

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Sturbridge

City/Town

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



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

A. General Information

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

10 Fairgrounds Road

a. Street Address

Sturbridge

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

260-02541-010

f. Assessors Map/Plat Number

d. Latitude

10

g. Parcel /Lot Number

e. Longitude

2. Applicant:

Henry R.

a. First Name

Simonelli, Jr.

b. Last Name

c. Organization

18 Chapin Street

d. Street Address

Southbridge

e. City/Town

MA

f. State

01550

g. Zip Code

(508) 764-2100

h. Phone Number

(508) 764-2236

i. Fax Number

Fairgrounds@SimLaw.com

j. Email Address

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

Check if more than one owner

Henry R. and Cindy D.

a. First Name

Simonelli

b. Last Name

c. Organization

18 Chapin Street

d. Street Address

Southbridge

e. City/Town

MA

f. State

01550

g. Zip Code

(508) 764-2100

h. Phone Number

(508) 764-2236

i. Fax Number

Fairgrounds@SimLaw.com

j. Email address

4. Representative (if any):

a. First Name

b. Last Name

c. Company

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

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

\$110.00

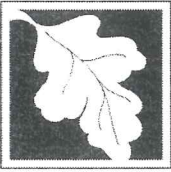
a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Restore stone retaining wall, replace dock, shore up foundation under the shed, lift house, remove enclosed porch and replace it with 314+/- s.f. addition, remove tree growing into garage and endangering home, plus 2 dead trees and 1 dying tree (growing into neighbor's garage), replace unprotected underground wiring with conduit and add water pipe for spigot at shed, remove street-side porch and ramp, and add deck facing lake

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

60379

c. Book

b. Certificate # (if registered land)

129

d. Page Number

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

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



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Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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City/Town

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Bank	60+/- stone wall 1. linear feet	60+/- stone wall 2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet 10+/- dock footings	2. square feet 10+/- dock footings
c. <input checked="" type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 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)	

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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



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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.

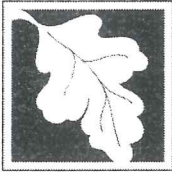
a. square feet of BVW _____

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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Document Transaction Number

Sturbridge
City/Town

C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Notice of Intent – 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://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/online_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

8/1/2017
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.1.d, 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).*

1c. 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

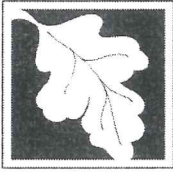
2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(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/dfwele/dfw/nhesp/nhesp.htm>, regulatory review tab). 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.



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

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

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and *mail to NHESP* at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed. Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only

b. Yes No If yes, include proof of mailing or hand delivery of NOI to either:

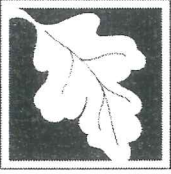
South Shore - Cohasset to Rhode Island, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

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

Provided by MassDEP:

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Document Transaction Number

Sturbridge

City/Town

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

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

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

D. Additional Information

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

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

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

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



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

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.

a. Plan Title

b. Prepared By

c. Signed and Stamped by

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:

1531

2. Municipal Check Number

1530

4. State Check Number

Henry R. and Cindy D.

6. Payor name on check: First Name

January 16, 2020

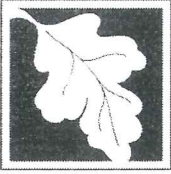
3. Check date

January 16, 2020

5. Check date

Simonelli

7. Payor name on check: Last Name



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

Provided by MassDEP:

MassDEP File Number

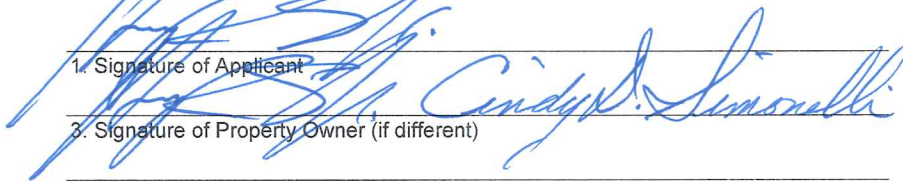
Document Transaction Number

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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.

