



**Town of Sturbridge
Conservation Commission
Notice of Intent Application Coversheet/Checklist**

Date 6/27/2023

in all white cells completely

Parcel		Applicant name	(Same as owner)
Address	263 New Boston Road	Address	
Assessors		Email	
Map/Plat	455-01144-263	Phone	
Book & Page	64515 - 283		
Owner name	Five Star Realty Trust	Representative	EBT Environmental Consultants, Inc.
Address	34 Newman Avenue, Southbridge, MA 01550	Address	601 Main Street, North Oxford, MA 01537
Email	leblanc90@charter.net	Email	glenn.krevosky@charter.net
Phone	(508) 248-1444	Phone	(508) 769-3659

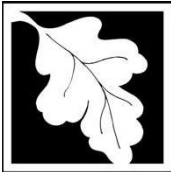
FI

Wetland type		sf/cf affected		Relevant Perf. Standards	10.
Wetland type		sf/cf affected		Relevant Perf. Standards	10.
Wetland type		sf/cf affected		Relevant Perf. Standards	10.

Components of a Complete NOI Application

State Form: NOI Form 3	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Engineered Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of Mailing to DEP	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Narrative	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof that all relevant perf. standards are met	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
TOPO Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FIRM Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Natural Heritage Map with WH, PH, & VP data	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delineation lines (backup material)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fees	
★ Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Filing Fee Worksheet	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Town portion of state filing fee	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Sturbridge local filing fee \$300.00	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information	
★ Certified abutters list (within 200')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Abutter notification form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Affidavit & proof -- bring to hearing	<i>Present them at the hearing</i>
Other Attachments, e.g.	See attached D.4. Additional Information
Confirmation of submission to NHESP	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Planting Plan	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Floodplain analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Stormwater analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

Components of a Complete NOI Application



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sturbridge

City/Town

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



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>263 New Boston Road</u>	<u>Sturbridge</u>	<u>01566</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42.146216</u>	<u>-72.080476</u>	
d. Latitude	e. Longitude	
<u>Parcel ID: 455-01144-263</u>		
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Kenneth</u>	<u>LeBlanc</u>	
a. First Name	b. Last Name	
<u>Five Star Realty Trust</u>		
c. Organization		
<u>34 Newman Avenue</u>		
d. Street Address		
<u>Southbridge</u>	<u>MA</u>	<u>01550</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 248-1444</u>	<u>leblanc90@charter.net</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

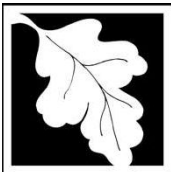
<u>(Same as above)</u>	<u>(Same as above)</u>	
a. First Name	b. Last Name	
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Glenn</u>	<u>Krevosky</u>	
a. First Name	b. Last Name	
<u>EBT Environmental Consultants, Inc.</u>		
c. Company		
<u>601 Main Street</u>		
d. Street Address		
<u>North Oxford</u>	<u>MA</u>	<u>01537</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 769-3659</u>	<u>glenn.krevosky@charter.net</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$500.00 (+\$300.00 bylaw)</u>	<u>\$237.50</u>	<u>\$262.50 (+\$300.00 bylaw)</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

See attached A.6. General Project Description

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

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Worcester

a. County

64515

c. Book

b. Certificate # (if registered land)

283

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.

A.6. General Project Description

Site: 263 New Boston Road, Sturbridge

Applicant: Five Star Realty Trust - Kenneth Leblanc, trustee

The applicant proposes to construct a single-family house with an associated driveway, well and septic in the buffer zone to bordering vegetated wetlands. The proposed driveway is ~540 linear feet. Due to the extensive investigation performed by EBT, Inc. west of the site in 2021 and 2022, we confirm multiple vernal pools in the former gravel pit settling basin areas and gravel removal areas which were excavated into the water table generally located at the toe of the gravel pit's eastern slope. The applicant's representative, EBT, Inc, had directed the applicant's engineers, DC Engineering and Surveying Inc, to design the project over 200 feet from the 8 identified potential vernal pools containing obligate vernal pool species west of the property.

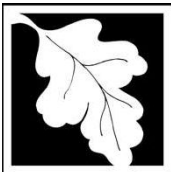
Additional research was performed between 2021 and 2022 and an RDA was filed in 2022 to study 2 potential vernal pools within the B series isolated wetland. Weekly investigations occurred in the spring of 2022 to confirm the wetland was drained, does not hold water for 2 contiguous months and no obligate species were breeding in the 2-4 inches of water. The applicant received a Determination of Applicability which concurred the shallow pooling areas were not vernal pools.

As it relates to access into the lot, when Waterman Design Associates, Inc. created this lot in 2007 (see Exhibit 11A, dated 9/13/2007) they erred in not further reviewing wetlands on the lot to ensure the upland on the lot could be accessed without interfering with the Sturbridge Wetland Bylaw 50 foot no structure zone (see Plan Note #2 on Exhibit 11A). Waterman stated "There are no slopes in excess of eight percent that will affect driveway access to proposed structures" (see Plan Note #3 on Exhibit 11A). This is a falsehood, from the top of the slope at New Boston Road to the bottom of the slope the average slope is 31%. There are no areas to construct a home along New Boston Road, considering the steep slope, the septic and the zoning building setback. All that being said, if they had created an easement on Lot 1 (shown on Exhibit 11A) to gain access to the buildable area on Lot 2, the waiver we are herein requesting – to have a structure within 50' of the wetland - would not have been required. We believe if the planning board understood the falsehood stated in Plan Note #3, they would not have approved the subdivision of the land shown in the design approved by the planning board on 9/25/2007.

Glenn E. Krevosky of EBT Environmental Consultants, Inc. delineated the wetland boundaries in December 2022 with 93 A series, 17 B series, 53 C series and 21 D series wetland flags - utilizing soils, vegetation and indicators of hydrology according to 310 CMR 10.55 (2) (c).

The erosion control measures of staked 9" straw wattles backed by entrenched silt fence (along the steep slope) and 9" straw wattles (all other areas), shown on the site plan, shall be placed prior to site work. These measures shall be maintained in good working order

throughout the project until all exposed soils are final graded, loamed, seeded and stabilized with well-established soil stabilizing vegetation.



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Bureau of Resource Protection - Wetlands

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

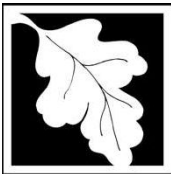
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

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

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 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:**

Current
MassMapper _____

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

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*

- Percentage/acreage of property to be altered:

(a) within wetland Resource Area	0%
	percentage/acreage
(b) outside Resource Area	7.3%
	percentage/acreage

- Assessor's Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - Project description (including description of impacts outside of wetland resource area & buffer zone)
 - Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-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 <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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@mass.gov

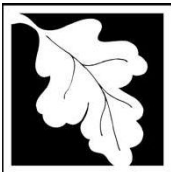
North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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Online Users:
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C. Other Applicable Standards and Requirements (cont'd)

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC

- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - 2. A portion of the site constitutes redevelopment
 - 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 - 1. Single-family house
 - 2. Emergency road repair
 - 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

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

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



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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.

Conservation Commission Plan (2 Sheets)

a. Plan Title

DC Engineering & Survey Inc.

Jason D. Dubois

b. Prepared By

c. Signed and Stamped by

3/31/2023

1"=40' & 1"=30'

d. Final Revision Date

e. Scale

See attached D.4. Additional Information

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:

7136 (7137 bylaw)

4/24/2023

2. Municipal Check Number

3. Check date

7135

4/24/2023

4. State Check Number

5. Check date

LeBlanc Oil LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name

D.4. Additional Information

Project Location: 263 New Boston Road, Sturbridge

Applicant: Kenneth Leblanc, Five Star Realty Trust

- 1A. Conservation Commission Plan (2 Sheets): prepared for Five Star Realty Trust by DC Engineering & Surveying Inc., dated 3/31/2023
- 2A. East Brookfield USGS Quad, dated 2021
- 3A. Sturbridge GIS Map, dated 6/27/2023
- 4A. Fee Transmittal Form, Local Fee Sheet & Check Copies
- 5A. Town of Sturbridge Abutters' List, dated 6/5/2023
- 6A. Abutters Notification, dated xx/xx/xx
- 7A. Affidavit of Service, dated xx/xx/xx
- 8A. Tax Signoff, dated 6/5/2023
- 9A. MassMapper with Layers, dated 6/27/2023
- 10A. MESA Filing, dated 6/27/2023
- 11A. Plans of Land, dated 9/13/2007 & 5/22/2015
- 12A. VMAX S200 Specification Sheet
- 13A. Photo Exhibit
- 14A. MA DEP BVW Data Forms, dated 1/2023



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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.

1. Signature of Applicant	<u>Kenneth Le Blanc</u>	2. Date	<u>4/24/23</u>
3. Signature of Property Owner (if different)	<u>Kenneth Le Blanc</u>	4. Date	<u>4/24/23</u>
5. Signature of Representative (if any)	<u>Alexander Krawczyk</u>	6. Date	<u>4/25/2023</u>

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.

