

EXISTING GRADE, INC.

Land Surveyors - Civil Engineers

Notice of Intent Application

for

198 Lake Road

Proposed Site Plan

Sturbridge, Massachusetts

Prepared for:

Mark and Barbara Smith
19480 Mammoth Drive
Bend, Oregon 97702

Prepared by:

Existing Grade, Inc.
62 Riedell Road
Douglas, Massachusetts 01516

November 13, 2019
EGI Project No. 1868

62 Riedell Road
Douglas, MA 01516
(508) 737-7920

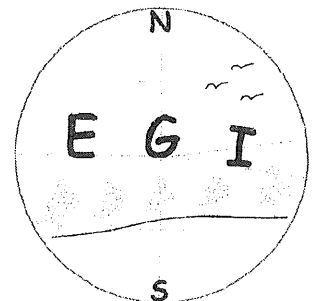


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EXISTING GRADE, INC.

Land Surveyors - Civil Engineers

November 13, 2019

Sturbridge Conservation Commission
Center Office Building
301 Main Street
Sturbridge, Massachusetts 01566

RE: *Narrative for Notice of Intent Application*
 Barbara Veale Smith
 198 Lake Road – Proposed Site Plan
 Sturbridge, Massachusetts

Sturbridge Conservation Commission Members:

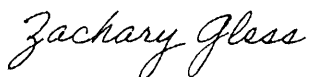
This letter serves to provide supporting documentation and narrative regarding the Notice of Intent (NOI) Application for Barbara Veale Smith (Proponent) at the property located at 198 Lake Road Sturbridge, MA. The NOI is being submitted to request the razing and rebuilding of the existing single family home within the same foot print. The existing handicap ramp and front deck will be rebuilt, as well as the removal of an existing paver patio in the rear with construction of a new composite deck over a gravel bed to allow for infiltration. Due to the need for handicap accessibility on the site, a new walkway from the rear deck to the existing dock and landing to the water is being proposed, as well as the request to rebuild the existing landing to the same dimensions and elevations. The proposed work is located within the buffer zone to Big Alum Pond.

The current parcel serves a single family residential structure and is serviced by a private water and public sewer (connected through an E-One Pump system). The existing structure is currently a summer cottage and the proponent wishes to upgrade into a year-round house. Due to the current condition of the structure, the proponent wishes to completely raze the existing structure and rebuild (no further encroachments into any existing setbacks or buffer zones are being proposed from what currently exists). All of the proposed decking and walkways will be constructed of Trex composite materials and the surface boards will be spaced with an adequate gap to allow rainfall to infiltrate between the boards into the proposed gravel beds. Three existing concrete pads at the rear of the site will be removed, and in conjunction with the construction of the new decking, the overall pervious nature of the site will be increased.

An erosion control barrier will be installed along the top of the existing shorefront retaining wall and will serve to depict the limit of work for the proposed project.

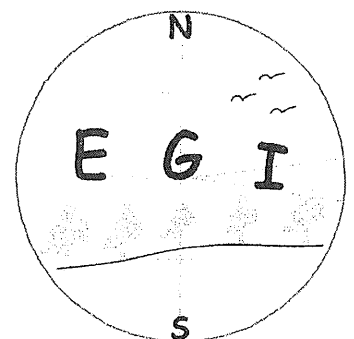
Please refer to the proposed site plan entitled "Proposed Site Plan for 198 Lake Road, Sturbridge, Massachusetts" prepared by Existing Grade, Inc, dated November 13, 2019 for further details and information.

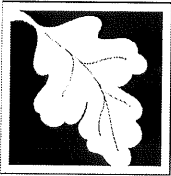
EXISTING GRADE INC.



Zachary Gless
Vice-President

62 Riedell Road
Douglas, MA 01516
(508) 694-6501





Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

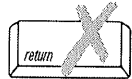
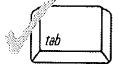
Document Transaction Number

Sturbridge

City/Town

Important:

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



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

A. General Information

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

198 Lake Road

a. Street Address

Sturbridge

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

42°08'38.20" N

d. Latitude

72°06'57.25"W

e. Longitude

380-/0 0954/- 198//

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Barbara

a. First Name

Smith

b. Last Name

c. Organization

19480 Mammoth Drive

d. Street Address

Bend

e. City/Town

OR

f. State

97702

g. Zip Code

(541) 749-0229

h. Phone Number

i. Fax Number

bveale.smith@gmail.com

j. Email Address

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

Check if more than one owner

SAME

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Zachary

a. First Name

Gless

b. Last Name

Existing Grade, Inc

c. Company

62 Riedell Road

d. Street Address

Douglas

e. City/Town

MA

f. State

01516

g. Zip Code

(508) 737-7920

h. Phone Number

i. Fax Number

zgless@existinggrade.com

j. Email address

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

\$500

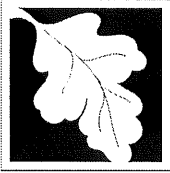
a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Razing and rebuild of existing structure & decking. To include removal of existing paver patio in rear and construction of a new deck with walkways to existing dock and landing to water. Landing to be rebuilt to existing dimensions and elevations.

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

47080

c. Book

b. Certificate # (if registered land)

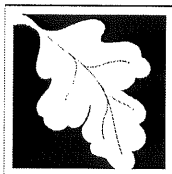
309

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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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 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. _____

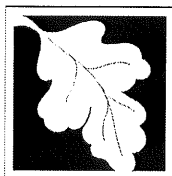
c. square feet between 100 ft. and 200 ft. _____

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 BWV

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

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

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

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

MassGIS Oliver _____

b. Date of map _____

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____

percentage/acreage

(b) outside Resource Area _____

percentage/acreage

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

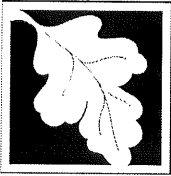
2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

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

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



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

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

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm; 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:

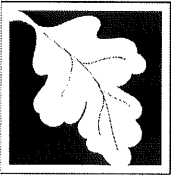
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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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.

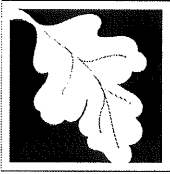
D. Additional Information

- 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.



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D. Additional Information (cont'd)

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

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

Proposed Site Plan for 198 Lake Road

a. Plan Title

Existing Grade, Inc

Edwin H. Gless, Jr

b. Prepared By

11/13/19

c. Signed and Stamped by

1"=10'

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:

2086 - \$262.50

11/1/19

2. Municipal Check Number

3. Check date

2085 - \$237.50

11/1/19

4. State Check Number

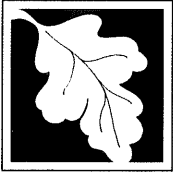
5. Check date

Mark & Barbara

Smith

6. Payor name on check: First Name

7. Payor name on check: Last Name



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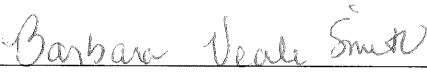
Sturbridge

City/Town

F. Signatures and Submittal Requirements

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

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

| | |
|---|---------|
|  | 11/1/19 |
| 1. Signature of Applicant | 2. Date |
| 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.

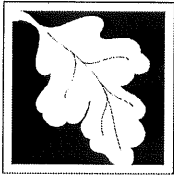
For MassDEP:

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:

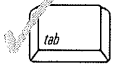
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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:

| | |
|-------------------|-------------------|
| 198 Lake Road | Sturbridge |
| a. Street Address | b. City/Town |
| 2085/2086 | \$237.50/\$262.50 |
| c. Check number | d. Fee amount |

2. Applicant Mailing Address:

| | | |
|---------------------|------------------------|------------------|
| Barbara | Smith | |
| a. First Name | b. Last Name | |
| c. Organization | | |
| 19480 Mammoth Drive | | |
| d. Mailing Address | | |
| Bend | OR | 97702 |
| e. City/Town | f. State | g. Zip Code |
| (541) 749-0229 | bveale.smith@gmail.com | |
| h. Phone Number | i. Fax Number | j. Email Address |

3. Property Owner (if different):

| | | |
|--------------------|---------------|------------------|
| _____ | _____ | |
| a. First Name | b. Last Name | |
| c. Organization | | |
| d. Mailing Address | | |
| _____ | _____ | _____ |
| e. City/Town | f. State | g. Zip Code |
| _____ | _____ | _____ |
| h. Phone Number | i. Fax Number | j. Email Address |

B. Fees

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

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

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

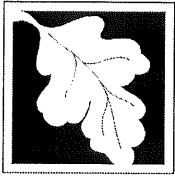
Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

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

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

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

To calculate filing fees, refer to the category fee list and examples in the instructions for 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 |
|------------------------------------|-----------------------------|--------------------------------|------------------------------|
| Single Family House Lot - Cat 2(a) | 1 | \$500 | \$500 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Step 5/Total Project Fee: \$500

