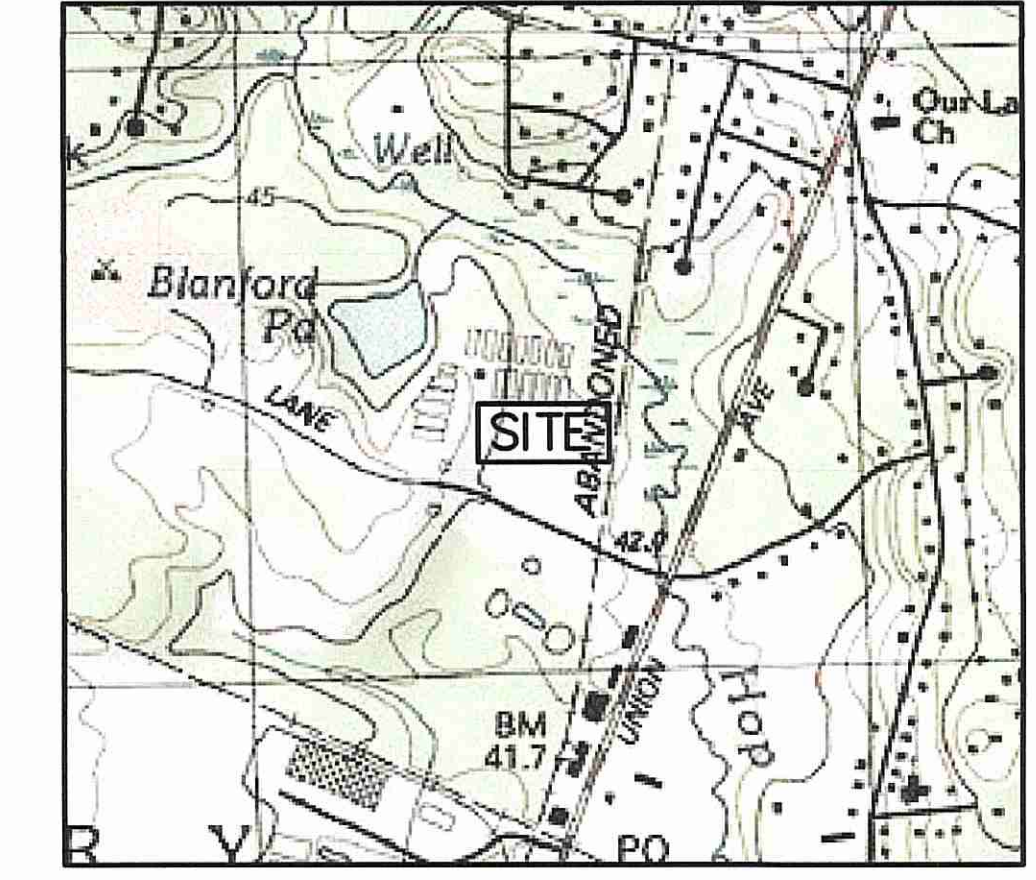
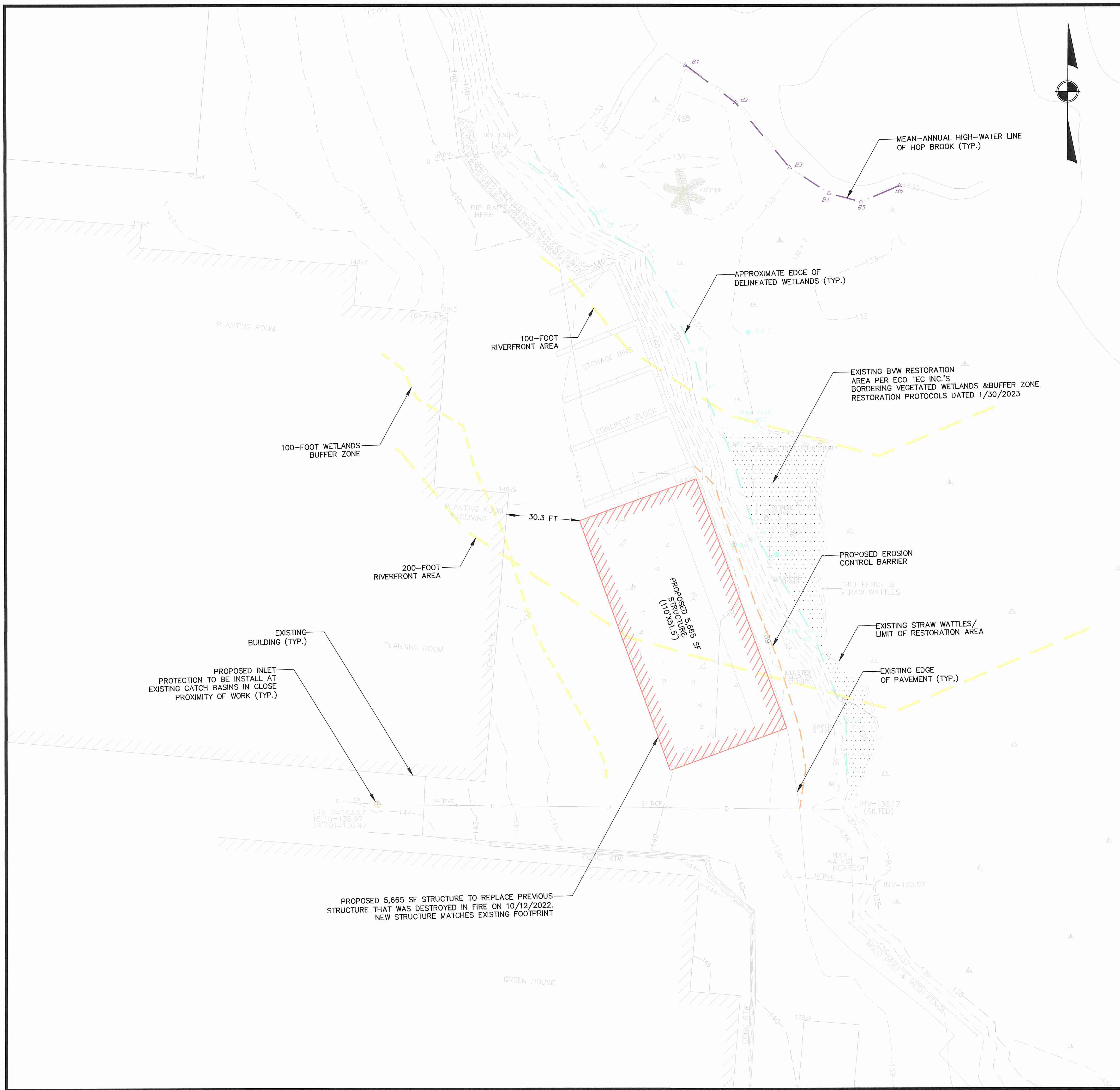


