

NOTICE OF INTENT

PREPARED FOR:

ASHLEY STEPPIC

FOR PROPERTY LOCATED ON:

60 MAIN STREET

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

NARRATIVE

THE HOUSE WAS BUILT ATLEAST 50 YEARS AGO AS SINGLE FAMILY RESIDENTIAL HOME WITH A PARCEL AREA OF 0.33 ACRES. THE HOUSE IS CONNECTED TO TOWN SEWER AND WATER. THE SITE IS LOCATED WITHIN A COMMERCIAL DISTRICT WITH 59.35' OF FRONTAGE AND A AREA OF 14,400 SQ.FT. ACCESS TO THE PROPERTY IS LOCATED WITHIN A 10' EASEMENT LOCATED ON THE EASTERLY SIDE OF THE PROPERTY.

NO PARKING WAS EVER ESTABLISHED AND REDEVELOPMENT OF THE EXISTING LAWN AREA IN THE NORTHERLY SIDE OF THE HOUSE WILL BE TO ALLOW FOR A PARKING LOT WITHIN 50' OF A CLEARLY DEFINED VEGETATED WETLAND AREA. A MANHOLE WILL BE BUILT WITH A OIL WATER SEPARATOR TO BE DISCHARGED INTO A BASIN LOCATED SOUTHERLY OF THE WETLAND AREA. THE PARKING LOT WILL BE PAVED AND GRADED TO FLOW INTO THE SEPARATOR STRUCTURE.

A HANDICAP RAMP WILL BE INSTALLED FOR ACCESS TO THE HOUSE. EXTERIOR LIGHTING WILL BE PLACED ON THE HOUSE FOR SECURITY AND SAFETY.

SPECIAL MEASURES WILL BE TAKEN TO PROTECT THE INTEREST OF THE TOWN WETLAND BYLAWS. ALL DEMO MATERIALS WILL BE LOADED DIRECTLY INTO A TRUCK AND REMOVED FROM THE SITE. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED. ALL DRAINAGE WILL BE CONNECTED TO THE STONE DISCHARGE BASIN. ALL GRADE CHANGES WILL BE MINOR ON THE SITE.

Please refer to the Jalbert Engineering, Inc. Design plan Drawing No. 23012

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NARRATIVE

NOTICE OF INTENT

USGS QUADRANGLE

NATURAL HERITAGE MAP

FIRM MAP

DEED

FILING FEE WORKSHEET

FILING FEE CHECKS

CERTIFIED ABUTTERS LIST

PROPERTY TAX RELEASE

PROPOSED SITE PLAN 23012



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:

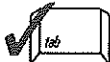
MassDEP File Number

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):

60 MAIN STREET

a. Street Address

STURBRIDGE

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

42.05°16.01"N

d. Latitude

72.03°42.81"W

e. Longitude

35

f. Assessors Map/Plat Number

60

g. Parcel /Lot Number

2. Applicant:

ASHLEY

a. First Name

STEPPIC

b. Last Name

OWNER

c. Organization

234 UPPER ROAD

d. Street Address

STAFFORD

e. City/Town

CT

f. State

06076

g. Zip Code

774-452-1695

h. Phone Number

i. Fax Number

j. Email Address

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

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):

LEONARD S.

a. First Name

JALBERT

b. Last Name

JALBERT ENGINEERING, INC.

c. Company

54 MAIN STREET

d. Street Address

STURBRIDGE

e. City/Town

MA

f. State

01566

g. Zip Code

508-347-5136

h. Phone Number

508-347-7962

i. Fax Number

LSJALBERT@JALBERTENGINEERING.COM

j. Email address

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

500.00

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:

PROPOSED VEHICLE PARKING AND HANDICAP ACCESS

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

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 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

69019

c. Book

b. Certificate # (if registered land)

102

d. Page Number

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

- 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.
- 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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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. 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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 _____

	Size of Proposed Alteration	Proposed Replacement (if any)
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

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

CURRENT GIS

- 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 <https://www.mass.gov/mass-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:

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@mass.gov

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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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.