Step 6/Fee Payments:

| | |
|--------------------------------|--------------------------------------|
| Total Project Fee: | <u>\$500</u> |
| State share of filing Fee: | <u>\$237.50</u> |
| City/Town share of filing Fee: | <u>\$262.50</u> |
| | a. Total Fee from Step 5 |
| | b. 1/2 Total Fee less \$12.50 |
| | c. 1/2 Total Fee plus \$12.50 |

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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



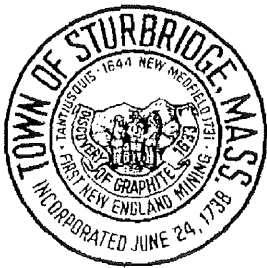
Town of Sturbridge

Conservation Commission

These documents are required to accompany
Notices of Intent and Requests for Determination of Applicability

- Affidavit of Service:
This document is your witness that abutters have been notified according to regulations.
- Abutters Notification Letter
Use this blank document to provide necessary information to abutters
- Local Filing Fees Worksheet
This document details required fees for local and state filing and must be submitted with your payments
- Finance Department Tax Sign Off
This form must be signed by the Sturbridge Assessor's Office as proof of your paid taxes

Please contact the Conservation Office if you have questions (508)-347-2506.



Town of Sturbridge

Conservation Commission

STURBRIDGE CONSERVATION COMMISSION AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetland Bylaws I, Zachary Gless, hereby certify under the pains and penalties of perjury that on (date) November 14, 2019, I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws Chapter 131, § 40, and the DEP Guide to Abutter Notification as well as the Town of Sturbridge Wetland Bylaws, in connection with the following matter:

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

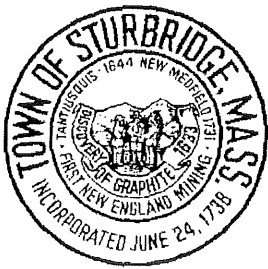
was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by Zachary Gless with the Sturbridge Conservation Commission on (date) November 14, 2019 for the property located at 198 Lake Road, Sturbridge MA

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

Zachary Gless 11/14/19
(signature of applicant) (date)

Zachary Gless
(name of applicant-printed or typed)

F:\Home\CONSERVATIONForms\Affidavit of Service.doc



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:

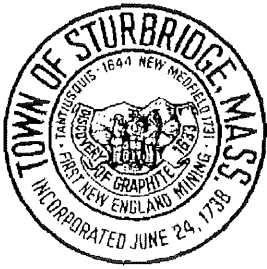
- A. The name of the applicant is: Barbara Veale Smith
- B. The address of the lot(s) where the activity is proposed is: 198 Lake Road, Sturbridge MA
- C. The nature of the activity proposed includes: Razing and Rebuilding of Existing Structure, New Decking & Walkways
- D. The applicant has filed the following in accordance with the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Sturbridge Wetland Bylaws.
 - Notice of Intent seeking permission to conduct work within a wetland, water body or resource area
 - Request for Determination seeking permission to conduct work within a buffer zone to a wetland, waterbody or resource area
 - Abbreviated Notice of Resource Area Delineation seeking to confirm the wetland resource area boundaries.
 - Request to amend an existing Order of Conditions for DEP File #300-_____
- E. Copies of the application may be examined at the Sturbridge Conservation Department, 301 Main Street, Center Office Building, Sturbridge, MA between the hours of **9:00 a.m. – 3:30 p.m. Monday through Friday**. Additional times may available by appointment. Please call ahead to check for availability. (508) 347-2506
- F. Copies of the application may be obtained from either the applicant: _____ or the applicant's representative: Zachary Gless, by calling telephone # 508-694-6501 on the following days of the week: M-F between the hours of 9 AM and 5 PM.

The Public Hearing for this application will be held in the Center Office Building, 301 Main Street, 2nd Floor on _____ at _____ 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 Barbara Veale Smith

Applicant Representative Zachary Gless, Existing Grade, Inc. (508-694-6501)

Project location 198 Lake Road, Sturbridge MA

TOTAL STATE FEE REQUIRED FOR PROJECT

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

State Fee Category(s) 2(a)

Total State Fee for project (include Riverfront Area adjustment if applicable) \$500

State share of State Fee \$237.50

Local share of State Fee \$262.50

TOTAL ADDITIONAL LOCAL FEE REQUIRED FOR PROJECT*:

(See Sturbridge Wetland Bylaw Regulations Section 4.17)

