

# NOTICE OF INTENT

PREPARED FOR:

JOHN J. & CHRISTINA I. RICE

FOR PROPERTY LOCATED ON:

244 PODUNK ROAD

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

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PROPERTY TAX RELEASE

PROPOSED SITE PLAN 23027

# NARRATIVE

THE APPLICANT IS PROPOSING TO CONSTRUCT A SINGLE-FAMILY HOME ON THE 10.67 AC. SITE. THE HOME WILL BE LOCATED OVER 100' FROM THE EXISTING WETLAND LOCATED WITHIN THE WESTERLY PORTION OF THE SITE. THE CONSTRUCTION OF THE SEPTIC SYSTEM WILL BE BEYOND 100' OF THE LIMITS OF THE WETLAND.

CONSTRUCTION OF THE ACCESS TO THE NEW HOME WILL BE WITHIN THE LIMITS OF THE EXISTING CART PATH AND ONLY A MINOR BRUSH CUTTING WILL TAKE PLACE ALONG THE CART PATH. THE GRADING OF THE CART PATH WILL REMAIN WITHIN THE EXISTING CONTOURS OF THE SITE AND NO MAJOR GRADE CHANGES WILL TAKE PLACE. THE SOIL AND SUBSOIL WITHIN THE ACCESS WILL BE REMOVED AND 12" OF GRAVEL BASE WILL BE INSTALLED WITH THE EASTERLY SIDE BEING AT ELEVATION 99' AND THE WESTERLY SIDE BEING AT 98.5'. THE GRADING WILL PROVIDE SHEET FLOW AND NO CULVERTS WILL BE INSTALLED CAUSING NO CONCENTRATION OF FLOW. THIS WILL ALLOW FOR A NORMAL FLOW OF SURFACE WATER WITHIN THE SITE.

THE EXISTING VEGETATION BEYOND THE EROSION CONTROL BARRIER WILL NOT BE TOUCHED. THE AREA WILL REMAIN IN ITS CURRENT STATE PROVIDING SHADE AND COVER TO THE GROUND AREA WITHIN THE 10.67 AC. SITE.

DRAINAGE FROM PODUNK ROAD AND ROUTE 49 TRAVELS NORTHWESTERLY FROM THE PROPOSED ENTRANCE INTO THE SITE. THE SWALE FOR THE DRAINAGE WILL NOT BE ALTERED. GRADING AROUND THE HOUSE WILL BE IMPROVED BY ELIMINATING ANY STEEP SLOPES IMMEDIATELY AROUND THE HOUSE AND SLOPING THE GRADES TO MATCH THE EXISTING SITE AND MITIGATING WATER RUNOFF NEAR NEIGHBORING PROPERTY LINES.

SPECIAL MEASURES WILL BE TAKEN TO PROTECT THE INTEREST OF THE TOWN WETLAND BYLAWS. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED. THE EROSION CONTROL BARRIER WILL DEPICT THE LIMIT OF WORK ON THE SITE. THERE ARE NO SIGNIFICANT GRADE CHANGES PROPOSED TO THE SITE. THE HOME WILL BE SERVICED BY A PRIVATE WELL AND SEPTIC SYSTEM.

Please refer to the Jalbert Engineering, Inc. Design plan Drawing No. 23027



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

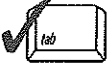
MassDEP File Number

Document Transaction Number

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City/Town

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



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

## A. General Information

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

|                              |                       |                      |
|------------------------------|-----------------------|----------------------|
| <u>244 PODUNK ROAD</u>       | <u>STURBRIDGE</u>     | <u>01566</u>         |
| a. Street Address            | b. City/Town          | c. Zip Code          |
| Latitude and Longitude:      | <u>42.10'09.49"N</u>  | <u>72.02'00.27"W</u> |
|                              | d. Latitude           | e. Longitude         |
| <u>3</u>                     | <u>244</u>            |                      |
| f. Assessors Map/Plat Number | g. Parcel /Lot Number |                      |

2. Applicant:

|                                   |               |                  |
|-----------------------------------|---------------|------------------|
| <u>JOHN J. &amp; CHRISTINA I.</u> | <u>RICE</u>   |                  |
| a. First Name                     | b. Last Name  |                  |
| <u>OWNERS</u>                     |               |                  |
| c. Organization                   |               |                  |
| <u>230 PODUNK ROAD</u>            |               |                  |
| d. Street Address                 |               |                  |
| <u>STURBRIDGE</u>                 | <u>MA</u>     | <u>01566</u>     |
| e. City/Town                      | f. State      | g. Zip Code      |
| <u></u>                           | <u></u>       | <u></u>          |
| h. Phone Number                   | i. Fax Number | j. Email Address |