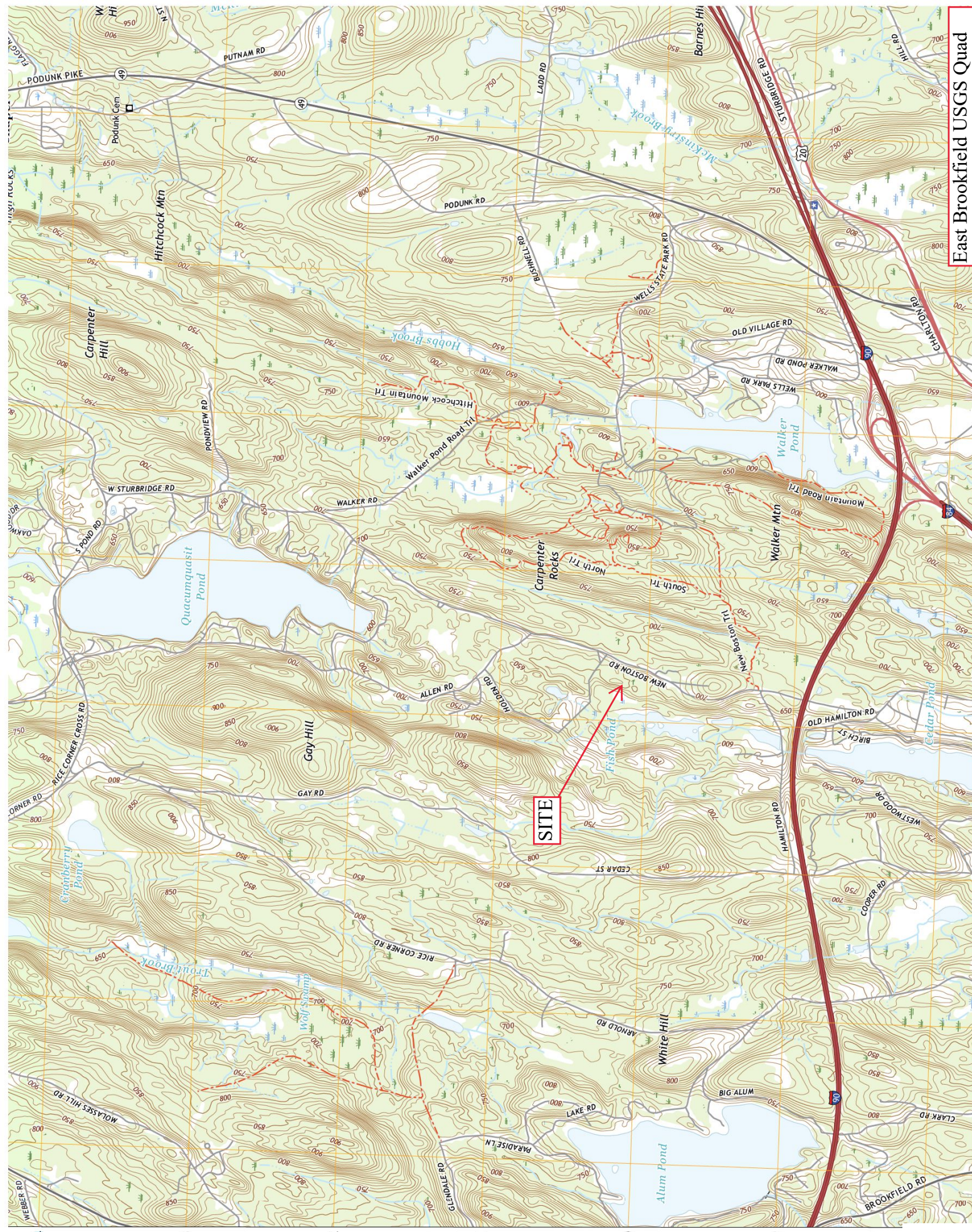
For MassDEP:

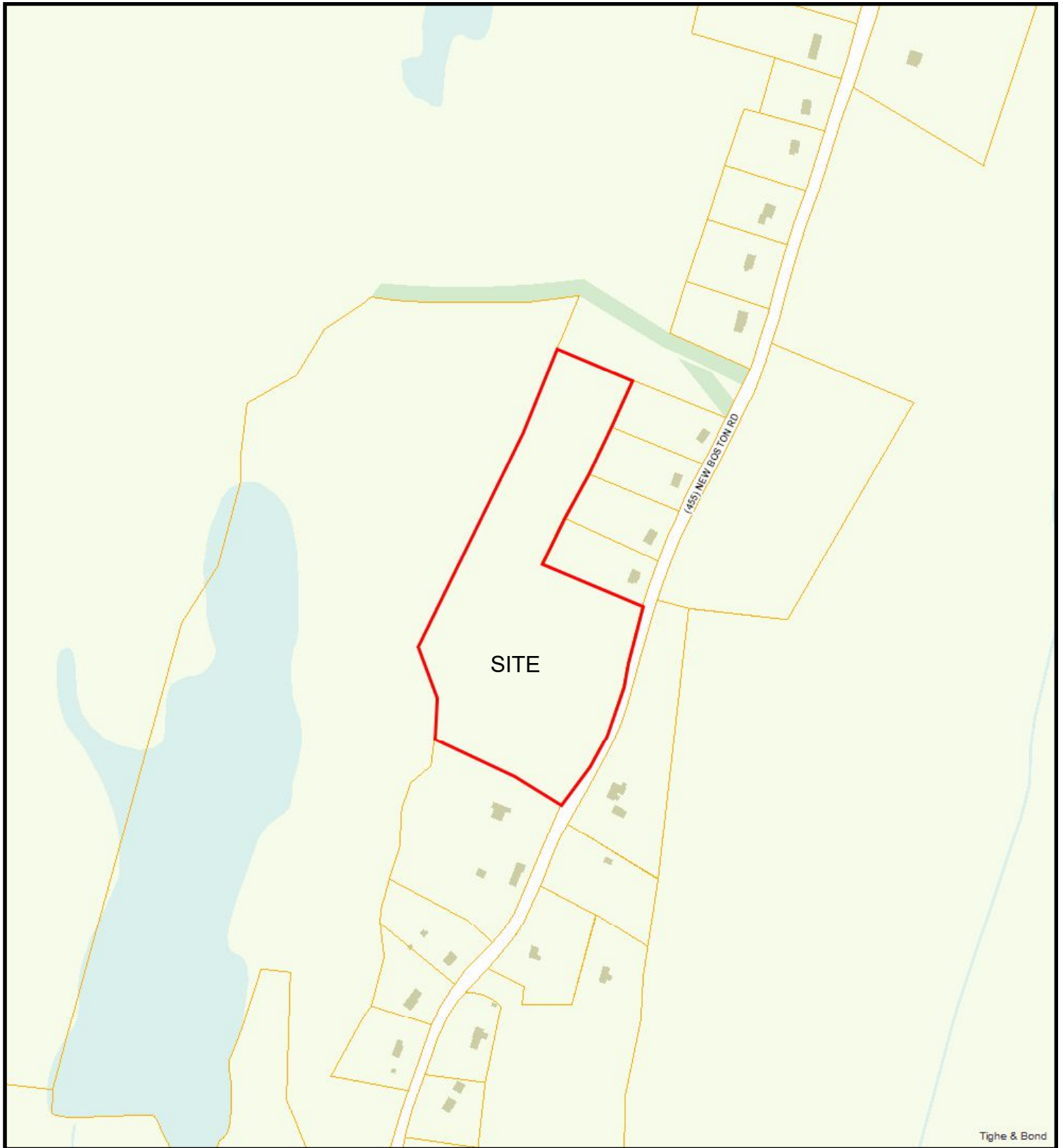
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

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.





Tighe & Bond

263 New Boston Road

6/27/2023 11:10:49 AM

Scale: 1"=400'

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.





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:

<u>263 New Boston Road</u>	<u>Sturbridge</u>
a. Street Address	b. City/Town
<u>7135 (7136 municipal & 7137 bylaw)</u>	<u>\$237.50 (\$262.50 municipal & 7137 bylaw)</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Kenneth</u>	<u>LeBlanc</u>	
a. First Name	b. Last Name	
<u>Five Star Realty Trust</u>		
c. Organization		
<u>34 Newman Avenue</u>		
d. Mailing Address		
<u>Southbridge</u>	<u>MA</u>	<u>01550</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 248-1444</u>	<u>leblanc90@charter.net</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u>(Same as above)</u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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.a.	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$500.00 (+\$300 bylaw)
Step 6/Fee Payments:			
Total Project Fee:			\$500.00 (+\$300 bylaw)
			a. Total Fee from Step 5
State share of filing Fee:			\$237.50
			b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			\$262.50 (+\$300 bylaw)
			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.)

STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

WETLANDS FILING FEE CALCULATION WORKSHEET

Application Type	Qty	Town Filing Fee	TOTAL
Notice of Intent (NOI):			
Residential – Single Family:			
Accessory (Deck, Shed, Pool Septic)	<input type="text"/>	\$150	<input type="text"/>
Shoreline Work	<input type="text"/>	\$150	<input type="text"/>
New Construction	<input type="text" value="1"/>	\$300	<input type="text" value="\$300.00"/>
Residential – Other:			
Subdivision/Multi-Unit	<input type="text"/>	\$750	<input type="text"/>
Commercial/Industrial:			
New	<input type="text"/>	\$1500	<input type="text"/>
Redevelopment	<input type="text"/>	\$1000	<input type="text"/>
Limited Project (as defined in SWB & WPA)	<input type="text"/>	Equal to full WPA fee	<input type="text"/>
Alterations – located within Riverfront Area	<input type="text"/>	Additional 50% of Fee	<input type="text"/>
Application filed after Enforcement Order		Double the Municipal fee	<input type="text"/>
Request for Amended Order of Conditions	<input type="text"/>	50% of initial fee	<input type="text"/>
Request for Determination of Applicability (RDA):			
No Wetland Boundary Confirmation Residential:	<input type="text"/>	\$100	<input type="text"/>
No Wetland Boundary Confirmation All Other:	<input type="text"/>	\$200	<input type="text"/>
For Wetland Boundary Confirmation File ANRAD or NOI			
Abbreviated Notice of Resource Area Delineation (ANRAD):			
Residential – Single Family:	<input type="text"/>	\$100	<input type="text"/>
All Other:			
Base Review	<input type="text"/>	\$300	<input type="text"/>
Resource Area Boundary			

Certificate of Compliance (COC):

Residential:

Single Family \$50

Subdivision or Multi-Unit \$150

Commercial or Industrial: \$150

If Order of Conditions has Expired Add an additional \$150

OOO Extension Request \$50

Emergency Certification \$50
(NOI may be required to be filed following issuance of Emergency Cert)

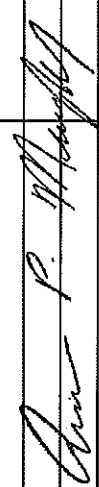
Local Bylaw Fee (includes Town Filing Fee) \$

State Filing Fee (from DEP Wetland Transmittal Form) \$

Total Payable to "Town of STURBRIDGE" \$

*Additional Consultant Fee may be required for reasons which may include:

- Significant amount of wetland impact;
- Extensive resource areas on a site;
- Lack of information supplied;
- Incomplete plans, reports, forms submitted;
- Supplemental information submitted.

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
455-011134-273	BELINSKAS TARA A	273 NEW BOSTON ROAD	STURBRIDGE	MA	01566	273 NEW BOSTON ROAD
455-011135-278	COMMONWEALTH OF MASS	100 CAMBRIDGE STREET	BOSTON	MA	02114	278 NEW BOSTON ROAD
660-01233-159	COMMONWEALTH OF MASS	100 CAMBRIDGE STREET	BOSTON	MA	02114	159 WALKER POND ROAD
455-011144-271	CONNOLLY DONALD B JR	271 NEW BOSTON ROAD	STURBRIDGE	MA	01566	271 NEW BOSTON ROAD
455-01613-247	HAMILTON ROD & GUN CLUB INC	PO BOX 954	STURBRIDGE	MA	01566	247 NEW BOSTON ROAD
455-011154-264	JOLIN JOSEPH R & NANCY A TRUSTEES	264 NEW BOSTON ROAD	STURBRIDGE	MA	01566	264 NEW BOSTON ROAD
455-011154-262	JOLIN JOSEPH R & NANCY A TRUSTEES	264 NEW BOSTON ROAD	STURBRIDGE	MA	01566	262 NEW BOSTON ROAD
455-011135-279	JUAIRE DANIEL R	279 NEW BOSTON ROAD	STURBRIDGE	MA	01566	279 NEW BOSTON ROAD
455-011100-259	RYAN WILLIAM F JR	259 NEW BOSTON ROAD	STURBRIDGE	MA	01566	259 NEW BOSTON ROAD
455-011144-269	SCHANTZ RAYMOND SHAWN	269 NEW BOSTON ROAD	STURBRIDGE	MA	01566	269 NEW BOSTON ROAD
455-011134-275	STANGER DAVID J	275 NEW BOSTON ROAD	STURBRIDGE	MA	01566	275 NEW BOSTON ROAD
455-011134-277	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	277 NEW BOSTON 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: 263 NEW BOSTON ROAD						
Certified Copy						
Assessor:						
Date:	6/5/2023					

AFFIDAVIT OF SERVICE

UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT AND TOWN OF STURBRIDGE WETLAND PROTECTION BYLAW

(To be submitted to the Massachusetts Department of Environmental Protection & the Conservation Commission when filing a Notice of Intent)

I, Glenn E. Krevosky, hereby certify under the pains and penalties of perjury that on **July 1, 2023**, I gave notification to abutters within 200 feet of the proposed project in compliance with the second paragraph of the Massachusetts General Laws, Chapter 131, Section 40 and the DEP Guide to Abutter Notification, dated April 8, 1994, in connection with the following matter:

A Notice of Intent (NOI) application filed under the Massachusetts Wetlands Protection Act and The Town of Sturbridge Wetland Protection Bylaw by EBT Environmental Consultants, Inc., 601 Main Street, North Oxford, MA 01537, with the Sturbridge Conservation Commission on **July 1, 2023** for a property located at, 263 New Boston Road, Sturbridge.

The form of the notification and the list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.

Signature

7-1-2023

Date



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation Commission

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

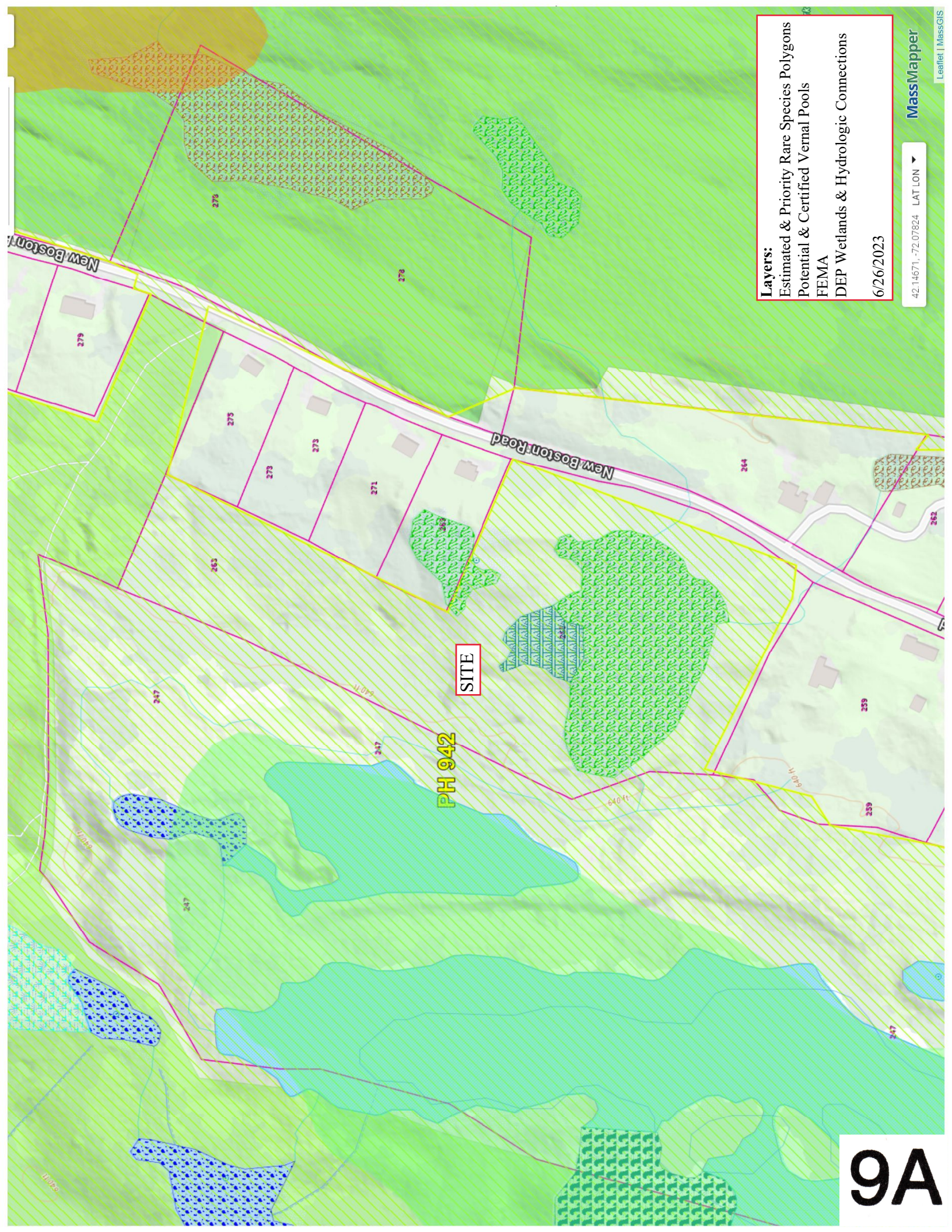
Property Owner: Five Star Realty Trust

Property Location: 263 New Boston Road

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

For Wendy MacGregor
Finance Director

6/15/23
Date



Layers:
Estimated & Priority Rare Species Polygons
Potential & Certified Vernal Pools
FEMA
DEP Wetlands & Hydrologic Connections

6/26/2023

42.14671, -72.07824 LAT LON

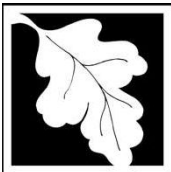
MassMapper

Leaflet | MassGIS

SITE

PH 942

9A



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sturbridge
City/Town

Important:

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



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>263 New Boston Road</u>	<u>Sturbridge</u>	<u>01566</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42.146216</u>	<u>-72.080476</u>	
d. Latitude	e. Longitude	
<u>Parcel ID: 455-01144-263</u>		
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Kenneth</u>	<u>LeBlanc</u>	
a. First Name	b. Last Name	
<u>Five Star Realty Trust</u>		
c. Organization		
<u>34 Newman Avenue</u>		
d. Street Address		
<u>Southbridge</u>	<u>MA</u>	<u>01550</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 248-1444</u>	<u>leblanc90@charter.net</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>Glenn</u>	<u>Krevosky</u>	
a. First Name	b. Last Name	
<u>EBT Environmental Consultants, Inc.</u>		
c. Company		
<u>601 Main Street</u>		
d. Street Address		
<u>North Oxford</u>	<u>MA</u>	<u>01537</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 769-3659</u>	<u>glenn.krevosky@charter.net</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$500.00 (+\$300.00 bylaw)</u>	<u>\$237.50</u>	<u>\$262.50 (+\$300.00 bylaw)</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid


~~~~ADDITIONAL INFORMATION ~~~~~

- 1. Will this project require a filing with the Conservation Commission and/or DEP?  No  Yes
- 2. Will this project meet any threshold for a MA Environmental Policy Act (MEPA) filing (excluding rare species, 301 CMR 11.03 (2))?  No  Yes
- 3. Has this project previously been issued a NHESP Tracking Number (either by previous NOI Submittal or MESA Information Request Form)?  No  Yes

If Yes - Tracking No. 20-39759

~~~~PROJECT DESCRIPTION (attach separate sheet, as needed) ~~~~~

Please note, certain projects or activities are exempt from review, see 321 CMR 10.14. The MESA does not allow project segmentation. Your filing must reflect all anticipated work associated with the proposed project (CMR 321 10.16).