- Standard NOI Fee = \$50.00 #2084 (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 _____ x \$00.10 = \$ _____

(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: \$237.50

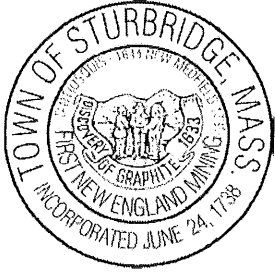
Total Town Share of State Fee: \$262.50

Total Local Fee: \$50.00

*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: Susan Marcus / Barbara Smith

Property Location: 198 Lake Road, Sturbridge MA

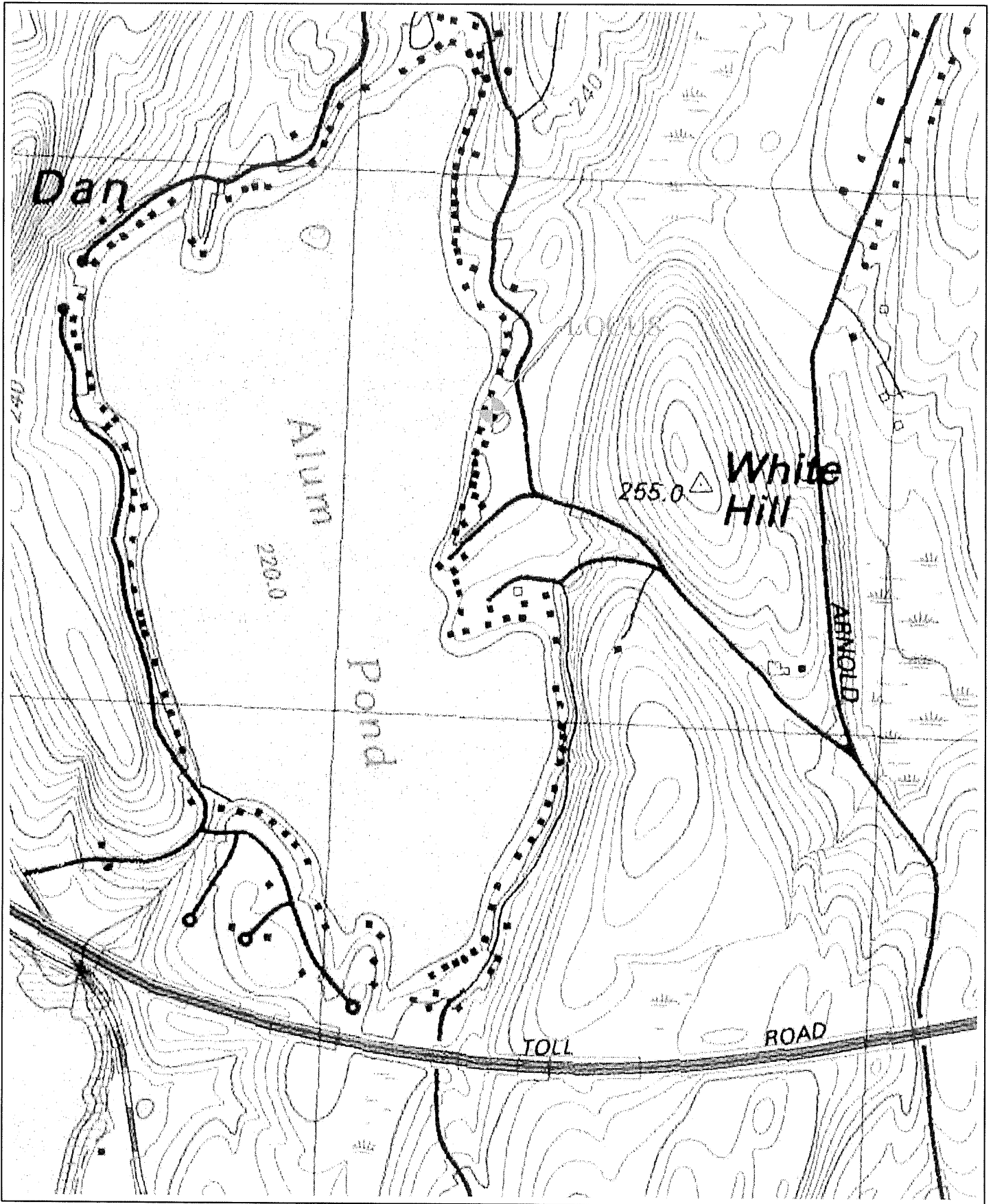
-
- The license/permit may be released.
 - The license/permit may not be released.