SITE PLAN NUMBER 23012

a. Plan Title

JALBERT ENGINEERING, INC.

LEONARD S. JALBERT, P.E.

b. Prepared By

c. Signed and Stamped by

4/25/23

1"=20'

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:

0121
2. Municipal Check Number

May 5, 2023
3. Check date

0122
4. State Check Number

May 5, 2023
5. Check date

Ashley
6. Payor name on check: First Name

Steppic
7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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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.

	May 5, 2023
1. Signature of Applicant	2. Date
	May 5, 2023
3. Signature of Property Owner (if different) 5. Signature of Representative (if any)	4. Date 6. Date

For Conservation Commission:

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

For MassDEP:

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

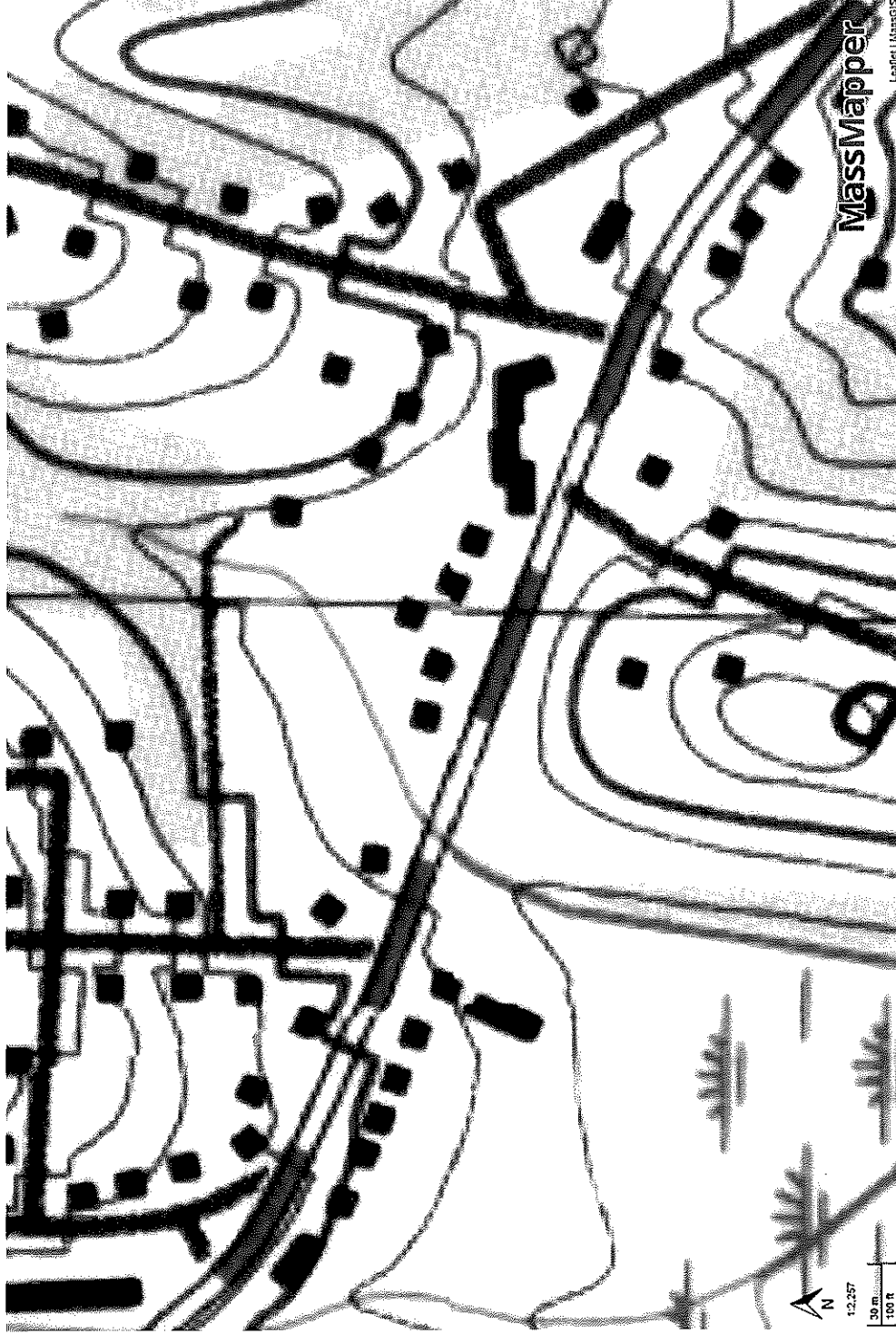
Other:

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

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

60 MAIN STREET

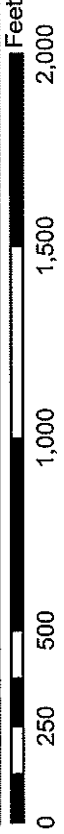
USGS Topographic Maps
Property Tax Parcels



National Flood Hazard Layer FIRMette



72°41'W 42°55'29"N



72°32'4"W 42°53'N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMFRs
- Area of Undetermined Flood Hazard Zone X

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2023 at 2:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 28465
Document Type	: DEED
Recorded Date	: April 13, 2023
Recorded Time	: 01:25:25 PM
Recorded Book and Page	: 69019 / 102
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1508479
Recording Fee (including excise)	: \$1,418.12

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/13/2023 01:25 PM
Ctrl# 248333 15060 Doc# 00028465
Fee: \$1,263.12 Cons: \$277,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

Return to:

QUIT CLAIM DEED

{Recording Information Area}

I, **Igor Bashkinov**, unmarried, of 228 Wiswall Road, Newton, MA 02459, for consideration paid, and in full consideration of **Two Hundred and Seventy-Seven Thousand Dollars and no cents (\$277,000.00)** grant with **QUITCLAIM COVENANTS** to **Ashley Steppic**, unmarried, of 234 Upper Road, Stafford Springs, CT 06076, as an individual, the following described premises:

Property Address: 60 Main Street, Sturbridge, MA 01566

Legal Description: The land in Sturbridge, Worcester County, Massachusetts, with the buildings thereon, situated on the northerly side of the State Highway to Southbridge, Route 131, bounded and described as follows:

BEGINNING at the southwesterly corner thereof at an iron pipe in the ground on the northerly line of said State Highway at the southeasterly corner of land now or formerly of Leo O. Gagnon et ux;

- THENCE: N. 35° 42' E. by said Gagnon land, 100 feet to an iron pipe in the ground;
- THENCE: S. 55° E. by said Gagnon land, eight (8) feet to an iron pipe in the ground;
- THENCE: northerly by said Gagnon land and land now or formerly of one Vilandre, 125 feet to an iron pipe in a stone wall;
- THENCE: easterly by land now or formerly of Norman H. Dumas et ux, 104.4 feet to an iron pipe in the ground;
- THENCE: S. 35° W. by land now or formerly of Arthur J. Atwood et ux, 213.7 feet to an iron pipe in the ground on the northerly line of said State Highway;
- THENCE: N. 55° by the northerly line of said State Highway, 59.35 feet to the point of beginning.

Together with a right-of-way over a strip of land now or formerly of Arthur J. Atwood and Eileen F. Atwood, 10 feet wide easterly of and immediately adjoining the premises, from Southbridge Road, northerly 112 feet. Being the same right- of-way described in a deed from Arthur J. Atwood and Eileen F. Atwood to John Santelli dated December 11, 1958 and recorded in Worcester District Registry of Deeds in Book 3997, Page 224.

Being the property conveyed to the Grantor by deed of Wells Fargo Bank, National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-OPTI, Mortgage Pass-Through Certificates, Series 2005-OPTI, C/O PHH Mortgage Corporation dated 11/23/2022, recorded with the Worcester County District Registry of Deed on 11/30/2022 in Book 68549, Page 269.

As per M.G.L. c 188 s 13, the Grantor, under oath and subject to the pains and penalties of perjury, does hereby depose, state and certify: (i) a release of all rights of Homestead in the subject realty, (ii) that no spouse, nonowner spouse, former spouse, or any other person resides

Property Address: 60 Main Street, Sturbridge, MA 01566

in the home, and (iii) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

Executed under seal this 4/11 day of _____, 2023.

