

NOTICE OF INTENT

PREPARED FOR:

JOSHUA D. WAGES

64 KINNICUTT ROAD

WORCESTER , MA 01602

FOR PROPERTY LOCATED ON:

70 WESTWOOD DRIVE

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

JOB NO: 18115

TABLE OF CONTENTS

NARRATIVE

USGS QUADRANGLE MAP

NATURAL HERITAGE MAP

FIRM MAP

ASSESSOR'S MAP

ASSESSOR'S FIELD CARD

DEED

RECORDED SUBDIVISION

FORM STT.A1

NOTIFICATION TO ABUTTERS

CERTIFIED ABUTTERS LIST

CHECK COPIES

BUILDING PLANS

PROPOSED SITE PLAN 18115

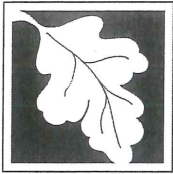
NARRATIVE

THE APPLICANT IS PROPOSING TO CONSTRUCT A SINGLE FAMILY RESIDENCE LOCATED AT 70 WESTWOOD DRIVE (MAP 111, STREET CODE 678, PARCEL 70) WITH ASSOCIATED SITE WORK TO INCLUDE CONNECTING WITH TOWN SEWER IN WESTWOOD DRIVE. A E-ONE SEWER EJECTOR PUMP WILL BE INSTALLED FOR CONNECTION TO THE EXISTING TOWN SEWER. THE PATH OF THE DISCHARGE LINE WILL FOLLOW AS MUCH AS POSSIBLE, THE PROPOSED DRIVEWAY AS TO MINIMIZE DISTURBANCES ON THE SITE. THE PROPERTY CONFORMS TO ALL DIMENSIONAL REQUIREMENTS OF THE STURBRIDGE ZONING BYLAW. A PORTION OF THE PROPERTY IS UNDER THE JURISDICTION OF THE MASSACHUSETTS WETLANDS PROTECTION ACT AND THE TOWN OF STURBRIDGE WETLAND BYLAW. SOME OF THE IMPROVEMENTS AND A PORTION OF THE PROPOSED RESIDENCE ARE LOCATED WITHIN 100 FEET OF THE BANK OF A GREAT POND (CEDAR LAKE). A SEASONAL BOAT DOCK WILL BE INSTALLED AS SHOWN ON PLAN NUMBER 18115 IN VICINITY OF THE EXISTING SHED. THE LOT 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)

THE LOT WAS CREATED IN 2006 AND IS RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 849, PLAN 29.

THE RESIDENCE IS PROPOSED TO ALLOW A REASONABLE VIEW AND ACCESS TO THE LAKE. THE GRADING AND TREE REMOVAL IS NECESSARY DUE TO THE TOPOGRAPHY OF THE SITE. ALL SITE WORK WILL BE OUTSIDE OF THE 50 FOOT BUFFER ZONE. A CURRENT FOOT PATH TO THE SHORE WILL NOT BE ALTERED. DRIP STRIPS ARE TO BE INSTALLED TO RECHARGE THE ROOF RUNOFF.

AN EROSION BARRIER IS TO BE INSTALLED AND MAINTAINED AND SHALL DEFINE THE LIMIT OF WORK.



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

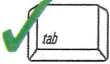
MassDEP File Number

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):

70 WESTWOOD DRIVE

a. Street Address

STURBRIDGE

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

42 07' 51.09" N

d. Latitude

72 05' 17.15" W

e. Longitude

21

f. Assessors Map/Plat Number

70

g. Parcel /Lot Number

2. Applicant:

JOSHUA D.

a. First Name

WAGES

b. Last Name

OWNER

c. Organization

64 KINNICUTT ROAD

d. Street Address

WORCESTER

e. City/Town

MA

f. State

01602

g. Zip Code

508-439-1794

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

a. First Name

JALBERT

b. Last Name

JALBERT ENGINEERING INC

c. Company

54 MAIN STREET

d. Street 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

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

\$595.00

a. Total Fee Paid

\$247.50

b. State Fee Paid

\$262.50 & \$95.00

c. City/Town Fee Paid


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

A. General Information (continued)

6. General Project Description:

CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL HOME

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

54330

c. Book

b. Certificate # (if registered land)

216

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 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.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

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

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 checked="" type="checkbox"/> Bank	1. linear feet	50' 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.