See attached project description.

~~~~INCLUDE THE FOLLOWING INFORMATION ~~~~~

*The NHESP will notify the applicant within 30 days if the materials submitted do not satisfy requirements for a filing and request submission of any missing materials (321 CMR 10.18(1)).*

**ALL Applicants must submit:**

- USGS map (1:24,000 or 1:25,000) with property boundary clearly outlined
- Project plans for entire site (including wetland Resource Areas, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work)
- Assessor's map or right-of-way plan of site
- Project description
- Statement/proof that applicant is the Record Owner or that applicant is a person authorized in writing by the record owner to submit this filing
- Photographs representative of the site

**Projects altering\* 10 or more acres, must also submit:**

- A vegetation cover type map of the site
- Project plans showing Priority Habitat boundaries

The NHESP may request additional information, such as, but not limited to, species and habitat surveys, wetland reports, soil map and reports, and stormwater management reports (321 CMR 10.16).

\*Alteration: Any physical alteration of land, soils, drainage or destruction of plant life, see "Project or Activity" (321 CMR 10.02).

## **A.6. General Project Description**

**Site: 263 New Boston Road, Sturbridge**

**Applicant: Five Star Realty Trust - Kenneth Leblanc, trustee**

The applicant proposes to construct a single-family house with an associated driveway, well and septic in the buffer zone to bordering vegetated wetlands. The proposed driveway is ~540 linear feet. Due to the extensive investigation performed by EBT, Inc. west of the site in 2021 and 2022, we confirm multiple vernal pools in the former gravel pit settling basin areas and gravel removal areas which were excavated into the water table generally located at the toe of the gravel pit's eastern slope. The applicant's representative, EBT, Inc, had directed the applicant's engineers, DC Engineering and Surveying Inc, to design the project over 200 feet from the 8 identified potential vernal pools containing obligate vernal pool species west of the property.

Additional research was performed between 2021 and 2022 and an RDA was filed in 2022 to study 2 potential vernal pools within the B series isolated wetland. Weekly investigations occurred in the spring of 2022 to confirm the wetland was drained, does not hold water for 2 contiguous months and no obligate species were breeding in the 2-4 inches of water. The applicant received a Determination of Applicability which concurred the shallow pooling areas were not vernal pools.

As it relates to access into the lot, when Waterman Design Associates, Inc. created this lot in 2007 (see Exhibit 11A, dated 9/13/2007) they erred in not further reviewing wetlands on the lot to ensure the upland on the lot could be accessed without interfering with the Sturbridge Wetland Bylaw 50 foot no structure zone (see Plan Note #2 on Exhibit 11A). Waterman stated "There are no slopes in excess of eight percent that will affect driveway access to proposed structures" (see Plan Note #3 on Exhibit 11A). This is a falsehood, from the top of the slope at New Boston Road to the bottom of the slope the average slope is 31%. There are no areas to construct a home along New Boston Road, considering the steep slope, the septic and the zoning building setback. All that being said, if they had created an easement on Lot 1 (shown on Exhibit 11A) to gain access to the buildable area on Lot 2, the waiver we are herein requesting – to have a structure within 50' of the wetland - would not have been required. We believe if the planning board understood the falsehood stated in Plan Note #3, they would not have approved the subdivision of the land shown in the design approved by the planning board on 9/25/2007.

Glenn E. Krevosky of EBT Environmental Consultants, Inc. delineated the wetland boundaries in December 2022 with 93 A series, 17 B series, 53 C series and 21 D series wetland flags - utilizing soils, vegetation and indicators of hydrology according to 310 CMR 10.55 (2) (c).

The erosion control measures of staked 9" straw wattles backed by entrenched silt fence (along the steep slope) and 9" straw wattles (all other areas), shown on the site plan, shall be placed prior to site work. These measures shall be maintained in good working order

throughout the project until all exposed soils are final graded, loamed, seeded and stabilized with well-established soil stabilizing vegetation.

