

# NOTICE OF INTENT

PREPARED FOR:

RUI & SUSAN BALTAZAR

66 HYDE AVE

CHICOPEE, MA 01020



FOR PROPERTY LOCATED ON:

4 REGEP LANE

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

JOB NO: 19034

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USGS QUADRANGLE MAP

NATURAL HERITAGE MAP

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ASSESSOR'S FIELD CARD

DEED

RECORDED SUBDIVISION

FORM STT.A1

NOTIFICATION TO ABUTTERS

CERTIFIED ABUTTERS LIST

CHECK COPIES

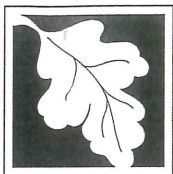
BUILDING PLANS

PROPOSED SITE PLAN 19034

# NARRATIVE

THE APPLICANT IS PROPOSING TO CONSTRUCT A SINGLE FAMILY RESIDENCE LOCATED AT 4 REGEF LANE (MAP 29, PARCAL 4) WITH ASSOCIATED SITE WORK TO INCLUDE CONNECTING TO TOWN SEWER AND TOWN WATER. A E-ONE SEWER EJECTOR PUMP WILL BE INSTALLED TO CONNECT TO THE EXISTING SEWER LINE. THE PROPOSED DRIVEWAY WILL BE PAVED AND WILL DRAIN INTO A PROPOSED DETENSION POND. THE PROPERTY CONFORMS WITH ALL DIMENSIONAL REQUIREMENTS OF THE STURBRIDGE ZONING BYLAWS. THE WESTERLY PORTION OF THE PROPERTY IS WITHIN THE JURISDICTION OF THE MASSACHUSETTS WETLAND PROTECTION ACT AND THE TOWN OF STURBRIDGE WETLAND BYLAWS. THE PARCEL DOES NOT LIE WITHIN A MAPPED AREA OF PRIORITY HABITAT OF RARE WILDLIFE AS SHOWN ON THE LATEST MASS GIS DATA LAYERS PRODUCED BY NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP).

Please refer to the Jalbert Engineering, Inc. Design plan, Drawing No. 19034 for additional information.



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

STURBRIDGE

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):

4 REGEF LANE	STURBRIDGE	01566
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42 05' 58.72" N	72 04' 38.99" W
	d. Latitude	e. Longitude
29	4	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

RUI & SUSAN	BALTAZAR	
a. First Name	b. Last Name	
OWNER		
c. Organization		
66 HYDE AVE		
d. Street Address		
CHICOPEE	MA	01020
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address



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

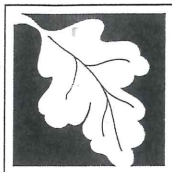
a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

LEONARD S	JALBERT	
a. First Name	b. Last Name	
JALBERT ENGINEERING INC		
c. Company		
54 MAIN STREET		
d. Street Address		
STURBRIDGE	MA	01566
e. City/Town	f. State	g. Zip Code
508-347-5136	508-347-7962	LSJALBERT@JALBERTENGINEERING.COM
h. Phone Number	i. Fax Number	j. Email address

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

500.00	237.50	262.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

CONSTRUCTION OF SINGLE FAMILY HOME AND SITE WORK.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home             | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> 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 CMR 10.24(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:

WORCESTER

a. County

60006

c. Book

b. Certificate # (if registered land)

246

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.



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**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 type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland _____	
	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: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____	b. square feet within 100 ft. _____	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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**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.

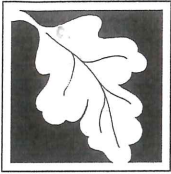
\_\_\_\_\_ a. square feet of BVW

\_\_\_\_\_ b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

\_\_\_\_\_ a. number of new stream crossings

\_\_\_\_\_ b. number of replacement stream crossings



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**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](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

MASSGIS \_\_\_\_\_

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 \*\*

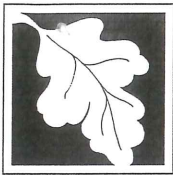
(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(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.





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### 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](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](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:

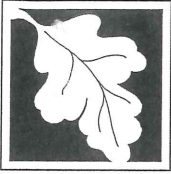
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

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



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

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 or 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.

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



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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.

PROPOSED SITE PLAN

a. Plan Title

LEONARD S JALBERT

LEONARD S JALBERT

b. Prepared By

c. Signed and Stamped by

4/18/19

1"=20'

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:

32004 & 32005

6/11/19

2. Municipal Check Number

3. Check date

32006

6/11/19

4. State Check Number

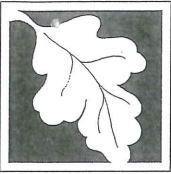
5. Check date

LEONARD

JALBERT

6. Payor name on check: First Name

7. Payor name on check: Last Name



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**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.

*Rui Baltazar*

1. Signature of Applicant

June 11, 2019

2. Date

3. Signature of Property Owner (if different)

*Thomas A. Galbraith*

5. Signature of Representative (if any)

4. Date

June 11, 2019

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.

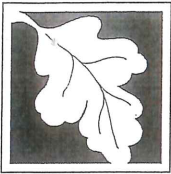
**For MassDEP:**

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  
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 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:

4 REGEF LANE STURBRIDGE  
 a. Street Address b. City/Town  
 \_\_\_\_\_  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

LEONARD JALBERT  
 a. First Name b. Last Name  
 JALBERT ENGINEERING, INC.  
 c. Organization  
 54 MAIN STREET  
 d. Mailing Address  
 STURBRIDGE MA 01566  
 e. City/Town f. State g. Zip Code  
 508-347-5136 508-347-7962 LSJALBERT@JALBERTENGINEERING.COM  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

RUI & SUSAN BALTAZAR  
 a. First Name b. Last Name  
 OWNER  
 c. Organization  
 66 HYDE AVE  
 d. Mailing Address  
 CHICOPEE MA 01020  
 e. City/Town f. State g. Zip Code  
 \_\_\_\_\_  
 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.

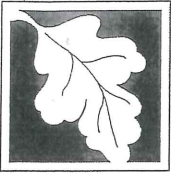
**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**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).



