

NOTICE OF INTENT

PREPARED FOR:

NEAL & LORETTA ALLEN

68 WESTWOOD DRIVE

STURBRIDGE , MA 01566

FOR PROPERTY LOCATED ON:

68 WESTWOOD DRIVE

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

JOB NO: 19071

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NOTICE OF INTENT

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DEED

RECORDED SUBDIVISION

FORM STT.A1

NOTIFICATION TO ABUTTERS

CERTIFIED ABUTTERS LIST

CHECK COPIES

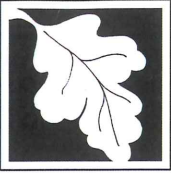
PROPOSED SITE PLAN 19071

NARRATIVE

RELOCATING THE EXISTING LANDSCAPE WALL ON THE EASTERLY SIDE OF THE RESIDENCE ADJACENT TO THE SHORE OF CEDAR LAKE. THE RELOCATED WALL WILL BE 28' FROM THE SHORE. THE PURPOSE OF THE RELOCATION IS TO HAVE A LEVEL AREA AROUND THE DECK TO ALLOW ACCESS TO THE SHORE AREA. THE WALKWAY WILL BE ALTERED IN THE VICINITY OF THE EXISTING ACCESS AS SHOWN ON PLAN NUMBER 19071. NO WORK WILL BE PERFORMED IN THE AREA OF THE EXISTING DOCK. LANDSCAPING OF THE NEW WALL AND PLANTINGS WILL BE COMPLETED BY LANDSCAPE EVOLUTION.

AN EROSION CONTROL BARRIER WILL BE INSTALLED TO PROTECT THE SHORELINE AND WILL DEPICT THE LIMIT OF THE PROPOSED WORK AREA.

Please refer to the Jalbert Engineering, Inc. Design plan, Drawing No. 19071 for additional information.



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

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):

| | | |
|------------------------------|------------------------|------------------------|
| <u>68 WESTWOOD DRIVE</u> | <u>STURBRIDGE</u> | <u>01566</u> |
| a. Street Address | b. City/Town | c. Zip Code |
| Latitude and Longitude: | <u>42 07' 51.09" N</u> | <u>72 05' 17.15" W</u> |
| | d. Latitude | e. Longitude |
| <u>21</u> | <u>68</u> | |
| f. Assessors Map/Plat Number | g. Parcel /Lot Number | |

2. Applicant:

| | | |
|---------------------------|---------------|------------------|
| <u>NEAL & LORETTA</u> | <u>ALLEN</u> | |
| a. First Name | b. Last Name | |
| <u>OWNER</u> | | |
| c. Organization | | |
| <u>68 WESTWOOD DRIVE</u> | | |
| d. Street Address | | |
| <u>STURBRIDGE</u> | <u>MA</u> | <u>01566</u> |
| e. City/Town | f. State | g. Zip Code |
| <u>508-244-7779</u> | | |
| h. Phone Number | i. Fax Number | j. Email Address |

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

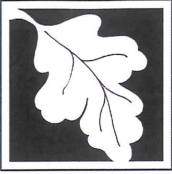
| | | |
|-------------------|---------------|------------------|
| <u></u> | <u></u> | |
| a. First Name | b. Last Name | |
| <u></u> | | |
| c. Organization | | |
| <u></u> | | |
| d. Street Address | | |
| <u></u> | <u></u> | <u></u> |
| e. City/Town | f. State | g. Zip Code |
| <u></u> | <u></u> |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

4. Representative (if any):

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

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

| | | |
|-------------------|-------------------|-----------------------|
| <u>110.00</u> | <u>42.50</u> | <u>67.50</u> |
| 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:

LANDSCAPING IN FRONT OF EXISTING RESIDENCE TO INCLUDE A SMALL RETAINING WALL AND PLANTINGS.

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:

WORCESTER

a. County

24325

c. Book

b. Certificate # (if registered land)

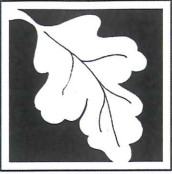
47

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.

| <u>Resource Area</u> | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (if any)</u> |
|--|------------------------------------|--------------------------------------|
| 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 | |

| <u>Resource Area</u> | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (if any)</u> |
|--|---|--------------------------------------|
| 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:

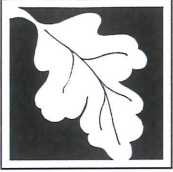
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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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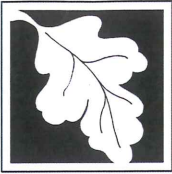
City/Town

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. <input type="checkbox"/> 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. <input type="checkbox"/> Project Involves Stream Crossings | | |
| | _____ | _____ |
| | a. number of new stream crossings | b. number of replacement stream crossings |



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| |
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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

- 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

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).*

- Submit Supplemental Information for Endangered Species Review*
 - Percentage/acreage of property to be altered:

| | |
|----------------------------------|--------------------|
| (a) within wetland Resource Area | |
| | percentage/acreage |
| (b) outside Resource Area | |
| | percentage/acreage |
 - Assessor's Map or right-of-way plan of site
- 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 **
 - Project description (including description of impacts outside of wetland resource area & buffer zone)
 - 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). 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:

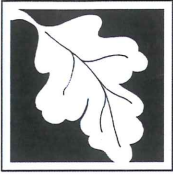
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

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

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

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)

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

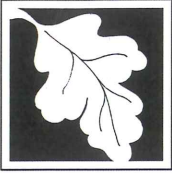
D. Additional Information

- 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.



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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

JALBERT ENGINEERING, INC.

LEONARD S JALBERT

b. Prepared By

c. Signed and Stamped by

6/27/19

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:

32051 & 32052

2. Municipal Check Number

8/7/19

3. Check date

32053

4. State Check Number

8/7/19

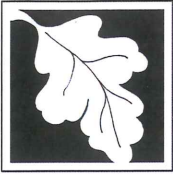
5. Check date

LEONARD

6. Payor name on check: First Name

JALBERT

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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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.