~~~~ FILING FEES ~~~~~

See Fee Schedule below

a. Total MESA Fee Paid \$300.00 b. Acreage of Disturbance* 0.78 c. Total Site Acreage 10.6

~~~~ REQUIRED SIGNATURES ~~~~~

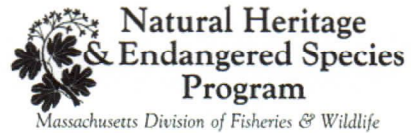
I hereby certify under the penalties of perjury that the foregoing MESA filing and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

Kenneth L. Blane 6/6/23  
 Signature of Property Owner/Record Owner of Property Date

\_\_\_\_\_  
 Signature of Applicant (required, if different from Owner) Date

**Please send form, required information, and filing fee (payable to “Comm. of MA - NHESP”) to:**

Regulatory Review  
 Natural Heritage & Endangered Species Program  
 1 Rabbit Hill Road  
 Westborough, MA 01581

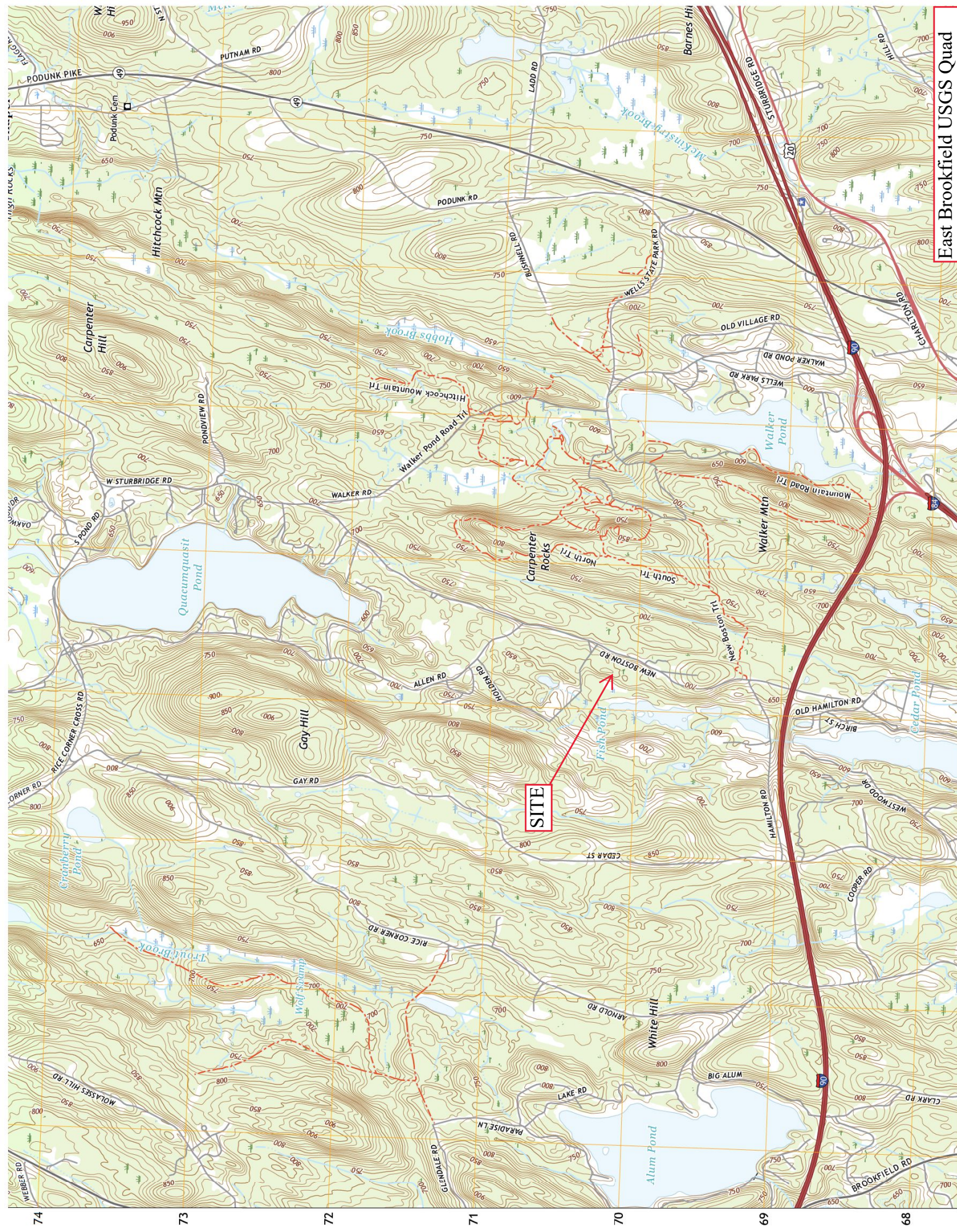


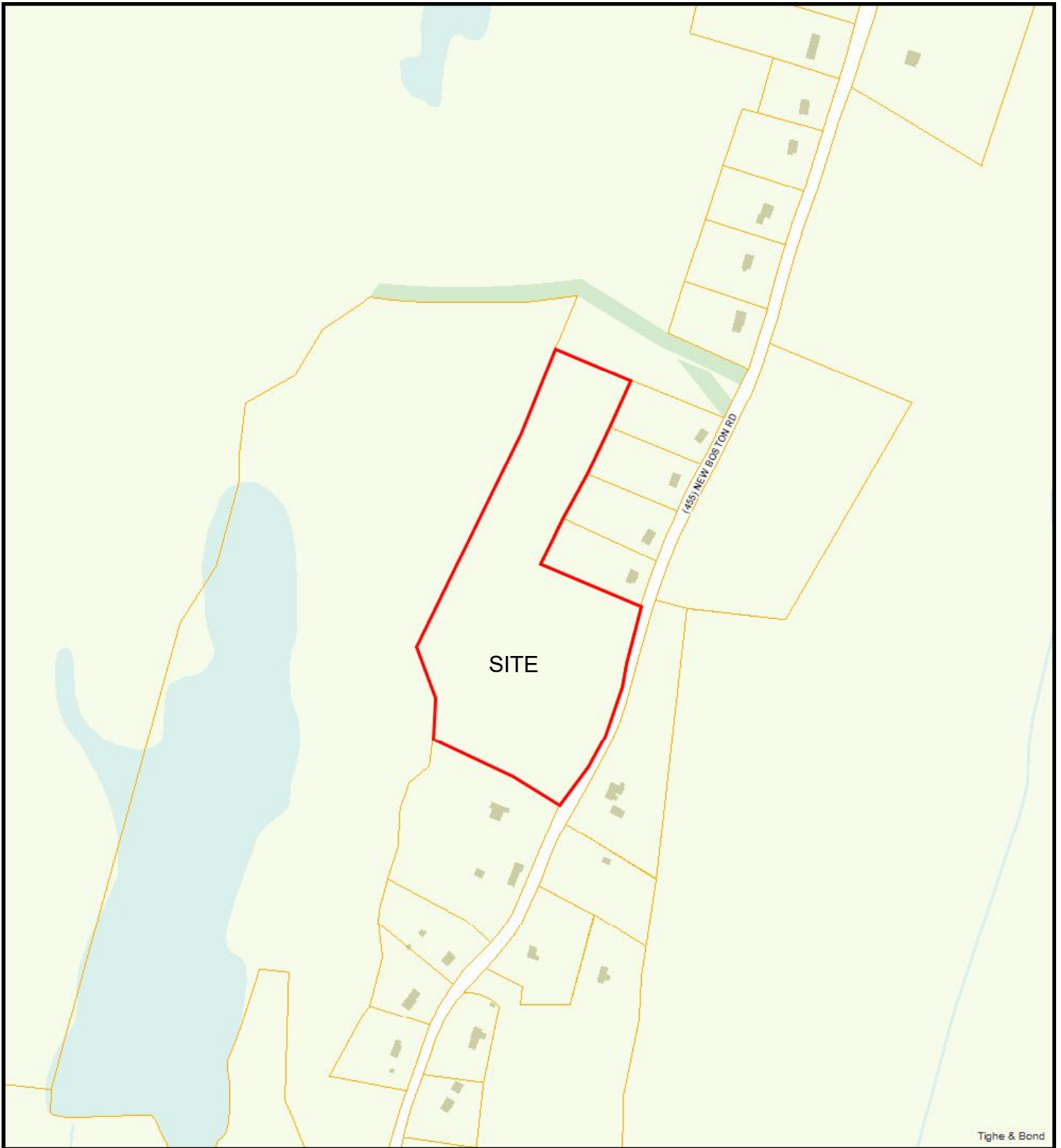
**Questions regarding this form should be directed according to the county that the property is located:**

Berkshire, Essex, Franklin, Hampshire, Hampden, Middlesex & Worcester Counties call: 508-389-6361  
 Barnstable, Bristol, Dukes, Nantucket, Norfolk, Plymouth & Suffolk Counties call: 508-389-6385

| PROJECT REVIEWS<br>321 CMR 10.18 |                                                                          |                                             |                                               |
|----------------------------------|--------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------|
| Project Definition               | Project Criteria                                                         | Fee                                         | Response Time                                 |
| Simple                           | Less than 5 acres of disturbance*                                        | \$ 300.00                                   | 60 days from determination of complete filing |
| Intermediate<br>(Moderate)       | 5 to 20 acres of disturbance*                                            | \$ 1800.00                                  | 60 days from determination of complete filing |
| Complex                          | More than 20 acres of disturbance* or project requires wetlands variance | \$ 4000.00                                  | 60 days from determination of complete filing |
| Linear                           | Projects greater than 1 mile in length.                                  | \$ 4000.00 per Priority Habitat intersected | 60 days from determination of complete filing |

\* Disturbance means direct physical disturbance of the land surface or waterbody, soil and/or vegetation, if only a portion of the project site is located within Priority Habitat, indicate total area of disturbance for site as a whole.





Tighe & Bond

## 263 New Boston Road

6/27/2023 11:10:49 AM

Scale: 1"=400'

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.





Return to:

Bk: 64515 Pg: 283  
Page: 1 of 9 02/22/2021 01:05 PM WE

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 02/22/2021 01:05 PM  
Ctrl# 220303 24028 Doc# 00024667  
Fee: \$136.80 Cons: \$30,000.00

# QUIT CLAIM DEED

{Recording Information Area}

**WE, Francis G. Gaumont, Andre N. Gaumont, Edward J. Gaumont, Kenneth J. Gaumont, Aric J. Gaumont, Joseph J.W. Gaumont, Regina M. Gaumont and Aidanne G. Gaumont**, of Sturbridge, MA, for consideration paid, and in full consideration of **Thirty Thousand Dollars and no cents (\$30,000.00)** grant with **QUITCLAIM COVENANTS** to **Five Star Realty Trust**,\* an unrecorded Trust, of 34 Newman Ave, Southbridge, MA 01550 Kenneth LeBlanc trustee, the following described premises:

Property Address: 263 New Boston Road, Sturbridge, MA

*\* u/d/t dated November 28, 2006 pursuant to Trustee's Certificate recorded in Book 51160, Page 39*

Legal Description:

a certain parcel of land in Sturbridge, Worcester County, Massachusetts, known as and numbered 263 New Boston Road, shown as Lot 2 on a plan entitled "Plan of Land, 263 & 277 New Boston Road, Sturbridge, MA (Worcester County), Approval Not Required," by Waterman Design Associates, Inc., being an area of plus or minus 10.61 acres, dated September 13, 2007 recorded on September 28, 2007 in the Worcester County Registry of Deeds in Plan Book 861, Plan 44.

Said premises are conveyed subject to and with the benefit of all rights, easements, agreements, covenants, and restrictions of record, if any, insofar as the same are now in force and applicable.

For Grantors' title, see (i) Quitclaim Deed dated November 7, 1995, recorded at the Worcester County Registry of Deeds in Book 17453, Page 210, (ii) Quitclaim Deed dated October 7, 1999, recorded at the Worcester County Registry of Deeds in Book 21971, Page 236, and (iii) Release Deed dated September 5, 2007, recorded at the Worcester County Registry of Deeds in Book 41779, Page 239. See the Estate of Eugene L. Gaumont Worcester Probate and Family Court, Docket No. WO18P0706EA. Deed of Distribution dated September 4, 2019 and recorded at the Worcester County Registry of Deeds in Book 61012, Page 343.


Being a portion of the premises conveyed to Eugene L. Gaumont, Francis G. Gaumont, Andre N. Gaumont, Edward J. Gaumont, and Kenneth J. Gaumont by deed from Marie E. Gaumont dated October 7, 1999, and recorded at the Worcester County Registry of Deeds in Book 21971, Page 236.

The Grantors state that the premises are vacant land and that there is no one entitled to any homestead rights in said premises

Executed under seal this 4<sup>th</sup> day of February, 2021.

Property Address: , 263 New Boston Road, Sturbridge, MA

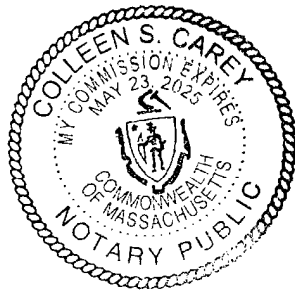
**GOULD TITLE #10318-C**

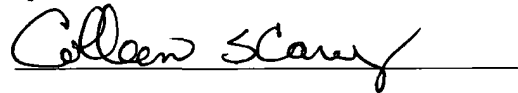
  
[Francis G. Gaumond]

**THE COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss

On this 4<sup>th</sup> day of February, 2021, before me the undersigned Notary Public, personally appeared the above named **Francis G. Gaumond** proved to me through satisfactory evidence of identification, which were his/her/their Driver's license MA 55504403, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as his/her/their free act and deed





Notary Public Colleen S Carey  
My commission expires: MAY 23 2025



Andre N. Gaumond

[Andre N. Gaumond]

**THE COMMONWEALTH OF MASSACHUSETTS**

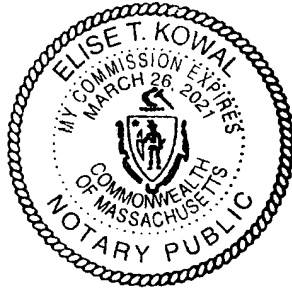
Worcester, ss

On this 3<sup>rd</sup> day of February, 2021, before me the undersigned Notary Public, personally appeared the above named **Andre N. Gaumond** proved to me through satisfactory evidence of identification, which were his/her/their Driver's license S5774711, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as his/her/their free act and deed

Elise Kowal

Notary Public

My commission expires: 3/26/2021



Edward J. Gaumond  
[Edward J. Gaumond]

MARION COUNTYss

THE STATE OF FLORIDA

Appeared by means of:

- Physical Presence
- Online Svc

On this 04 day of FEBRUARY, 2021, before me the undersigned Notary Public, personally appeared the above named **Edward J. Gaumond** proved to me through satisfactory evidence of identification, which were his/her/their Driver's license FLORIDA, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as his/her/their free act and deed



PHILIP HERNANDEZ  
Commission # GG 969995  
Expires May 29, 2024  
Bonded Thru Budget Notary Services

Philip Hernandez

Notary Public  
My commission expires:

*Kenneth J. Gaumond*

[Kenneth J. Gaumond]

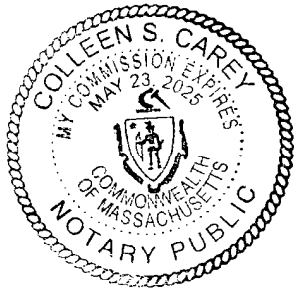
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 3<sup>rd</sup> day of February, 2021, before me the undersigned Notary Public, personally appeared the above named **Kenneth J. Gaumond**, proved to me through satisfactory evidence of identification, which were his/her/their Driver's license MA S67107927, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as his/her/their free act and deed

*Colleen S. Carey*

Notary Public *Colleen S. Carey*  
My commission expires: MAY 23, 2025



*Aric J. Gaumond*

[Aric J. Gaumond]

**THE COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss

On this 9th day of February, 2021, before me the undersigned Notary Public, personally appeared the above named **Aric J. Gaumond** proved to me through satisfactory evidence of identification, which were his/her/their Driver's license 8359368, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as his/her/their free act and deed

*Donnie Lee Chickering*  
Donnie Lee Chickering  
Notary Public

My commission expires: 12-10-2021

*seal*

Joseph J.W. Gaumond  
[Joseph J.W. Gaumond]

**THE STATE OF VERMONT**

Shittelen, ss

On this 31<sup>st</sup> day of January, 2021, before me the undersigned Notary Public, personally appeared the above named **Joseph J.W. Gaumond** proved to me through satisfactory evidence of identification, which were his/her/their Driver's license Joseph Gaumond to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as his/her/their free act and deed