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 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 2A	11	1	500.00

**Step 5/Total Project Fee:** 500.00

**Step 6/Fee Payments:**

Total Project Fee:	<u>500.00</u>
a. Total Fee from Step 5	<u>237.50</u>
State share of filing Fee:	<u>262.50</u>
b. 1/2 Total Fee less \$12.50	<u>262.50</u>
City/Town share of filing Fee:	<u>262.50</u>
c. 1/2 Total Fee plus \$12.50	<u>262.50</u>

**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.)



# Town of Sturbridge

## Conservation Commission

### Filing Fee Worksheet

Under M.G.L. c 131, § 40 and the Town of Sturbridge Wetland Bylaw

Applicant Rui Baltazar and Susana Baltazar

Applicant Representative Jalbert Engineering, Inc. - Leonard S. Jalbert, P.E.

Project location 4 Regep Lane

#### TOTAL STATE FEE REQUIRED FOR PROJECT

(Only subject to NOI and ANRAD filings—See Wetland Fee Transmittal Form):

State Fee Category(s) Category 2 a.

Total State Fee for project (include Riverfront Area adjustment if applicable) \_\_\_\_\_

State share of State Fee \$237.50

Local share of State Fee \$262.50

#### TOTAL ADDITIONAL LOCAL FEE REQUIRED FOR PROJECT\*:

(See Sturbridge Wetland Bylaw Regulations Section 4.17)

Standard NOI Fee = \$50.00 \_\_\_\_\_ (check if applicable)

Standard RDA Fee = \$25.00 \_\_\_\_\_ (check if applicable)

Standard ANRAD Fee = \$00.10 per foot for resource area delineation \_\_\_\_\_ (check if applicable).  
# feet \_\_\_\_\_ x \$00.10 = \$ \_\_\_\_\_

Standard DELINEATION Fee = \$00.10 per foot for resource area delineation \_\_\_\_\_ (for all projects).  
# feet 320 x \$00.10 = \$ 32.00

(for all projects that do not include an approved wetland delineation boundary by the Commission within 3 years prior to application submittal)

REPLICATION Monitoring Fee = \$200.00 \_\_\_\_\_ (check if applicable)  
(for all projects that include wetland alteration and wetland replication)

