



NOTICE OF PUBLIC MEETING
SUDBURY CONSERVATION COMMISSION
Monday, September 11, 2023 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 remove a portion of the driveway and perform minimal alteration within the 100-foot Buffer Zone associated with the construction of an addition at 42 Drum Lane, in Sudbury, MA. Janice B. Miller, Applicant. The meeting will be held on Monday, September 11, 2023 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-september-11-2023/>

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

SUDBURY CONSERVATION COMMISSION
8/29/2023



WPA Form 1- Request for Determination of Applicability

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

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:

Name _____		E-Mail Address _____	
Mailing Address _____			
City/Town _____		State _____	Zip Code _____
Phone Number _____		Fax Number (if applicable) _____	

2. Representative (if any):

Firm _____			
Contact Name _____		E-Mail Address _____	
Mailing Address _____			
City/Town _____		State _____	Zip Code _____
Phone Number _____		Fax Number (if applicable) _____	

B. 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 below 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 below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below 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 work in the Riverfront Area as depicted on referenced plan(s).



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C. 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

Assessors Map/Plat Number

Parcel/Lot Number

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

- c. Plan and/or Map Reference(s):

Title

Date

Title

Date

Title

Date

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



C. Project Description (cont.)

- 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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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.

Name and address of the property owner:

Name

Mailing Address

City/Town

State

Zip Code

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

Supporting text for RDA Application, 42 Drum Lane, Sudbury MA

A General Information

2 Representative (if any)

Nicole Hayes with Goddard Consulting will be representing this application beginning with the Commission meeting.

C Project Description

1b Description of area

Single-family 1.02827 acre lot with existing home built in 1959 (before wetlands designation)s partially within the buffer zone of a wooded swamp wetlands resource area that covers the rear portion of the lot. The wetlands resource area topographic elevation begins 15 feet (+/-) below the grade at the foundation wall at the rear of the house, which lies within the buffer zone, and continues to fall in elevation. The treeline begins near the top of this slope, some 25 – 30 feet or so from the rear of the house.

2a. Description of work

Removal of driveway where it exists within the buffer zone; expansion of garage and driveway and addition of mudroom. New construction will all be outside of the wetlands protected buffer zone. See attached materials:

D1: Demolition Plan, 08/28/2023

A1: Plans, 08/28/2023

A2: Elevations and sections, 08/28/2023

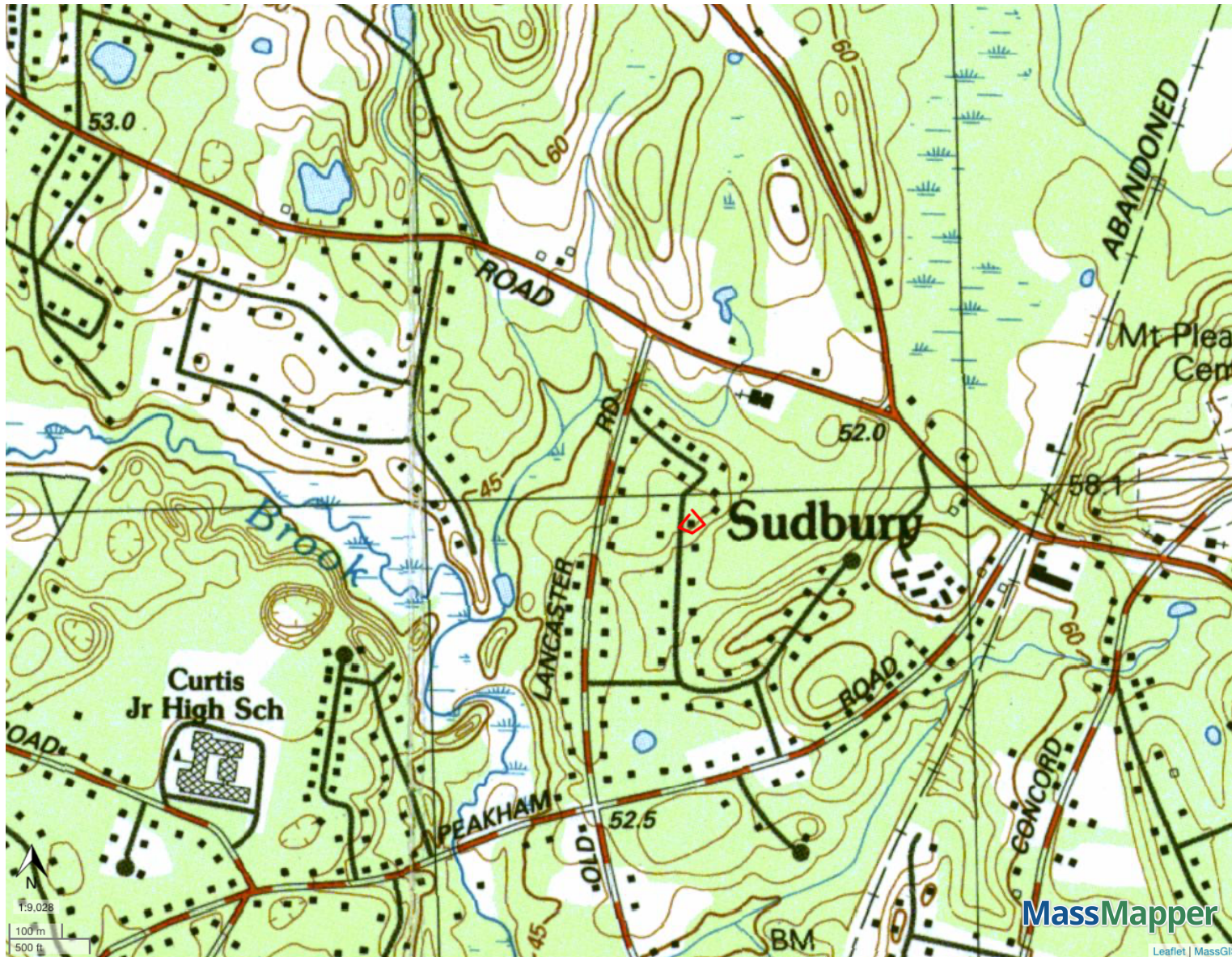
SITE PLAN: Proposed site plan, 08/28/2023