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

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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.

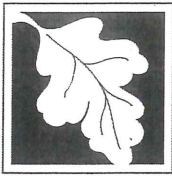
a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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

C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
 Division of Fisheries and Wildlife
 1 Rabbit Hill Road
 Westborough, MA 01581

- 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.



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

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:

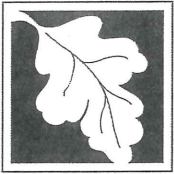
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

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.



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

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.

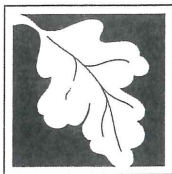
D. Additional Information

- 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.



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

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

7/17/18

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:

31969 & 31970

05/06/2019

2. Municipal Check Number

3. Check date

31968

05/06/2019

4. State Check Number

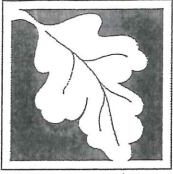
5. Check date

LEONARD

JALBERT

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

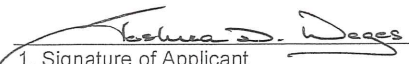
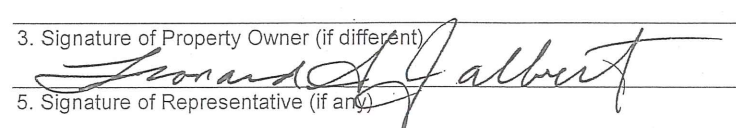
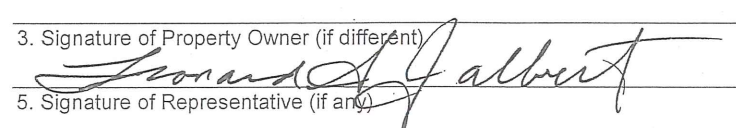
STURBRIDGE

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	14 MAY 19
1. Signature of Applicant	2. Date
	May 6, 2019
3. Signature of Property Owner (if different)	4. Date
	May 6, 2019
5. Signature of Representative (if any)	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.

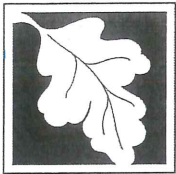
For MassDEP:

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:

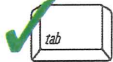
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

70 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):

JOSHUA D.

a. First Name

WAGES

b. Last Name

OWNER

c. Organization

64 KINNICUTT ROAD

d. Mailing Address

WORCESTER

e. City/Town

MA

f. State

01602

g. Zip Code

508-439-1794

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.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
CATEGORY 2	1		\$500.00

Step 5/Total Project Fee: \$500.00

Step 6/Fee Payments:

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

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

TOWN OF STURBRIDGE CONSERVATION COMMISSION

Filing Fee Worksheet

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

Applicant Joshua D. Wages
Applicant Representative Wendy S. Salbert, P.E., Salbert Engineering, Inc.
Project location 70 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 2a
Total State Fee for project (include Riverfront Area adjustment if applicable) 500.00
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 450 x \$00.10 = \$ 45.00

(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:

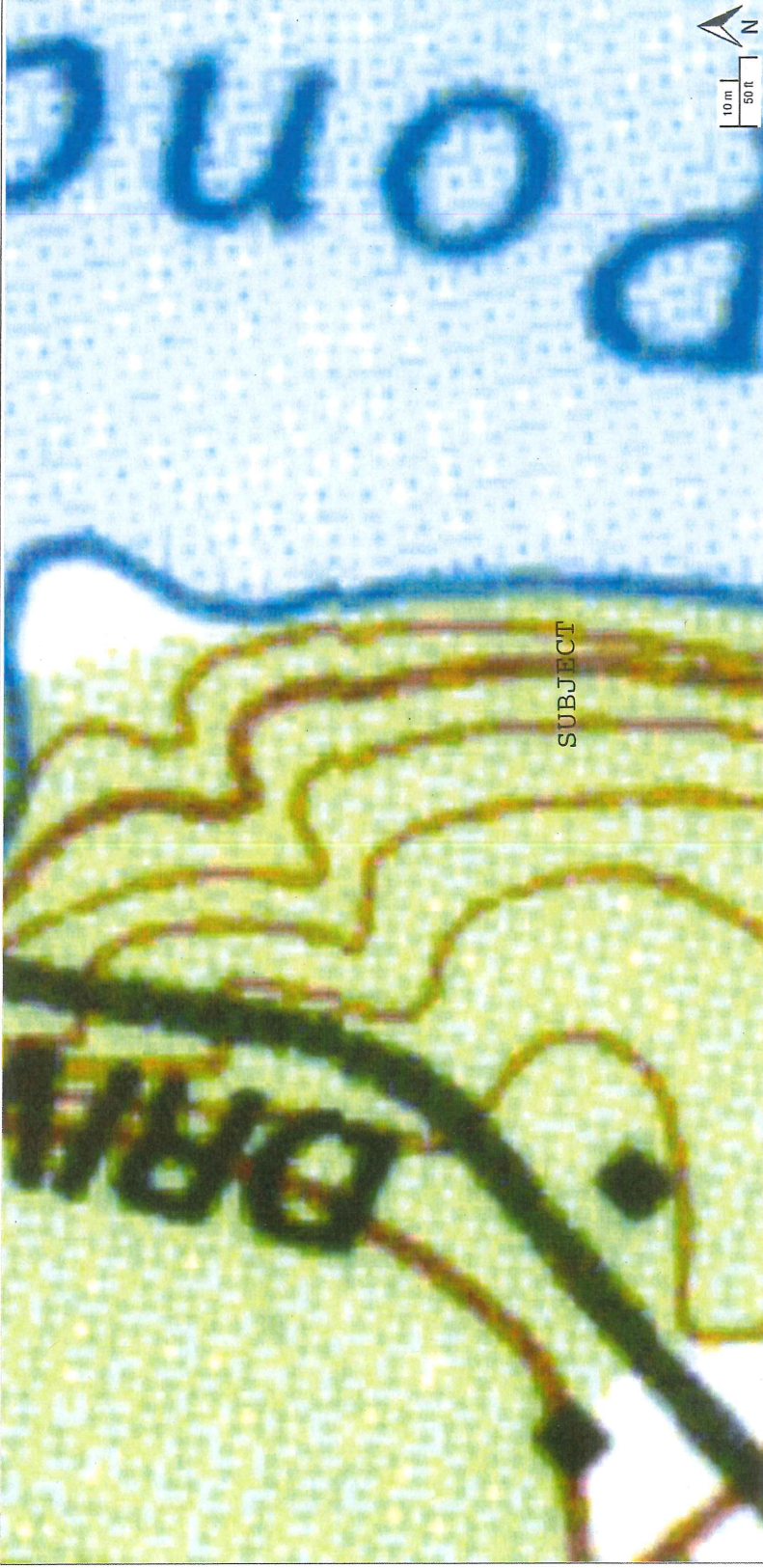
Total State fee: 500.00
Total Town share of State Fee: 262.50
Total Local fee: 95.00

*Notes:

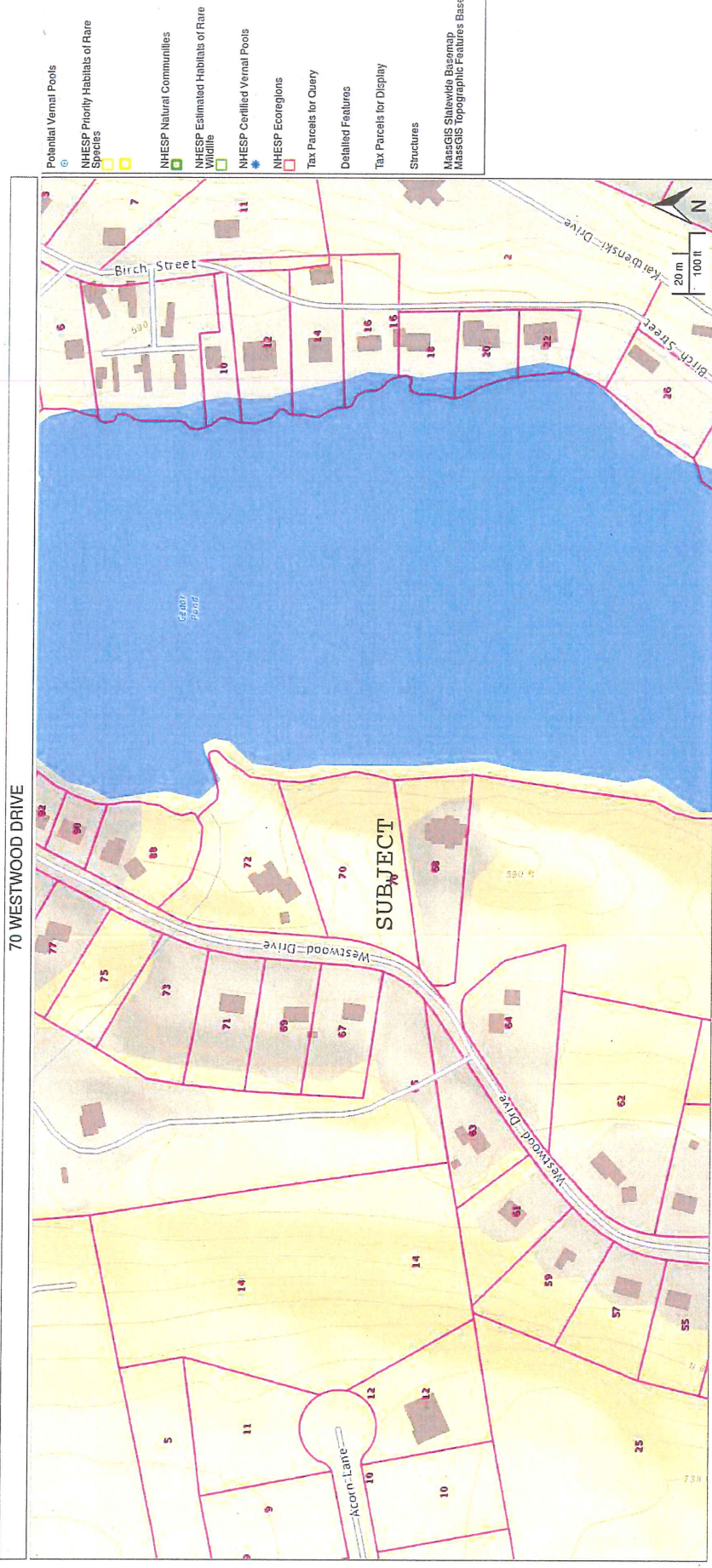
For each NOI and ANRAD filing, please submit two (2) checks to the Town of Sturbridge, one for the town's portion of the state fee and one for the local fee(s). RDA filings only have a Local fee at this time.