#### CUMULATIVE TOTAL FEES:

Total State Fee: \$237.50

Total Town Share of State Fee: \$262.50

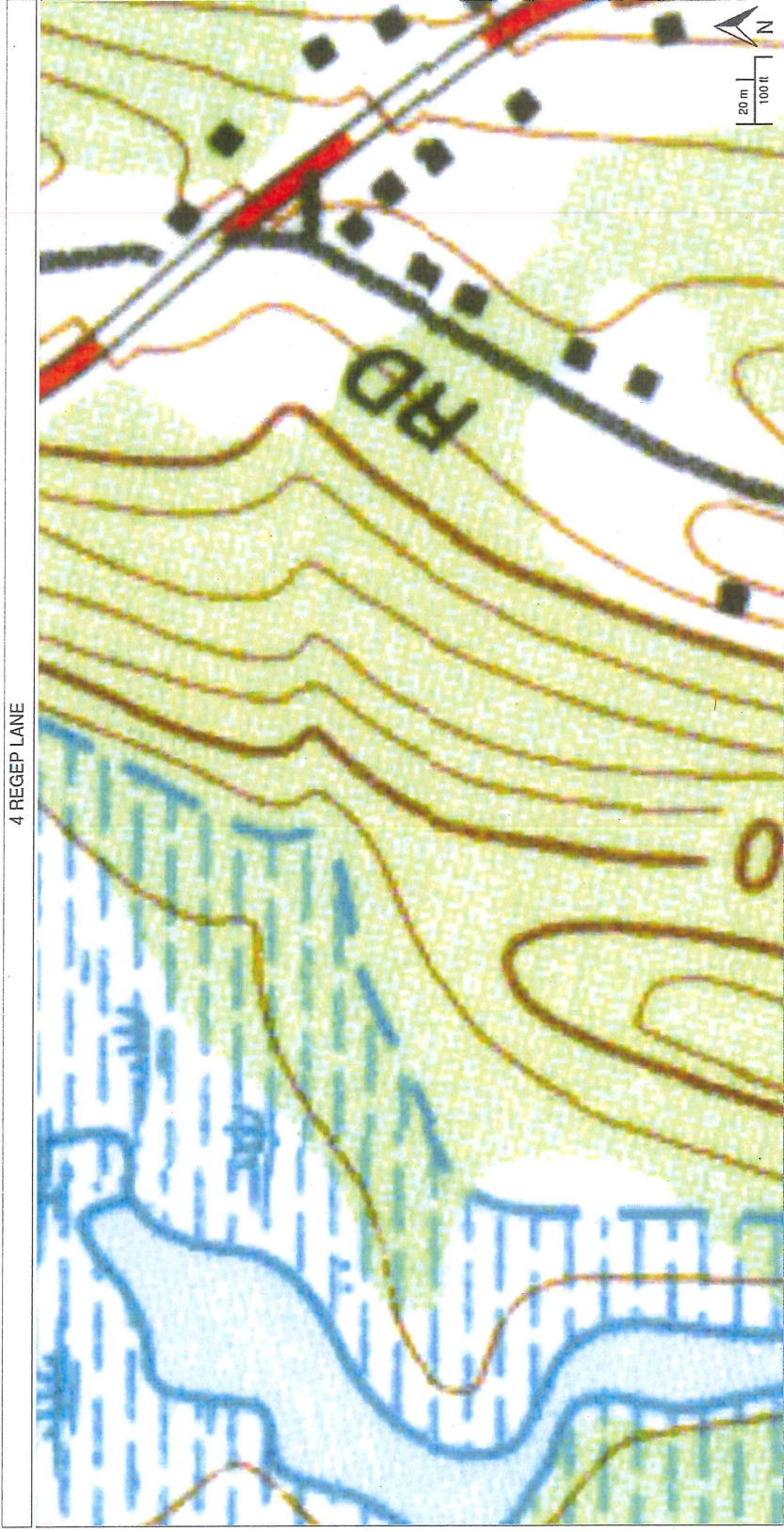
Total Local Fee: \$82.00

#### \*Please Note:

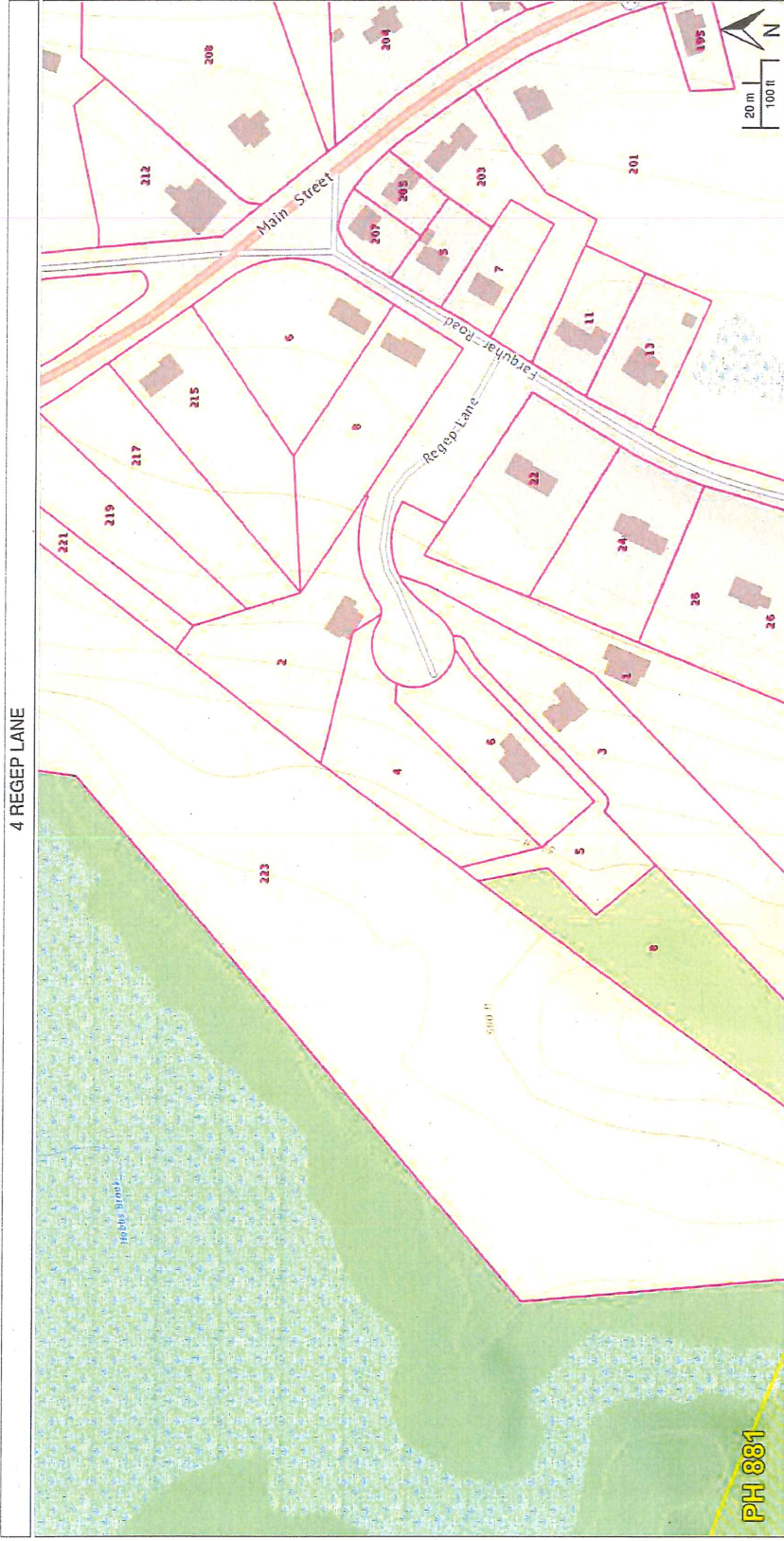
For each NOI and ANRAD filing, please submit two (2) checks to the Town of Sturbridge, one for the town's portion of the state fee and one for the local fee(s). RDA filings only have a Local Fee at this time.

The advertising fee is not included in the calculation. The Applicant will pay the Southbridge News directly.

4 REGEP LANE







- Potential Vernal Pools
- NHESP Priority Habitats of Rare Species
- NHESP Natural Communities
- NHESP Certified Vernal Pools
- NHESP Estimated Habitats of Rare Wetlands
- NHESP Ecoregions
- Tax Parcels for Query
- Detailed Features
- Tax Parcels for Display
- Structures
- MassGIS Shaded Relief
- MassGIS Topographic Features Base

# National Flood Hazard Layer FIRMette

42°6'11.44"N

SUBJECT PROPERTY: 4 REGEP LANE



## 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, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *(Zone 1)*
- 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**