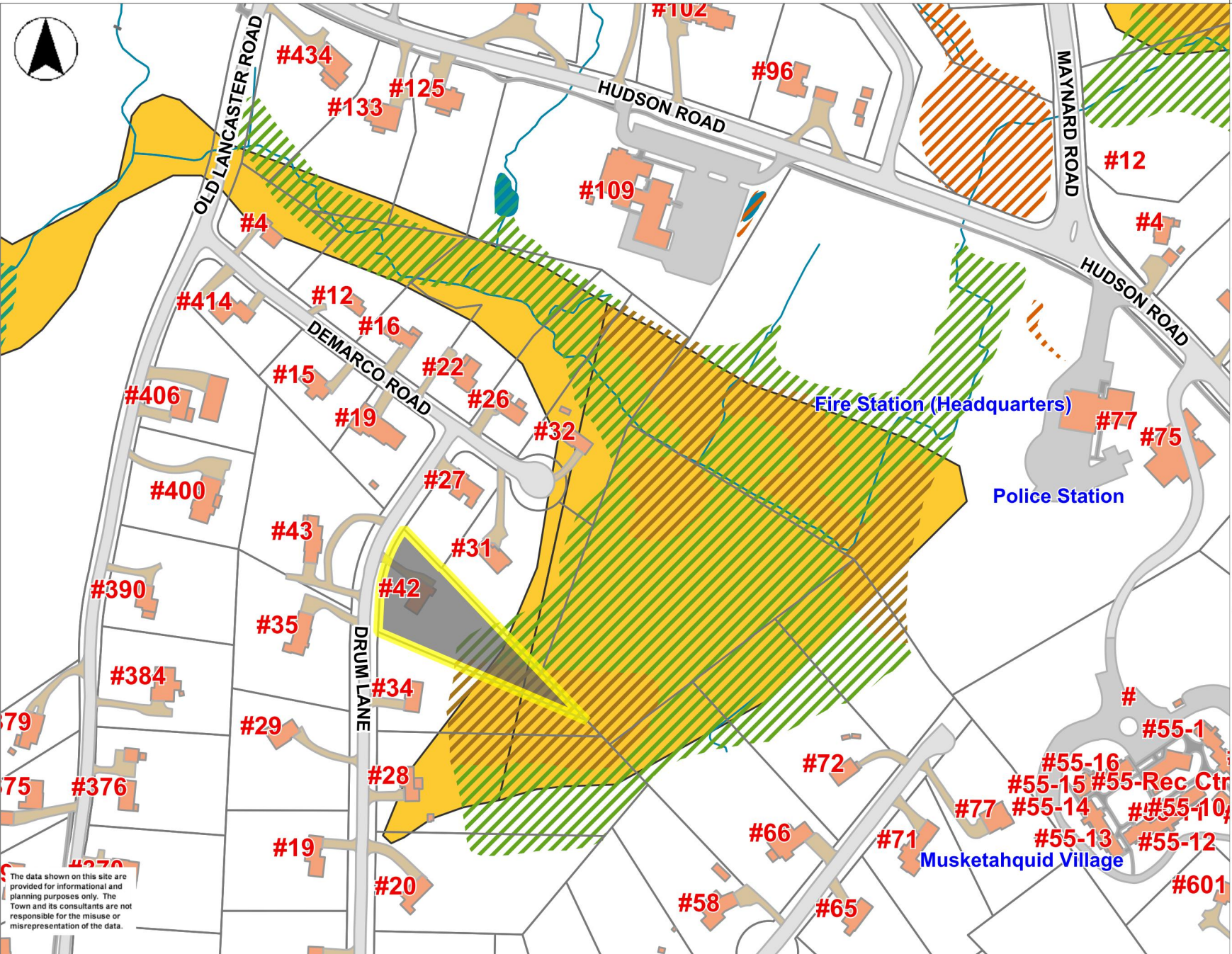
2b. NOI exemption

The footprint of the new construction will be entirely outside the wetlands protected buffer zone. However, due to the pre-existing condition of the house being located within the buffer zone, earth will temporarily be disturbed within the first few feet of the buffer for construction activities, including excavating for footings and foundation walls. The disturbed areas will be restored to the pre-construction condition, or otherwise as a required condition of the committee's determination, upon completion of the project.