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

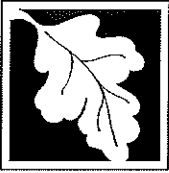
|                   |               |                  |
|-------------------|---------------|------------------|
| <u></u>           | <u></u>       |                  |
| a. First Name     | b. Last Name  |                  |
| <u></u>           |               |                  |
| c. Organization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

4. Representative (if any):

|                                   |                     |   |
|-----------------------------------|---------------------|---|
| <u>LEONARD S.</u>                 | <u>JALBERT</u>      |   |
| a. First Name                     | b. Last Name        |   |
| <u>JALBERT ENGINEERING , INC.</u> |                     |   |
| c. Company                        |                     |   |
| <u>54 MAIN STREET</u>             |                     |   |
| d. Street Address                 |                     |   |
| <u>STURBRIDGE</u>                 | <u>MA</u>           | <u>01566</u>                            |
| e. City/Town                      | f. State            | g. Zip Code                             |
| <u>508-347-5136</u>               | <u>508-347-7962</u> | <u>LSJALBERT@JALBERTENGINEERING.COM</u> |
| h. Phone Number                   | i. Fax Number       | j. Email address                        |

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

|                   |                   |                       |
|-------------------|-------------------|-----------------------|
| <u>110.00</u>     | <u>42.50</u>      | <u>67.50</u>          |
| a. Total Fee Paid | b. State Fee Paid | c. City/Town Fee Paid |



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**A. General Information** (continued)

6. General Project Description:

RAZE AND REBUILD OF SINGLE FAMILY RESIDENTIAL HOME

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 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

WORCESTER

a. County

64922

c. Book

b. Certificate # (if registered land)

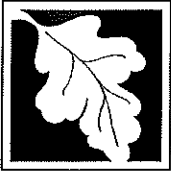
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d. Page Number

**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.

| <u>Resource Area</u>   | <u>Size of Proposed Alteration</u>       | <u>Proposed Replacement (if any)</u> |
|--|--|--------------------------------------|
| 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<br>3. cubic yards dredged | 2. square feet                       |

| <u>Resource Area</u>   | <u>Size of Proposed Alteration</u>                    | <u>Proposed Replacement (if any)</u>     |
|--|---|--|
| d. <input type="checkbox"/> Bordering Land Subject to Flooding | 1. square feet<br>3. cubic feet of flood storage lost | 2. square feet<br>4. cubic feet replaced |
| e. <input type="checkbox"/> Isolated Land Subject to Flooding  | 1. square feet<br>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.

| <u>Resource Area</u>                              | <u>Size of Proposed Alteration</u>                             | <u>Proposed Replacement (if any)</u> |
|---|--|--------------------------------------|
| a. <input type="checkbox"/> Designated Port Areas | Indicate size under Land Under the Ocean, below                |                                      |
| b. <input type="checkbox"/> Land Under the Ocean  | _____  |                                      |
|   | 1. square feet   |                                      |
|   | _____  |                                      |
|   | 2. cubic yards dredged   |                                      |
| c. <input type="checkbox"/> Barrier Beach         | Indicate size under Coastal Beaches and/or Coastal Dunes below |                                      |
| d. <input type="checkbox"/> Coastal Beaches       | _____  | _____                                |
|   | 1. square feet   | 2. cubic yards beach nourishment     |
| e. <input type="checkbox"/> Coastal Dunes         | _____  | _____                                |
|   | 1. square feet   | 2. cubic yards dune nourishment      |

|   | <u>Size of Proposed Alteration</u>  | <u>Proposed Replacement (if any)</u>   |
|---|---|--|
| f. <input type="checkbox"/> Coastal Banks                         | _____   |  |
|   | 1. linear feet  |  |
| g. <input type="checkbox"/> Rocky Intertidal Shores               | _____   |  |
|   | 1. square feet  |  |
| h. <input type="checkbox"/> Salt Marshes                          | _____   | _____                                  |
|   | 1. square feet  | 2. sq ft restoration, rehab., creation |
| i. <input type="checkbox"/> Land Under Salt Ponds                 | _____   |  |
|   | 1. square feet  |  |
|   | _____   |  |
|   | 2. cubic yards dredged  |  |
| j. <input type="checkbox"/> Land Containing Shellfish             | _____   |  |
|   | 1. square feet  |  |
| k. <input type="checkbox"/> Fish Runs                             | Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above |  |
|   | _____   |  |
|   | 1. cubic yards dredged  |  |
| l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage | _____   |  |
|   | 1. square feet  |  |