Autumn Beane  
Notary Public

My commission expires: 11/31/23



*Regina M. Gaumont*  
[Regina M. Gaumont]

**THE COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss

On this 9<sup>th</sup> day of February, 2021, before me the undersigned Notary Public, personally appeared the above named **Regina M. Gaumont** proved to me through satisfactory evidence of identification, which were his/her/their Driver's license S54361303, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as his/her/their free act and deed

*Bonnie Lee Chickering*  
*Bonnie Lee Chickering*  
Notary Public

My commission expires: 12-10-2021

*seal*

Rebecca Sey  
[Aidanne G. Gaumond by her <sup>Conservator</sup> Guardian Rebecca Sey] for Aidanne Gaumond

SEE WORCESTER PROBATE COURT NO. 19P3736 PM  
DECREE DATED 12/10/19

THE COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

On this 4<sup>th</sup> day of February, 2021, before me, the undersigned notary public, personally appeared, Rebecca Sey and proved to me through satisfactory evidence of identification, which was his/~~her~~/their driver's license S 3772914 - MA, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



Sheri A. Bibinski

Notary Public

My Commission Expires: 3/25/27



**Photo 1 taken by EBT, Inc. on 4/18/2021 – Standing at the southern end of the former gravel borrow pit. The lower pooling area has yearly extensive Spotted Salamander and Wood Frog egg masses. This pit is located directly west of the applicant’s property.**



**Photo 2 taken by EBT, Inc. on 4/18/2021 – Showing drained Red Maple swamp. Draining occurred due to ±35’ gravel borrow pit cut directly west of the swamp.**





**ROLLMAX™**  
ROLLED EROSION CONTROL

## Specification Sheet

### VMax® S200® Turf Reinforcement Mat

#### DESCRIPTION

The composite turf reinforcement mat (C-TRM) shall be a machine-produced mat of 100% straw fiber matrix incorporated into permanent three-dimensional turf reinforcement matting. The matrix shall be evenly distributed across the entire width of the matting and stitch bonded between a heavy duty UV stabilized nettings with 0.50 x 0.50 inch (1.27 x 1.27 cm) openings, an heavy UV stabilized, dramatically corrugated (crimped) intermediate netting with 0.5 x 0.5 inch (1.27 x 1.27 cm) openings, and covered by an heavy duty UV stabilized nettings with 0.50 x 0.50 inch (1.27 x 1.27 cm) openings. The middle corrugated netting shall form prominent closely spaced ridges across the entire width of the mat. The three nettings shall be stitched together on 1.50 inch (3.81cm) centers with UV stabilized polypropylene thread to form permanent three-dimensional turf reinforcement matting. All mats shall be manufactured with a colored thread stitched along both outer edges as an overlap guide for adjacent mats.

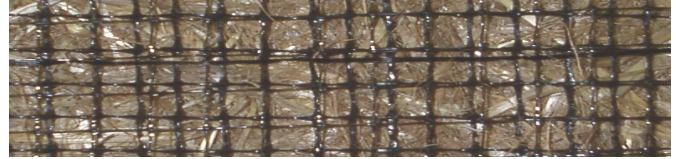
The S200 shall meet Type 5A, 5B, and 5C specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.18

#### Material Content

| Material | Description                                    | Weight                           |
|----------|------------------------------------------------|----------------------------------|
| Matrix   | 100% Straw Fiber                               | 0.50 lb/sq yd (0.19 kg/sm)       |
| Netting  | Top and Bottom, UV-Stabilized Polypropylene    | 3 lb/1000 sq ft (1.47 kg/100 sm) |
|          | Middle, Corrugated UV-Stabilized Polypropylene | 16 lb/1000 sf (7.81 kg/100 sm)   |
| Thread   | Polypropylene, UV Stable                       |                                  |

#### Standard Roll Sizes

|              |                    |                      |
|--------------|--------------------|----------------------|
| Width        | 6.5 ft (2.0 m)     | 8 ft (2.44m)         |
| Length       | 55.5 ft (16.9 m)   | 90 ft (27.4 m)       |
| Weight ± 10% | 34 lbs (15.42 kg)  | 70 lbs (31.8 kg)     |
| Area         | 40 sq yd (33.4 sm) | 80 sq. yd. (66.8 sm) |



| Index Property        | Test Method        | Typical                |
|-----------------------|--------------------|------------------------|
| Thickness             | ASTM D6525         | 0.50 in. (12.70 mm)    |
| Resiliency            | ASTM 6524          | 70%                    |
| Density               | ASTM D792          | 0.91 g/cm <sup>3</sup> |
| Mass/Unit Area        | ASTM 6566          | 12.0 oz/sy (408 g/sm)  |
| UV Stability          | ASTM D4355/1000 HR | 80%                    |
| Porosity              | ECTC Guidelines    | 99%                    |
| Light Penetration     | ASTM D6567         | 15%                    |
| Tensile Strength - MD | ASTM D6818         | 450 lbs/ft (6.67 kN/m) |
| Elongation - MD       | ASTM D6818         | 35%                    |
| Tensile Strength - TD | ASTM D6818         | 450 lbs/ft (6.67 kN/m) |
| Elongation - TD       | ASTM D6818         | 20%                    |

#### Design Permissible Shear Stress

|                         | Short Duration    | Long Duration    |
|-------------------------|-------------------|------------------|
| Phase 1: Unvegetated    | 2.3 psf (110 Pa)  | 2.3 psf (110 Pa) |
| Phase 2: Partially Veg. | 7.5 psf (360 Pa)  | 7.5 psf (360 Pa) |
| Phase 3: Fully Veg.     | 10.0 psf (480 Pa) | 8.0 psf (383 Pa) |
| Unvegetated Velocity    | 8.5 fps (2.6 m/s) |                  |
| Vegetated Velocity      | 18 fps (5.5 m/s)  |                  |

### Slope Design Data: C Factors

| Slope Length (L) | Slope Gradients (S) |           |        |
|------------------|---------------------|-----------|--------|
|                  | ≤ 3:1               | 3:1 – 2:1 | ≥ 2:1  |
| ≤ 20 ft (6 m)    | 0.0010              | 0.0209    | 0.0507 |
| 20-50 ft         | 0.0081              | 0.0266    | 0.0574 |
| ≥ 50 ft (15.2 m) | 0.0455              | 0.0555    | 0.081  |

### Roughness Coefficients – Unveg.

| Flow Depth         | Manning's n |
|--------------------|-------------|
| ≤ 0.50 ft (0.15 m) | 0.038       |
| 0.50 – 2.0 ft      | 0.038-0.025 |
| ≥ 2.0 ft (0.60 m)  | 0.025       |



Western Green  
4609 E. Boonville-New Harmony Rd.  
Evansville, IN 47725

nagreen.com  
800-772-2040

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**Photo 1 taken by EBT, Inc. on 4/18/2021 – Showing a 4' deep head cut. The top of the shown ridge is where the stream channel leaves the upper drained Red Maple swamp located/delineated in the southern portion of the property. Water leaving the Red Maple swamp drops into the former gravel pit. To stop the ongoing head cut and arrest the continued draining of the Red Maple swamp the head cut could be stabilized.**



**Photo 2 taken by EBT, Inc. on 1/7/2023 – Showing an old tile well and a potential former vernal pool which now is filled with 2+ feet of sediment. The sediment originated from an intermittent stream which flows under New Boston Road.**

**DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form**

**Applicant: Kenneth Leblanc**      **Prepared by: Glenn E. Krevosky**      **Project location: 263 New Boston Road, Sturbridge**  
**DEP File #:**      **EBT Environmental Consultants, Inc.**

Check all that apply:  
 X  Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only  
    Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II  
    Method other than dominance test used (attach additional information)

**Center of Observation Plot and Transect are located 4' upgradient of WF 52C**

| <b>Section I. Vegetation</b>                                     | Observation Plot Number: Plot 1U     | Transect Number: TP-1U           | Date of Delineation: 1/2023 |                                  |                                   |
|------------------------------------------------------------------|--------------------------------------|----------------------------------|-----------------------------|----------------------------------|-----------------------------------|
| A. Sample Layer and Plant Species<br>(by common/scientific name) | B1. Percent Cover<br>(or Basal Area) | B2. Percent Cover<br>(Mid Point) | C. Percent Dominance        | D. Dominant Plant<br>(Yes or No) | E. Wetland Indicator<br>Category* |
| <b>TREES</b>                                                     |                                      |                                  |                             |                                  |                                   |
| White Ash ( <i>Fraxinus americana</i> )                          | 20                                   | 20.5                             | 32.8                        | Yes                              | FACU                              |
| Eastern Hemlock ( <i>Tsuga canadensis</i> )                      | 15                                   | 10.5                             | 16.8                        | Yes                              | FACU*                             |