USGS Topographic Map

USGS Topographic Maps
Property Tax Parcels





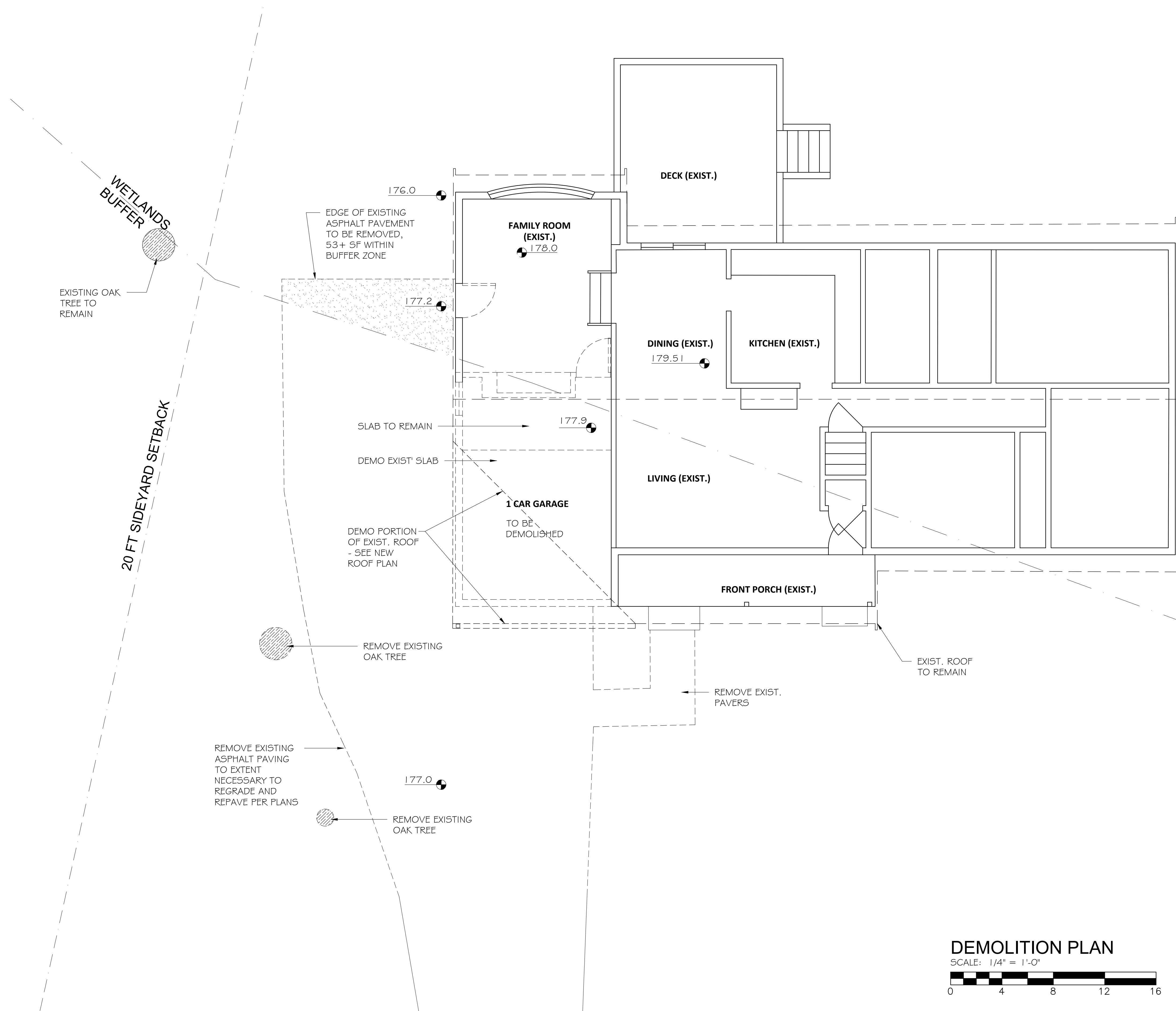
- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
 - Paved Roads
 - UnPaved Roads
- Buildings
- Parcels
- Wetlands Town 2008
 - Open Water
 - Deep Marsh
 - Shallow Marsh/Meadow
 - Bog
 - Shrub Swamp
 - Wooded Swamp Deciduous
 - Wooded Swamp Coniferous
 - Wooded Swamp Mixed
 - 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

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.