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

\_\_\_\_\_

a. square feet of BVW

\_\_\_\_\_

b. square feet of Salt Marsh

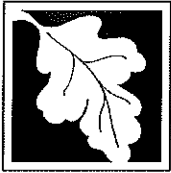
5.  Project Involves Stream Crossings

\_\_\_\_\_

a. number of new stream crossings

\_\_\_\_\_

b. number of replacement stream crossings



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**C. Other Applicable Standards and Requirements**

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

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

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

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

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

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/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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





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

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and *mail to NHESP* at above address

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

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

a.  Not applicable – project is in inland resource area only      b.  Yes       No

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

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

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

North Shore - Hull to New Hampshire border:

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

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 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 23027

|                           |                          |       |
|---------------------------|--------------------------|-------|
| a. Plan Title             | _____                    |       |
| JALBERT ENGINEERING, INC. | LEONARD S. JALBERT, P.E. | _____ |
| b. Prepared By            | c. Signed and Stamped by | _____ |
| 6/13/23                   | 1"= 40'                  | _____ |
| d. Final Revision Date    | e. Scale                 | _____ |

|                                      |       |         |       |
|--------------------------------------|-------|---------|-------|
| f. Additional Plan or Document Title | _____ | g. Date | _____ |
|--------------------------------------|-------|---------|-------|

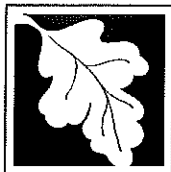
- 5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 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:

|                                    |                                   |
|------------------------------------|-----------------------------------|
| 33084                              | 6/14/23                           |
| 2. Municipal Check Number          | 3. Check date                     |
| 33085                              | 6/14/23                           |
| 4. State Check Number              | 5. Check date                     |
| LEONARD                            | JALERT                            |
| 6. Payor name on check: First Name | 7. Payor name on check: Last Name |



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## F. Signatures and Submittal Requirements

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

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

*John J. Rice*

1. Signature of Applicant

*6/9/23*

2. Date

3. Signature of Property Owner (if different)

*Leonard J. Gallant*

5. Signature of Representative (#any)

4. Date

*JUNE 14, 2023*

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.

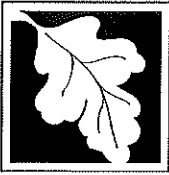
### For MassDEP:

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:

244 PODUNK ROAD

a. Street Address

STURBRIDGE

b. City/Town

33086

c. Check number

\$42.50

d. Fee amount

2. Applicant Mailing Address:

LEONARD S.

a. First Name

JALBERT

b. Last Name

Jalbert Engineering, Inc.

c. Organization

54 MAIN STREET

d. Mailing 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

3. Property Owner (if different):

JOHN J. & CHRISTINA I.

a. First Name

RICE

b. Last Name

OWNERS

c. Organization

230 PODUNK ROAD

d. Mailing Address

STURBRIDGE

e. City/Town

MA

f. State

01566

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

**B. Fees**

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

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.



Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

| Step 1/Type of Activity | Step 2/Number of Activities | Step 3/Individual Activity Fee | Step 4/Subtotal Activity Fee |
|-------------------------|-----------------------------|--------------------------------|------------------------------|
| CATEGORY 1A             | 1                           | 1                              | 110.00                       |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |

**Step 5/Total Project Fee:** 110.00

**Step 6/Fee Payments:**

|                                |                               |
|--------------------------------|-------------------------------|
| Total Project Fee:             | 110.00                        |
| State share of filing Fee:     | 42.50                         |
| City/Town share of filing Fee: | 67.50                         |
|                                | 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.)

