



## **CONSERVATION COMMISSION Notice of Intent**

***Project Location***

336 The Trail  
Sturbridge, MA 01566

***Assessors ID:***

640-01435-336

***On Behalf of Applicant:***

Anthony Reno  
14 Preserve Way  
Sturbridge, MA 01566

***Property Owner:***

William Laughlin  
32 Walkeridge Drive  
Nashua, NH 03062

***BEI Job:***

18M-107

***Prepared On:***

April 4, 2018

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Site Plans prepared by Bertin Engineering, Inc. dated 4/4/18



# Town of Sturbridge

## Conservation Commission

### Notice of Intent Application Checklist – Form B

Applicant / ~~Property~~ Owner Anthony Reno  
Representative Bertin Engineering, Inc  
Project Location 336 The Trail, Sturbridge, MA 01566  
Assessor's Information Map 640-01435-336  
Date NOI filed with Conservation April 4, 2018  
Date NOI filed with MA DEP Central Region April 4, 2018

- ☒ Complete most recent WPA Form 3 (Notice of Intent Application) and necessary attachments (2 copies)
- ☒ Plans and calculations clearly describing the location and nature of the work including all necessary Stormwater documents if applicable (2 copies)
- ☒ An 8.5 x 11 color section of the USGS Quadrangle (topo) identifying the locus and with a scale
- ☒ An 8.5 x 11 copy of the most recent Natural Heritage Map with WH, PH and VP data identifying the locus and with a scale
- ☒ An 8.5 x 11 copy of the FIRM Map identifying the locus and with a scale
- ☒ Confirmation that a copy of the NOI was sent to NHESP (if applicable)
- ☒ Copy of the Certified Abutters List (to include all abutters within 200-feet of the subject property) and a copy of the completed Abutter Certification Form
- ☒ Signed Affidavit of Service for Abutter Notification
- ☒ Completed Local Filing Fee Worksheet and NOI Wetland Transmittal Form
- ☒ Filing fee checks, one of the town's portion of the state fee and one for the local fee – both made out to the Town of Sturbridge (See Local Filing Fee Worksheet)
- ☒ Copy of State filing fee check made out to the Commonwealth of MA (1 copy)
- ☒ Tax Form signed by the Sturbridge Tax Collector, notifying the Conservation Commission that the property taxes are paid-to-date (1 copy)

This Check list is to be filled out and submitted to the Sturbridge Conservation Commission at the time of filing the Notice of Intent Application.

Please contact me if you have any questions (508)-347-2506 or via email at [gcolburn@town.sturbridge.ma.us](mailto:gcolburn@town.sturbridge.ma.us).

Conservation Agent





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):

336 The Trail

a. Street Address

Sturbridge

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

640

f. Assessors Map/Plat Number

d. Latitude

e. Longitude

1435/336

g. Parcel /Lot Number

2. Applicant:

Anthony

a. First Name

Reno

b. Last Name

c. Organization

14 Preserve Way

d. Street Address

Sturbridge

e. City/Town

MA

f. State

01566

g. Zip Code

203-907-8235

h. Phone Number

i. Fax Number

anthony.reno@yale.edu

j. Email Address

3. Property owner (required if different from applicant):

☐ Check if more than one owner

William

a. First Name

Laughlin

b. Last Name

c. Organization

32 Walkeridge Drive

d. Street Address

Nashua

e. City/Town

NH

f. State

03062

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Frank

a. First Name

Bicchieri

b. Last Name

Bertin Engineering

c. Company

39 Elm Street

d. Street Address

Southbridge

e. City/Town

MA

f. State

01550

g. Zip Code

508-765-0195

h. Phone Number

508-765-0193

i. Fax Number

fbicchieri@bertinengineering-ne.com

j. Email address

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

\$900.00

a. Total Fee Paid

\$437.50

b. State Fee Paid

\$462.50

c. City/Town Fee Paid





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### A. General Information (continued)

6. General Project Description:

Construction of a single-family house, pool and patio and pool house with associated landscaping and driveway. Installation of a removable dock.

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 checked="" 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

32346

c. Book

b. Certificate # (if registered land)

121

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.