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

70 WESTWOOD DRIVE



- USGS Topographic Maps
- Tax Parcels for Query
- Detailed Features
- Tax Parcels for Display
- Structures
- MassGIS Statewide Basemap
- MassGIS Topographic Features Base



National Flood Hazard Layer FIRMette

70 WESTWOOD DRIVE

42°8'0.00"N



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 1.1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone I*
 - 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 4/18/2019 at 2:56:54 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 FIRW effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

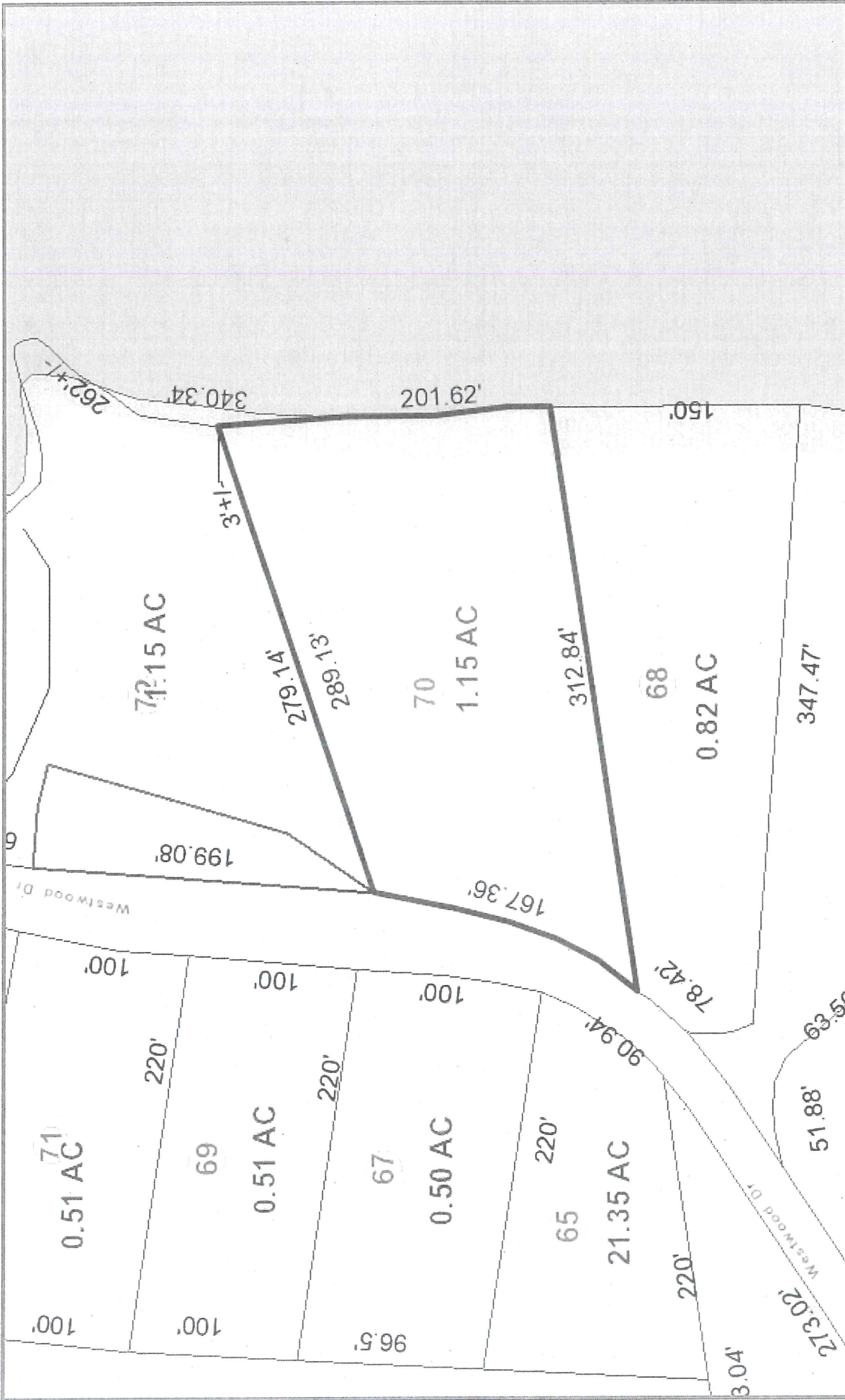


USGS The National Map, Orthoimagery, Data refreshed October 2017.



