

NOTICE OF PUBLIC MEETING
SUDBURY CONSERVATION COMMISSION
Monday, October 30, 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 install a portico within the 100-foot Buffer Zone at 88 Firecut Lane, in Sudbury, MA. Simo Goshev, Applicant. The meeting will be held on Monday, October 30, 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-october-30-2023/>

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

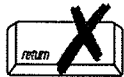
SUDBURY CONSERVATION COMMISSION
10/17/2023



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:

Simo Goshev _____ goshevs@gmail.com
Name E-Mail Address

88 Firecut Lane _____
Mailing Address

Sudbury _____ MA _____ 01776
City/Town State Zip Code

617-501-3087 _____
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 Sudbury Conservation Commission 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:
Sudbury
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):

88 Firecut Lane	Sudbury
Street Address	City/Town
	G04-0427
Assessors Map/Plat Number	Parcel/Lot Number

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

The lot has a total of 1.3 acre, with the protected wetlands lying to the south and east of the house. Please see attached for detail.

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

Assessor's record card, including a blowup of the proposed work site (2 pages)	Assessed 2022
Title	Date
Design of the proposed portico (3 pages)	Oct 09, 2023
Title	Date
Mortgage inspection plan of the property (2 pages)	Aug 14, 2018
Title	Date

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

The applicant seeks to add a portico to the main entrance of the house, using the existing staircase and landing as the foundation of the proposed structure. Please see attached for detail.



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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).

For request B-1a: the applicant's own measurement of the distance from the proposed activity to the edge of the lawn is 95 feet, lacking professional tool for determining the mean annual water high line. The applicant seeks the Commission's determination for the actual distance.

For request B-1c: in the case where the determination of request B1a is that the proposed activity falls within the buffer zone, the applicant seeks exemption pursuant to 310 CMR 10.02(2)(b)(2)(e).

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:

Simo Goshev

Name

88 Firecut Lane

Mailing Address

Sudbury

City/Town

MA

State

01776

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.