Massachusetts Department of Environmental Protection  
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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Unnamed (outlet of Big Alum Pond)	
	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: 74,035  
square feet

4. Proposed alteration of the Riverfront Area:

<u>6,510</u>	<u>2,650</u>	<u>3,860</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? ☒ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☒ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____ 2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above 1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <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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### C. Other Applicable Standards and Requirements

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

#### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

MassGIS 3/2018

b. Date of map

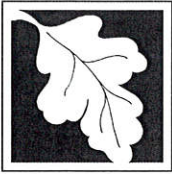
If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

#### c. Submit Supplemental Information for Endangered Species Review\*

1. ☐ Percentage/acreage of property to be altered:
- (a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage
- (b) outside Resource Area \_\_\_\_\_  
percentage/acreage
2. ☐ Assessor's Map or right-of-way plan of site
2. ☒ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
- (a) ☒ Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) ☐ Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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

- (c) ☐ MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/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/nhesp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2. ☐ Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_
3. ☐ Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. ☒ Not applicable – project is in inland resource area only      b. ☐ Yes    ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

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

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

North Shore - Hull to New Hampshire border:

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

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, §
- a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2. ☐ A portion of the site constitutes redevelopment
  3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☒ No. Check why the project is exempt:
1. ☒ Single-family house
  2. ☐ Emergency road repair
  3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

### D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☐ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☐ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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





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**D. Additional Information (cont'd)**

3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Site Plan

a. Plan Title

Bertin Engineering

Frank Bicchieri, PE

b. Prepared By

c. Signed and Stamped by

4/4/18

1"=50'

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:

1844

2. Municipal Check Number

3/25/18

3. Check date

1843

4. State Check Number

3/25/18

5. Check date

Anthony

6. Payor name on check: First Name

Reno

7. Payor name on check: Last Name



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**F. Signatures and Submittal Requirements**

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

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

Long River (Agent)  
1. Signature of Applicant

William T. Laughlin  
3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

2. Date

3/22/18

4. Date

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.

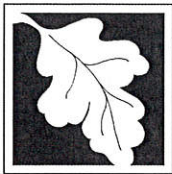
**For MassDEP:**

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:

336 The Trail	Sturbridge, MA 01566
a. Street Address	b. City/Town
1843	\$437.50
c. Check number	d. Fee amount

### 2. Applicant Mailing Address:

Anthony	Reno	
a. First Name	b. Last Name	
c. Organization		
14 Preserve Way		
d. Mailing Address		
Sturbridge	MA	01566
e. City/Town	f. State	g. Zip Code
203-907-8235	anthony.reno@yale.edu	
h. Phone Number	i. Fax Number	j. Email Address

### 3. Property Owner (if different):

William	Laughlin	
a. First Name	b. Last Name	
c. Organization		
32 Walkeridge Drive		
d. Mailing Address		
Nashua	NH	03062
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

## B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

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

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate  
filing fees, refer  
to the category  
fee list and  
examples in the  
instructions for  
.....



[illegible]

Total Project Fee:	<u>\$900.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$437.50</u>
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filling Fee:	<u>\$462.50</u>
	c. 1/2 Total Fee <b>plus</b> \$12.50

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.

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 Anthony & Toni Reno, 14 Preserve Way, Sturbridge, MA 01566

Applicant Representative Bertin Engineering, Inc. 39 Elm Street, Southbridge, MA 01550

Project location 336 The Trail, Sturbridge, MA 01566

#### TOTAL STATE FEE REQUIRED FOR PROJECT

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

State Fee Category(s) 2 (a); 5(a); Riverfront (x1.5)

Total State Fee for project (include Riverfront Area adjustment if applicable) \$900.00

State share of State Fee \$437.50

Local share of State Fee \$462.50

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

(See Sturbridge Wetland Bylaw Regulations Section 4.17)

- ☒ Standard NOI Fee = \$50.00 X (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 X (for all projects).  
# feet 1,065 x \$00.10 = \$ 106.50 (BVW-530', Riverfront-375', Bank-160')
- (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: \$437.50

Total Town Share of State Fee: \$462.50

Total Local Fee: \$156.50

#### \*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.

336 THE TRAIL

Location

336 THE TRAIL

Mblu

640-/0 1435/- 336/ /

Acct#

640-01435-336

Owner

LAUGHLIN WILLIAM T

Assessment

\$352,500

Appraisal

\$352,500

PID

530

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$352,500	\$352,500

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$352,500	\$352,500

Owner of Record

Owner

LAUGHLIN WILLIAM T

Sale Price

\$85,000

Co-Owner

Certificate

Address

32 WALKERIDGE DRIVE  
NASHUA, NH 03062

Book & Page

32346/ 121

Sale Date

11/28/2003

Instrument

1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LAUGHLIN WILLIAM T	\$85,000		32346/ 121	1A	11/28/2003
LAUGHLIN DOROTHY L	\$0		03960/0263		08/11/1958