0 320 640 ft

Printed on 08/25/2023 at 03:31 PM

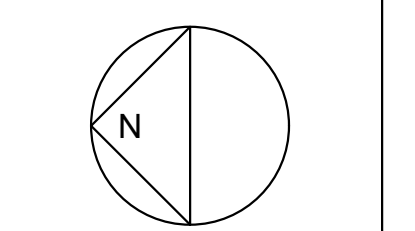
MapsOnline



DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"

Stamp
 Structural Engineer:
 Designer:
 Jennifer K. Pincus
 Client:
 Janice Miller

MILLER GARAGE AND MUDROOM ADDITION
 42 DRUM LANE, SUDBURY, MA

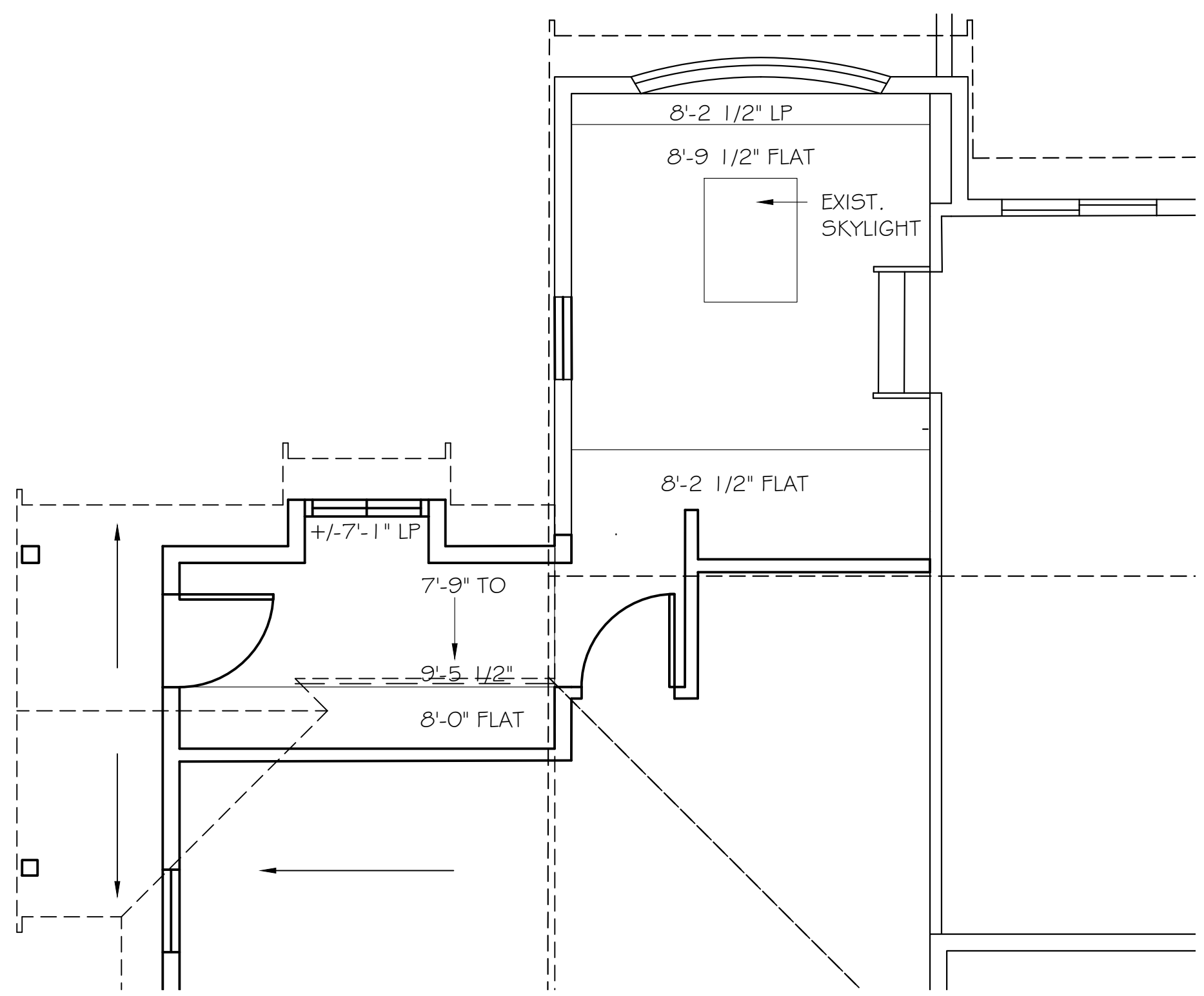


Date:
 8/28/23
 Rev:

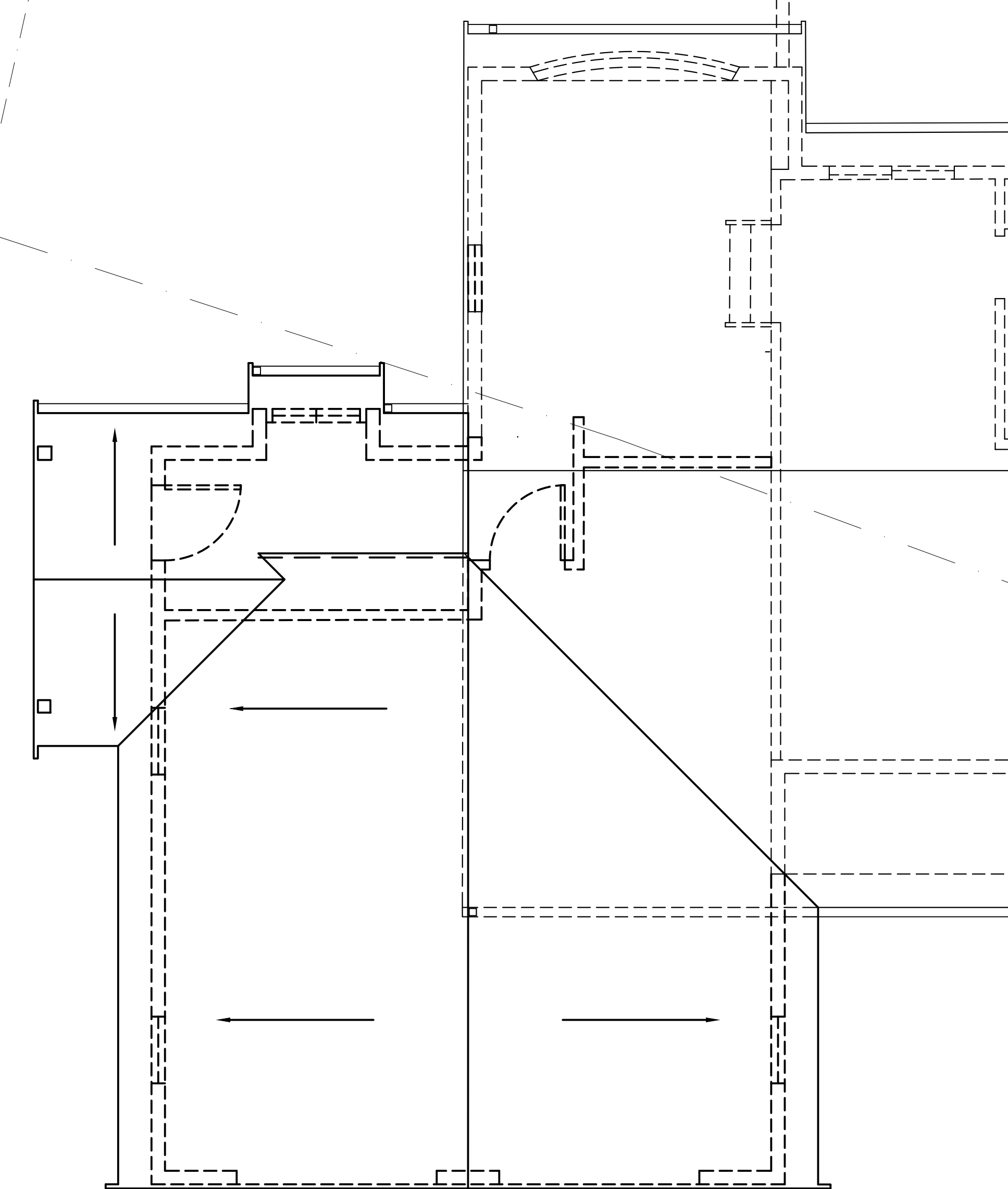
Drawing Title:
DEMO PLAN

Drawing Scale:
 AS NOTED

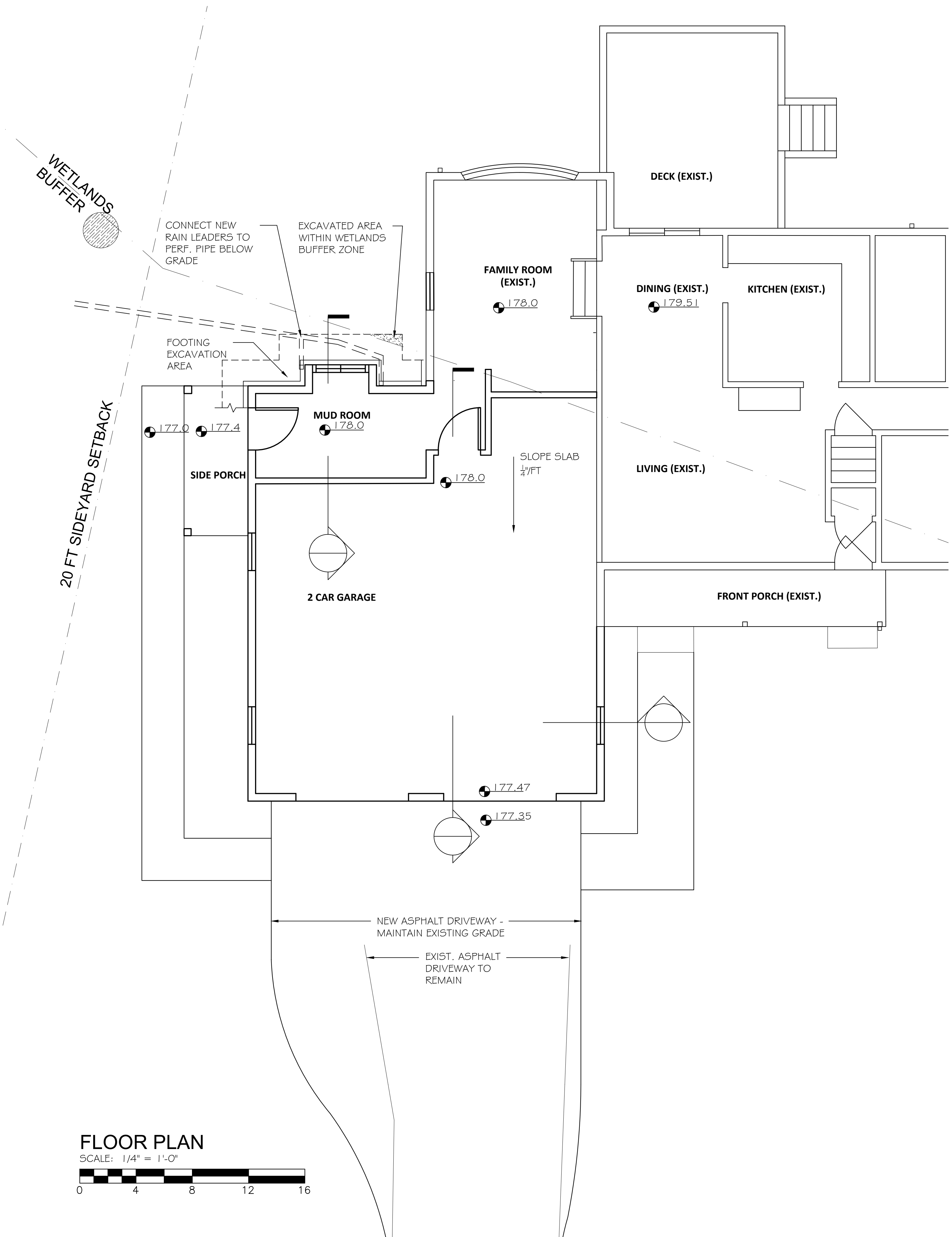
D1



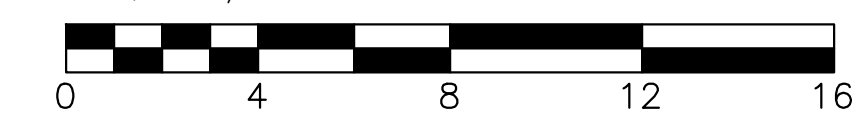
CEILING PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"