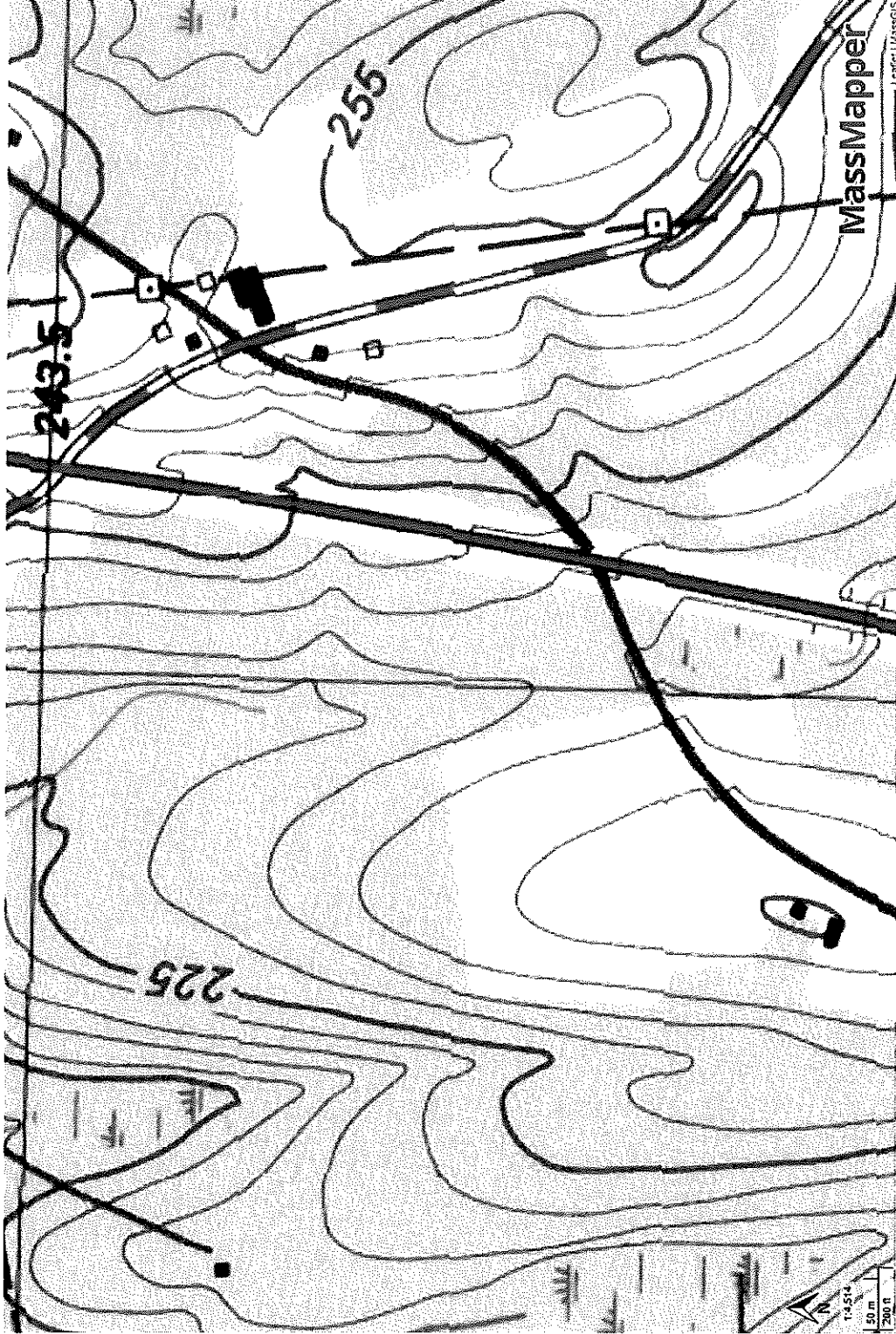
STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

WETLANDS FILING FEE CALCULATION WORKSHEET

| Application Type  | Qty      | Town Filing Fee          | TOTAL         |
|---|----------|--------------------------|---------------|
| <b>Notice of Intent (NOI):</b>                                  |          |                          |               |
| <b>Residential – Single Family:</b>                             |          |                          |               |
| Accessory (Deck, Shed, Pool Septic)                             | _____    | \$150                    | _____         |
| Shoreline Work  | _____    | \$150                    | _____         |
| New Construction  | <u>1</u> | \$300                    | <u>300.00</u> |
| <b>Residential – Other:</b>                                     |          |                          |               |
| Subdivision/Multi-Unit  | _____    | \$750                    | _____         |
| <b>Commercial/Industrial:</b>                                   |          |                          |               |
| 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       | _____         |
| <b>Request for Determination of Applicability (RDA):</b>        |          |                          |               |
| No Wetland Boundary Confirmation                                |          |                          |               |
| Residential:  | _____    | \$100                    | _____         |
| No Wetland Boundary Confirmation                                |          |                          |               |
| All Other:  | _____    | \$200                    | _____         |
| For Wetland Boundary Confirmation<br>File ANRAD or NOI          |          |                          |               |
| <b>Abbreviated Notice of Resource Area Delineation (ANRAD):</b> |          |                          |               |
| Residential – Single Family:                                    | _____    | \$100                    | _____         |
| <b>All Other:</b>   |          |                          |               |
| Base Review   | _____    | \$300                    | _____         |
| Resource Area Boundary  |          |                          |               |

