



# Letter of Transmittal

**To:** Town of Sturbridge  
308 Main Street  
Sturbridge, MA 01566

**Project No.:** 18M-106 **Date:** Feb. 28, 2018  
**Attention:** Conservation Commission  
**Re:** Hadley Zabinski  
Paw Plaza

**Delivery:** ☐ Regular - USPS ☐ Pick-Up - Client ☐ Overnight - Standard  
☒ Hand Delivered ☐ Pick-Up - 3<sup>RD</sup> Party ☐ Overnight - Priority

We are sending you the following items:

☒ Documents ☒ Plans / Sketch Drawings ☒ Check(s) Provided By: Hadley Zabinski

## Transmittal Includes:

Copies	Date	Job No	Description
2	2/27/18	18M-106	Request for Determination of Applicability with supporting documents
2	2/21/18	18M-106	Stormwater Drainage Analysis Report with supporting documents
2	2/21/18	18M-106	Construction Stormwater Pollution Prevention Plan Report
2	2/21/18	18M-106	Full Size set of plans from Paw Plaza
2	2/20/18		11x17 set of proposed floor plans prepared by others (Gallant Architecture)
1	2/28/18		Check No. 2503 for \$56.50 (Hadley Zabinski)

**These are transmitted as checked:** ☐ As requested ☐ For review and comments ☐ Revised as notes  
☐ Record at Registry ☒ For filing with board ☐ Other

If you have any questions or concerns, please call the number below. Thank you.

## Notes:

nguyen@bertinengineering-ne.com
---------------------------------

**Cc:** \_\_\_\_\_ **Signed:** Nicole Croteau ☺



**BERTIN**  
ENGINEERING

39 ELM STREET, STE 2  
SOUTHBRIDGE, MA 01550  
P 508.765.0195  
F 508.765.0193  
[www.bertinengineering.com](http://www.bertinengineering.com)

## **CONSERVATION COMMISSION Request for Determination of Applicability**

### **Proposed Pet Day Care Facility**

On Behalf of Applicant:  
Hadley Zabinski  
18 Oak Ridge Drive  
Charlton, MA 01507

### **Project Location**

Assessors ID: 545-03432-001  
1 River Road  
Sturbridge, MA 01566

BEI Job 18M-106

February 27, 2018

Please Find Enclosed:

WPA Form 1

Copy of Filing Fee Check

Assessors Field Card

Assessors Map

Certified Abutters List

Abutters Notification

Town of Sturbridge Conservation Commission Affidavit of Service

Town of Sturbridge Conservation Commission Filing Fee Worksheet

Town of Sturbridge Tax Collector's Sign off

Stormwater Drainage Analysis Report with Supporting Documentation

Construction Stormwater Pollution Prevention Plan

Engineering Site Plans prepared by Bertin Engineering, Inc dated 2/21/18

Architectural Plans prepared by Gallant Architecture, dated 2/20/18

GLEN ROCK, NJ



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Sturbridge  
City/Town

**WPA Form 1- Request for Determination of Applicability**

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

**A. General Information**

**Important:**  
When filling out  
forms on the  
computer, use  
only the tab key  
to move your  
cursor - do not  
use the return  
key.



1. Applicant:

Hadley Zabinski

Name

hadleyzabinski@gmail.com

E-Mail Address

18 Oak Ridge Drive

Mailing Address

Charlton

City/Town

MA

State

01507

Zip Code

508-414-7292

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Bertin Engineering, Inc

Firm

Peter Engle

Contact Name

pengle@bertinengineering-ne.com

E-Mail Address

39 Elm Street, Suite 2

Mailing Address

Southbridge

City/Town

MA

State

01550

Zip Code

508-765-0195

Phone Number

508-765-0193

Fax Number (if applicable)

**B. Determinations**

1. I request the Sturbridge make the following determination(s). Check any that apply:  
Conservation Commission

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- ☒ c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- ☒ d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Sturbridge

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).





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**WPA Form 1- Request for Determination of Applicability**

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

**C. Project Description**

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

1 River Road

Street Address

545-03432-001

Assessors Map/Plat Number

Sturbridge

City/Town

Parcel/Lot Number

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

The site is known as the old Herbert Candy building. There are three (3) existing buildings and an existing asphalt parking area. The buildings are served by municipal water and a private septic system. A portion of the site lies within the 200' riverfront area/wetland buffer zone.

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

Proposed dog daycare "Paw Plaza" Redevelopment, prepared by BEI

Title

2/21/18

Date

Title

Date

Title

Date

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

Redevelopment of existing site for the use of a luxury full service pet daycare, lodging, training and grooming facility. The only work proposed within the 200' riverfront/wetland buffer zone is some landscaping and removal of existing gravel parking area which will be loamed and seeded. A row of straw wattles for erosion control will be installed along the existing treeline.