Loritta Allen

1. Signature of Applicant

8/13/19

2. Date

3. Signature of Property Owner (if different)
Leonard A. J. Albert, P.E.

5. Signature of Representative (if any)

4. Date
08-07-2019

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.

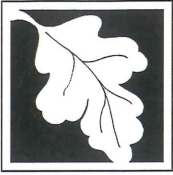
For MassDEP:

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
 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:

68 WESTWOOD DRIVE

a. Street Address

STURBRIDGE

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

LEONARD

a. First Name

JALBERT

b. Last Name

JALBERT ENGINEERING, INC.

c. Organization

54 MAIN STREET

d. Mailing Address

STURBRIDGE

e. City/Town

MA

f. State

01566

g. Zip Code

508-347-5136

h. Phone Number

508-347-7962

i. Fax Number

LSJALBERT@JALBERTENGINEERING.COM

j. Email Address

3. Property Owner (if different):

NEAL & LORETTA

a. First Name

ALLEN

b. Last Name

OWNER

c. Organization

68 WESTWOOD DRIVE

d. Mailing Address

STURBRIDGE

e. City/Town

MA

f. State

01566

g. Zip Code

508-244-7779

h. Phone Number

i. Fax Number

j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

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.

TOWN OF STURBRIDGE CONSERVATION COMMISSION

Filing Fee Worksheet

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

Applicant Neal L. Allen and Loretta M. Allen
Applicant Representative Jalbert Engineering, Inc.
Project location 68 Westwood Drive

TOTAL STATE FEE REQUIRED FOR PROJECT

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

State Fee Category(s) Category 1 (a)
Total State Fee for project (include Riverfront Area adjustment if applicable) \$110.00
State share of State Fee \$42.50
Local Share of State Fee \$67.50

TOTAL ADDITIONAL LOCAL FEE REQUIRED FOR PROJECT*:

(See Sturbridge Wetland Bylaw Regulations Section 4.17)

Standard NOI Fee = \$50.00 xx (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 50' x \$00.10 = \$ 5.00
(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:

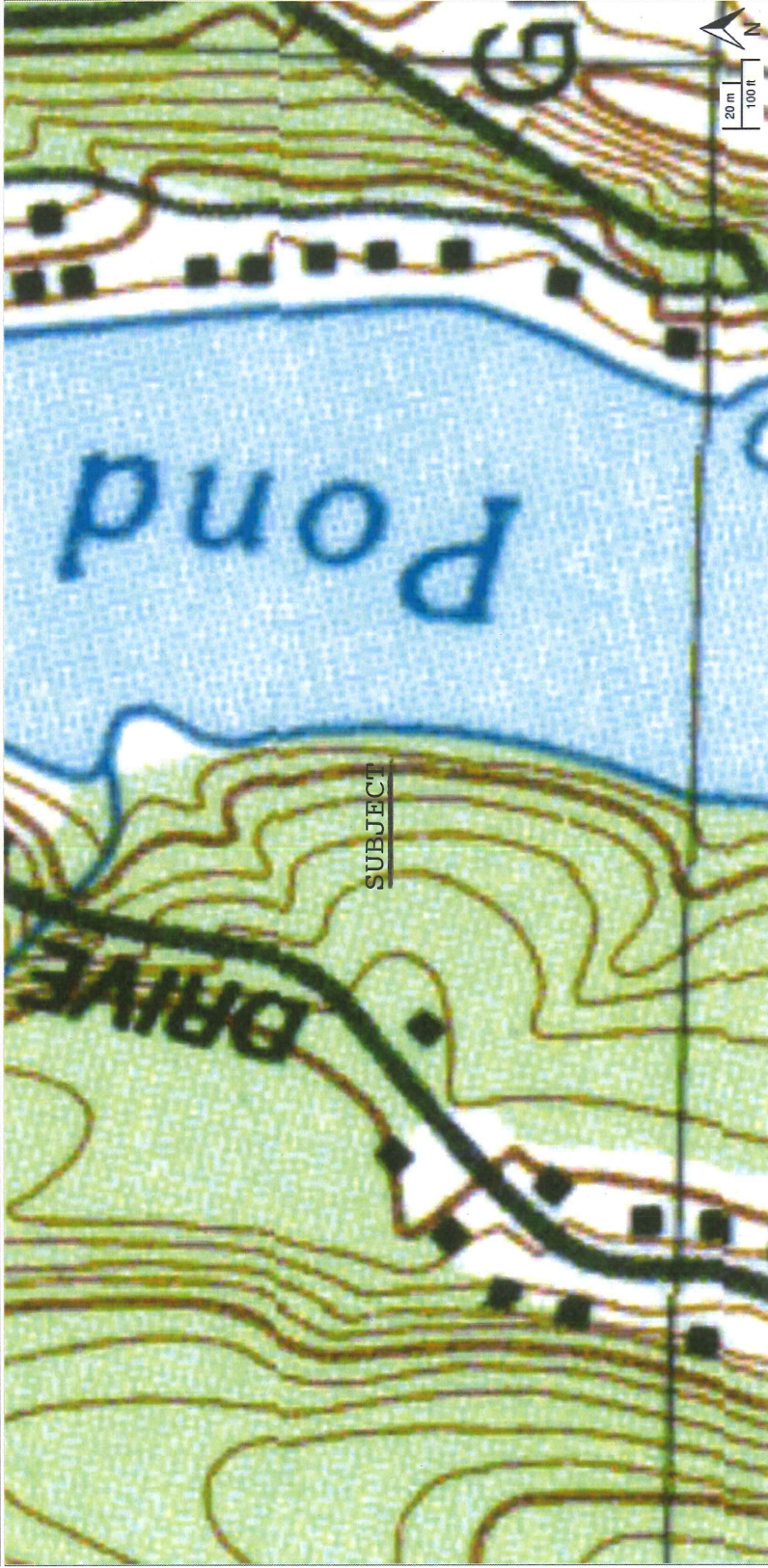
Total State fee: \$42.50
Total Town share of State Fee: \$67.50
Total Local fee: \$55.00