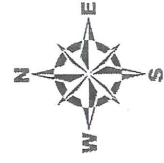
72°5'6.69"W

42°7'33.32"N



Property Map

1 inch = 111 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.

4/19/2019



2015 00098754

Bk: 54330 Pg: 216
Page: 1 of 2 09/23/2015 11:41 AM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/23/2015 11:41 AM
Ctrl# 146483 19692 Doc# 00098754
Fee: \$820.80 Cons: \$180,000.00

QUITCLAIM DEED

I, **SCOTT P. SIMPSON**, being unmarried, of Westborough, Massachusetts,

for consideration paid and in full consideration of **ONE HUNDRED EIGHTY AND 00/100 (\$180,000.00) DOLLARS**

grant to **JOSHUA D. WAGES**, of 64 Kinnicutt Road, Worcester, Massachusetts

with **QUITCLAIM COVENANTS**, the land with situated at 70 Westwood Drive, Sturbridge, Worcester County, Massachusetts, further described as follows:

The land in Sturbridge located on Westwood Drive, Sturbridge, MA, being shown as Lot 1 on a plan entitled "Plan of Land Surveyed for Stanley Choinski", dated August 7, 2006 by Murray Engineering and recorded with the Worcester County Registry of Deeds in Plan Book 849, Plan 29 and bounded and described as follows:

BEGINNING at the southwesterly corner of Lot 1 on the easterly side of Westwood Drive;

THENCE turning and running S. 83° 30' 47" E. a distance of twelve and ninety-nine hundredths (12.99') to an iron pin;

THENCE turning and running S. 83° 30' 47" E. a distance of three hundred fourteen and seventy-six hundredths (314.76') to an iron pin on the Shore of Cedar Lake;

THENCE turning and running along the shore of Cedar Lake a distance of two hundred one and sixty-two hundredths (201.62') to a point;

THENCE turning and running S. 86° 13' 44" W. a distance of two hundred eighty-nine and thirteen hundredths (289.13') to an iron pin on the easterly side of Westwood Drive;

THENCE turning and running along the easterly side of said road with a radius of two hundred eighty-one and fifty-one hundredths (281.51') a distance of one hundred

70 Westwood Drive, Sturbridge, Mass.

SMETCO 15.17985

6

sixty-seven and thirty-six hundredths (167.36') to the point of beginning containing 1.15 acres.

Together with a right of way over said Westwood Drive forty feet in width for all purposes for which a public street may be used from Cedar Street northeasterly and northerly to the premises and reserving a right of way for all purposes for which a public street may be used over the portion of Westwood Drive included in the premises.

Being the same premises conveyed to Scott P. Simpson by Deed of Stanley R. Choinski dated November 14, 2006 and recorded with Worcester District of Registry of Deeds in Book 40159, Page 359.

Grantor releases his homestead rights, if any, in the property herein conveyed and Grantor declares under the pains and penalties of perjury that no other person is entitled to homestead protection under Massachusetts General Law Chapter 188.

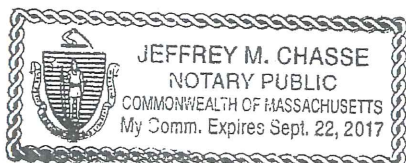
Witness my hand and seal this 18th day of September, 2015.

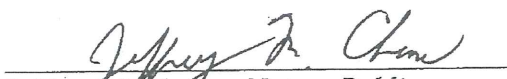

SCOTT P. SIMPSON

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 18th day of April, 2015 before me, the undersigned notary public, personally appeared Scott P. Simpson proved to me through satisfactory evidence of identification, which is her state-issued driver's license, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and as his free act and deed.