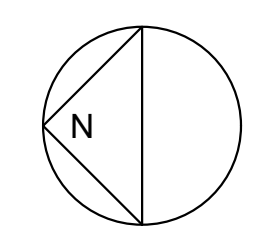


FLOOR PLAN
SCALE: 1/4" = 1'-0"



Stamp
Structural Engineer:
Designer:
Jennifer K. Pincus
Client:
Janice Miller

MILLER GARAGE AND MUDROOM ADDITION
42 DRUM LANE, SUDBURY, MA

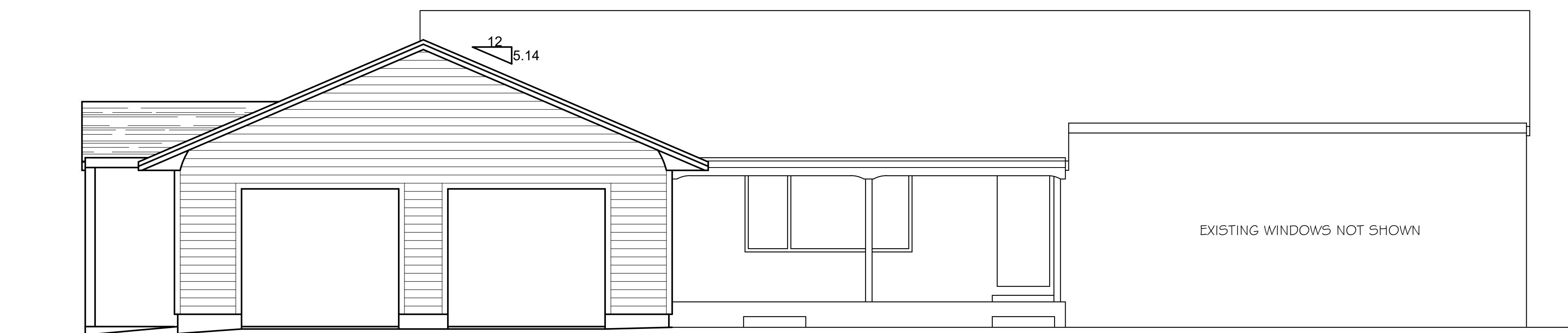


Date:
8/28/23
Rev:

Drawing Title:
PLANS

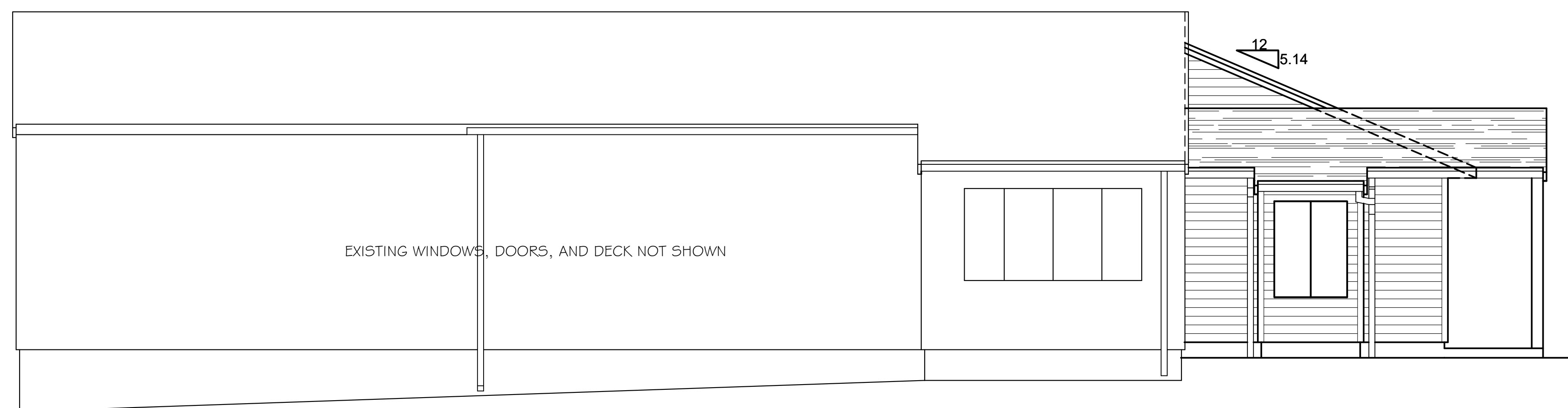
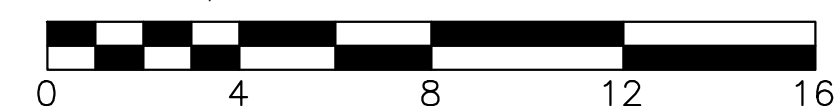
Drawing Scale:
AS NOTED

A1



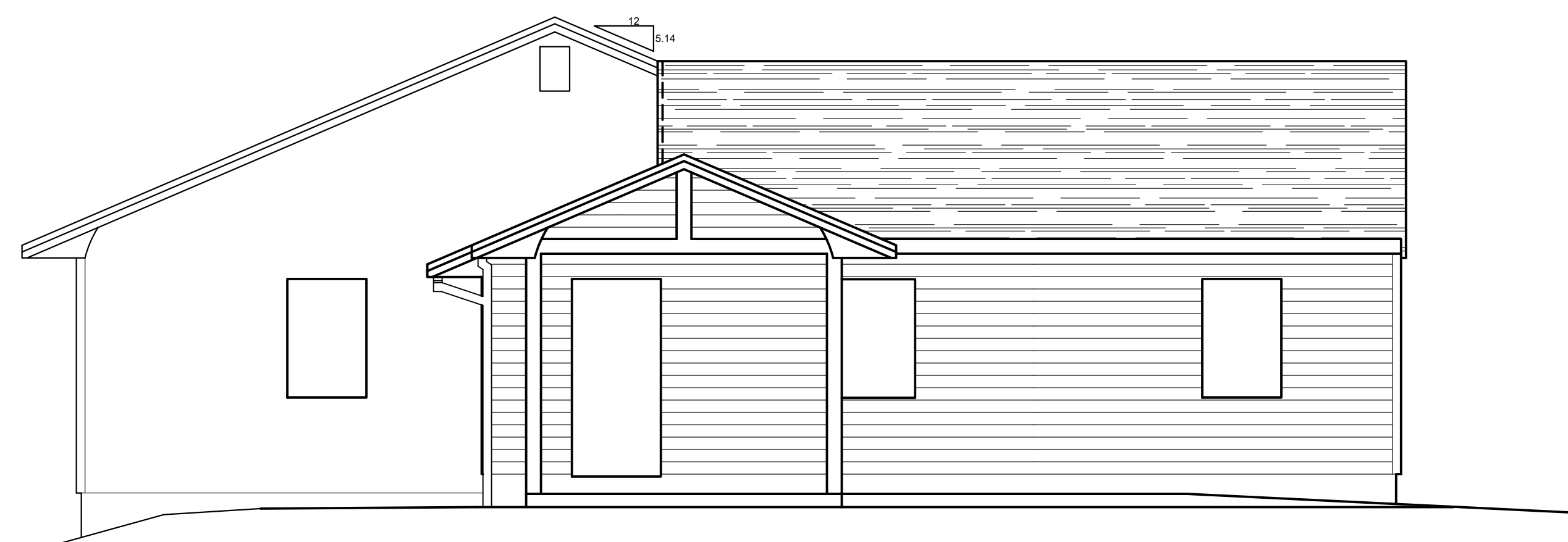
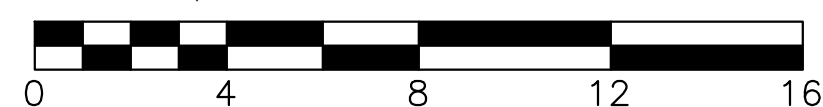
FRONT VIEW

SCALE: 1/4" = 1'-0"