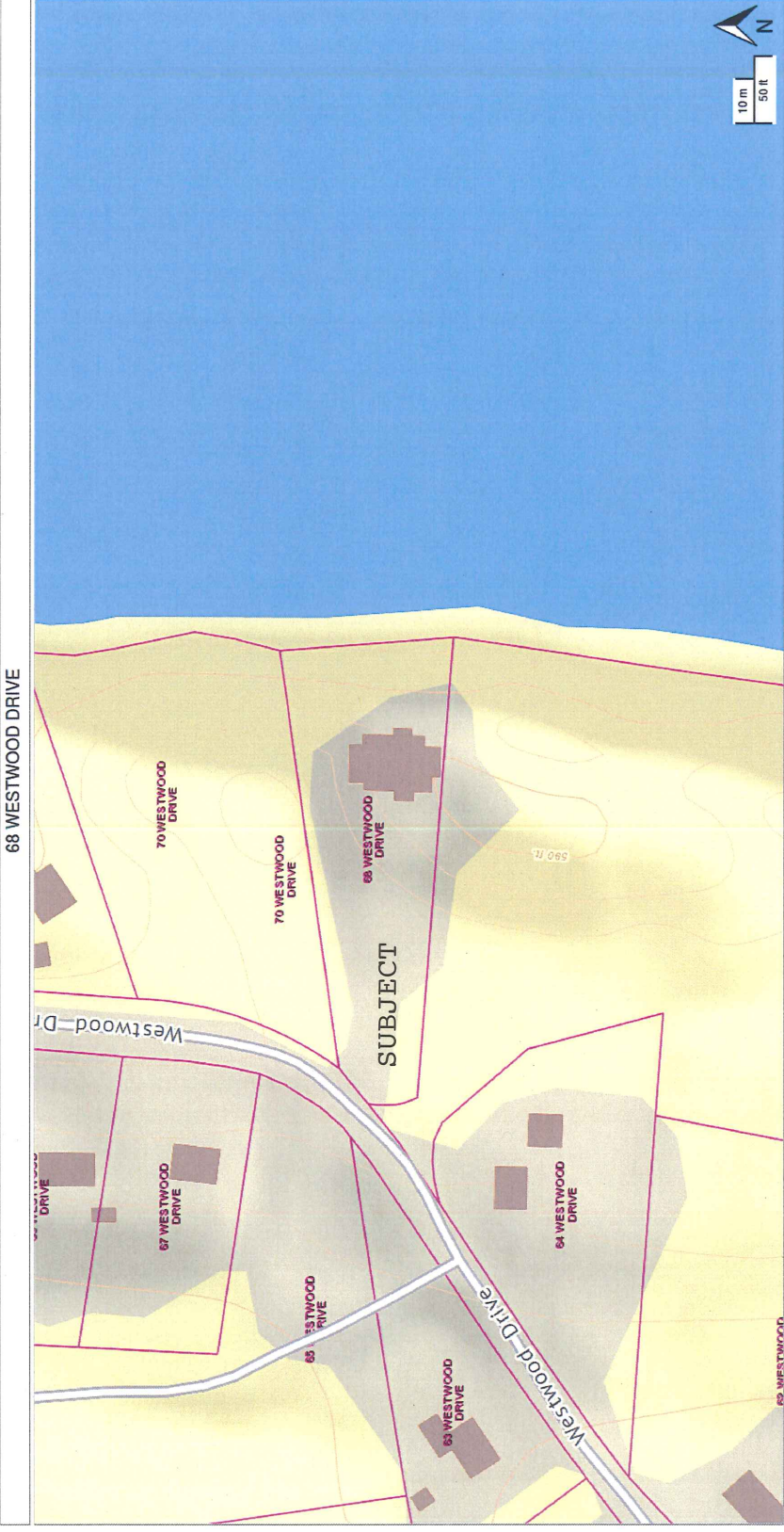
*Notes:

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.

68 WESTWOOD DR





National Flood Hazard Layer FIRMette

68 WESTWOOD DRIVE



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 J)
- 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 X)