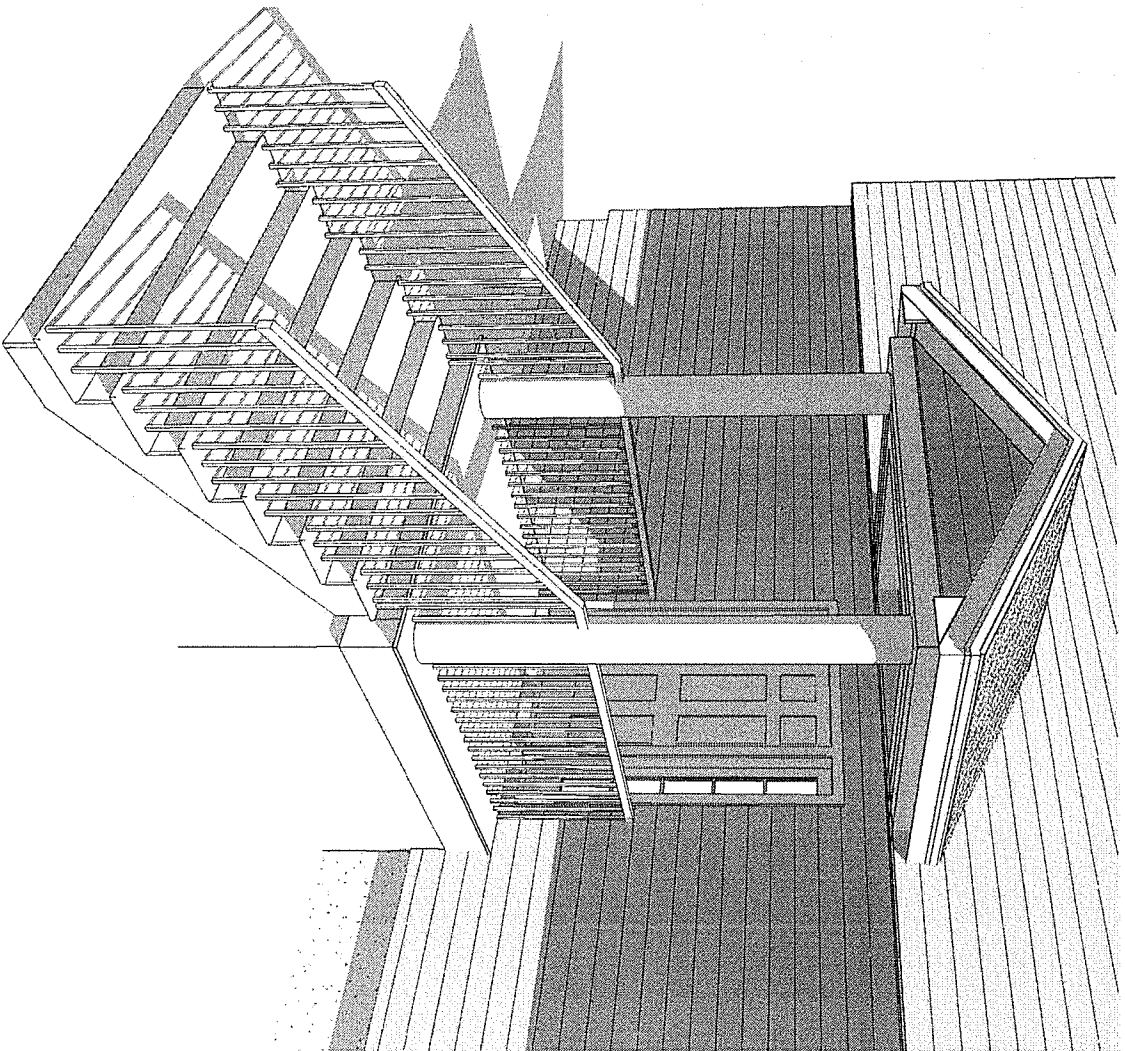
Signature of Applicant

10/13/2023

Date

Signature of Representative (if any)

Date



5 3D VIEW

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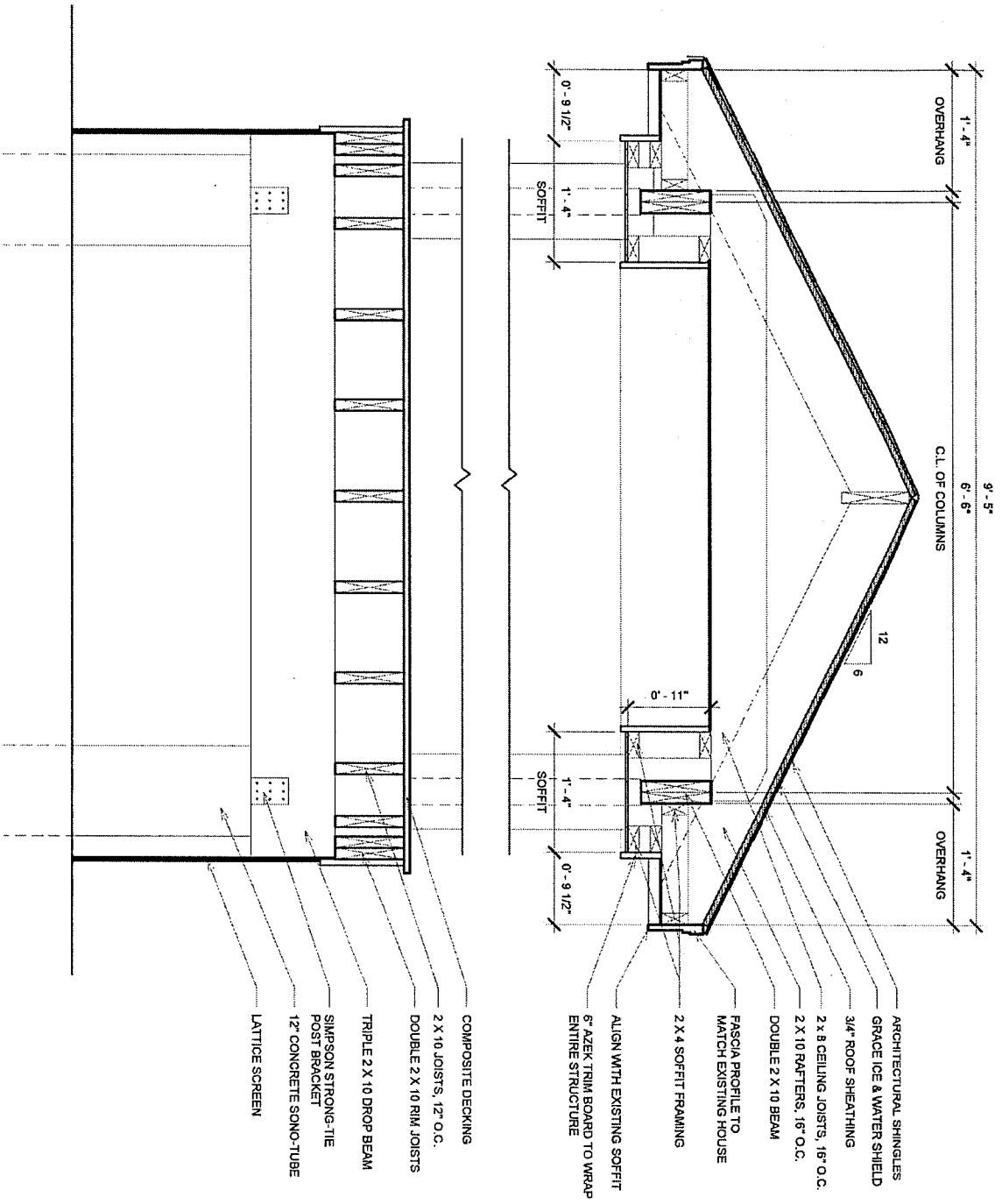