	January 16, 2020
1. Signature of Applicant	2. Date
	January 16, 2020
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

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

Other:

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

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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: Henry R. Simonelli, Jr.
- B. The address of the lot(s) where the activity is proposed is: 10 Fairgrounds Road, Sturbridge, MA 01566
- C. The nature of the activity proposed includes: restoring stone retaining wall, lifting house, removing porches and putting on an addition
- 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: Henry R. Simonelli, Jr. or the applicant's representative: _____, by calling telephone # (508) 764-2100 on the following days of the week: Mon-Fri between the hours of 10 am and 5 pm.

The Public Hearing for this application will be held in the Center Office Building, 301 Main Street, 2nd Floor on Tuesday, February 4, 2020 at 7:15 pm.

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

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

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



Town of Sturbridge

Conservation Commission

Filing Fee Worksheet

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

Applicant Henry R. Simonelli, Jr.

Applicant Representative _____

Project location 10 Fairgrounds Road, 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) 1a) Work on single family lot

Total State Fee for project (include Riverfront Area adjustment if applicable) \$110.00

State share of State Fee \$42.50

Local share of State Fee \$67.50

TOTAL ADDITIONAL LOCAL FEE REQUIRED FOR PROJECT*:

(See Sturbridge Wetland Bylaw Regulations Section 4.17)

Standard NOI Fee = \$50.00 \$50.00 (check if applicable)

Standard RDA Fee = \$25.00 _____ (check if applicable)

Standard ANRAD Fee = \$00.10 per foot for resource area delineation _____ (check if applicable).
feet _____ x \$00.10 = \$ _____

Standard DELINEATION Fee = \$00.10 per foot for resource area delineation _____ (for all projects).
feet 60 x \$00.10 = \$ 6.00

(for all projects that do not include an approved wetland delineation boundary by the Commission within 3 years prior to application submittal)

REPLICATION Monitoring Fee = \$200.00 _____ (check if applicable)
(for all projects that include wetland alteration and wetland replication)

CUMULATIVE TOTAL FEES:

Total State Fee: \$42.50

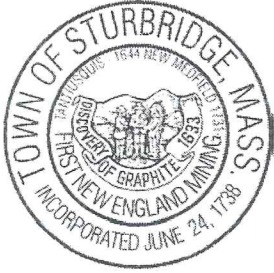
Total Town Share of State Fee: \$67.50

Total Local Fee: \$56.00

*Please Note:

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

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



Town of Sturbridge

Barbara A. Barry, Finance Director

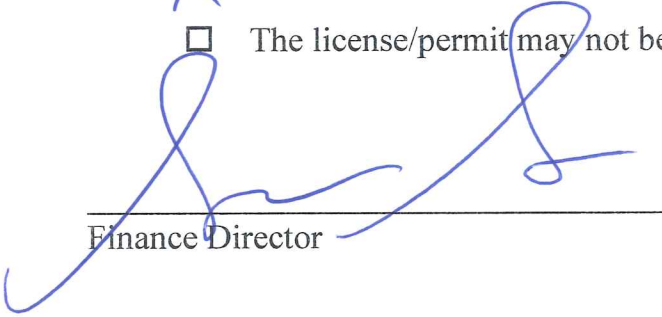
Department/Board/Committee: Conservation Commission

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

Property Owner: Henry R. Simonelli, Jr., and Cindy D. Simonelli

Property Location: 10 Fairgrounds Road, Sturbridge, MA 01566

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



Finance Director

1-15-2020

Date



Town of Sturbridge

Conservation Commission

Notice of Intent Application Checklist – Form B

Applicant / Property Owner Henry R. Simonelli, Jr., and Cindy D. Simonelli
Representative _____
Project Location 10 Fairgrounds Road, Sturbridge, MA 01550
Assessor's Information Map 260-02541-010
Date NOI filed with Conservation January 16, 2020
Date NOI filed with MA DEP Central Region January 16, 2020

- 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) *(available to date; additional forthcoming)*
- 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) *N/A*
- 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 *(will be provided after service is made)*
- Signed Affidavit of Service for Abutter Notification *(will be provided after service is made)*
- 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 regendreau@town.sturbridge.ma.us.