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

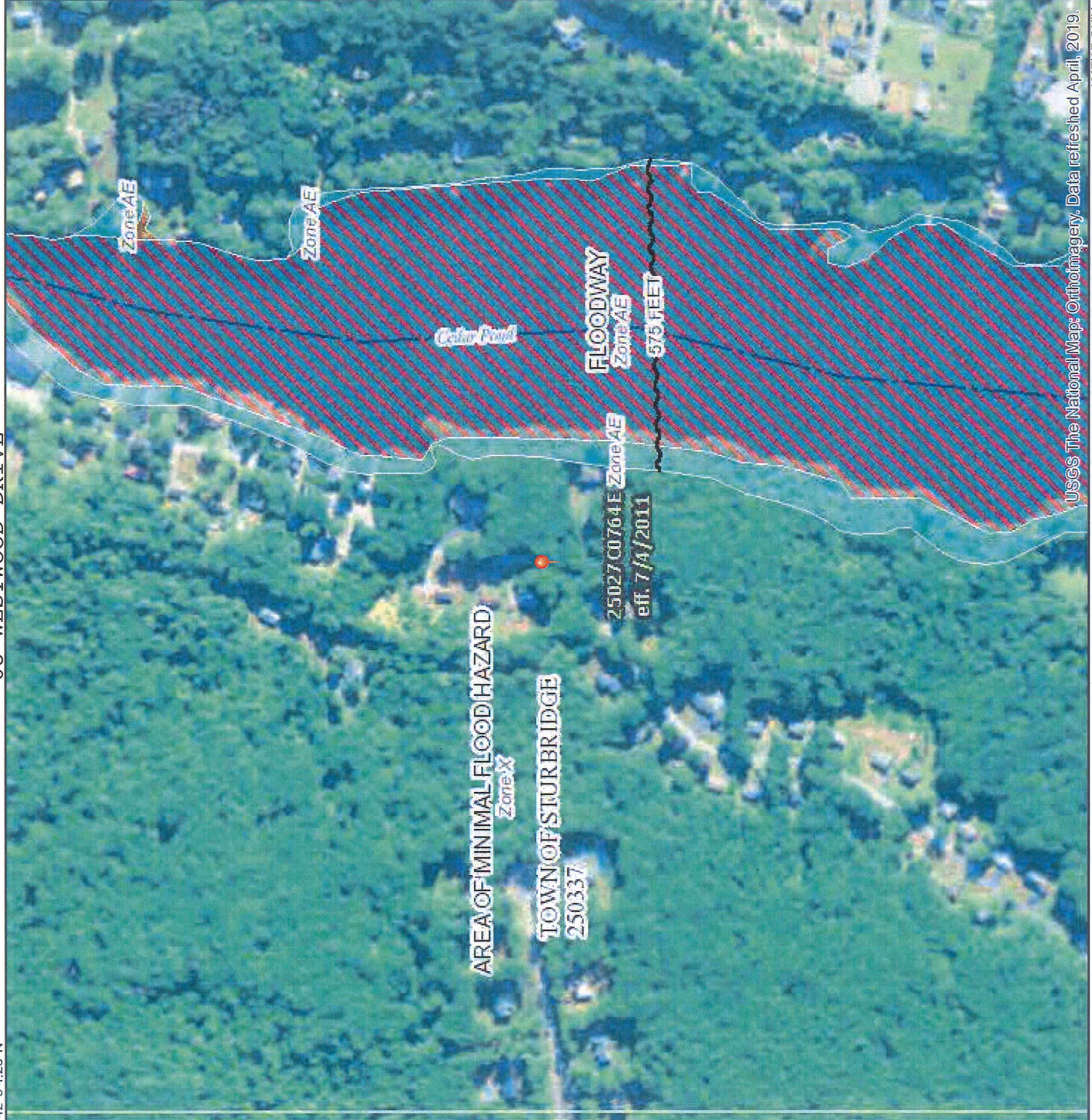
- Digital Data Available
- No Digital Data Available
- Unmapped

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 7/23/2019 at 8:32:32 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.



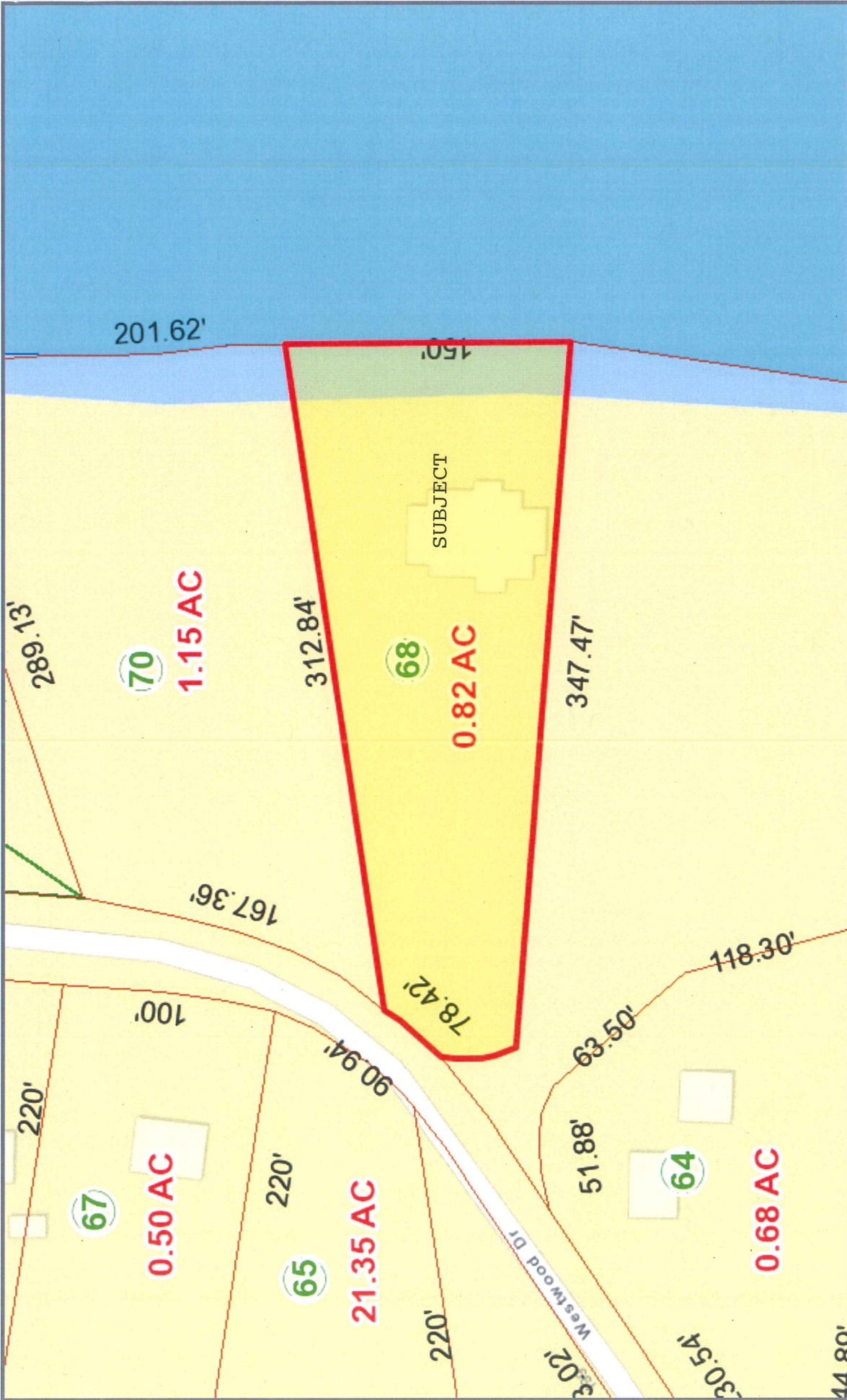
USGS The National Map: Orthoimagery, Data refreshed April, 2019.