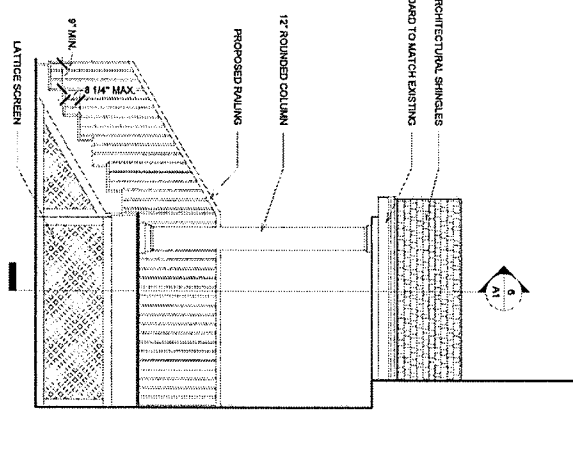
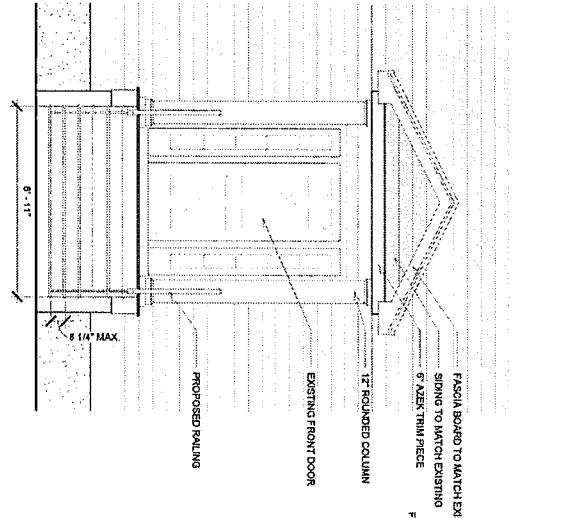
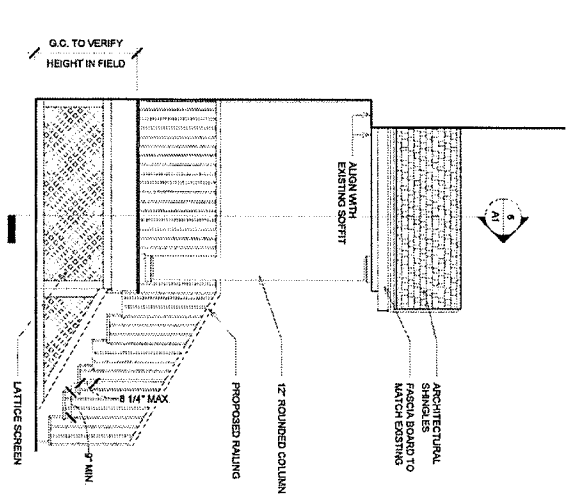
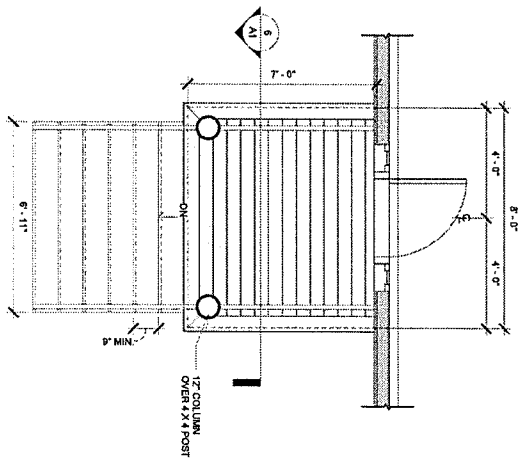
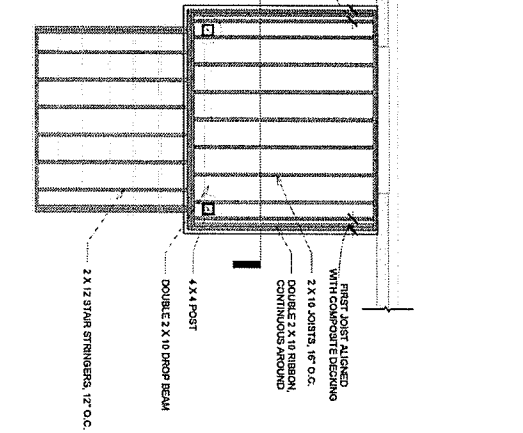
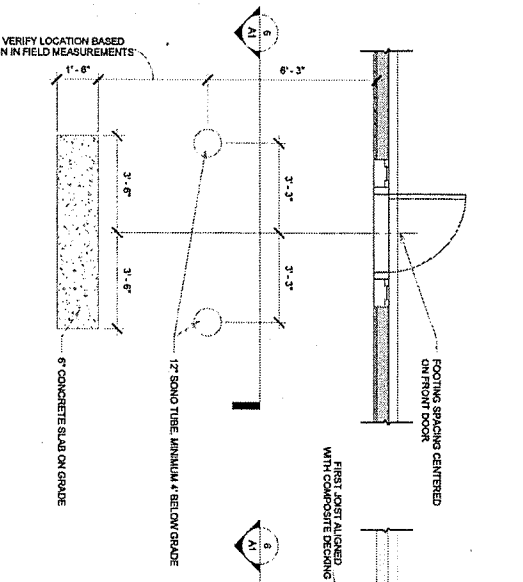
GOSHEV