Conservation Agent

DESCRIPTION OF PROJECT
10 Fairgrounds Road, Sturbridge, MA

1. Stone Retaining Wall, Shed and Dock:

Restore the stone retaining wall that was tumbling over due to erosion (see Exhibits 1A, 1B, and 1C). The wall is being restored by hand in exactly the same location using the very same stones to minimize any impact on the environment. Footings and trap rock are being put in place to prevent future erosion and to prevent the wall from tumbling again (see mason's sketch in Exhibit 1E). This work is a minor activity under 310 CMR 10.02(1), et seq., and its intent is to stop the erosion of our land into the lake and abate the dangerous condition of the wall created thereby.

The stone retaining wall serves as part of the foundation for the existing shed, but it is being undermined by erosion under and around the northeast corner of the shed (see Exhibit 1D.) The existing foundation is being restored to prevent future erosion. A cement slab and side walls will be placed under the shed to further minimize erosion.

The wall tumbling over from erosion also caused the pre-existing dock to collapse into the lake (see Exhibits 1A and 1B), so the collapsed dock is being removed and replaced.

2. Lifting House:

The existing footprint of the house is being lifted approximately 3½ feet to allow more accessibility in the basement, a more functional and efficient design for the plumbing on the main level, and better insulation and energy efficiency throughout the house. An insured house lifting contractor shall lift the house up and support it, steel beams and knee walls will be put in place, and the house will be set back down on the reinforced structure. The front and back porches and the ramp will be removed prior to the lift. The temporary construction impact will be limited to the perimeter of the house and away from the lake's edge.

3. Addition:

The addition will remove the adjacent existing enclosed porch that faces the lake, and in its place the lake side of the house will be squared off with an addition approximately 142 s.f.± (plus the porch area of 172 s.f.) to make the house more ergonomic and allow for much better insulation and energy efficiency. To facilitate the addition, a part of the foundation that is facing the lake will be removed. A 26' x 12' wide deck is anticipated to be placed along the length of the addition, under which there will be permeable materials on the ground. (See Exhibit 3A for a current plot plan, and Exhibits 3B and 3C for sketches of the "existing" and "proposed" footprints of the house layout.) The proposed addition and deck will be more than fifty (50) feet from the water's edge. The temporary construction impact will be limited to the perimeter of the house and away from the lake's edge.

4. Underground Wiring and Piping:

There is existing unprotected underground wiring out to the shed. For safety purposes, we propose having a licensed electrician replace it with underground conduit, and adding water pipe below the conduit and the frost line for a spigot at the same time. This will require minimal digging of a narrow trench for the conduit and piping, after which the trench will then be filled in with the same soil and replanted with grass.

5. Trees:

There are 2 dead trees and 1 dying tree (growing into the neighbor's garage) in the yard that must be removed for safety (see Exhibits 5A and 5B). Our preference is to replace the dead and dying trees with large ornamental shrubs, such as Rose of Sharon, Rhododendrons, and/or Hydrangeas. There is also a tree that is growing into our own garage and endangering our home that must be removed (see Exhibit 5C). Due to its location, it is not feasible to replace it with another tree (as it should never have been allowed to take root there).

NOTE:

During the entire project, every effort will be made to minimize the impact on the environment. Where possible, materials that are removed will be re-used on site. Any use of heavy equipment will be kept to a minimum and as far from the water's edge as possible.