# 244 PODUNK ROAD

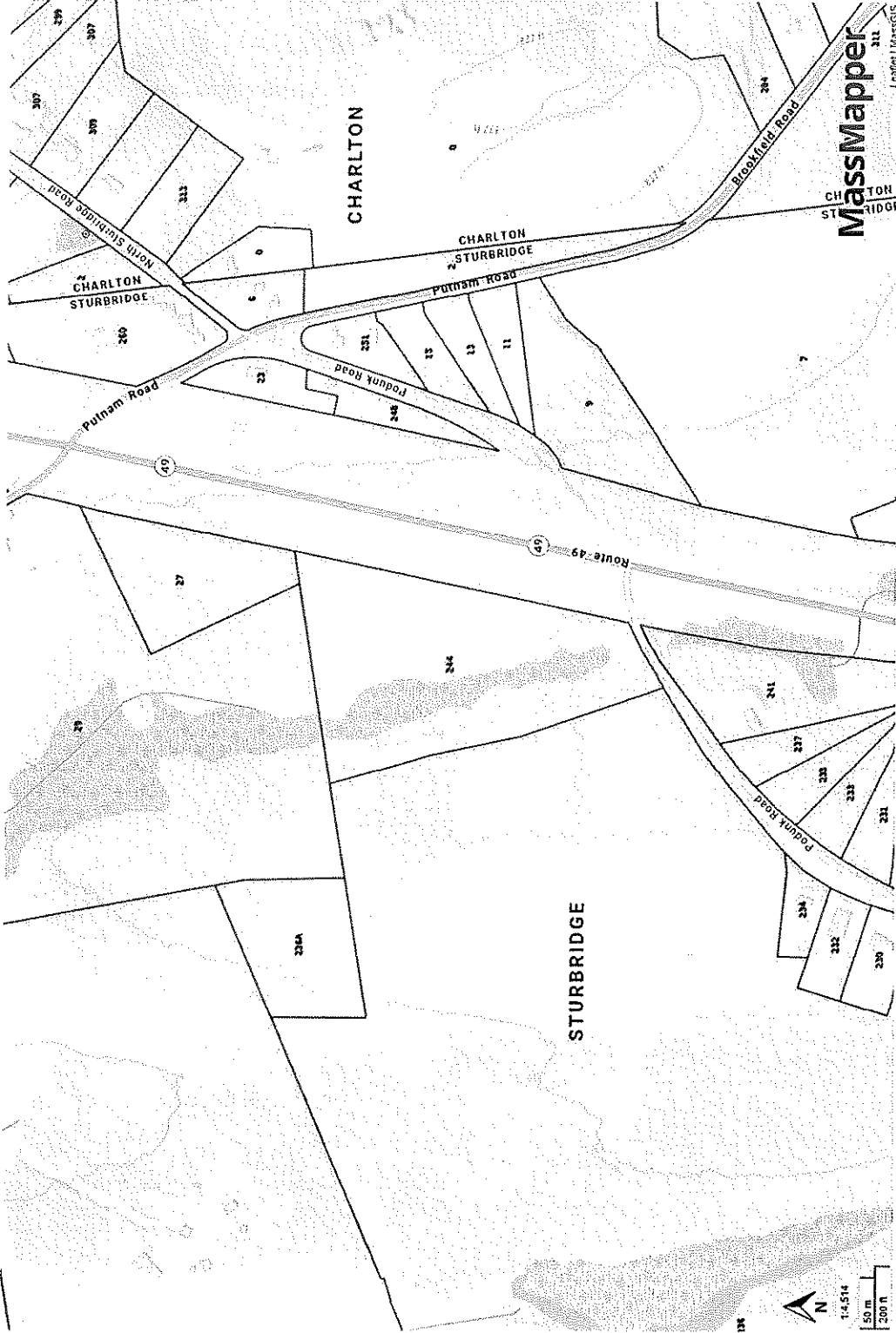
USGS Topographic Maps  
Property Tax Parcels





# 244 PODUNK ROAD

- Potential Vernal Pools
- NHESP Priority Habitats of Rare Species:
- NHESP Natural Communities
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Certified Vernal Pools \*
- NHESP Ecoregions
- Property Tax Parcels



# National Flood Hazard Layer FIRMette

72°2'19"W 42°10'23"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, AE, AH, VE, AR  
 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  
 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 LOMIRs  
 Area of Undetermined Flood Hazard Zone X  
**GENERAL STRUCTURES**  
 Channel, Culvert, or Storm Sewer  
 Levee, Dike, or Floodwall

**CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION**  
 20.2  
 17.5  
 8  
 5  
 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 5/31/2023 at 12:00 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.