PROPOSED PORTICO A1

As Indicated

6 DETAILED SECTION
1" = 1'-0"





Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID	G04-0427	Account Number	
Prior Parcel ID	LOT-027 -PLAN 1055 -OF 59	Property Location	88 FIRECUT LN
Property Owner	GOSHEV SIMO	Property Use	ONE FAM
Mailing Address	88 FIRECUT LN	Most Recent Sale Date	9/6/2018
City	SUDBURY	Legal Reference	71583-386
Mailing State	MA	Grantor	LAWSON RICHARD G & ANN P,
Parcel Zoning	RESA	Sale Price	760,000
Zip	01776	Land Area	1.318 acres

Current Property Assessment

Land Value	414,600	Building Value	388,400	Total Value	803,000
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Building Description

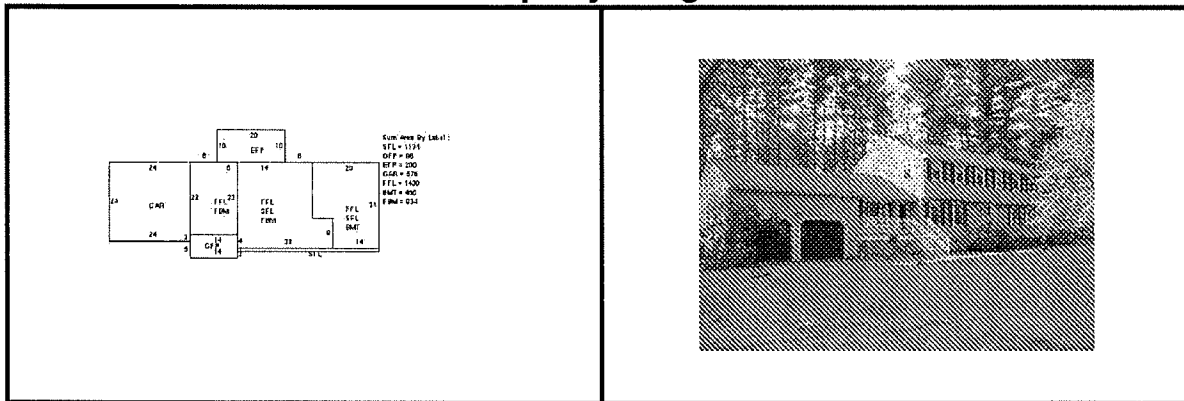
Building Style	COLONIAL	Foundation Type	CONCRETE	Flooring Type	HARDWOOD
# of Living Units	1	Frame Type	WOODEN	Basement Floor	CERAMIC TL
Year Built	1969	Roof Structure	GABLE	Heating Type	FORCED H/W
Building Grade	AVERAGE(+)	Roof Cover	ASPHALT SH	Heating Fuel	GAS
Building Condition	Avg-Good	Siding	CLAPBOARD	Air Conditioning	0%
Finished Area (SF)	2534	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	8	# of Bedrooms	4	# of Full Baths	1
# of 3/4 Baths	2	# of 1/2 Baths	1	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 1.318 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 1969 , having CLAPBOARD exterior and ASPHALT SH roof cover, with 1 unit(s), 8 room(s), 4 bedroom(s), 1 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