Building Information



Building 1 : Section 1

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

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

Building Photo



(http://images.vgsi.com/photos/SturbridgeMAPhotos//\01\01\59\53.jpg)

Building Layout

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1300	Size (Acres)	35.01
Description	Res Vac Land	Frontage	125
Zone	SR	Depth	
Neighborhood	0510	Assessed Value	\$352,500
Alt Land Appr	No	Appraised Value	\$352,500
Category			

Outbuildings

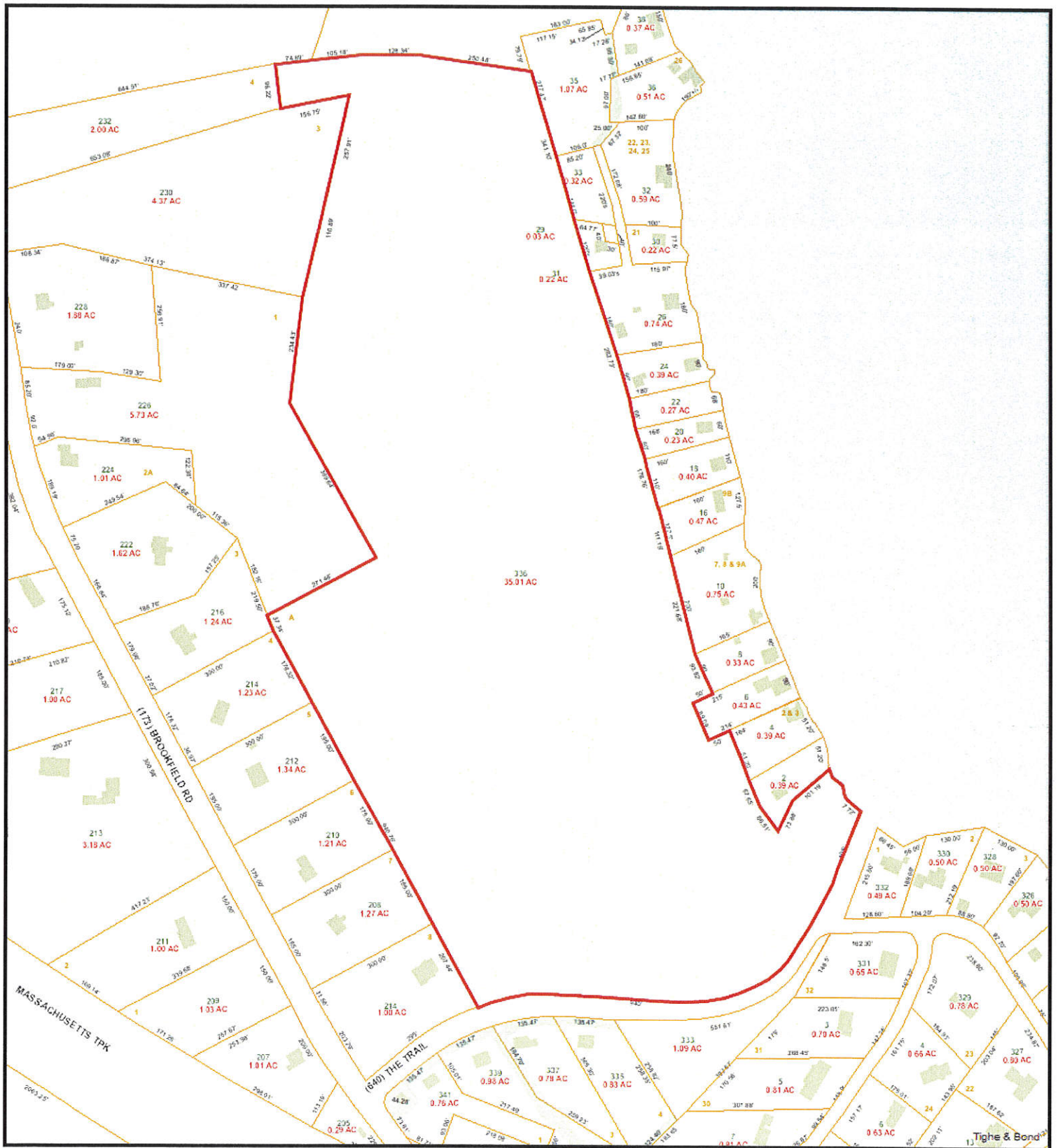
Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$0	\$343,300	\$343,300
2016	\$0	\$335,900	\$335,900
2015	\$0	\$335,900	\$335,900
2014	\$0	\$327,400	\$327,400
2013	\$0	\$351,100	\$351,100