| Eastern White Pine ( <i>Pinus strobus</i> )                      | 7                                    | 10.5                             | 16.8                        | Yes                              | FACU                              |
| Red Maple ( <i>Acer rubrum</i> )                                 | 15                                   | 10.5                             | 16.8                        | Yes                              | FAC*                              |
| Northern Red Oak ( <i>Quercus rubra</i> )                        | 10                                   | 10.5                             | 16.8                        | Yes                              | FACU                              |
| <b>SAPLINGS</b>                                                  |                                      |                                  |                             |                                  |                                   |
| Witch Hazel ( <i>Hamamelis virginiana</i> )                      | 10                                   | 10.5                             | 100.0                       | Yes                              | FACU                              |
| <b>SHRUBS</b>                                                    |                                      |                                  |                             |                                  |                                   |
| Witch Hazel ( <i>Hamamelis virginiana</i> )                      | 15                                   | 10.5                             | 33.3                        | Yes                              | FACU                              |
| Common Winterberry ( <i>Ilex verticillata</i> )                  | 10                                   | 10.5                             | 33.3                        | Yes                              | FACW*                             |
| Black Birch ( <i>Betula lenta</i> )                              | 10                                   | 10.5                             | 33.3                        | Yes                              | FACU                              |
| <b>HERB</b>                                                      |                                      |                                  |                             |                                  |                                   |
| False Solomon's Seal ( <i>Smilacina racemosa</i> )               | 10                                   | 10.5                             | 16.6                        | Yes                              | FACU                              |
| Northern Red Oak ( <i>Quercus rubra</i> )                        | 7                                    | 10.5                             | 16.6                        | Yes                              | FACU                              |
| Jack-In-the-Pulpit ( <i>Arisaema triphyllum</i> )                | 10                                   | 10.5                             | 16.6                        | Yes                              | FAC*                              |
| Marginal Shield Fern ( <i>Dryopteris marginalis</i> )            | 7                                    | 10.5                             | 16.6                        | Yes                              | FACU                              |
| Christmas Fern ( <i>Polystichum acrostichoides</i> )             | 7                                    | 10.5                             | 16.6                        | Yes                              | FACU                              |
| Interrupted Fern ( <i>Osmunda claytoniana</i> )                  | 7                                    | 10.5                             | 16.6                        | Yes                              | FAC*                              |
| <b>VINE</b>                                                      |                                      |                                  |                             |                                  |                                   |
| None                                                             |                                      |                                  |                             |                                  |                                   |

\* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.4; plants in the genus *Sphagnum*; plants listed as FAC, FACW, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

**Vegetation conclusion:**  
**Number of dominant wetland indicator plants: 5**      **Number of dominant non-wetland indicator plants: 10**  
**Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? Yes**      **No X**

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent. MA DEP: 3/95

**Client: Kenneth Leblanc**  
**Section II. Indicators of Hydrology**

**4' Upgradient of WF 52C**

Other Indicators of Hydrology: (check all that apply and describe)

- \_\_\_ Site inundated: \_\_\_\_\_
- \_\_\_ Depth to free water in observation hole: \_\_\_\_\_
- \_\_\_ Depth to soil saturation in observation hole: \_\_\_\_\_
- \_\_\_ Water marks: \_\_\_\_\_
- \_\_\_ Drift lines: \_\_\_\_\_
- \_\_\_ Sediment deposits: \_\_\_\_\_
- \_\_\_ Drainage patterns in BVW: \_\_\_\_\_
- \_\_\_ Oxidized rhizospheres: \_\_\_\_\_
- \_\_\_ Water-stained leaves: \_\_\_\_\_
- \_\_\_ Recorded data (stream, lake, or tidal gauge; aerial photo; other) :\_

Other: \_\_\_\_\_

Hydric Soil Interpretation

1. Soil Survey

Is there a pub soil survey for this site? Yes  No

title/date: Worcester County, MA, Southern Part

map number: MA615

soil type mapped: Canton fine sandy loam

hydric soil inclusions: No

Are field observations consistent with soil survey? Yes  No

Remarks:

2. Soil Description

| Horizon  | Depth         | Matrix Color    | Mottles Color |
|----------|---------------|-----------------|---------------|
| <b>O</b> | <b>1"-0"</b>  | <b>10YR 2/2</b> | <b>No</b>     |
| <b>A</b> | <b>0"-7"</b>  | <b>10YR 3/3</b> | <b>No</b>     |
| <b>B</b> | <b>7"-15"</b> | <b>10YR 4/4</b> | <b>No</b>     |

Remarks: **Up 3:1 slope from partially drained wetland.**

3. Other:

Conclusion: Is soil hydric? Yes \_\_\_ No

| Vegetation and Hydrology Conclusion    |                                           | Yes | No                                  |
|----------------------------------------|-------------------------------------------|-----|-------------------------------------|
| Number of wetland indicator plants     | ≥ number of non-wetland indicator plants: | ___ | <input checked="" type="checkbox"/> |
| Wetland hydrology present:             | hydric soil present:                      | ___ | <input checked="" type="checkbox"/> |
| other indicators of hydrology present: |                                           | ___ | <input checked="" type="checkbox"/> |
| <b>Sample location is in a BVW:</b>    |                                           | ___ | <input checked="" type="checkbox"/> |

*Submit this form with the Request for Determination of Applicability or Notice of Intent.*

## DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

**Applicant: Kenneth Leblanc**  
**DEP File #:**

**Prepared by: Glenn E. Krevosky**  
**EBT Environmental Consultants, Inc.**

**Project location: 263 New Boston Road, Sturbridge**

Check all that apply:

- X Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

### Center of Observation Plot and Transect are located 7' downgradient of WF 52C

| Section I. Vegetation                                            | Observation Plot Number: Plot 1W     | Transect Number: TP-1W           | Date of Delineation: 1/2023 |                                  |                                   |
|------------------------------------------------------------------|--------------------------------------|----------------------------------|-----------------------------|----------------------------------|-----------------------------------|
| A. Sample Layer and Plant Species<br>(by common/scientific name) | B1. Percent Cover<br>(or Basal Area) | B2. Percent Cover<br>(Mid Point) | C. Percent Dominance        | D. Dominant Plant<br>(Yes or No) | E. Wetland Indicator<br>Category* |
| <b>TREES</b>                                                     |                                      |                                  |                             |                                  |                                   |
| Red Maple ( <i>Acer rubrum</i> )                                 | 20                                   | 20.5                             | 39.8                        | Yes                              | FAC*                              |