[Handwritten Signature]

Igor Bashkinov

THE COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

On this 11th day of April, 2023, before me, the undersigned notary public, personally appeared, Igor Bashkinov and proved to me through satisfactory evidence of identification, which was his driver's license 56384284, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

[Handwritten Signature]

[Printed Name]

Notary Public [Print Name]

My Commission Expires: October 14, 2027

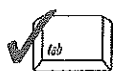


EMILY S. PAIGE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 14, 2027



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:

60 MAIN STREET STURBRIDGE
 a. Street Address b. City/Town
 c. Check number d. Fee amount

2. Applicant Mailing Address:

LEONARD S. JALBERT
 a. First Name b. Last Name
 c. Organization
 54 MAIN STREET
 d. Mailing Address
 STURBRIDGE MA 01566
 e. City/Town f. State g. Zip Code
 508-347-5136 508-347-7962 LSJALBERT@JALBERTENGINEERING.COM
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

ASHLEY STEPPIC
 a. First Name b. Last Name
 OWNER
 c. Organization
 234 UPPER ROAD
 d. Mailing Address
 STAFFORD CT 06076
 e. City/Town f. State g. Zip Code
 774-452-1695
 h. Phone Number i. Fax Number j. Email Address

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

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.

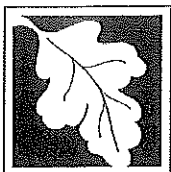
Step 2/Number of Activities: Identify the number of each type of activity.

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.



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
CATEGORY 2B	1	1	500.00

Step 5/Total Project Fee: 500.00

Step 6/Fee Payments:

Total Project Fee:	<u>500.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>237.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	<u>262.50</u>
	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

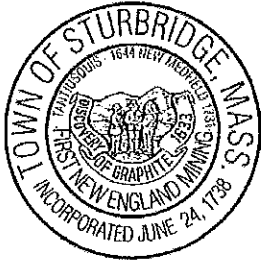
Application Type	Qty	Town Filing Fee	TOTAL
Notice of Intent (NOI): 60 MAIN STREET			
Residential – Single Family:			
Accessory (Deck, Shed, Pool Septic)	_____	\$150	_____
Shoreline Work	_____	\$150	_____
New Construction (Parking Lot)	_____	\$300	\$300.00
Residential – Other:			
Subdivision/Multi-Unit	_____	\$750	_____
Commercial/Industrial:			
New	_____	\$1500	_____
Redevelopment	_____	\$1000	_____
Limited Project (as defined in SWB & WPA)	_____	Equal to full WPA fee	_____
Alterations – located within Riverfront Area	_____	Additional 50% of Fee	_____
Application filed after Enforcement Order		Double the Municipal fee	_____
Request for Amended Order of Conditions	_____	50% of initial fee	_____
Request for Determination of Applicability (RDA):			
No Wetland Boundary Confirmation			
Residential:	_____	\$100	_____
No Wetland Boundary Confirmation			
All Other:	_____	\$200	_____
For Wetland Boundary Confirmation File ANRAD or NOI			
Abbreviated Notice of Resource Area Delineation (ANRAD):			
Residential – Single Family:	_____	\$100	_____
All Other:			
Base Review	_____	\$300	_____
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	_____
OOE Extension Request	_____	\$50	_____
Emergency Certification (NOI may be required to be filed following issuance of Emergency Cert)	_____	\$50	_____

Local Bylaw Fee (includes Town Filing Fee)	\$ <u>300.00</u>
State Filing Fee (from DEP Wetland Transmittal Form)	\$ <u>237.50</u>
<u>Total Payable to "Town of STURBRIDGE"</u>	\$ <u>562.50</u>

*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.



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation & Planning Board

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

Property Owner: Ashley Steppic

Property Location: 60 Main Street

The license/permit may be released.

The license/permit may not be released.

6

For Wendy MacGregor
Finance Director

5/4/2023
Date