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

**GENERAL STRUCTURES**

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

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

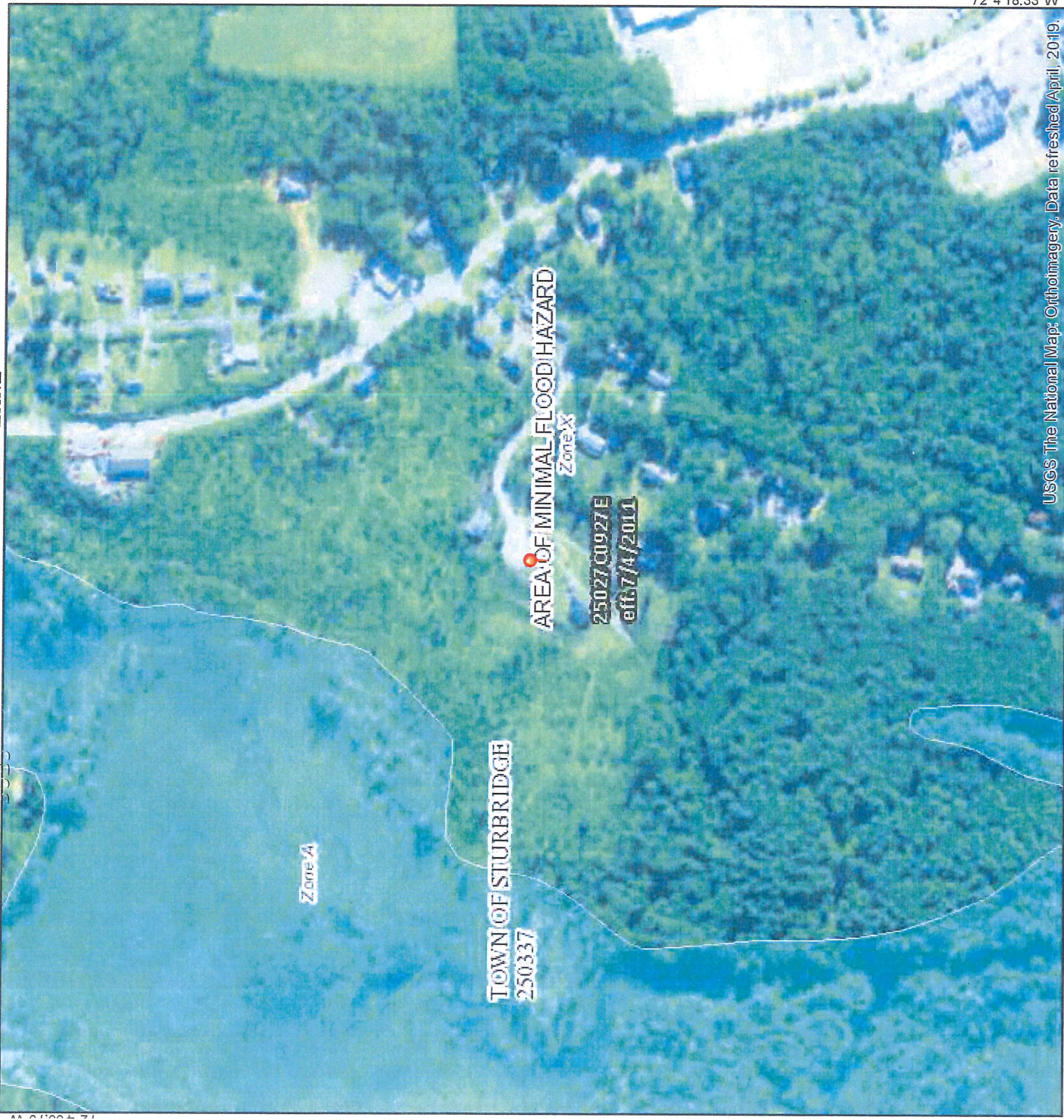
- Digital Data Available
- No Digital Data Available
- Unmapped

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 **6/10/2019 at 1:52:41 PM** 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 The National Map: Orthoimagery. Data refreshed April, 2019.