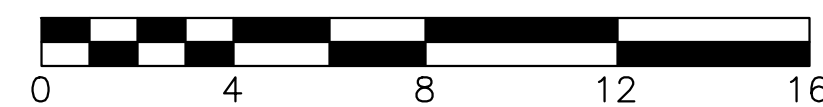
REAR VIEW

SCALE: 1/4" = 1'-0"



SIDE VIEW

SCALE: 1/4" = 1'-0"



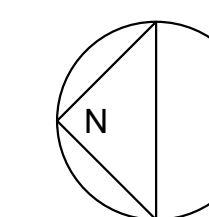
Stamp

Structural Engineer:

Designed by:
Jennifer K. Pincus

For:
Janice Miller

MILLER GARAGE & MUDROOM ADDITION
42 DRUM LANE, SUDBURY, MA



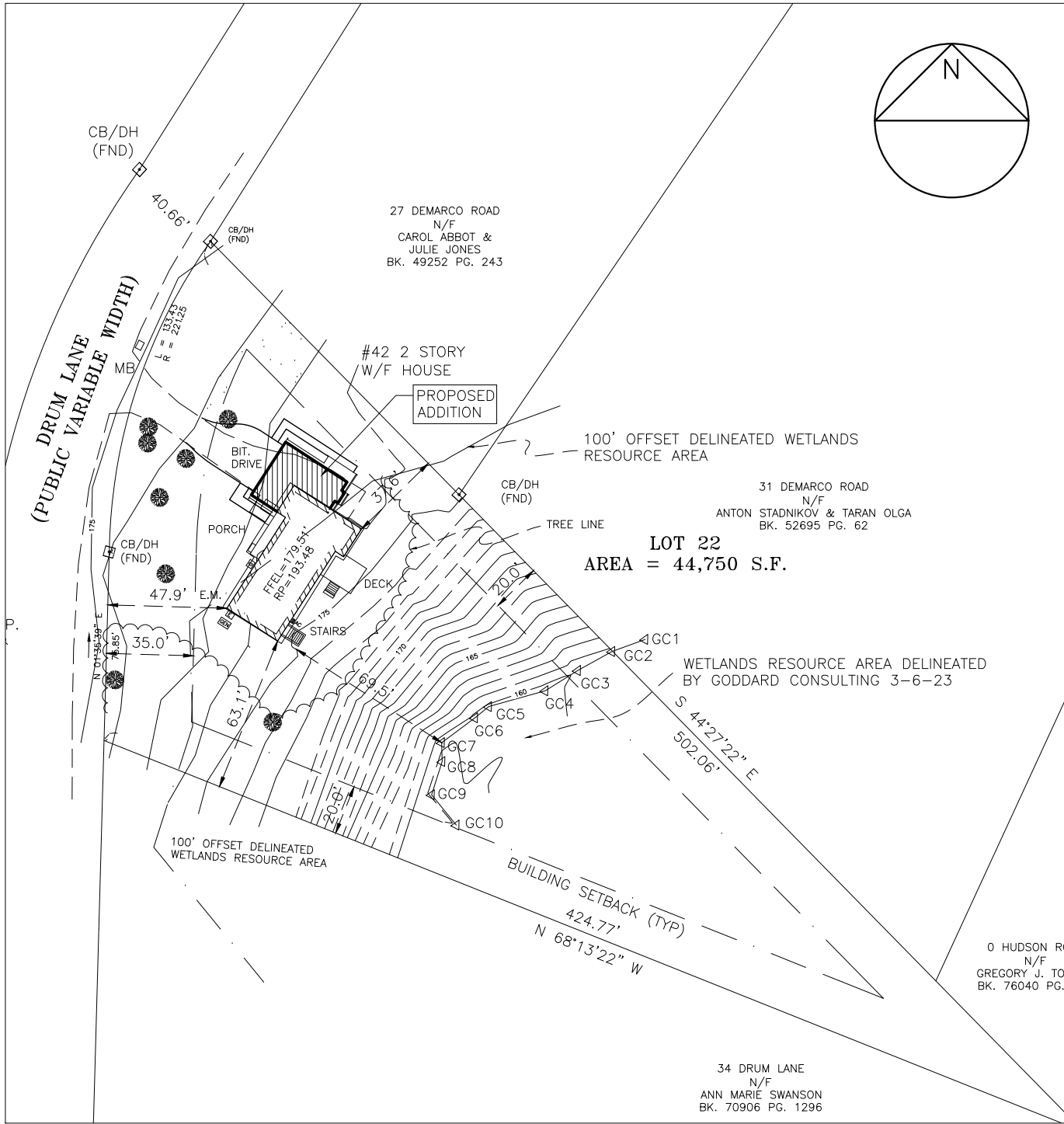
Date:
8/28/23

Rev:

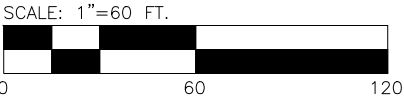
Drawing Title:
**ELEVATIONS &
SECTIONS**

Drawing Scale:
AS NOTED

A2



PROPOSED SITE PLAN



MILLER GARAGE & MUDROOM ADDITION
 42 DRUM LANE, SUDBURY, MA
 DATE: 8/28/23