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$0	\$343,300	\$343,300
2016	\$0	\$335,900	\$335,900
2015	\$0	\$335,900	\$335,900
2014	\$0	\$327,400	\$327,400
2013	\$0	\$351,100	\$351,100

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## 336 The Trail, Sturbridge,

3/21/2018 7:36:29 AM

Scale: 1"=300'

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.







## 336 The Trail, Sturbridge,

3/21/2018 7:37:54 AM

Scale: 1"=250'

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.





USGS Map

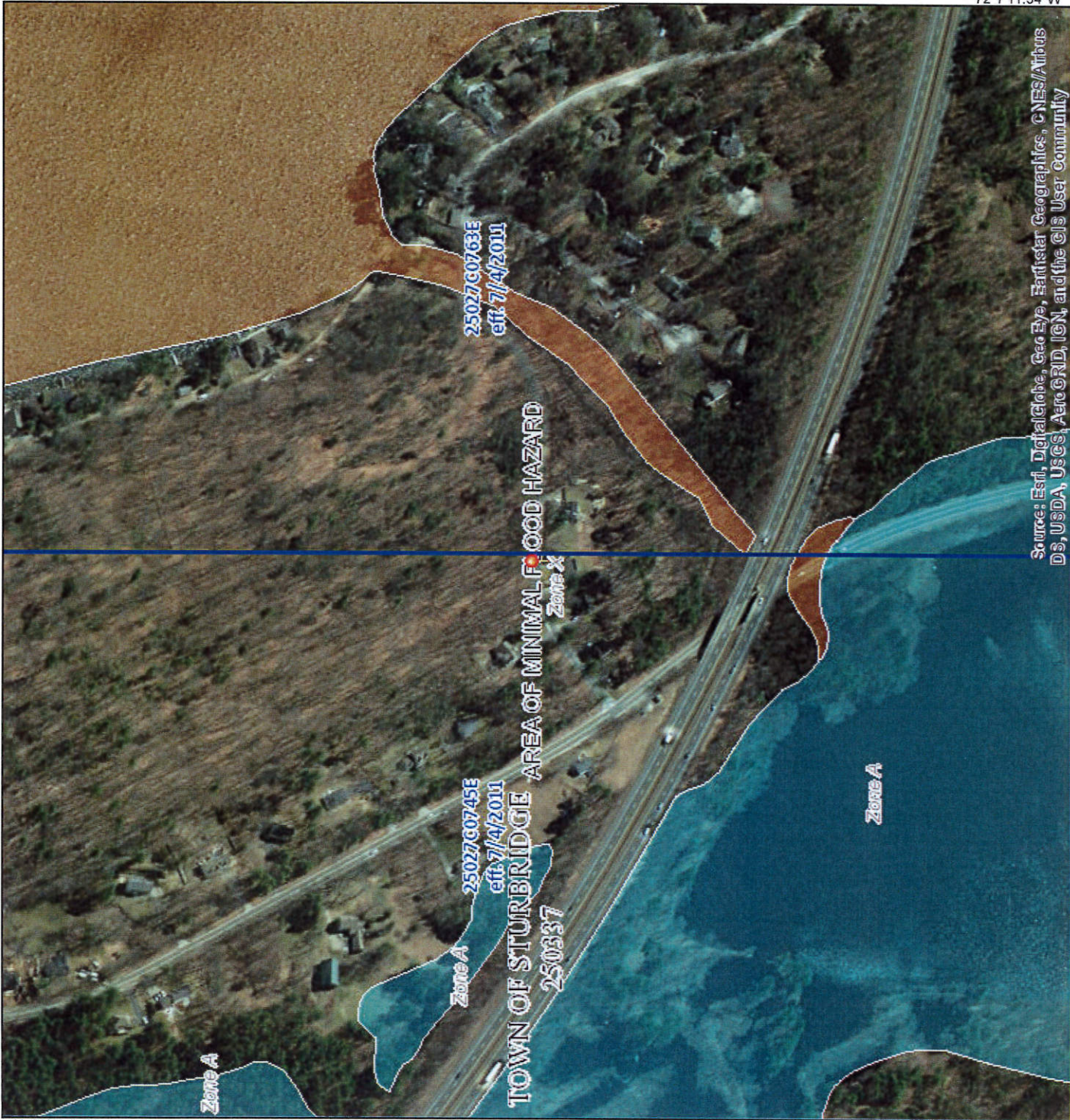




# National Flood Hazard Layer FIRMette



42°8'25.22"N



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 250 500 1,000 1,500 2,000 Feet 1:6,000

42°7'58.54"N

72°7'11.54"W