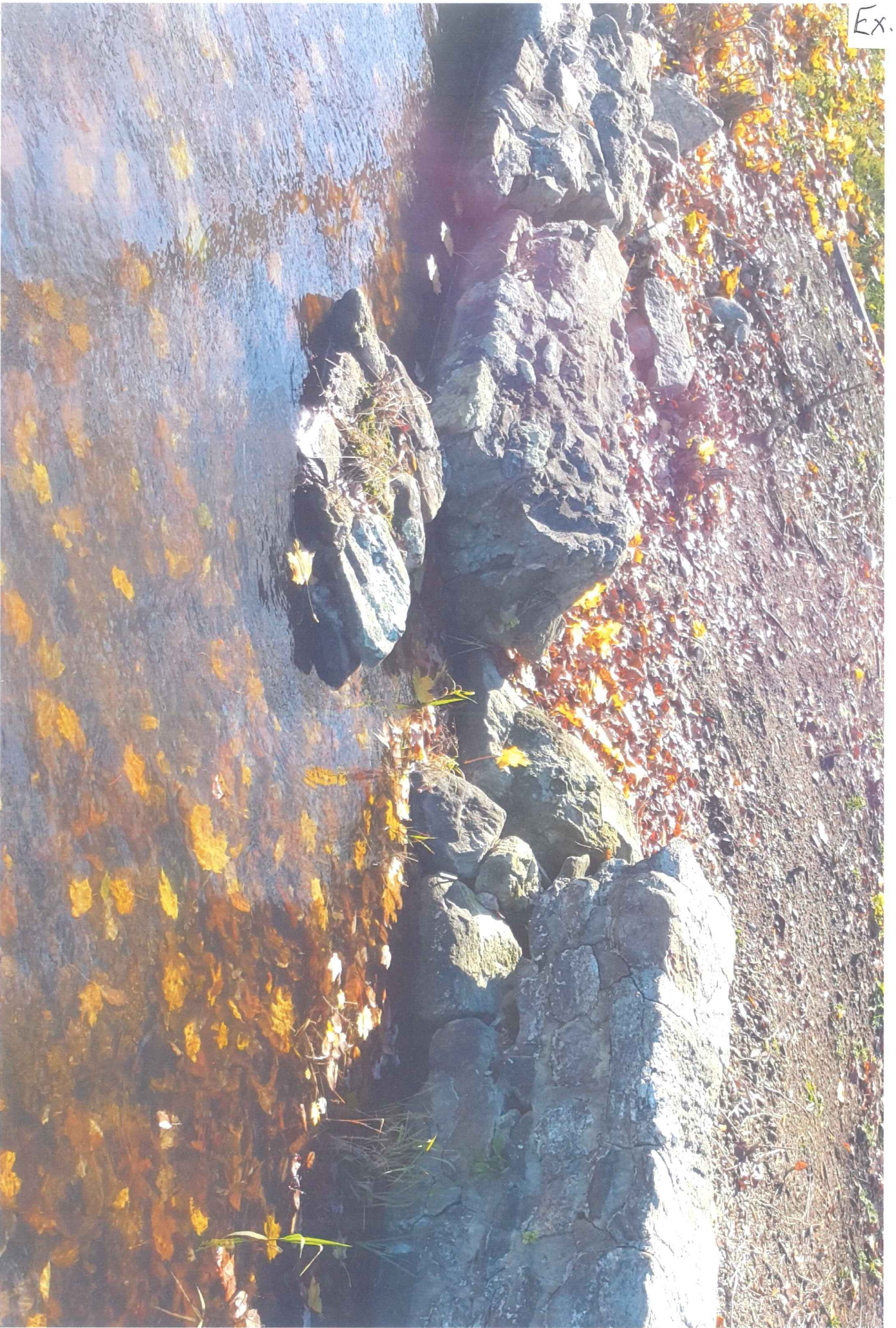
Ex-1A



Ex 1B



Ex. 1C



Ex. 10

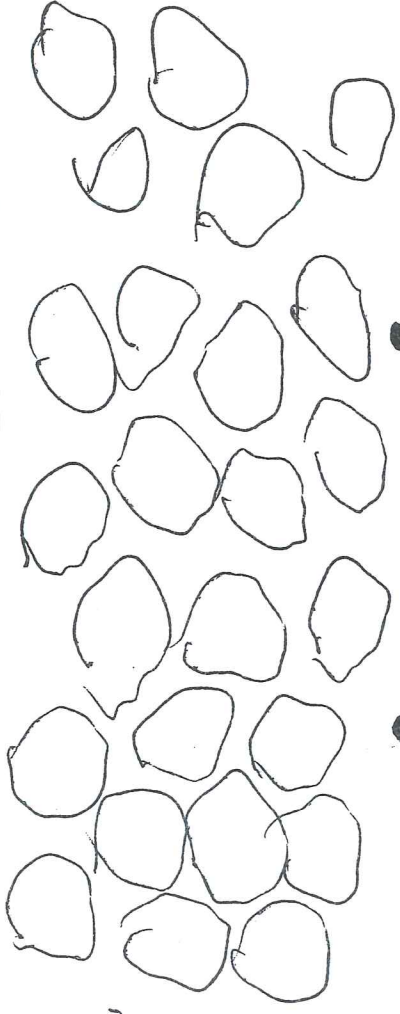


Rick Simonelli;

10 Fairgrounds Rd Sturbridge MA

40' Retaining wall

40'