Barbara A. Barry
Finance Director

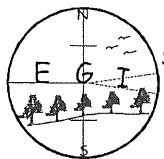
11/14/19
Date



198 Lake Road, Sturbridge MA
 FEMA Flood Map



DATE: 09/12/2019
 DRAWN BY: ZG
 APPROVED BY: ZG
 SCALE:
 HORZ: 1"=800'

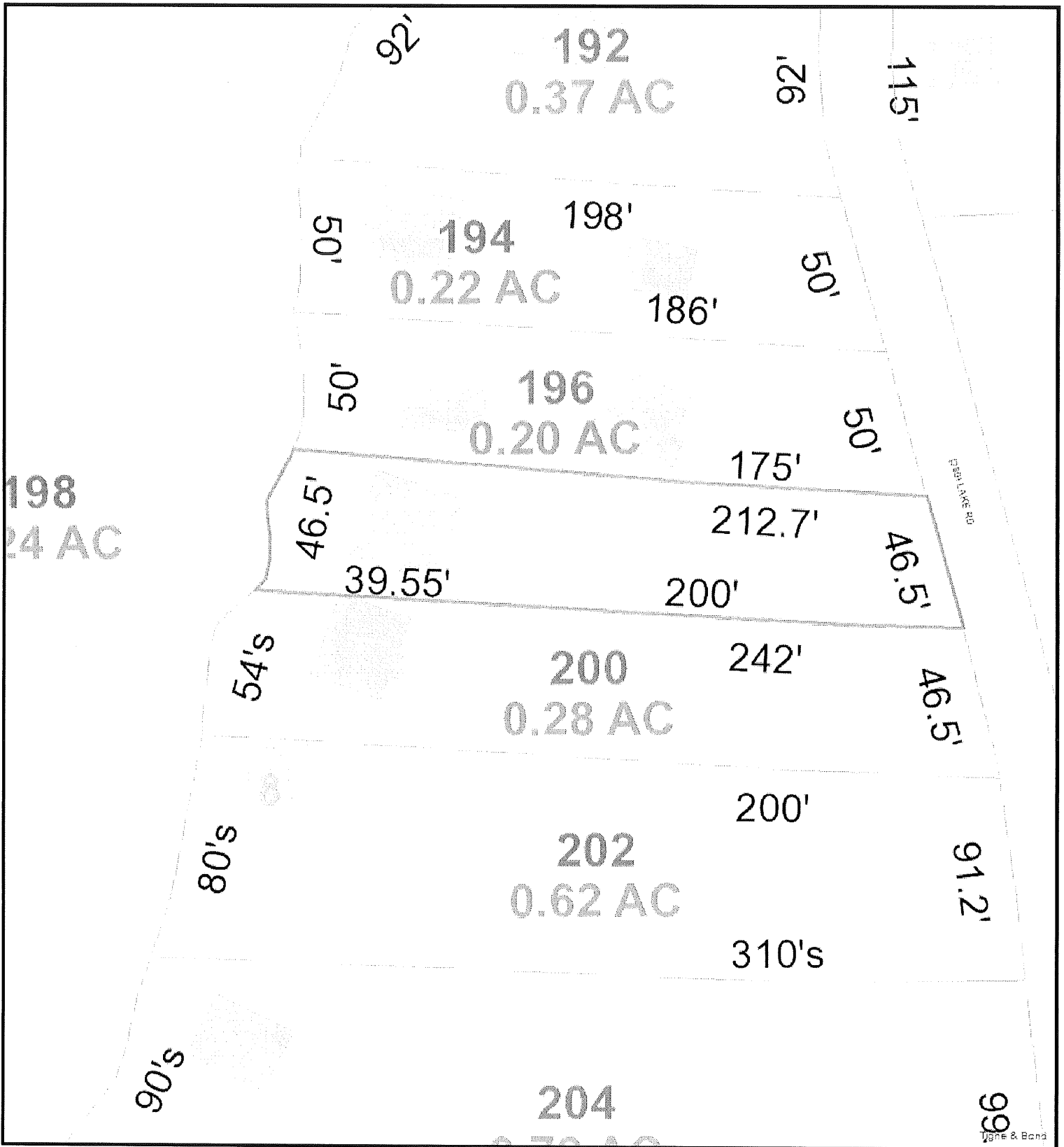


Existing Grade Inc.
 Surveyors & Civil Engineers
 62 Riedell Road
 Douglas, MA 01516
 (508) 694-6501 Ph/Fax

USGS LOCATION MAP
 FOR
 198 LAKE ROAD
 STURBRIDGE, MA 01566

PROJ. NO. 1868
 DWG. 1868_USGS

FIG
 1



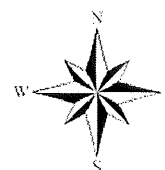
1868_Assessors Map

9/9/2019 4:49:17 PM

Scale: 1"=50'

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.