## 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 Regulatory Floodway Zone AE, AO, AH, VE, AF
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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 X)	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)
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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 Transsect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transsect Baseline	Profile Baseline	Hydrographic Feature
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MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped
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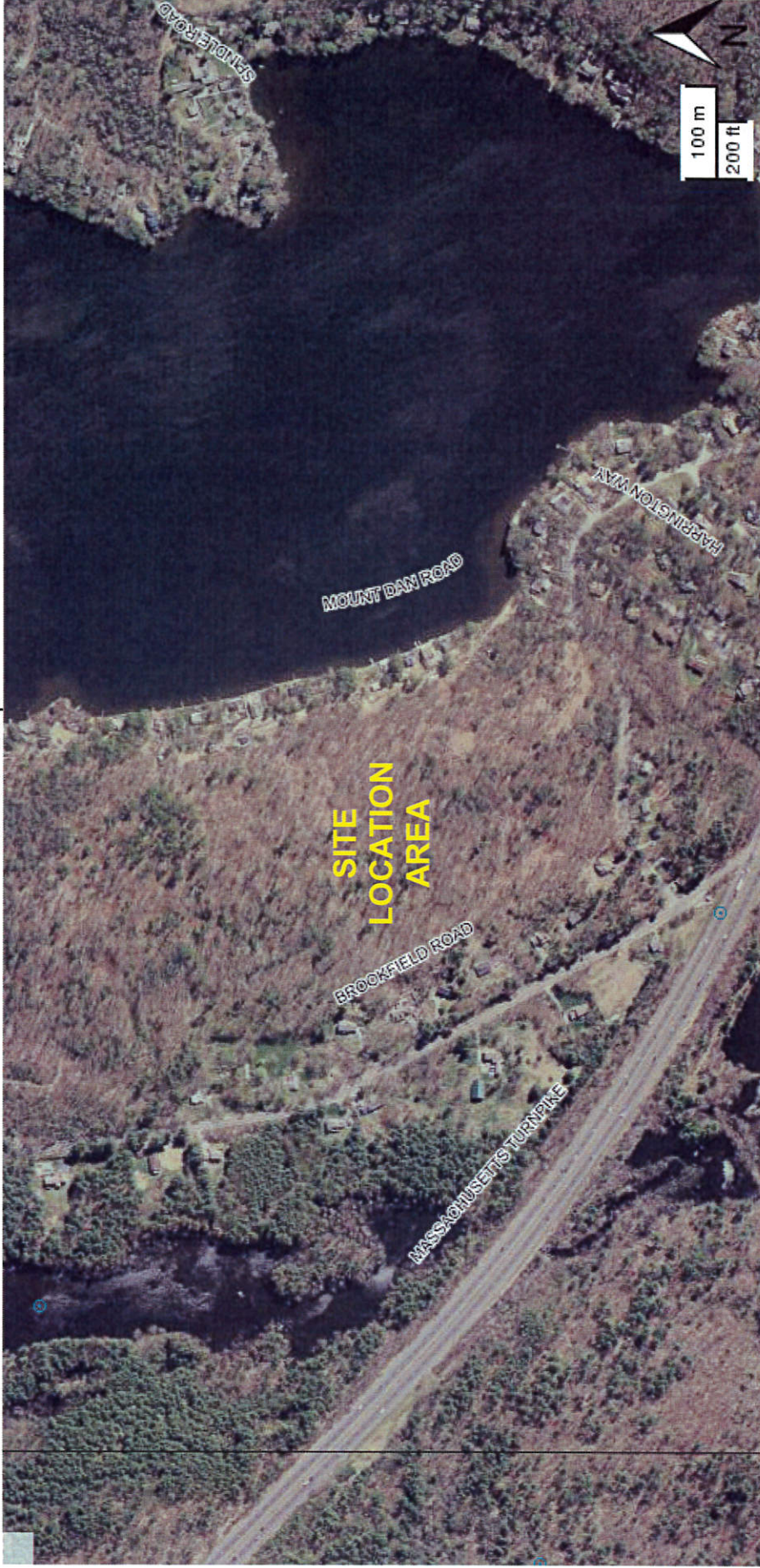
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/21/2018 at 7:41:23 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: base map 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.