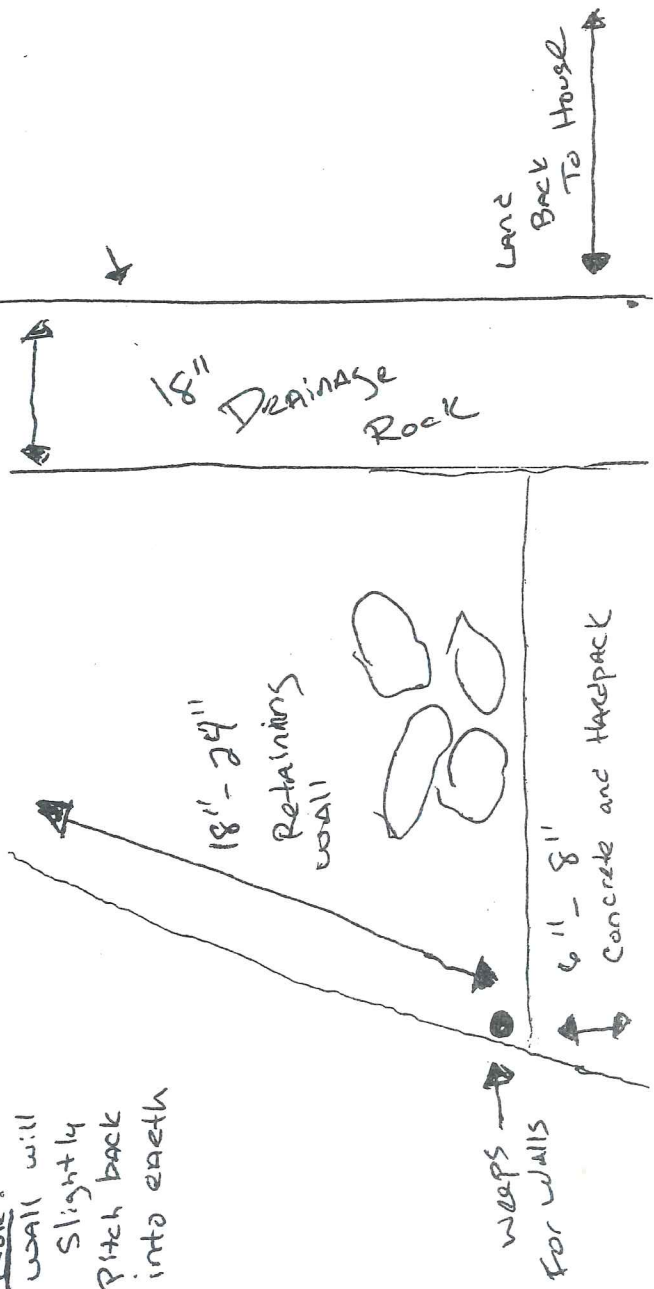


6"-8" Concrete and Hardspack

Note: Hardspack was original

Side View

Note: wall will slightly pitch back into earth



NOTES

- Build wall to same height as it was originally
- Using same footprint as before
- Using all the same existing material
- Only new materials introduced are concrete for footing, mortar for wall, and drainage rock behind wall
- 10 Linear feet will be pointed on existing foundation on lake shed.

Ex 1E



JALBERT ENGINEERING, INC.

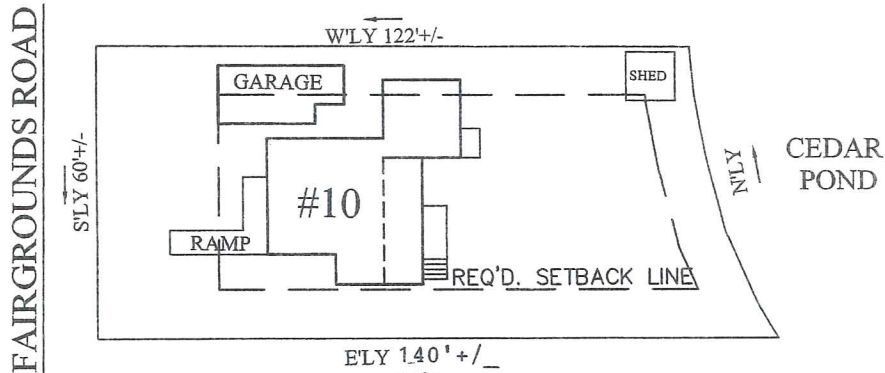
CIVIL ENGINEERS & SURVEYORS

54 Main Street
Sturbridge, Massachusetts 01566-1244
Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
Fax: (508) 347-7962

JOB No. 19019

MORTGAGE INSPECTION PLOT PLAN

Mortgage Applicants: *Henry R. Simonelli, Jr.*
Property Location: *10 Fairgrounds Road, Sturbridge, MA*
Certified to: *Simonelli & Associates*
For description: *"Exhibit A", Book 48878, Page 38*
Zoning: *Commercial*
Min. Area: *1 Acre* Frontage: *150'*
Setbacks: *Front: 25', Side: 10', and Rear: 10'*
Inspection Date: *1/28/19*



PLAN

Scale: 1" = 30'

NOTE: This mortgage inspection was prepared specifically for mortgage purposes and is not to be relied upon as an instrument survey. Jalbert Engineering, Inc. accepts no responsibility for damages resulting from said reliance by anyone other than the mortgagee. Under no circumstances is this Tape Survey to be used for the location of fences, walls, hedges, etc.

This is to certify that a duly authorized representative of Jalbert Engineering, Inc. examined the premises as described in the legal description furnished. All visible encroachments and visible easements are shown hereon. This is to certify that there are no violations of zoning requirements regarding building line offsets. LOT AND STRUCTURE PREDATE CURRENT ZONING.