198 LAKE ROAD

Location 198 LAKE ROAD

Mblu 380-/0 0957/- 198/ /

Acct# 380-00957-198

Owner MARCUS SUSAN J

Assessment \$248,900

Appraisal \$248,900

PID 1885

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$49,800 | \$199,100 | \$248,900 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$49,800 | \$199,100 | \$248,900 |

Owner of Record

Owner MARCUS SUSAN J
Co-Owner & SMITH BARBARA VEALE
Address 177 NORTH STREET
UNIT 2
WALPOLE, MA 02081

Sale Price \$1
Certificate
Book & Page 47080/ 309
Sale Date 02/11/2011
Instrument 1F

Ownership History

| Ownership History | | | | | |
|--------------------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| MARCUS SUSAN J | \$1 | | 47080/ 309 | 1F | 02/11/2011 |
| MARCUS SUSAN J & DRIFILL KATHLEEN J | \$1 | | 34368/ 282 | 1A | 08/13/2004 |
| MARCUS SUSAN J & VEALE SMITH BARBARA | \$100 | | 17910/ 187 | 1A | 05/16/1996 |
| VEALE HELENA & THOMAS JR | \$100 | | 11083/0235 | 00 | 01/21/1988 |
| HEBERT DANIEL C | \$100 | | 11083/0234 | 00 | 01/21/1988 |

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 1,220
Replacement Cost: \$88,958
Building Percent Good: 56
Replacement Cost Less Depreciation: \$49,800

Building Attributes

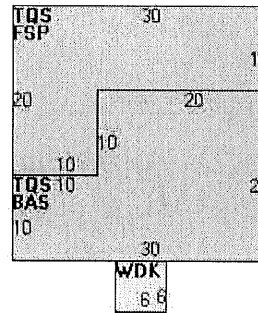
| Field | Description |
|--------------------|----------------|
| Style | Camp |
| Model | Residential |
| Grade: | Average +10 |
| Stories: | 1.75 |
| Occupancy | 0 |
| Exterior Wall 1 | Clapboard |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Plywood Panel |
| Interior Wall 2 | |
| Interior Flr 1 | Pine/Soft Wood |
| Interior Flr 2 | Vinyl/Asphalt |
| Heat Fuel | Coal or Wood |
| Heat Type: | None |
| AC Type: | None |
| Total Bedrooms: | 4 Bedrooms |
| Total Bthrms: | 0 |
| Total Half Baths: | 1 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 5 |
| Bath Style: | Old Style |
| Kitchen Style: | Old Style |

Building Photo



(<http://images.vgsi.com/photos/SturbridgeMAPhotos/\01\01\73\41.jpg>)

Building Layout



(http://images.vgsi.com/photos/SturbridgeMAPhotos//Sketches/1885_1948.jpg)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| TQS | Three Quarter Story | 900 | 720 |
| BAS | First Floor | 500 | 500 |
| FSP | Porch, Screen, Finished | 400 | 0 |
| WDK | Deck, Wood | 36 | 0 |
| | | 1,836 | 1,220 |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land

Land Use

Use Code 1013
Description SFR WATER R
Zone SR
Neighborhood 0510
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.24
Frontage 46
Depth
Assessed Value \$199,100
Appraised Value \$199,100

Outbuildings

| Outbuildings | | Legend |
|--------------------------|--|--------|
| No Data for Outbuildings | | |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$49,800 | \$199,100 | \$248,900 |
| 2018 | \$47,100 | \$189,500 | \$236,600 |
| 2017 | \$45,000 | \$182,200 | \$227,200 |
| 2016 | \$44,400 | \$176,700 | \$221,100 |
| 2015 | \$46,200 | \$176,700 | \$222,900 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$49,800 | \$199,100 | \$248,900 |
| 2018 | \$47,100 | \$189,500 | \$236,600 |
| 2017 | \$45,000 | \$182,200 | \$227,200 |
| 2016 | \$44,400 | \$176,700 | \$221,100 |
| 2015 | \$46,200 | \$176,700 | \$222,900 |