# NHESP Map



## Potential Vernal Pools

NHESP Certified Vernal Pools

MassDOT Roads Street Names

Major MassDOT Routes

Massachusetts Towns

NHESP Estimated Habitats of Rare Wildlife

NHESP Priority Habitats of Rare Species

Orthos 2013-2014  
2013-2014 Color Orthos (USGS)

NHESP Online Map

Applicant:  
Anthony & Toni Reno

Project Location:  
336 The Trail  
Sturbridge, MA 01566



Parcel ID	Owner	Owner Address	Owner City	Owner State	Owner Zip	Property Address
450-00955-038	ASTURIAS JORGE O TRUSTEE	38 MT DAN ROAD	FIKSDALE	MA	01518	38 MT DAN ROAD
640-01435-337	BARIL ROBERT	337 THE TRAIL	FIKSDALE	MA	01518	337 THE TRAIL
173-01423-222	BENNETT JOAN	222 BROOKFIELD ROAD	FIKSDALE	MA	01518	222 BROOKFIELD ROAD
450-01425-006	BOULANGER ARMAND A	6 MT DAN ROAD	FIKSDALE	MA	01518-0112	6 MT DAN ROAD
640-01434-339	CADAVID SERGIO E	339 THE TRAIL	FIKSDALE	MA	01518	339 THE TRAIL
450-01425-010	CHAR JAN INC	582 MAIN STREET	WILBRAHAM	MA	01095	10 MT DAN ROAD
450-01425-002	CHENEY RICHARD S	16 DODD ROAD	MANSFIELD CENTER	CT	06250	2 MT DAN ROAD
450-01425-004	CHENEY ROBERT B & WILLIAM	7 MOODY CIRCLE	SANDWICH	MA	02563	4 MT DAN ROAD
640-01434-214	COURNOYER STEPHANIE L	214 THE TRAIL	FIKSDALE	MA	01518	214 THE TRAIL
173-01434-212	CREEDON JULIE	212 BROOKFIELD ROAD	FIKSDALE	MA	01518	212 BROOKFIELD ROAD
450-01415-022	DALEY JAMES & KATHLEEN & THOMAS	1381 WESTFIELD STREET	WEST SPRINGFIELD	MA	01089	22 MT DAN ROAD
450-01425-018	DALEY JAMES KATHLEEN & THOMAS	1381 WESTFIELD STREET	WEST SPRINGFIELD	MA	01089	18 MT DAN ROAD
450-01425-020	DALEY JAMES P & KATHLEEN J	1381 WESTFIELD STREET	WEST SPRINGFIELD	MA	01089	20 MT DAN ROAD
640-01435-335	DAVIS ROBERT P	335 THE TRAIL	FIKSDALE	MA	01518	335 THE TRAIL
173-00943-238	FAXON THOMAS H	P O BOX 28	FIKSDALE	MA	01518	238 BROOKFIELD ROAD
450-01415-030	FEARING JOHN L TRUSTEE OF THE	30 MT DAN ROAD	FIKSDALE	MA	01518	30 MT DAN ROAD
450-01415-031	FEARING JOHN L TRUSTEE OF THE	30 MT DAN ROAD	FIKSDALE	MA	01518	31 MT DAN ROAD
450-01415-029	FEARING JOHN TRUSTEE OF THE	30 MT DAN ROAD	FIKSDALE	MA	01518	29 MT DAN ROAD
173-01413-230	FIORUCCI KEITH E	25 TANNERY ROAD	STURBRIDGE	MA	01566	230 BROOKFIELD ROAD
173-01413-232	FIORUCCI KEITH E	25 TANNERY ROAD	STURBRIDGE	MA	01566	232 BROOKFIELD ROAD
640-01434-341	FROIO FRANCESCO	341 THE TRAIL	FIKSDALE	MA	01518	341 THE TRAIL
640-01436-330	GAWRON TEDDY R & JO-ANN	102 CART DRIVE	ST SIMONS ISLAND	GA	31522	330 THE TRAIL
640-01435-332	GIONFRIDDO MICHAEL V	332 THE TRAIL	FIKSDALE	MA	01518	332 THE TRAIL
173-01424-214	GRIMES DEREK S	214 BROOKFIELD ROAD	FIKSDALE	MA	01518	214 BROOKFIELD ROAD
173-01423-226	HILL BRYAN D	226 BROOKFIELD ROAD	FIKSDALE	MA	01518	226 BROOKFIELD ROAD
450-01415-033	HOWLETT JANE F	865 HOPE STREET	BRISTOL	RI	02809	33 MT DAN ROAD
450-01415-035	HOWLETT JEFFREY R	32 MT DAN ROAD	STURBRIDGE	MA	01566	35 MT DAN ROAD
450-01415-032	HOWLETT JEFFREY R	32 MT DAN ROAD	FIKSDALE	MA	01518	32 MT DAN ROAD
173-01434-210	ILVONEN JOHN	210 BROOKFIELD ROAD	FIKSDALE	MA	01518	210 BROOKFIELD ROAD
450-00955-040	KOLBE BRUCE A	P.O. BOX 583	FIKSDALE	MA	01518	40 MT DAN ROAD
450-01425-008	LIRO THOMAS J	39 EVERETT AVENUE	WEBSTER	MA	01570	8 MT DAN ROAD
450-01415-024	MACKENZIE SCOTT J	PO BOX 264	EAST LONGMEADOW	MA	01028	24 MT DAN ROAD
385-01435-005	MURPHY STEPHEN J	5 LAKEWOOD TRAIL	FIKSDALE	MA	01518	5 LAKEWOOD TRAIL
450-01415-026	NUNHEIMER MARK J	45 JOHN MYRICK CIRCLE	BREWSTER	MA	02631	26 MT DAN ROAD
173-01424-216	PEREZ ERIC	216 BROOKFIELD ROAD	STURBRIDGE	MA	01518	216 BROOKFIELD ROAD