Scale: 1:6,000

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

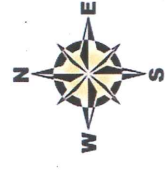
72°50.42\"/>

42°7'37.58\"/>



Property Map

1 inch = 98 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.

7/23/2019

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION | DESCRIPTION | CURRENT ASSESSMENT | ASSESSED VALUE |
|--|---------|--------------------------|-----------------------|------------|------------------------------------|------------------------------|---|
| ALLEN NEAL L & LORETTA 68 WESTWOOD DRIVE STURBRIDGE, MA 01566 Additional Owners: | 1 Level | 5 Well 3 Public Sewer | 1 Paved 2 Suburban | 2 Suburban | RESIDENTL RES LAND RESIDENTL | Code 1013 1013 1013 | Appraised Value 451,500 172,900 6,300 Assessed Value 451,500 172,900 6,300 |
| SUPPLEMENTAL DATA Other ID: 678-02111-068 POND CEDAR GIS ID: 678-02111-068 SEPTIC PUBSEW FEATURES STD TOPO STEEP WF CHAR STD USE YR RND ASSOC PID# | | | | | | | |

| RECORD OF OWNERSHIP | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | V.C. |
|-------------------------------|-------------------------|--------------------------|-----|-----|-------------|------|
| ALLEN NEAL L PALMER JOHN C | 24325/ 47 05637/0126 | 06/29/2001 12/12/1974 | Q | V | 99,900 0 | 00 |

| EXEMPTIONS | Amount | Code | Description | Number | Amount | Comm. Int. |
|------------|--------|------|-------------|--------|--------|------------|
| Total: | | | | | | |

| OTHER ASSESSMENTS | Year | Type | Description | Amount | Code | Description | Number | Amount | Comm. Int. |
|-------------------|------|------|-------------|--------|------|-------------|--------|--------|------------|
| Total: | | | | | | | | | |

| ASSESSING NEIGHBORHOOD | NBHD/ SUB | Street Index Name | Tracing | Batch |
|--|-----------|-------------------|---------|-------|
| GRAY EA 198-02111-068 EST FHS, FOP, FUS-OVH IA WOB PDAS ETRA FIX=2 DBL VANITY, WAL TUB IN | 6/A | | | |

| APPRaised VALUE SUMMARY | Appraised Bldg. Value (Card) | Appraised XF (B) Value (Bldg) | Appraised OB (L) Value (Bldg) | Appraised Land Value (Bldg) | Special Land Value | Total |
|--|------------------------------|-------------------------------|-------------------------------|-----------------------------|--------------------|---------|
| | 450,300 | 1,200 | 6,300 | 172,900 | 0 | 630,700 |
| Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value | | | | | | |

| BUILDING PERMIT RECORD | Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|------------------------|---------------|--------------------------|----------|----------------------------|---------------|------------|------------|------------|----------------|
| | G1345 R393 | 11/19/2003 06/22/2001 | RS RS | Residential Residential | 10,587 200 | | 100 100 | | GARAGE SHED |