## WPA Form 1- Request for Determination of Applicability

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

### C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

All proposed work other than landscaping is proposed outside of the buffer zones and resource areas. Plantings within buffer zones and riverfront areas are exempt under the Massachusetts WPA 310 CMR 10.02(2)(a)(1) and 10.02(2)(b)(2)(d).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Sturbridge  
City/Town

**WPA Form 1- Request for Determination of Applicability**

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

**D. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

SMS Realty LLC

Name

51 Depot Street

Mailing Address

South Grafton

City/Town

MA

State

01560

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

Date

Signature of Representative (if any)

Date

Hadley Zabinski  
18 Oak Ridge Drive  
Charlton MA 01507

53-7173/2113

Check No. 2503

Date 2/28/2018

Pay to the  
Order of

Town of Sturbridge  
Fifty-six and 80/100

\$ 56.50

DOLLARS

Southbridge Savings Bank  
Southbridge MA 01550

Memo

Request for Counselor  
Demerit

H Z

⑆211371735⑆

88 011738 711 2503



1 RIVER ROAD

Location 1 RIVER ROAD

Mblu 545-/0 3432/- 001/ /

Acct# 545-03432-001

Owner SMS REALTY LLC

Assessment \$472,300

Appraisal \$472,300

PID 3195

Building Count 3

Assessing Distr...

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$371,800	\$100,500	\$472,300
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$371,800	\$100,500	\$472,300

Owner of Record

Owner	SMS REALTY LLC	Sale Price	\$862,230
Co-Owner		Certificate	
Address	51 DEPOT STREET SOUTH GRAFTON, MA 01560	Book & Page	45713/ 149
		Sale Date	04/26/2010
		Instrument	1Q

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SMS REALTY LLC	\$862,230		45713/ 149	1Q	04/26/2010
HOME OF THE HEBERT CANDIES INC	\$100		32772/ 6	1B	02/03/2004
HOME OF THE HEBERT CANDIES INC	\$0		3916/ 485		

Building Information



## Building 1 : Section 1

**Year Built:** 1961  
**Living Area:** 8,008  
**Replacement Cost:** \$728,952  
**Building Percent Good:** 39  
**Replacement Cost Less Depreciation:** \$284,300

### Building Attributes

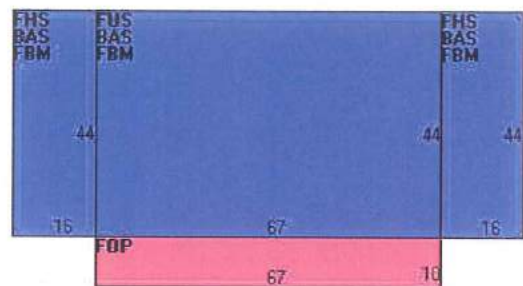
Field	Description
STYLE	Store
MODEL	Commercial
Grade	Average
Stories:	2
Occupancy	1
Exterior Wall 1	Stone/Masonry
Exterior Wall 2	Wood Shingle
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Oil
Heating Type	Hot Water
AC Pct	None
Bldg Use	Retail > 10,000 SF
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3220
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	0

### Building Photo



(<http://images.vgsi.com/photos/SturbridgeMAPhotos//\00\00\04\82.jpg>)

### Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,356	4,356
FUS	Upper Story, Finished	2,948	2,948
FHS	Half Story, Finished	1,408	704
FBM	Basement, Finished	4,356	0
FOP	Frame Porch	670	0
		13,738	8,008

**Building 2 : Section 1**

**Year Built:** 1959  
**Living Area:** 1,230  
**Replacement Cost:** \$101,217  
**Building Percent Good:** 39  
**Replacement Cost Less Depreciation:** \$39,500

Building Attributes : Bldg 2 of 3	
Field	Description
STYLE	Store
MODEL	Commercial
Grade	Below Average
Stories:	2
Occupancy	1
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	Concr Abv Grad
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Pct	None
Bldg Use	Retail > 10,000 SF
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3220
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUSP-CEIL ONLY
Rooms/Prtns	AVERAGE
Wall Height	16
% Comn Wall	0

**Building Photo**



(<http://images.vgsi.com/photos/SturbridgeMAPhotos//\00\00\04\83.jpg>)

**Building Layout**

**BAS[615]**

**FUS[615]**

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	615	615
FUS	Upper Story, Finished	615	615
		1,230	1,230

Building 3 : Section 1

**Year Built:** 1950  
**Living Area:** 620  
**Replacement Cost:** \$37,042  
**Building Percent Good:** 35  
**Replacement Cost Less Depreciation:** \$13,000