72°1'41"W 42°9'56"N

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

# Worcester South District Registry of Deeds Electronically Recorded Document

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

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## Recording Information

Document Number : 50887  
Document Type : DEED  
Recorded Date : April 13, 2021  
Recorded Time : 01:36:13 PM  
  
Recorded Book and Page : 64922 / 286  
Number of Pages(including cover sheet) : 6  
Receipt Number : 1330773  
Recording Fee (including excise) : \$506.12

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 04/13/2021 01:36 PM  
Ctri# 221915 28894 Doc# 00050887  
Fee: \$351.12 Cons: \$77,000.00  
\*\*\*\*\*

Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

## QUITCLAIM DEED

I, Christine Silverberg, as Personal Representative of the Estate of Axel G. Silverberg, Worcester Probate Court Docket #WO17P4117EA, of 251 Podunk Road, Sturbridge, MA 01566, pursuant to the power of sale in the will, *And every other power therein.*

in consideration of Seventy-seven thousand and 00/100 Dollars (\$77,000.00)

grant to John J. Rice, Jr. and Christina I. Rice, Husband and Wife as Tenants by the Entirety of 230 Podunk Rd, Sturbridge, MA 01566

with quitclaim covenants all of our right, title and interest in the land located at 244 Podunk Rd, Sturbridge, MA 01566 more particularly bounded and described as follows:

See Exhibit A attached hereto.

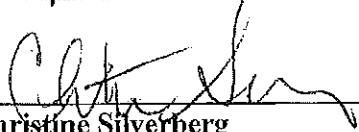
This conveyance includes a complete release of any homestead rights that the Grantor herein may have in the property described in this deed and states under the pains and penalties of perjury that no other person is entitled to any homestead rights in said property.

Signed under the pains and penalties of perjury.

*SMETCO 21: 20911*

244 Podunk Road, Sturbridge, Massachusetts 01566

Executed as a sealed instrument this 22 day of March, 2021

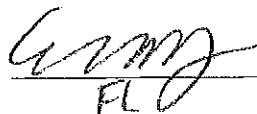
  
Christine Silverberg

STATE OF FLORIDA

Lee, ss

On this 22 day of March, 2021, before me, the undersigned notary public, personally appeared **Christine Silverberg**, proved to me through satisfactory evidence of identification, which was a state issued driver license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Before me

  
FL, Notary Public  
My Comm. Expires: 1/13/2025

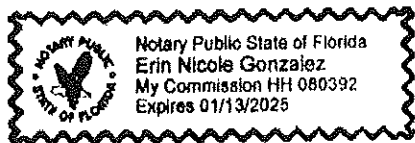


Exhibit A

Property Location: 244 Podunk Road, Sturbridge, MA 01566

Three certain tracts or parcels of land situated in said Sturbridge, Worcester County, Massachusetts, and bounded and described as follows, to wit:

**TRACT I:**

A certain tract of land situated in the northerly part of said Sturbridge upon the northerly side of the highway leading from Sturbridge to East Brookfield, and bounded as follows, to wit:

BEGINNING at a point in the northerly line of said highway about three hundred and forty-two (342) feet westerly from a corner of land now or formerly of one Frank C. Brown and at the end of a stone wall;

THENCE North about 3°, 30' West four hundred and sixty-three (463) feet;

THENCE North 2 ° East two hundred and fifty-five (255) feet;

THENCE North 1 ° 30' West three hundred and eight (308) feet by land now or formerly of one Walter J. Nichols and on a stone wall to land formerly of Edwin J. Lackey;

THENCE South 86 ° 45' East one hundred and sixty-eight (168) feet to a corner of land now or formerly of Frank C. Brown;

THENCE southerly by land now or formerly of said Brown to the northerly line of said highway;

THENCE westerly by said highway about three hundred and forty-two (342) feet to the point of beginning;

Containing about six (6) acres of land, be the same more or less.

**TRACT II:**

A certain parcel of land situated in Sturbridge, in the County of Worcester, Massachusetts, and bounded and described as follows:

BEGINNING at a point on the northerly side of the road leading from Charlton Depot to Sturbridge and at land now or formerly of Walter J.