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Proposed work site.
Note the existing staircase & landing.

MORTGAGE INSPECTION PLAN

LOCATION: 88 FIRECUT LANE
CITY, STATE: SUDBURY, MA
APPLICANT: GOSHER
CERTIFIED TO: GUARANTEED RATE, INC.
DATE: 08-14-2018

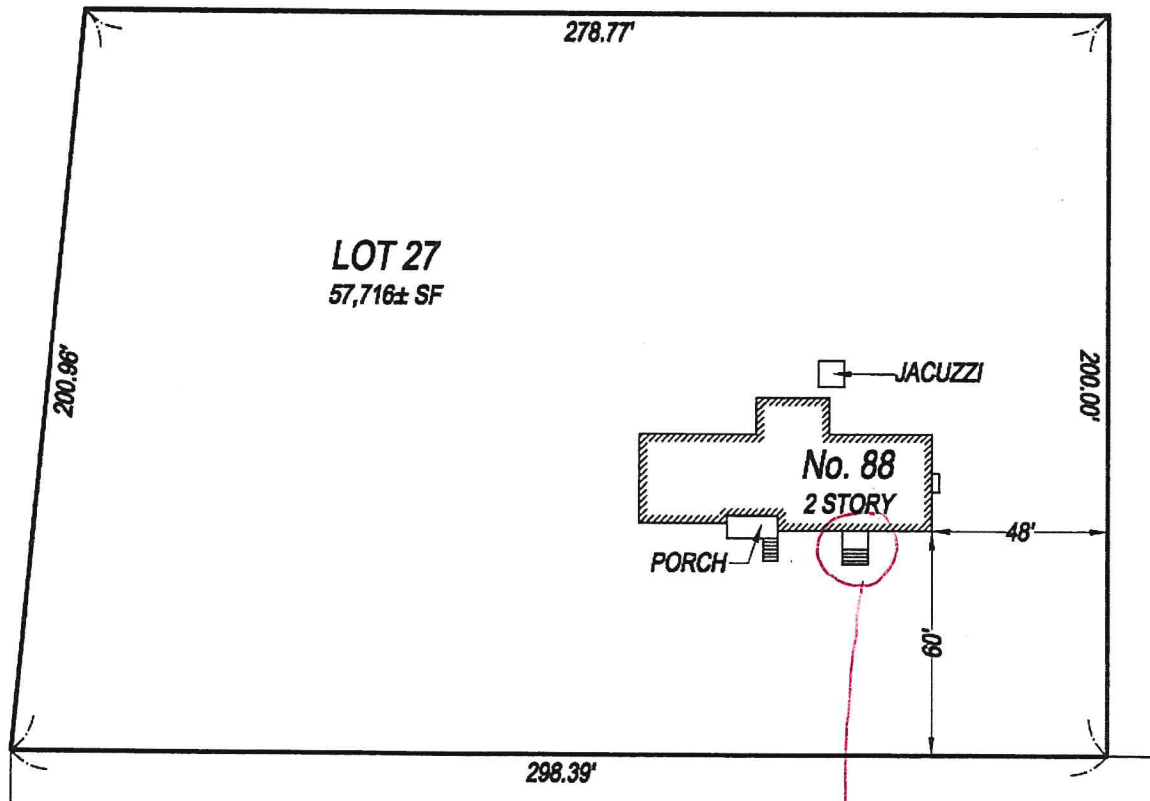
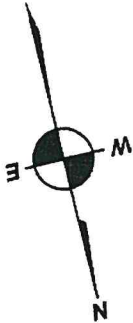


BOSTON

18-07823

SURVEY, INC.