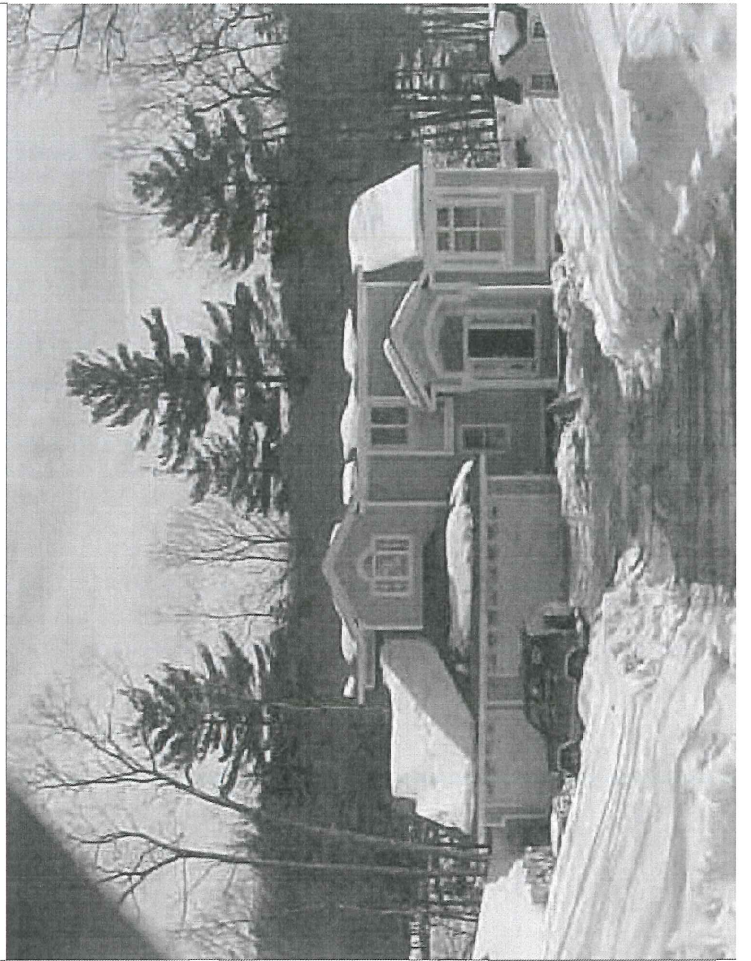
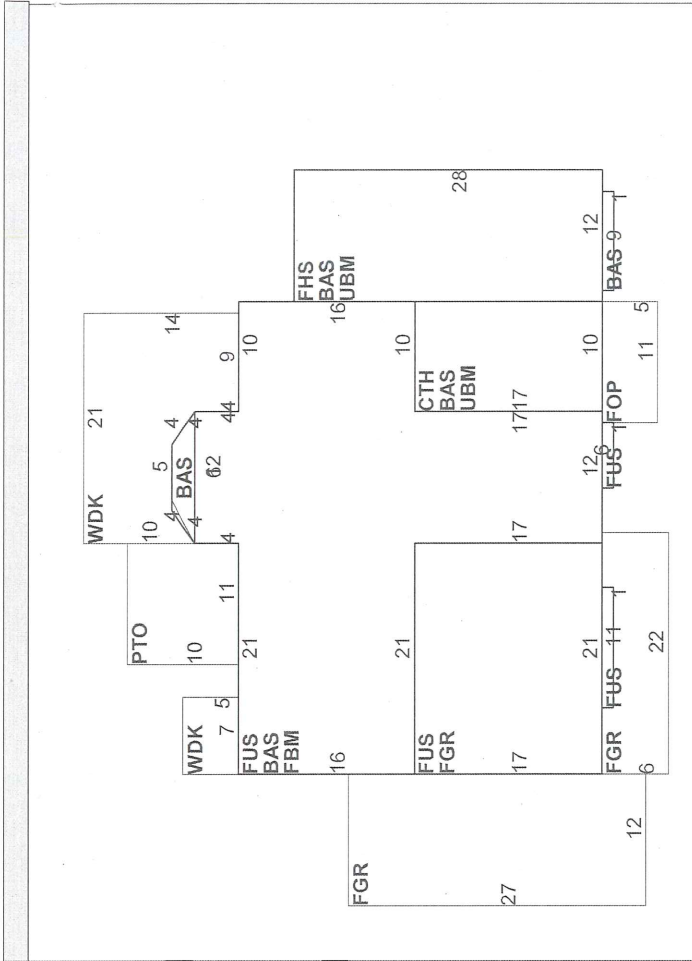
| LAND LINE VALUATION SECTION | B # | Use Code | Use Description | Zone | D | Front | Depth | Units | Price | Unit | Factor | S.A. | Acre Disc | % Comp. | Date Comp. | Comments | ST. | Adj. | Notes-Adj | Notes-Adj | Spec Use | Spec Calc | S Adj | Fact | Adj. | Unit Price | Land Value |
|--|-----|----------|-----------------|------|---|-------|-------|--------|-------|------|--------|------|-----------|---------|------------|----------|------|------|-----------|-----------|----------|-----------|-------|------|------|------------|------------|
| | 1 | 1013 | SFR WATER R | SR | | 150 | | 35,719 | SF | 1.73 | 3.5000 | 2 | 1.0000 | 0.80 | 0500 | 1.00 | TOPO | 1.00 | 4.84 | | 1.00 | | 1.00 | 4.84 | 0.00 | 172,900 | |
| | 1 | 1013 | SFR WATER R | SR | | | | 150.00 | FF | 0.00 | 1.0000 | 0 | 1.0000 | 1.00 | | 0.00 | | 0.00 | | | | | | 0.00 | 0 | | |
| Total Card Land Units: 0.82 AC Parcel Total Land Area: 0.82 AC Total Land Value: 172,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | |

VISION

| CONSTRUCTION DETAIL | | CONSTRUCTION DETAIL (CONTINUED) | |
|---------------------|----------------|---------------------------------|-------------|
| Element | Description | Ch. | Description |
| Style | Colonial | | |
| Model | Residential | | |
| Grade | Good +10 | | |
| Stories | 2 Stories | | |
| Occupancy | | | MIXED USE |
| Exterior Wall 1 | Clapboard | | |
| Exterior Wall 2 | | | |
| Roof Structure | Gable/Hip | | |
| Roof Cover | Asph/F GlS/Cmp | | |
| Interior Wall 1 | Drywall/Sheet | | |
| Interior Wall 2 | | | |
| Interior Flr 1 | Carpet | | |
| Interior Flr 2 | Hardwood | | |
| Heat Fuel | Oil | | |
| Heat Type | Hot Water | | |
| AC Type | Central | | |
| Total Bedrooms | 4 Bedrooms | | |
| Total Bthrms | 2 | | |
| Total Half Baths | 1 | | |
| Total Xtra Fixtrs | 3 | | |
| Total Rooms | 8 Rooms | | |
| Bath Style | Average | | |
| Kitchen Style | Average | | |

| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) | | | | | | | | | | | | |
|--|-------------|-----|-----------------|-----------|------------|----------|------|----|----|-----|------|-----------|
| Code | Description | Sub | Sub Description | L/B Units | Unit Price | Yr | Gde | Dp | Rt | Cnd | %Cnd | Apr Value |
| FGR4 | W/LOFT-AVG | | | L | 320 | 22.00 | | | | | 90 | 6,300 |
| FPL | FIREPLACE | | | B | 1 | 1,400.00 | 2003 | | | | 100 | 1,200 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | |
|-----------------------------------|-----------------------|-------------|------------|-----------|
| Code | Description | Living Area | Gross Area | Eff. Area |
| BAS | First Floor | 1,473 | 1,473 | 1,473 |
| CTH | Cathedral ceiling | 0 | 170 | 17 |
| FBM | Basement, Finished | 0 | 940 | 329 |
| FGR | Frame Garage | 0 | 813 | 325 |
| FHS | Half Story, Finished | 202 | 336 | 202 |
| FOP | Frame Porch | 0 | 55 | 11 |
| FUS | Upper Story, Finished | 1,314 | 1,314 | 1,314 |
| PTO | Patio | 0 | 110 | 11 |
| UBM | Basement, Unfinished | 0 | 506 | 101 |
| WDK | Deck, Wood | 0 | 264 | 26 |
| Ttl. Gross Liv/Lease Area: | | 2,989 | 5,981 | 3,809 |