Jeffrey M. Chasse, Notary Public
My commission expires: September 22, 2017

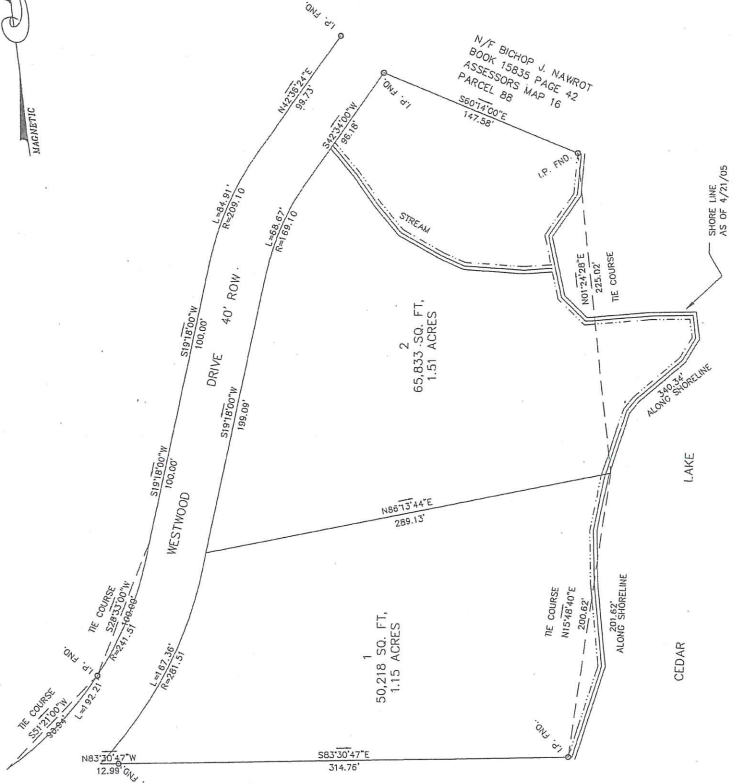
WORCESTER DISTRICT REGISTRY
 OFFICE OF THE REGISTER, MA
 100 STATE STREET, SUITE 200
 WORCESTER, MA 01608
 TEL: 781-853-2277
 FAX: 781-853-2277
 WWW.STATE.GOV/REGISTRY
 REGISTRY

WORCESTER COUNTY

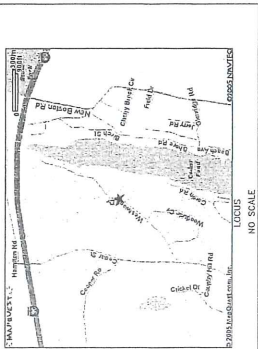


PURPOSE OF PLAN: TO DIVIDE ASSESSORS MAP 16
 PARCEL 84 INTO TWO LOTS, DEED BOOK 34067 PAGE 76

REFERENCE PLAN BOOK 249 PLAN 67
 PLAN BOOK 420 PLAN 54
 PLAN BOOK 831 PLAN 30



N/F NEAL L. ALLEN
 BOOK 24325 PAGE 47
 ASSESSORS MAP 16
 PARCEL 68



PROPERTY IS ZONED SUBURBAN RESIDENTIAL

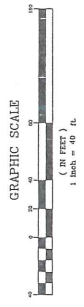
PLAN OF LAND
 IN STURBRIDGE, MASSACHUSETTS
 SURVEYED FOR OLIVER
STANLEY CHOINSKI

DATE: AUGUST 7, 2006

NO.	DATE	REVISION DESCRIPTION

ENGINEER:
 MURRAY ENGINEERING
 40 LAKEVIEW ROAD
 STURBRIDGE, MA 01535
 508-867-2177

PLAN 1 OF 1

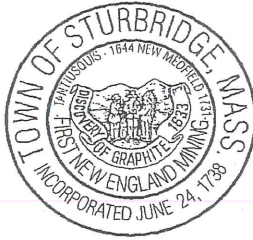


I CERTIFY THAT THIS PLAN HAS BEEN PREPARED
 IN CONFORMITY WITH THE RULES & REGULATIONS
 OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASS.