42°544.75"N

1:6,000

Feet

2,000

1,500

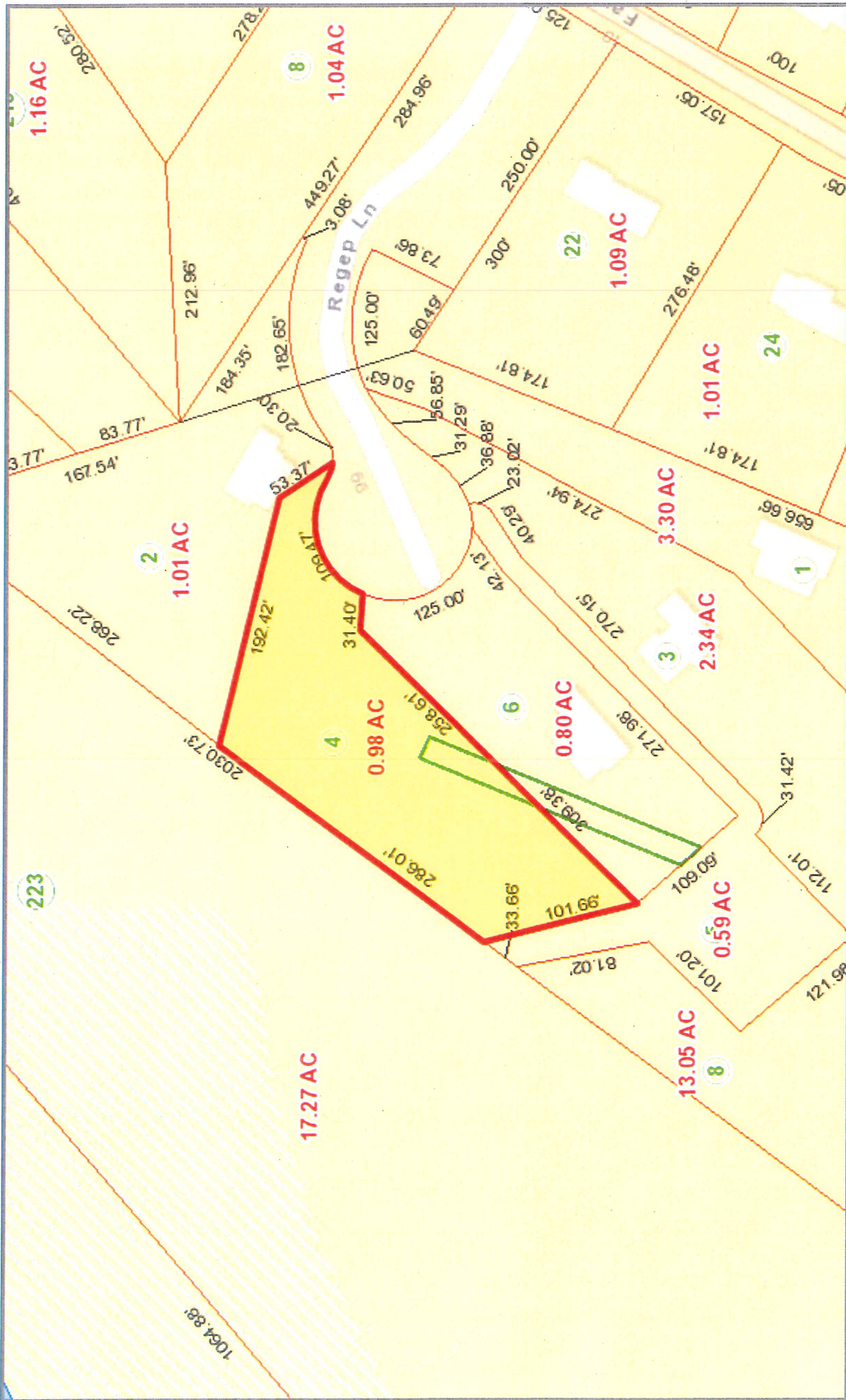
1,000

500

250

0

72°4'18.33"W



# Property Map

1 inch = 157 feet



Data and scale shown on this map are provided for planning and informational purposes only. STURBRIDGE (MA) and Vision Government Solutions are not responsible for any use for other purposes or misuse or misrepresentation of this information.

6/10/2019

### 4 REGEP LANE

**Location** 4 REGEP LANE

**Mblu** 536-/0 2954/- 004/ /

**Acct#** 536-02954-004

**Owner** CASELLA KEVIN P

**Assessment** \$21,400

**Appraisal** \$21,400

**PID** 102368

**Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$21,400	\$21,400

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$21,400	\$21,400

**Owner of Record**

**Owner** CASELLA KEVIN P  
**Co-Owner** & KIM T  
**Address** 52 CARROLL HILL ROAD  
 CHARLTON, MA 01507

**Sale Price** \$20,000  
**Certificate**  
**Book & Page** 47923/ 54  
**Sale Date** 10/05/2011  
**Instrument** 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CASELLA KEVIN P	\$20,000		47923/ 54	00	10/05/2011
SPAHO CORPORATION THE	\$250,000		25421/ 179	00	12/05/2001

**Building Information**

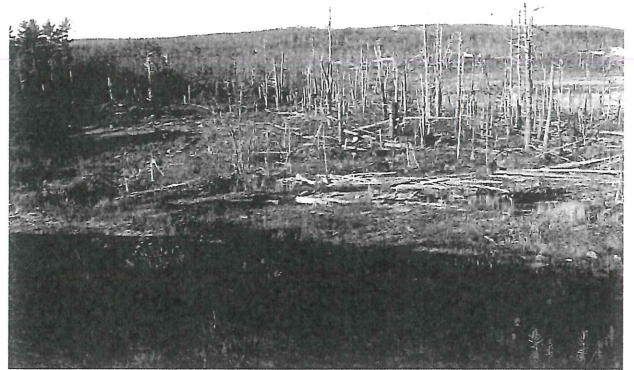
**Building 1 : Section 1**

**Year Built:**

**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

**Building Photo**



(<http://images.vgsi.com/photos/SturbridgeMAPhotos//\01\01\08\91.jpg>)

**Building Layout**

(<http://images.vgsi.com/photos/SturbridgeMAPhotos//Sketches/1>)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	



**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 1300  
**Description** Res Vac Land  
**Zone** SR  
**Neighborhood**  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.98  
**Frontage**  
**Depth**  
**Assessed Value** \$21,400  
**Appraised Value** \$21,400

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$21,400	\$21,400
2018	\$0	\$20,400	\$20,400
2017	\$0	\$19,600	\$19,600
2016	\$0	\$19,100	\$19,100
2015	\$0	\$19,100	\$19,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$21,400	\$21,400
2018	\$0	\$20,400	\$20,400
2017	\$0	\$19,600	\$19,600
2016	\$0	\$19,100	\$19,100
2015	\$0	\$19,100	\$19,100

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# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number : 10229  
Document Type : DEED  
Recorded Date : February 01, 2019  
Recorded Time : 02:22:23 PM  
  
Recorded Book and Page : 60006 / 246  
Number of Pages(including cover sheet) : 3  
Receipt Number : 1126705  
Recording Fee (including excise) : \$353.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 02/01/2019 02:22 PM  
Ctrl# 192559 17193 Doc# 00010229  
Fee: \$228.00 Cons: \$50,000.00  
\*\*\*\*\*

Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

QUITCLAIM DEED

WE, **KEVIN P. CASELLA** and **KIM T. CASELLA**, being married to each other, of Charlton, Massachusetts, for consideration paid, and in full consideration of Fifty Thousand (\$50,000.00) Dollars, grants to **RUI BALTAZAR** and **SUSANA BALTAZAR**, husband and wife, as tenants by the entirety,

*with quitclaim covenants,*

the land located at 4 Regep Lane, Sturbridge, MA 01566 and more particularly bounded and described as follows:

BEGINNING at a point at the SW corner of Lot 1 and SE corner of Lot 2 here being conveyed as shown on plan of land recorded with the Worcester District Registry of Deeds in Book 858, Page 98.

THENCE S. 75° 11' 43" E. a distance of 192.42 feet to a point;

THENCE S. 37° 32' 25" W. a distance of 286.01 feet to a point;

THENCE S. 15° 58' 54" E. a distance of 101.66 feet to a point;

THENCE N. 48° 12' 55" E. a distance of 258.61 feet to a point;

THENCE S. 85° 37' 58" E. a distance of 31.40 feet to a point;

THENCE along the road curving to the right having a radius of 63° and a distance of 109.47' to a point;

THENCE S. 33° 54' 52" E. a distance of 53.37 feet to the point of beginning.

SUBJECT to Easement to Verizon New England Inc. dated August 25, 207 and recorded in Book 41765, Page 70.

SUBJECT to Easement to Massachusetts Electric Company dated September 27, 2007 and recoded in Book 41942, Page 298

SUBJECT to the easements and conditions as shown on said plan.

Meaning and intending to convey Lot 2 as shown on plan of land recorded with the Worcester District Registry of Deeds in Plan Book 858, Plan 98. The property now being known as 4 Regep Lane.