640-01436-331	PHILLIPS CHRISTOPHER	331 THE TRAIL	FIKDALE	MA	01518	331 THE TRAIL
385-01435-003	REILLY THOMAS J JR	3 LAKEWOOD TRAIL	FIKDALE	MA	01518	3 LAKEWOOD TRAIL
450-01415-036	STAGIAS SUZANNE M	36 MT DAN ROAD	FIKDALE	MA	01518	36 MT DAN ROAD
640-01435-333	THE TRAIL AT BIG ALUM ASSO INC	P.O. BOX 584	STURBRIDGE	MA	01566	333 THE TRAIL
450-01425-016	WEBER DEBORAH C	3201 EAST CAROL AVENUE	PHEONIX	AZ	85028	16 MT DAN ROAD
173-01434-208	WEINING ZHU	208 BROOKFIELD ROAD	FIKDALE	MA	01518	208 BROOKFIELD ROAD
	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: 336 THE TRAIL						
Certified Copy						
Assessor:	<i>Don P. Murphy</i>	3-20-2018				

Owner: William Laughlin  
32 Walkebridge Dr  
Nashua, NH 03062

Applicant: Anthony & Toni Rano  
14 Preserve Way  
Sturbridge MA 01566



# 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: Anthony & Toni Reno
- B. The address of the lot(s) where the activity is proposed is: 336 The Trail
- C. The nature of the activity proposed includes: Construction of a single family home
- 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, by calling telephone # 508-765-0195 on the following days of the week: Mon-Fri between the hours of 8am and 3pm.

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**The Public Hearing for this application will be held in the Center Office Building, 301 Main Street, 2nd Floor on Thursday, April 19 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)
- 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, BEI, hereby certify under the pains and penalties of perjury that on (date) April 4, 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:

X A Notice of Intent OR  
 \_\_\_ 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 / Reno with the Sturbridge Conservation Commission on (date) April 4, 2108 for the property located at

336 The Trail, Sturbridge, MA

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 4/4/18  
 (signature of applicant) (date)

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

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



# 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: William Laughlin & Applicant: Anthony & Toni Reno

Property Location: 336 The Trail, Sturbridge, MA

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

\_\_\_\_\_  
Finance Director

\_\_\_\_\_  
Date