McCarty Engineering, Inc.
Civil Engineers
42 Tucker Drive, Leominster, MA 01453
phone: (978) 534-1318 fax: (978) 840-6907
www.mccartydb.com

Project Name
Cavichio Greenhouses
110 Codjer Lane
Sudury, MA

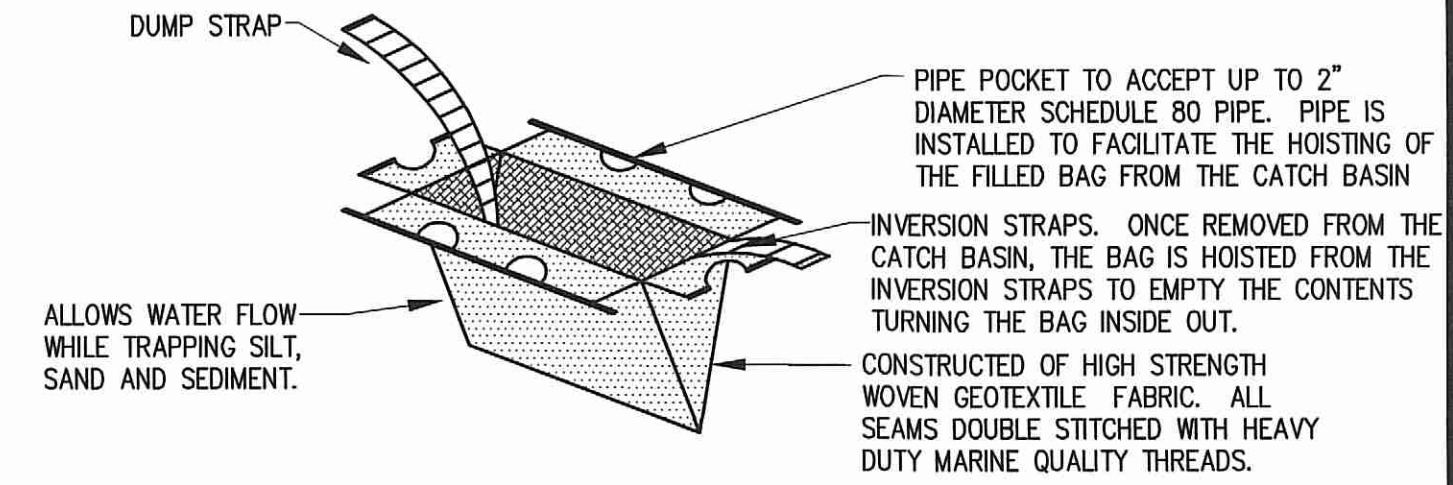
Sheet Title
Existing Conditions Plan

Job No: 316.02 Sheet No.
File Name: 316.02P-CEC01
Date: May 15, 2023
Scale: 1"=20' **1**