Nichols and thence running Northerly by said last mentioned land and by land formerly of Edwin J. Lackey nine hundred and forty (940) feet to land formerly of Henry A. Stone;

- THENCE South 79° 15' East five hundred (500) feet;
- THENCE North 26° East thirty (30) feet;
- THENCE North 55° 30' East thirty (30) feet;
- THENCE South 28° 15' East thirteen (13) feet;
- THENCE South 12° West forty-four (44) feet;
- THENCE South 79° 15' East five hundred and fifty-two (552) feet to said road, the last six courses being all by land formerly of Henry A. Stone;
- THENCE Southwesterly and westerly by said road as the same runs thirteen hundred (1300) feet, more or less, to the point of beginning.

### TRACT III

A certain tract or parcel of land situated in said Sturbridge and bounded and described as follows, to wit:

- BEGINNING at a stone bound at the northerly angle thereof at the junction of the road leading from East Brookfield to Charlton City with the road leading from Charlton Depot to Sturbridge Centre, and thence running southerly by said road leading to Charlton City eight hundred and twenty-eight (828) feet to land formerly of Henry A. Stone;
- THENCE North 86° West by land formerly of said Stone as the wall runs four hundred and twenty-five (425) feet to said road leading from Charlton Depot to Sturbridge Centre;
- THENCE Northeasterly by said last mentioned road as the same runs about eight hundred and ninety (890) feet to the stone bound at the point of beginning.

**EXCEPTING THEREFROM THE FOLLOWING:**

Parcel A as shown Plan of Land recorded at the Worcester Registry of Deeds in Plan Book 937, Plan 125. .

AND

Lot 248 as shown on Plan of Land recorded at the Worcester District Registry of Deed in Plan Book 953, Plan 65.

AND

Proposed Lots A, B, C, and D as shown on Plan of Land recorded at the Worcester Registry of Deeds in Plan Book 953, Plan 111.

AND

All taking of land for Route 49.

Being a portion of the same premises conveyed to the Axel G. Silverberg and May V. Silverberg (both being now deceased) by deed of Gabriel O. Silverberg dated May 14, 1941 and recorded in the Worcester District Registry of Deeds in Book 2815, Page 384.

ATTEST: WORC Kathryn A. Toomey, Register



STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

WETLANDS FILING FEE CALCULATION WORKSHEET

| Application Type  | Qty   | Town Filing Fee          | TOTAL  |
|---|-------|--------------------------|--------|
| <b>Notice of Intent (NOI):</b>                                  |       |                          |        |
| <b>Residential – Single Family:</b>                             |       |                          |        |
| Accessory (Deck, Shed, Pool Septic)                             | _____ | \$150                    | _____  |
| Shoreline Work  | _____ | \$150                    | _____  |
| New Construction  | 1     | \$300                    | 300.00 |
| <b>Residential – Other:</b>                                     |       |                          |        |
| Subdivision/Multi-Unit  | _____ | \$750                    | _____  |
| <b>Commercial/Industrial:</b>                                   |       |                          |        |
| 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       | _____  |
| <b>Request for Determination of Applicability (RDA):</b>        |       |                          |        |
| No Wetland Boundary Confirmation Residential:                   | _____ | \$100                    | _____  |
| No Wetland Boundary Confirmation All Other:                     | _____ | \$200                    | _____  |
| For Wetland Boundary Confirmation File ANRAD or NOI             |       |                          |        |
| <b>Abbreviated Notice of Resource Area Delineation (ANRAD):</b> |       |                          |        |
| 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** \_\_\_\_\_ \$50 \_\_\_\_\_  
(NOI may be required to be filed following issuance of Emergency Cert)

**Local Bylaw Fee (includes Town Filing Fee)**

\$ 367.50

**State Filing Fee (from DEP Wetland Transmittal Form)**

\$ 92.50

**Total Payable to "Town of STURBRIDGE"**

\$ 367.50

\*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.

**Certificate of Compliance (COC):**

|  |       |                            |       |
|--|-------|----------------------------|-------|
| <b>Residential:</b>  |       |                            |       |
| Single Family  | _____ | \$50                       | _____ |
| Subdivision or Multi-Unit  | _____ | \$150                      | _____ |
| <b>Commercial or Industrial:</b>   | _____ | \$150                      | _____ |
| <b>If Order of Conditions has Expired</b>  | _____ | Add an<br>additional \$150 | _____ |
| <b>OOO Extension Request</b>   | _____ | \$50                       | _____ |
| <b>Emergency Certification</b><br>(NOI may be required to be filed following issuance of Emergency Cert) | _____ | \$50                       | _____ |

**Local Bylaw Fee (includes Town Filing Fee)**

\$ 367.50

**State Filing Fee (from DEP Wetland Transmittal Form)**

\$ 42.50

**Total Payable to "Town of STURBRIDGE"**

\$ 367.50

\*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.