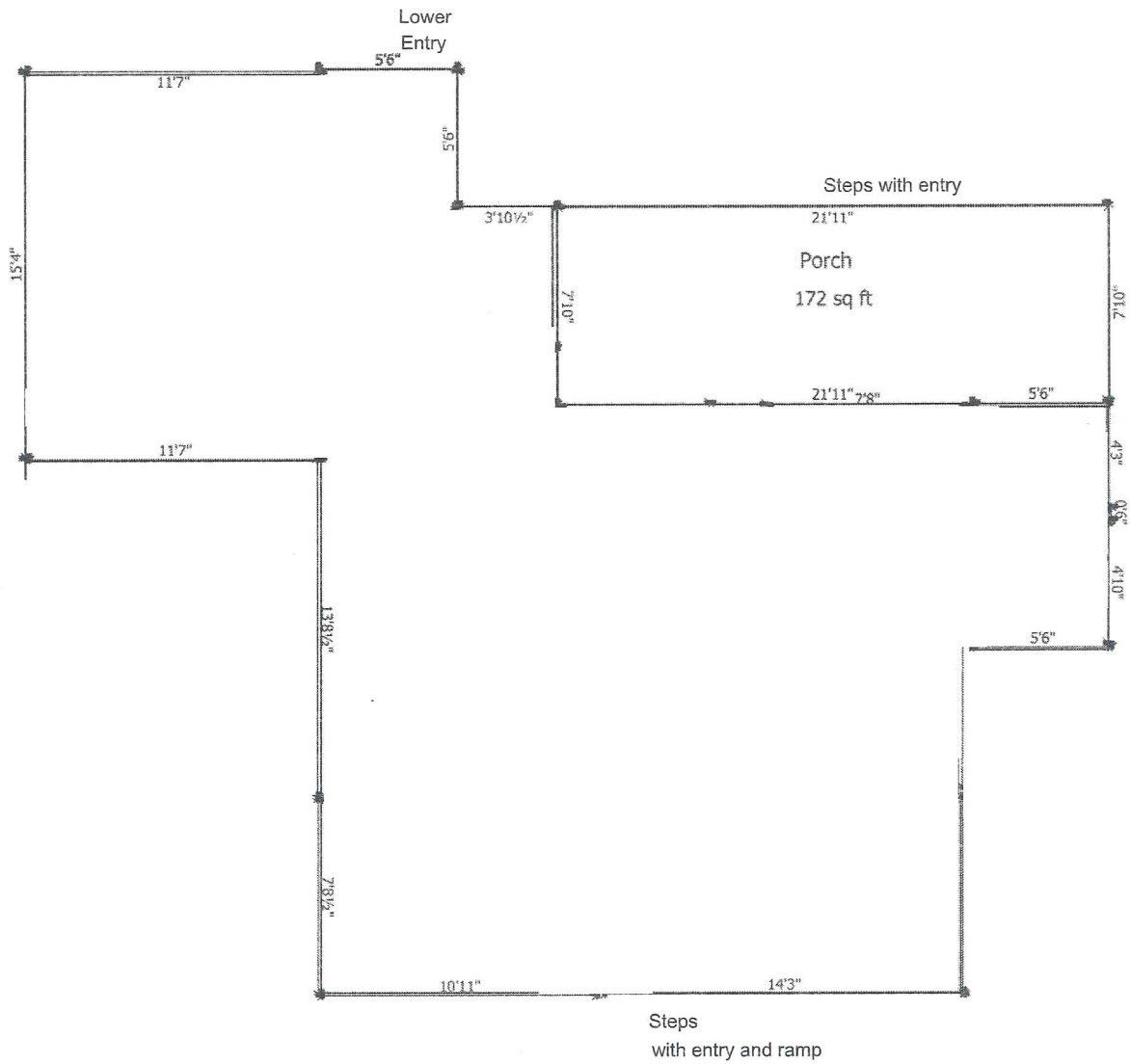
This is to certify that the building(s) shown does not lie within a special flood hazard area as shown on special flood hazard area map: Community: 25207C, Panel: 0927E, Dated: 7/4/2011.

Leonard S. Jalbert
Leonard S. Jalbert, P.E.



George E. Smith
George E. Smith, III, P.L.S.

Sketch of Existing House at 10 Fairgrounds Road, Sturbridge, MA



Sketch of Proposal for 10 Fairgrounds Road, Sturbridge, MA