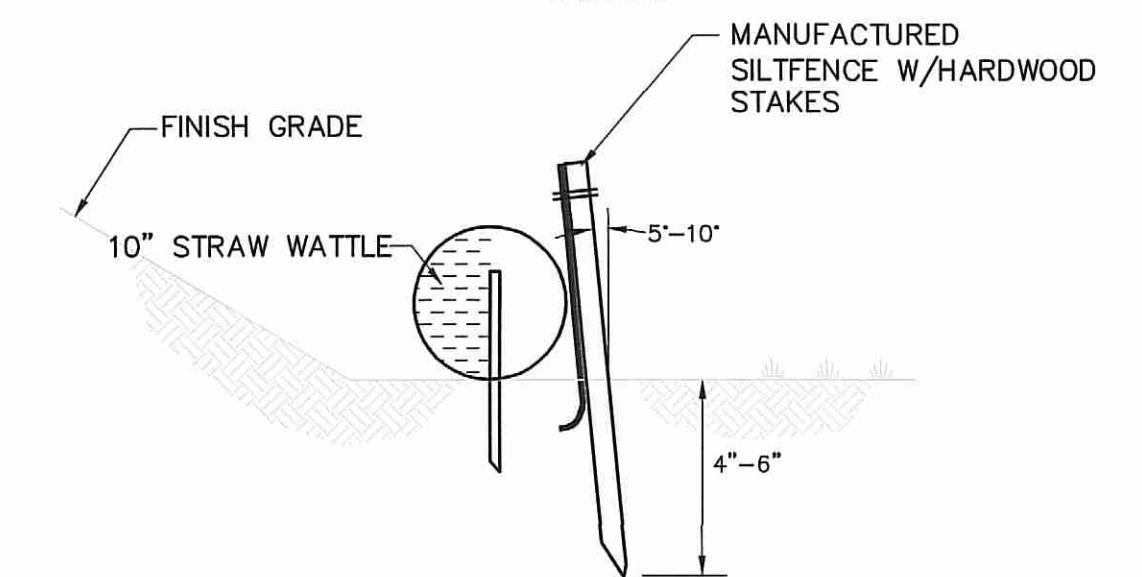
LOCUS PLAN
1"=1000 FT.±

- NOTES:**
1. EXISTING CONDITIONS INFORMATION SHOWN HEREON ARE THE RESULTS OF AN ON THE GROUND SURVEY BY TAUPER LAND SURVEY, INC. IN THE SPRING OF 2023.
 2. THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY ECOTEC, INC IN DECEMBER OF 2022 AND WERE FIELD LOCATED BY TAUPER LAND SURVEY, INC.
 3. EROSION CONTROL BARRIER SHALL BE INSTALLED AROUND THE PERIMETER OF THE EXISTING WETLANDS AS SHOWN ON THIS PLAN. ALL GROWTH WITHIN THE LIMITS OF THE EROSION CONTROL SHALL BE GRUBBED AND STRIPPED.
 4. CONTRACTOR SHALL STRIP TOP SOIL AND STOCKPILE WITHIN LIMITS OF CONSTRUCTION FOR REUSE. STOCKPILES SHALL BE ENCLOSED BY TEMPORARY SILT FENCES TO PREVENT TRAVEL OF SEDIMENT TO ADJACENT DRAINAGE WAYS.
 5. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SURFACE RESTORATION IS COMPLETE AND SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
 6. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ON-SITE CONSTRUCTION ACTIVITIES AND REMOVE ANY SEDIMENT OR DEBRIS DEPOSITED THEREON IMMEDIATELY.
 7. ALL CLEARING, GRADING, DRAINAGE, CONSTRUCTION AND DEVELOPMENT SHALL BE CONDUCTED WITH STRICT ACCORDANCE WITH THESE PLANS.



- NOTES:**
1. PRODUCT TO BE "SILT SACK" MANUFACTURED BY REED AND GRAHM, INC. SACRAMENTO, CA, OR APPROVED EQUAL.

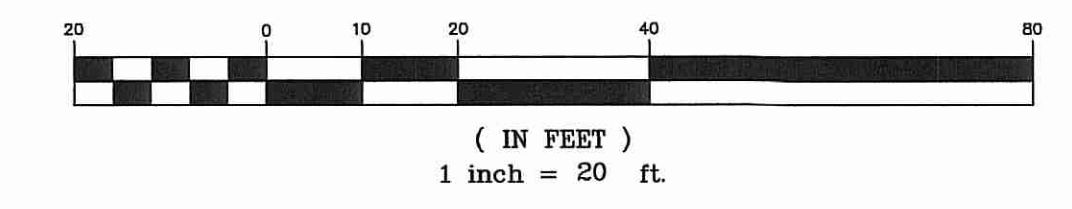
CATCH BASIN INLET PROTECTOR
N.T.S.



- NOTE:**
1. STRAW WATTLES SHALL BE INSTALLED ON CONTOUR AND STAKED WITH 18 OR 24 INCH WOOD STAKES AT FOUR FEET ON CENTER
 2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 3/4 OF ROLL HEIGHT

STRAW WATTLE / SILT FENCE DETAIL
N.T.S.

GRAPHIC SCALE



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Drawn By: JRP Designed By: BRM Checked By: JRP

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Project Name
Cavicchio Greenhouses
110 Codjer Lane
Sudury, MA

Sheet Title
Layout and Materials Plan

Job No: 316.02 Sheet No.
File Name: 316.02P-CPB01
Date: May 15, 2023
Scale: 1"=20'
2