DEED

45/20WB

93361

I, John C. Palmer, of Sturbridge, Worcester County, Massachusetts
 for consideration paid, and in full consideration of \$99,900.00
 grant to Neal L. Allen and Loretta M. Allen, husband and wife as tenants by the entirety
 of 119 Lewis Road, West Yarmouth, MA 06673
 with QUITCLAIM covenants

The land with the buildings thereon located in Sturbridge, Worcester County, Massachusetts, situated on the westerly shore of Cedar Pond and the southeasterly side of Westwood Drive, bounded and described as follows:

BEGINNING at the northwesterly corner thereof, at an iron pin on the southeasterly line of Westwood Drive, at the line of a stone wall at land now or formerly of Harry D. Morse, et ux;

THENCE S. 82° 36' 06" E. along the line of wall by said Morse land 312.84 feet to an iron pin on the westerly shore of Cedar Pond;

THENCE southerly along the westerly shore line of Cedar Pond 150 feet to an iron pin at land now or formerly of Palmer;

THENCE N. 67° 30' 33" W. by land now or formerly of Palmer 347.46 feet to an iron pin at the line of the entrance to way into land now or formerly of Palmer;

THENCE northerly along a curve to the right having a radius of 30 feet along the entrance to said way into land now or formerly of Palmer 46.3 feet to a point at the southeasterly line of Westwood Drive;

THENCE northeasterly along a curve to the left having a radius of 295.03 feet by the southeasterly line of Westwood Drive 32.12 feet to the point of beginning.

CONTAINING .82 acres, more or less.

TOGETHER with the right to use for access from Westwood Drive the portion of the entrance of way into land now or formerly of Palmer which lies northerly of the third course herein extended westerly to Westwood Drive.

68 Westwood Drive, Sturbridge

01 JUN 29 AM 9:30

mail to

Joseph R. White, Esquire
 1497 North Main Street
 Palmer, MA 01069

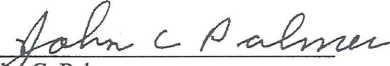
M/M NEAL L. ALLEN
 119 Lewis Rd
 W Yarmouth MA 06673

WORCESTER
 DEEDS REG 20
 WORCESTER
 06/29/01 12:28PM
 00000018871 01
 FEE \$456.00
 CASH \$456.00

BK 24325PG048

BEING the same premises conveyed to me by deed of John C. Palmer, Jr and Theresa M. Palmer dated December 3, 1974 and recorded in the Worcester District Registry of Deeds at Book 5637, Page 126.

WITNESS my hand and seal this 29th day of June, 2001.



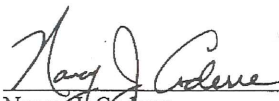
John C. Palmer

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 29, 2001

Then personally appeared before me John C. Palmer who acknowledged the foregoing instrument to be his free act and deed.



Nancy J. Coderre
NOTARY PUBLIC
My commission expires: 7/15/2005

ATTEST: WORC. Anthony J. Vigliotti, Register

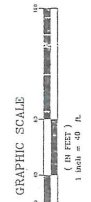
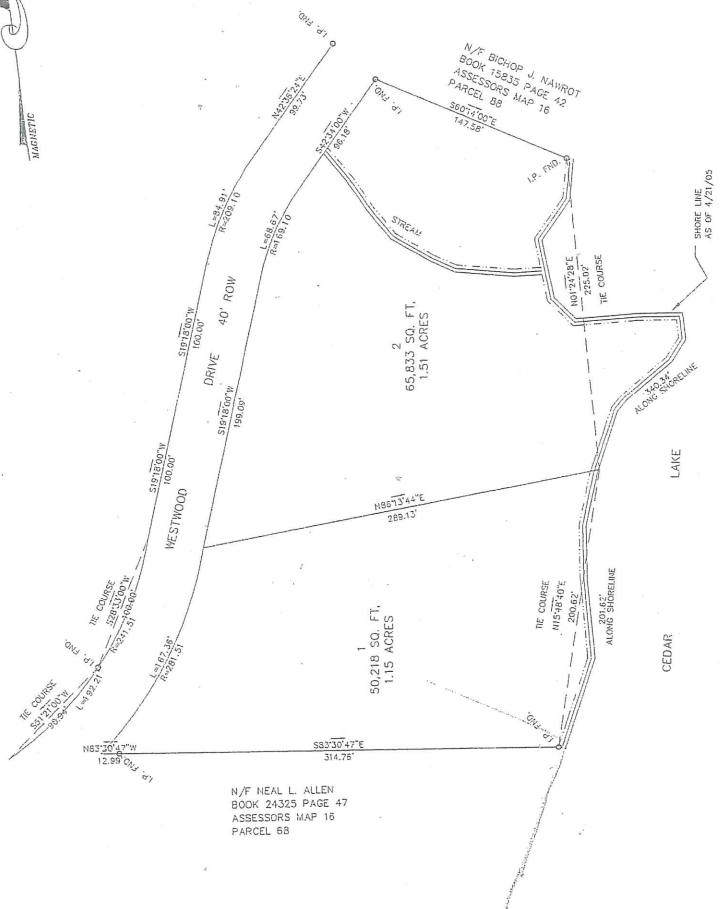
WORCESTER DEED-DEED REGISTER
 REGISTERED IN WORCESTER, MA
 FILE NO. 843, PL. 27
 REVISED 06/13/06
 BY: [Signature]
 ATTEST: [Signature] Register

WORCESTER COUNTY



PURPOSE OF PLAN, TO DIVIDE ASSESSORS MAP 16
 PARCEL 04 INTO TWO LOTS, DEED BOOK 34687 PAGE 76

REFERENCE PLAN BOOK 248 PLAN 67
 PLAN BOOK 420 PLAN 54
 PLAN BOOK 631 PLAN 30



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED
 IN CONFORMITY WITH THE RULES & REGULATIONS
 OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASS.