| Eastern Hemlock ( <i>Tsuga canadensis</i> )                      | 20                                   | 20.5                             | 39.8                        | Yes                              | FACU*                             |
| White Ash ( <i>Fraxinus americana</i> )                          | 15                                   | 10.5                             | 20.4                        | Yes                              | FACU                              |
| <b>SAPLINGS</b>                                                  |                                      |                                  |                             |                                  |                                   |
| Black Gum Tupelo ( <i>Nyssa sylvatica</i> )                      | 10                                   | 10.5                             | 100.0                       | Yes                              | FAC*                              |
| <b>SHRUBS</b>                                                    |                                      |                                  |                             |                                  |                                   |
| Common Winterberry ( <i>Ilex verticillata</i> )                  | 20                                   | 20.5                             | 49.4                        | Yes                              | FACW*                             |
| Witch Hazel ( <i>Hamamelis virginiana</i> )                      | 10                                   | 10.5                             | 25.3                        | Yes                              | FACU                              |
| Highbush Blueberry ( <i>Vaccinium corymbosum</i> )               | 10                                   | 10.5                             | 25.3                        | Yes                              | FACW*                             |
| <b>HERBS</b>                                                     |                                      |                                  |                             |                                  |                                   |
| Sensitive Fern ( <i>Onochelea sensibilis</i> )                   | 15                                   | 10.5                             | 11.2                        | Yes                              | FACW*                             |
| Cinnamon Fern ( <i>Osmunda cinnamomeum</i> )                     | 10                                   | 10.5                             | 11.2                        | Yes                              | FACW*                             |
| Intermediate Wood Fern ( <i>Dryopteris intermedia</i> )          | 20                                   | 20.5                             | 21.9                        | Yes                              | FAC*                              |
| Skunk Cabbage ( <i>Symplocarpus foetidus</i> )                   | 15                                   | 10.5                             | 11.2                        | Yes                              | OBL*                              |
| Jack-In-the-Pulpit ( <i>Arisaema triphyllum</i> )                | 25                                   | 20.5                             | 21.9                        | Yes                              | FAC*                              |
| Spotted Touch-Me-Not ( <i>Impatiens capensis</i> )               | 10                                   | 10.5                             | 11.2                        | Yes                              | FACW*                             |
| Swamp Dewberry ( <i>Rubus hispidus</i> )                         | 7                                    | 10.5                             | 11.2                        | Yes                              | FACW*                             |
| <b>VINES</b>                                                     |                                      |                                  |                             |                                  |                                   |
| None                                                             |                                      |                                  |                             |                                  |                                   |

\* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.4; plants in the genus *Sphagnum*; plants listed as FAC, FACW, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

### Vegetation conclusion:

**Number of dominant wetland indicator plants: 12**

**Number of dominant non-wetland indicator plants: 2**

**Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?    Yes X    No**

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent. MA DEP: 3/95

**Client: Kenneth Leblanc**  
**Section II. Indicators of Hydrology**  
**7' Downgradient of WF 52C**

Hydric Soil Interpretation

1. Soil Survey

Is there a pub soil survey for this site? Yes  No

title/date: Worcester County, MA, Southern Part

map number: MA615

soil type mapped: Canton fine sandy loam

hydric soil inclusions: No

Are field observations consistent with soil survey? Yes  No

Remarks:

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: 30"
- Depth to soil saturation in observation hole: \_\_\_\_\_
- Water marks: \_\_\_\_\_
- Drift lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other) : \_\_\_\_\_
- Other: \_\_\_\_\_

2. Soil Description

| Horizon  | Depth         | Matrix Color    | Mottles Color |
|----------|---------------|-----------------|---------------|
| <b>O</b> | <b>0"-24"</b> | <b>10YR 2/1</b> |               |

Remarks: **Histic Epipedon**

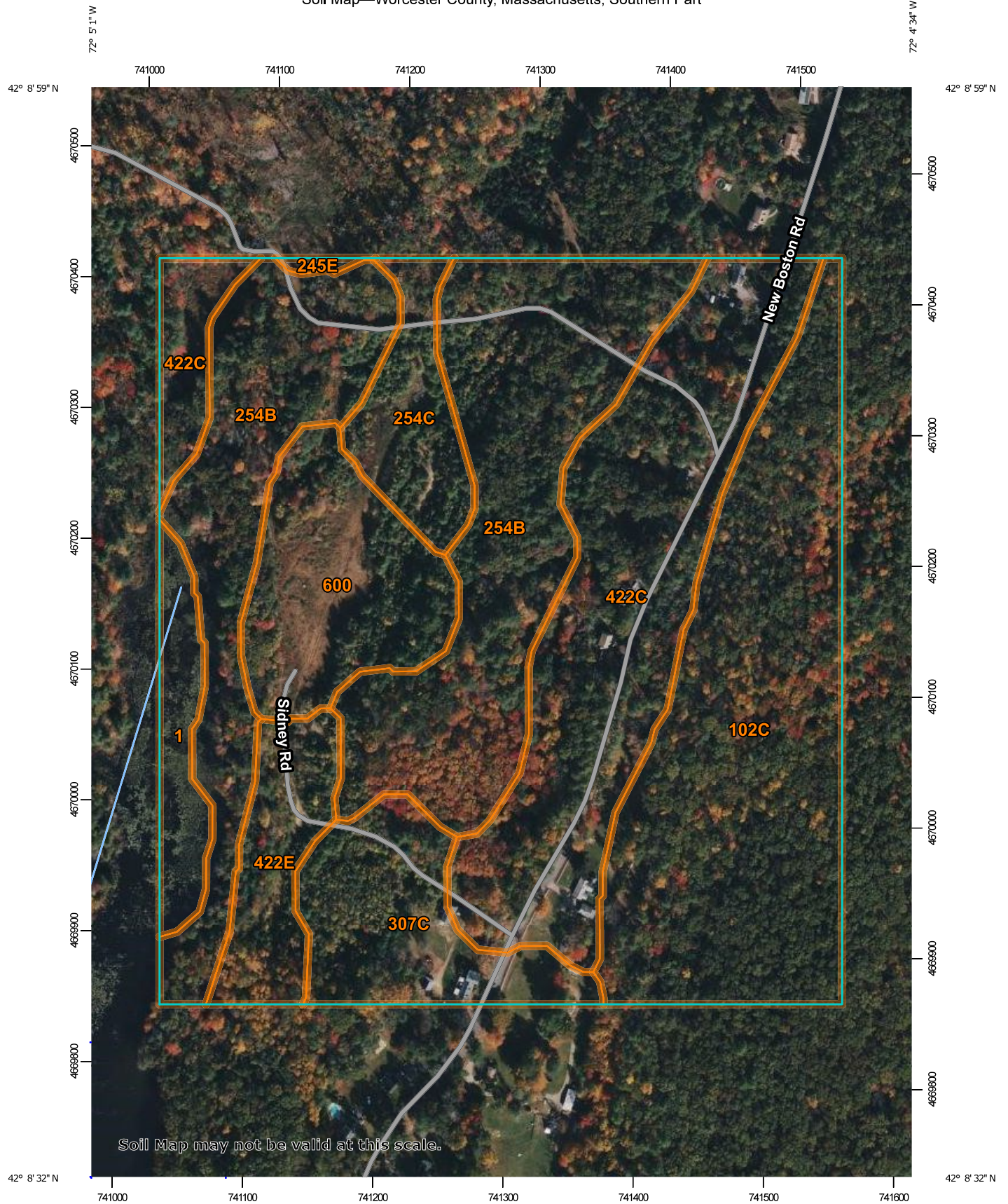
3. Other:

| Vegetation and Hydrology Conclusion                                             |  | Yes      | No    |
|---------------------------------------------------------------------------------|--|----------|-------|
| Number of wetland indicator plants<br>≥ number of non-wetland indicator plants: |  | <u>X</u> | _____ |
| Wetland hydrology present:<br>hydric soil present:                              |  | <u>X</u> | _____ |
| other indicators of hydrology<br>present:                                       |  | <u>X</u> | _____ |
| <b>Sample location is in a BVW:</b>                                             |  | <u>X</u> | _____ |

Conclusion: Is soil hydric? Yes  No

*Submit this form with the Request for Determination of Applicability or Notice of Intent.*

Soil Map—Worcester County, Massachusetts, Southern Part



Soil Map may not be valid at this scale.

Map Scale: 1:4,060 if printed on A portrait (8.5" x 11") sheet.








































Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84





## MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

**Warning: Soil Map may not be valid at this scale.**  
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Worcester County, Massachusetts, Southern Part  
 Survey Area Data: Version 15, Sep 9, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 15, 2020—Oct 31, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                                                    | Acres in AOI | Percent of AOI |
|------------------------------------|------------------------------------------------------------------|--------------|----------------|
| 1                                  | Water                                                            | 2.3          | 3.1%           |
| 102C                               | Chatfield-Hollis-Rock outcrop complex, 0 to 15 percent slopes    | 16.7         | 22.5%          |
| 245E                               | Hinckley loamy sand, 15 to 35 percent slopes                     | 0.1          | 0.2%           |
| 254B                               | Merrimac fine sandy loam, 3 to 8 percent slopes                  | 21.3         | 28.7%          |
| 254C                               | Merrimac fine sandy loam, 8 to 15 percent slopes                 | 3.1          | 4.2%           |
| 307C                               | Paxton fine sandy loam, 8 to 15 percent slopes, extremely stony  | 5.2          | 7.0%           |
| 422C                               | Canton fine sandy loam, 8 to 15 percent slopes, extremely stony  | 16.0         | 21.5%          |
| 422E                               | Canton fine sandy loam, 15 to 35 percent slopes, extremely stony | 3.3          | 4.5%           |
| 600                                | Pits, gravel                                                     | 6.1          | 8.2%           |
| <b>Totals for Area of Interest</b> |                                                                  | <b>74.1</b>  | <b>100.0%</b>  |