The grantors do hereby release all of their right, title and interest in and to an Estate of Homestead, if any, which may have been created under the provisions of Chapter 188, of the General Laws of Massachusetts and know of no other parties, persons, or entities that may claim the benefit of an existing Estate of Homestead in and to the above described property.



BEING the same premises conveyed to Kevin P. Casella and Kim T. Casella by deed dated October 4, 2011 and recorded with the Worcester District Registry of Deeds in Book 47923, Page 54.

Witness our hand and seal this 29<sup>th</sup> day of January 2019.

Kevin P. Casella  
Kevin P. Casella

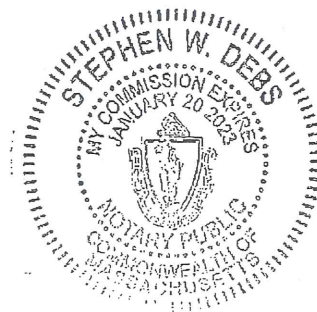
Kim T. Casella  
Kim T. Casella

Commonwealth of Massachusetts

Worcester, ss

On this 29<sup>th</sup> day of January, 2019, before me, the undersigned notary public, personally appeared **Kevin P. Casella** and **Kim T. Casella**, proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

[Signature]  
Notary Public:  
My Commission Expires:



ATTEST: WORC Kathryn A. Toomey, Register

RESERVED FOR USE BY THE RECIPIENT OF DEEDS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, STURBRIDGE PLANNING BOARD

DATE: 4/11/2017

ENDORSEMENT OF THIS PLAN BY THE STURBRIDGE PLANNING BOARD DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PLAN OR A GUARANTEE OF ACCURACY OR COMPLIANCE WITH THE ZONING REGULATIONS HAS BEEN MADE OR IMPLIED.

PLAN BOOK 958 PLAN 98

SEE SHEET 2 of 5

TOWN OF STURBRIDGE OFFICE OF THE TOWN CLERK

CERTIFICATION OF NO APPEAL

DATE: 4-11-2017

THIS IS TO CERTIFY THAT NOTICE FROM THE APPELLANT HAS BEEN RECEIVED BY THE TOWN CLERK AND NO NOTICE OF APPEAL FROM SUCH APPROVAL HAS BEEN RECEIVED WITHIN THE TEN (10) DAY PERIOD AFTER THE RECEIPT AND RECORDING OF THE NOTICE OF APPEAL.

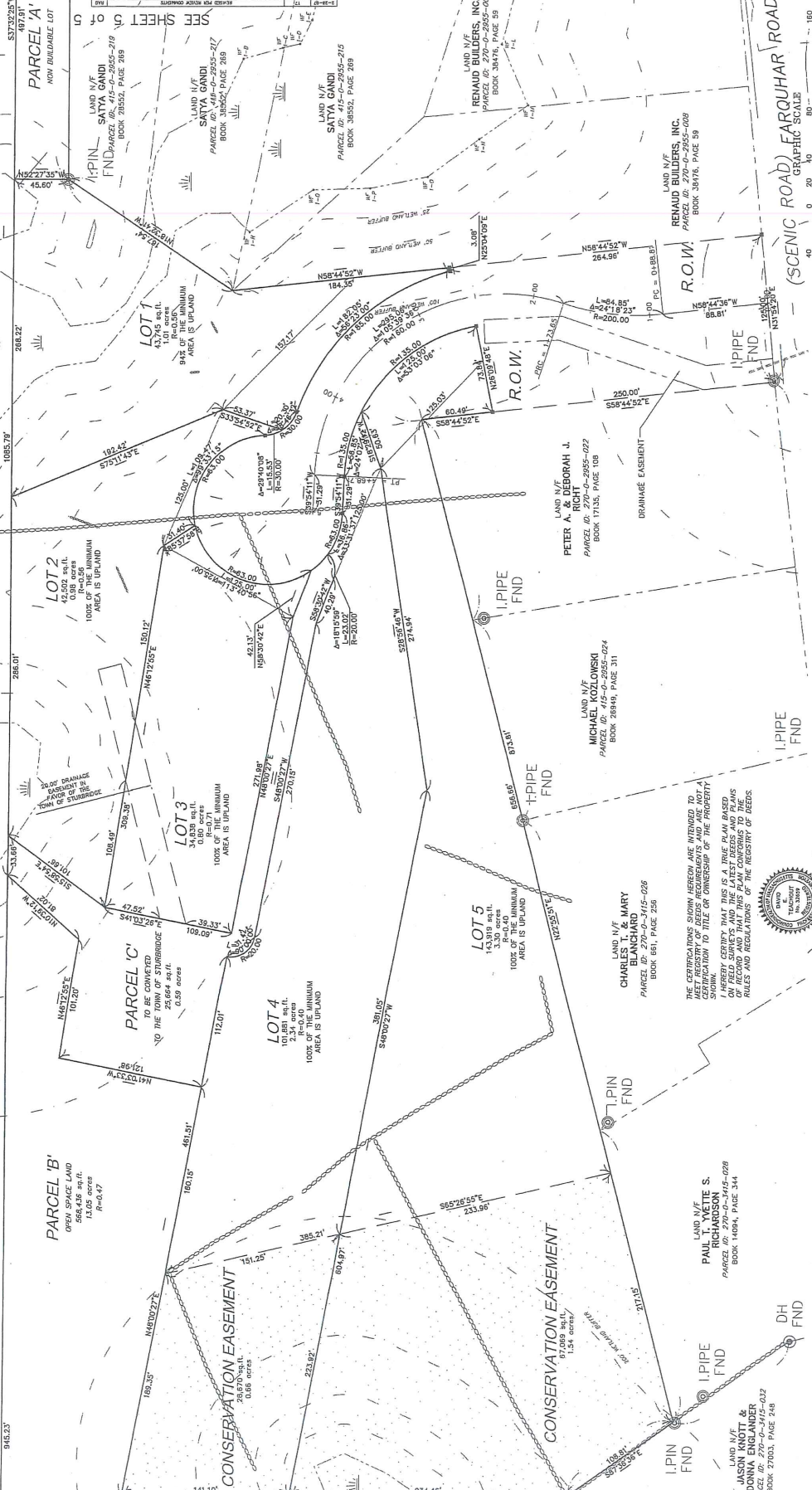
APPROVED: [Signature]