P.O. BOX 290220
CHARLESTOWN, MA 02129
T (617) 242-1313; F (617) 242-1616
WWW.BOSTONSURVEYINC.COM

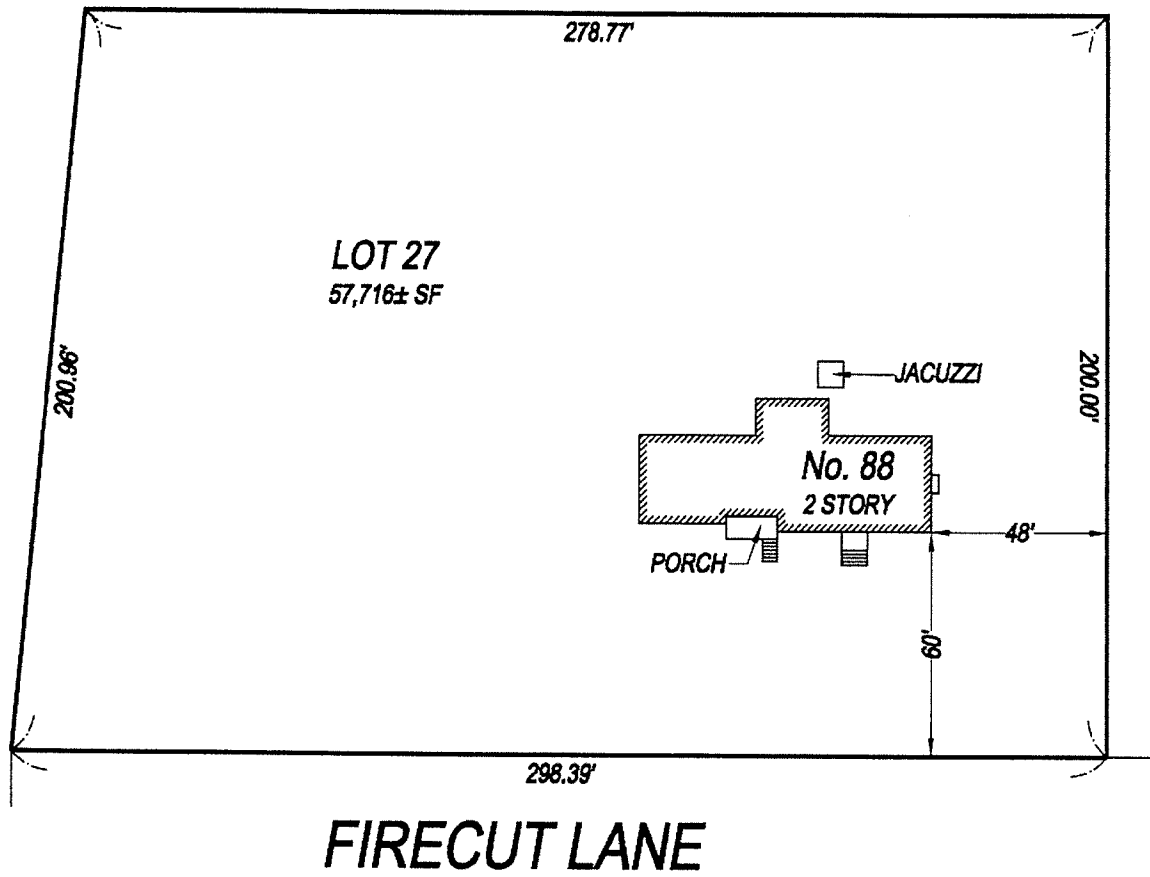


FIRECUT LANE

Proposed work site
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SCALE: 1" = 50'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as

ZONE: X
COMMUNITY PANEL No. 25017C0364F
EFFECTIVE DATE: 7/7/2014

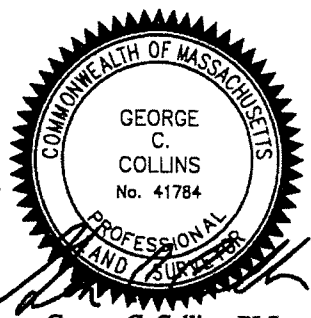
REFERENCES

DEED REF: 31506/276
PLAN REF: 1955/1059

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



George C. Collins, PLS