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: 8/15/06
 Oliver Stanley Choinski
 Oliver Stanley Choinski
 Oliver Stanley Choinski



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: Joshua D. Wages

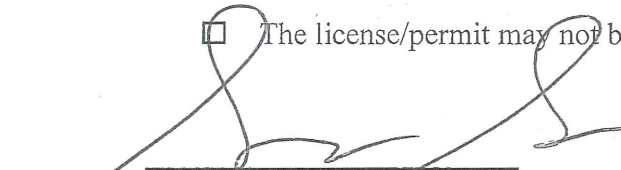
Property Location: 70 Westwood Drive

OWES RE taxes

Please be advised that all taxes:

The license/permit may be released.

The license/permit may not be released.

For 

Finance Director

5-3-19
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: JOSHUA D. WAGES
- B. The address of the lot(s) where the activity is proposed is: 70 WESTWOOD DRIVE
- C. The nature of the activity proposed includes: NEW SINGLE FAMILY HOME & SITE WORK
- 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: _____ or the applicant's representative: JALBERT ENGINEERING INC., by calling telephone # 508-347-5136 on the following days of the week: M-F between the hours of 8AM and 3PM.

The Public Hearing for this application will be held in the Center Office Building, 301 Main Street, 2nd Floor on July 16, 2019 at 6:15 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.

Town Hall
308 Main Street
Sturbridge, MA 01566

508-347-2506
(f) 508-347-5886

The Town of Sturbridge is an Equal Opportunity Organization



Town of Sturbridge

Conservation Commission

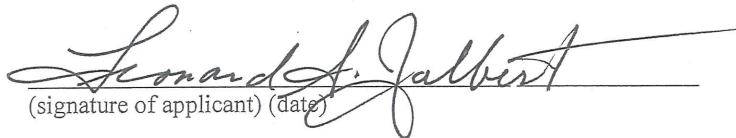
STURBRIDGE CONSERVATION COMMISSION AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetland Bylaws I, Leonard S. Jalbert, hereby certify under the pains and penalties of perjury that on (date) June 6, 2019, I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws Chapter 131, § 40, and the DEP Guide to Abutter Notification as well as the Town of Sturbridge Wetland Bylaws, in connection with the following matter:

- XXX A Notice of Intent OR
- A Request for Determination OR
- An Abbreviated Notice of Resource Area Delineation

that was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by Jalbert Engineering with the Sturbridge Conservation Commission on (date) June 6, 2019 for the property located at 70 Westwood Drive.

The form of the Notification and a list of abutters to whom it was given and their addresses are included in the application file.


(signature of applicant) (date)

Leonard S. Jalbert, P.E.
(name of applicant-printed or typed)

Parcel ID	Owner	Address	City	State	Zip	Property Address
678-02111-068	ALLEN NEAL L	68 WESTWOOD DRIVE	STURBRIDGE	MA	01566	68 WESTWOOD DRIVE
678-01651-071	COMMAN GREGORY W	71 WESTWOOD DRIVE	STURBRIDGE	MA	01566	71 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	HUDZIK GREGORY A	72 WESTWOOD DRIVE	STURBRIDGE	MA	01566	72 WESTWOOD DRIVE
678-02111-065	HUSSEY ALAN E	65 WESTWOOD DRIVE	STURBRIDGE	MA	01566	65 WESTWOOD DRIVE
678-02111-069	COOPER MELANIE & ELAINE	69 WESTWOOD DRIVE	STURBRIDGE	MA	01566	69 WESTWOOD DRIVE
678-01651-088	NAWROT BICHOP J	81 PILGRIM ROAD	WEST HARTFORD	CT	06117	88 WESTWOOD DRIVE
678-02121-066	PALMER LILLIAN H TRUSTEE	241 HOLLAND ROAD	FISKDALE	MA	01518	66 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: 70 WESTWOOD DRIVE						
Certified Copy						
Assessor: <i>Chas P. Murphy</i>						
Date: 5-3-19						