DEFINITIVE SUBDIVISION PLAN

ESTATES AT STURBRIDGE FARM

ROUTE 131 AND RAYBURN ROAD STURBRIDGE, MA 01558

PARCEL NO.	ACRES	OWNER	BOOK	PAGE
1	1.00	LAND N/F SATYA GANDI	28552	269
2	1.00	LAND N/F SATYA GANDI	28552	270
3	1.00	LAND N/F SATYA GANDI	28552	271
4	1.00	LAND N/F SATYA GANDI	28552	272
5	1.00	LAND N/F SATYA GANDI	28552	273
6	1.00	LAND N/F SATYA GANDI	28552	274
7	1.00	LAND N/F SATYA GANDI	28552	275
8	1.00	LAND N/F SATYA GANDI	28552	276
9	1.00	LAND N/F SATYA GANDI	28552	277
10	1.00	LAND N/F SATYA GANDI	28552	278
11	1.00	LAND N/F SATYA GANDI	28552	279
12	1.00	LAND N/F SATYA GANDI	28552	280
13	1.00	LAND N/F SATYA GANDI	28552	281
14	1.00	LAND N/F SATYA GANDI	28552	282
15	1.00	LAND N/F SATYA GANDI	28552	283
16	1.00	LAND N/F SATYA GANDI	28552	284
17	1.00	LAND N/F SATYA GANDI	28552	285
18	1.00	LAND N/F SATYA GANDI	28552	286
19	1.00	LAND N/F SATYA GANDI	28552	287
20	1.00	LAND N/F SATYA GANDI	28552	288
21	1.00	LAND N/F SATYA GANDI	28552	289
22	1.00	LAND N/F SATYA GANDI	28552	290
23	1.00	LAND N/F SATYA GANDI	28552	291
24	1.00	LAND N/F SATYA GANDI	28552	292
25	1.00	LAND N/F SATYA GANDI	28552	293
26	1.00	LAND N/F SATYA GANDI	28552	294
27	1.00	LAND N/F SATYA GANDI	28552	295
28	1.00	LAND N/F SATYA GANDI	28552	296
29	1.00	LAND N/F SATYA GANDI	28552	297
30	1.00	LAND N/F SATYA GANDI	28552	298
31	1.00	LAND N/F SATYA GANDI	28552	299
32	1.00	LAND N/F SATYA GANDI	28552	300



APPROVED: [Signature]

DATE: 4/11/2017

PLAN BOOK 958 PLAN 98

SEE SHEET 3 of 5

THE SP/SHO CORPORATION  
 99 Elm Street, Southbridge, MA 01550  
 (508) 763-1121  
 www.thesho.com

Bertin Engineering Associates, Inc.  
 1201 E. Main Street, Southbridge, MA 01550  
 (508) 763-1121  
 www.bertineng.com

GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 40 ft.

PLS. #23259 REG. #

DAVID E. TEICHOUT

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, STURBRIDGE PLANNING BOARD

DATE: 4/11/2017

ENDORSEMENT OF THIS PLAN BY THE STURBRIDGE PLANNING BOARD DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PLAN OR A GUARANTEE OF ACCURACY OR COMPLIANCE WITH THE ZONING REGULATIONS HAS BEEN MADE OR IMPLIED.

PLAN BOOK 958 PLAN 98

SEE SHEET 4 of 5

TOWN OF STURBRIDGE OFFICE OF THE TOWN CLERK

CERTIFICATION OF NO APPEAL

DATE: 4-11-2017

THIS IS TO CERTIFY THAT NOTICE FROM THE APPELLANT HAS BEEN RECEIVED BY THE TOWN CLERK AND NO NOTICE OF APPEAL FROM SUCH APPROVAL HAS BEEN RECEIVED WITHIN THE TEN (10) DAY PERIOD AFTER THE RECEIPT AND RECORDING OF THE NOTICE OF APPEAL.

APPROVED: [Signature]



APPROVED: [Signature]

DATE: 4/11/2017

PLAN BOOK 958 PLAN 98

SEE SHEET 5 of 5

THE SP/SHO CORPORATION  
 99 Elm Street, Southbridge, MA 01550  
 (508) 763-1121  
 www.thesho.com

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GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 40 ft.

PLS. #23259 REG. #

DAVID E. TEICHOUT



# Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: CONSERVATION COMMISSION

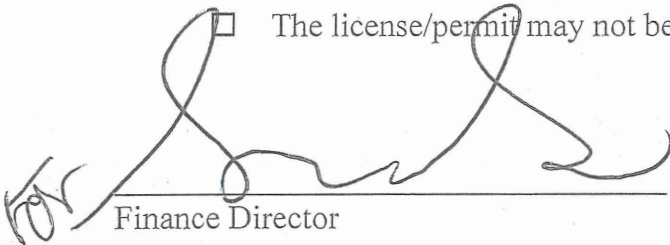
Please verify outstanding tax/fee status for the following property owner:

Property Owner: Rui & Susan Baltazar

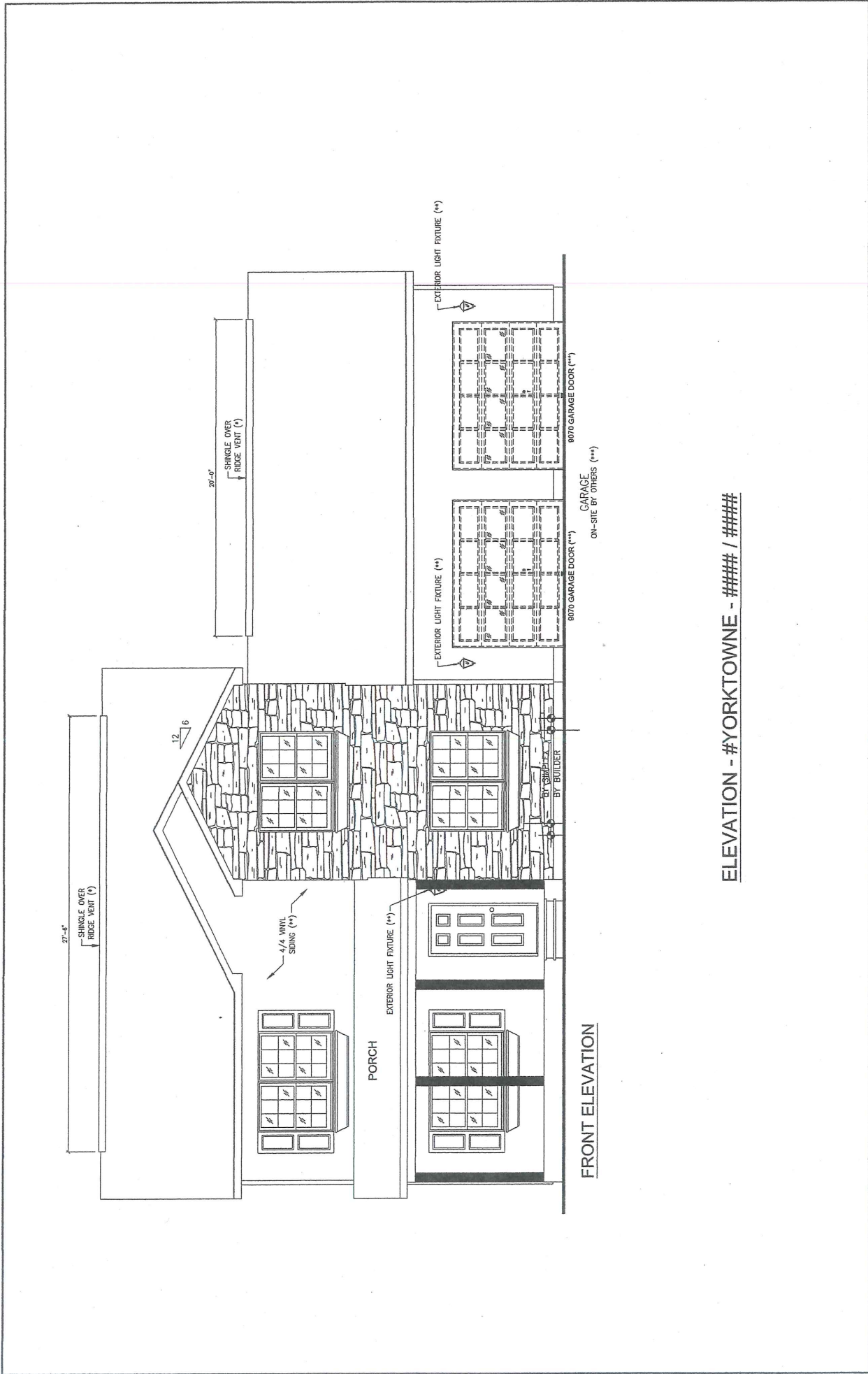
Property Location: 4 Regep Lane

The license/permit may be released.

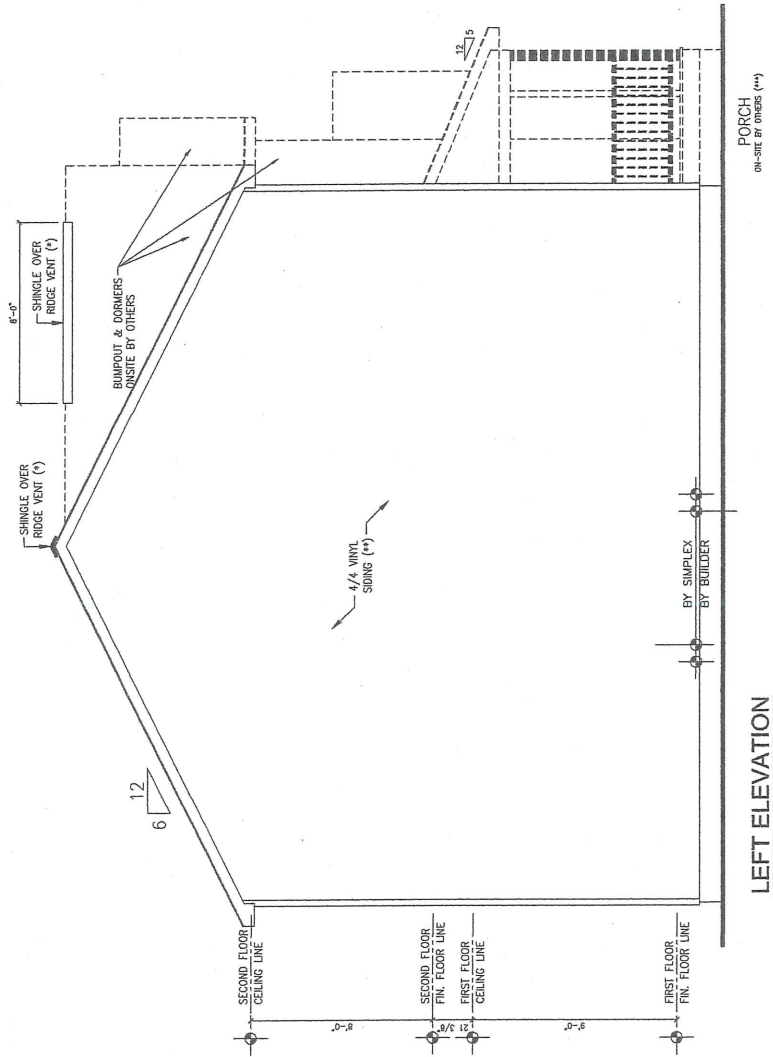
The license/permit may not be released.

  
Finance Director

6-17-19  
Date



ELEVATION - #YORKTOWNE - ##### / #####



LEFT ELEVATION

ELEVATION 2 - #YORKTOWNE - ##### / #####