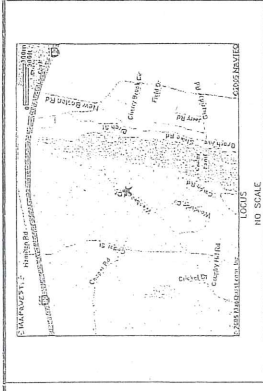
PLAN OF LAND
 IN STURBRIDGE, MASSACHUSETTS
 SURVEYED FOR OWNER
STANLEY CHOINSKI

DATE: AUGUST 7, 2006

| NO. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

ENGINEER:
 HENRY J. CHOINSKI
 40 LAKEVIEW ROAD
 NORTH BROOKFIELD, MA 01535
 508-867-2177

PLAN 1 OF 1



PROPERTY IS ZONED SUBURBAN RESIDENTIAL

PLANNING BOARD ENDORSEMENT IS NOT A
 DETERMINATION AS TO CONFORMANCE
 WITH THE ZONING BYLAW

STURBRIDGE PLANNING BOARD APPROVAL
 UNDER THE SUBDIVISION CONTROL
 LAW NOT REQUIRED

DATE: 8/10/06

[Signatures]



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: Neal L. Allen & Loretta M. Allen

Property Location: 68 Westwood Drive

Please be advised that all taxes:

- The license/permit may be released.
- The license/permit may not be released.

for Deborah M. Barry
Finance Director

2/12/19
Date



Town of Sturbridge

Conservation Commission

Notification to Abutters under the MA Wetlands Protection Act and the Town of Sturbridge Wetland Bylaw Regulations

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, § 40, as well as the Town of Sturbridge Wetland Bylaws, you are hereby notified of the following permit application for work within a wetland resource area and/or within the 200-foot buffer zone to a resource area:

- A. The name of the applicant is: Neal L. Allen and Loretta M. Allen
- B. The address of the lot(s) where the activity is proposed is: 68 Westwood Drive
- C. The nature of the activity proposed includes: Landscape alterations.
- D. The applicant has filed the following in accordance with the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Sturbridge Wetland Bylaws.
- Notice of Intent seeking permission to conduct work within a wetland, water body or resource area
- Request for Determination seeking permission to conduct work within a buffer zone to a wetland, waterbody or resource area
- Abbreviated Notice of Resource Area Delineation seeking to confirm the wetland resource area boundaries.
- Request to amend an existing Order of Conditions for DEP File #300-_____
- E. Copies of the application may be examined at the Sturbridge Conservation Department, 301 Main Street, Center Office Building, Sturbridge, MA between the hours of **9:00 a.m. – 3:30 p.m. Monday through Friday.** Additional times may available by appointment. Please call ahead to check for availability. (508) 347-2506
- F. Copies of the application may be obtained from either the applicant: Jalbert Engineering, Inc. or the applicant's representative: Leonard S. Jalbert calling telephone # 508-347-5136 on the following days of the week: M-F between the hours of 9 am and 3pm.

The Public Hearing for this application will be held in the Center Office Building, 301 Main Street, 2nd Floor on _____ at _____ pm.

PLEASE NOTE: Notice of this Public Hearing will be published as follows:

- In The Southbridge Evening News at least five days in advance of the hearing
- In the Town Hall at the Town Clerks office, not less than 48 hours in advance of the hearing
- On the Town's Meeting Calendar not less than 48 hours in advance of the hearing (www.town.sturbridge.ma.us)
- On the Conservation Commission webpage not less than 48 hours in advance of the hearing

You may contact the Sturbridge Conservation Commission Office (508) 347-2506 or the Department of Environmental Protection Central Regional Office at 508-792-7650 with questions in regards to the Notice of Intent application process or the Wetlands Protection Act.

| Parcel ID | Owner | Owner Address | Owner City | State | Zip | Property Address |
|---|--------------------------------|-------------------|------------|-------|-------|-------------------|
| 678-02111-069 | COOPER MELANIE H | 69 WESTWOOD DRIVE | STURBRIDGE | MA | 01566 | 69 WESTWOOD DRIVE |
| 678-02111-067 | CURTIS JULIE A | 67 WESTWOOD DRIVE | STURBRIDGE | MA | 01566 | 67 WESTWOOD DRIVE |
| 678-02111-064 | HALTERMAN STEVEN G | 64 WESTWOOD DR | STURBRIDGE | MA | 01566 | 64 WESTWOOD DRIVE |
| 678-02018-063 | HOLTON AMANDA J | 63 WESTWOOD DRIVE | STURBRIDGE | MA | 01566 | 63 WESTWOOD DRIVE |
| 678-02111-072 | LEMANSKY RICHARD | 72 WESTWOOD DRIVE | STURBRIDGE | MA | 01566 | 72 WESTWOOD DRIVE |
| 678-02111-065 | HUSSEY ALAN E | 65 WESTWOOD DRIVE | STURBRIDGE | MA | 01566 | 65 WESTWOOD DRIVE |
| 678-02121-066 | PALMER LILLIAN H TRUSTEE | 241 HOLLAND ROAD | FISKDALE | MA | 01518 | 66 WESTWOOD DRIVE |
| 678-02111-070 | WAGES JOSHUA D | 64 KINNICUTT ROAD | WORCESTER | MA | 01602 | 70 WESTWOOD DRIVE |
| 678-02018-062 | WATSON MARK E | 62 WESTWOOD DR | STURBRIDGE | MA | 01566 | 62 WESTWOOD DRIVE |
| | BOARD OF ASSESSORS | | | | | |
| Above persons listed are record owners as they appear on the most recent applicable tax list. | | | | | | |
| Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11 | | | | | | |
| Abutters List - | Conservation Commission - 200' | | | | | |
| RE: 68 WESTWOOD DRIVE | | | | | | |
| Certified Copy | | | | | | |
| Assessor: | <i>John P. Murphy</i> | | | | | |
| Date: | 7-15-19 | | | | | |