Building Attributes : Bldg 3 of 3	
Field	Description
STYLE	Office Bldg
MODEL	Commercial
Grade	Low Cost
Stories:	1
Occupancy	1
Exterior Wall 1	Board & Batten
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Minim/Masonry
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Coal or Wood
Heating Type	None
AC Pct	None
Bldg Use	Office
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3220
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	NONE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	9
% Comn Wall	0

Building Photo



(<http://images.vgsi.com/photos/SturbridgeMAPhotos//\00\00\04\84.jpg>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	620	620
FOP	Frame Porch	100	0
		720	620



Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	2 UNITS	\$2,300	1

Land

Land Use		Land Line Valuation	
Use Code	3220	Size (Acres)	2.02
Description	Retail > 10,000 SF	Frontage	
Zone	C	Depth	
Neighborhood	CM4	Assessed Value	\$100,500
Alt Land Appr	No	Appraised Value	\$100,500
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			16340 S.F.	\$30,200	1
LT5	MERC VAP/FLU			5 UNITS	\$2,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$357,500	\$97,000	\$454,500
2016	\$348,000	\$94,200	\$442,200
2015	\$333,700	\$94,200	\$427,900
2014	\$333,700	\$94,200	\$427,900
2013	\$361,100	\$141,600	\$502,700

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$357,500	\$97,000	\$454,500
2016	\$348,000	\$94,200	\$442,200
2015	\$333,700	\$94,200	\$427,900
2014	\$333,700	\$94,200	\$427,900
2013	\$361,100	\$141,600	\$502,700

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## 1 Rvier Road

2/26/2018 10:44:05 AM

Scale: 1"=80'

Scale is approximate

The information depicted on this map is for planning purposes only.  
It is not adequate for legal boundary definition, regulatory  
interpretation, or parcel-level analyses.





## 1 River Road

2/26/2018 10:45:13 AM


Scale: 1"=62'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.





Parcel ID	Owner	Owner Address	Owner City	Owner State	Owner Zip	Property Address
545-03432-010	CLEVELAND JOHN T	10 RIVER ROAD	STURBRIDGE	MA	01566	10 RIVER ROAD
545-03432-009	EC REALTY CORPORATION	15 TOURNAMENT WAY	SUTTON	MA	01590	9 RIVER ROAD
545-03432-006	SMS REALTY LLC	51 DEPOT STREET	SOUTH GRAFTON	MA	01560	6 RIVER ROAD
415-02925-255	U S ARMY CORPS OF ENGINEERS	696 VIRGINIA ROAD	CONCORD	MA	01742-2751	255 MAIN STREET
	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: 1 RIVER ROAD						
Certified Copy						
Assessor:						
Date:	2-26-18					



# 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: Paw Plaza / Hadley Zabinski
- B. The address of the lot(s) where the activity is proposed is: 1 River Road
- C. The nature of the activity proposed includes: redevelopment for luxury full service daycare facility
- 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: Bertin Engineering Inc, by calling telephone # 508-765-0195 on the following days of the week: Mon-Fri between the hours of 7:30a and 3:30p.

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**The Public Hearing for this application will be held in the Center Office Building, 301 Main Street, 2nd Floor on March 15, 2018 at 6:00 pm.**

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**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](http://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 of Sturbridge

## Conservation Commission

### STURBRIDGE CONSERVATION COMMISSION AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetland Bylaws

I, Nicole Croteau, Bertin Engineering, Inc, hereby certify under the pains and penalties of perjury that on (date) February 28, 2018, 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:

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

was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by Bertin Engineering, Inc with the Sturbridge Conservation Commission on (date) February 27, 2018 for the property located at

1 River Road, Sturbridge, MA (Proposed Paw Plaza)

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

Nicole Croteau BEI 2/28/18  
 (signature of applicant) (date)

Nicole Croteau, Bertin Engineering, Inc  
 (name of applicant-printed or typed)

F:\Home\CONSERVATION\Forms\Affidavit of Service.doc



# Town of Sturbridge

## Conservation Commission

### Filing Fee Worksheet

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

Applicant Paw Plaza / Hadley Zabinski

Applicant Representative Bertin Engineering, Inc

Project location 1 River Road, Sturbridge, MA

#### TOTAL STATE FEE REQUIRED FOR PROJECT

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

State Fee Category(s) \_\_\_\_\_

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

State share of State Fee \_\_\_\_\_

Local share of State Fee \_\_\_\_\_

#### 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 X (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 315 x \$00.10 = \$ 31.50

(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: N/A

Total Town Share of State Fee: N/A

Total Local Fee: \$56.50

#### \*Please Note:

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

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



# 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: SMS Realty LLC

Property Location: 1 River Road, Sturbridge, MA

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

*Barbara A. Barry*  
\_\_\_\_\_  
Finance Director

2/26/18  
\_\_\_\_\_  
Date