JALBERT ENGINEERING, INC.  
 7 OLD VILLAGE ROAD  
 STURBRIDGE, MA 01566-1041

| DATE | INVOICE             | AMOUNT |
|------|---------------------|--------|
|      | John J. Rice, et ux |        |
|      | 244 Podunk ROAD     |        |
|      | Local fee           | 300    |
|      | NOX                 | 67 50  |

53-7054/2113  
 33084

PAY *Three hundred sixty seven and  $\frac{50}{100}$*  DOLLARS

CHECK AMOUNT Security Features Included. Details on back.

| DATE    | TO THE ORDER OF    | DESCRIPTION | CHECK NO. | AMOUNT    |
|---------|--------------------|-------------|-----------|-----------|
| 6/14/23 | Town of Sturbridge |             | 33084     | \$ 367.50 |

JALBERT ENGINEERING, INC.  
 STURBRIDGE, MA.



*Leonard J. Gallert*

⑈033084⑈ ⑆216370545⑆ 8242876677⑈

JALBERT ENGINEERING, INC.  
 7 OLD VILLAGE ROAD  
 STURBRIDGE, MA 01566-1041

| DATE | INVOICE                   | AMOUNT |
|------|---------------------------|--------|
|      | John J. Rice, et ux       |        |
|      | 244 Podunk Ed. Sturbridge |        |
|      | M.O.F.                    |        |
|      | Central office DEP        |        |

53-7054/2113  
 33086

PAY *Forty two and  $\frac{50}{100}$*  DOLLARS

CHECK AMOUNT Security Features Included. Details on back.

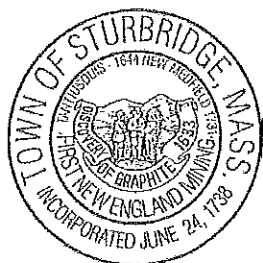
| DATE    | TO THE ORDER OF               | DESCRIPTION | CHECK NO. | AMOUNT   |
|---------|-------------------------------|-------------|-----------|----------|
| 6/14/23 | Commonwealth of Massachusetts |             | 33086     | \$ 42.50 |

JALBERT ENGINEERING, INC.  
 STURBRIDGE, MA.



*Leonard J. Gallert*

⑈033086⑈ ⑆216370545⑆ 8242876677⑈



# Town of Sturbridge

*Barbara A. Barry, Finance Director*

Department/Board/Committee: CONSERVATION

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

Property Owner: John J. Rice, Jr. & Christina I. Rice

Property Location: 244 Podunk Road

The license/permit may be released.

The license/permit may not be released.

For Regan Dack  
Finance Director

6/14/23  
Date



# 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 Bylaw, 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: John J. Rice, Jr. & Christina I Rice
- B. The address of the lot(s) where the activity is proposed is: 244 Podunk Road
- C. The nature of the activity proposed includes: New Home & related site work
- 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-\_\_\_\_\_

---

The Public Hearing for this application will be held in person and remotely via GoTo Meeting  
at the Center Office Building, 301 Main Street, 2nd Floor

Date and Time of Hearing: \_\_\_\_\_

Public Hearing can be accessed remotely:

- From your computer using: \_\_\_\_\_ or
- From your phone: +1 872 240 3212, followed by the access code \_\_\_\_\_

---

Please note that while an option for remote attendance and/or participation is being provided to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. Please note that meetings can also be watched either online via the Town's on demand video broadcast or on cable television on channel 191, however, there is no public participation through these options.

**PLEASE NOTE: Copies of the application and related materials including agendas and staff notes can be found here:**

- <https://www.sturbridge.gov/conservation-commission/pages/meeting-calendar-and-documents>

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 application process or the Wetlands Protection Act.



# Town of Sturbridge

## Conservation Commission

### STURBRIDGE CONSERVATION COMMISSION AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetland Bylaws

I, Leonard S. Jalbert, hereby certify under the pains and penalties of perjury that on (date) June, 2023, 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

that was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by JALBERT Engineering with the Sturbridge Conservation Commission on (date) June, 2023 for the property located at 244 Podunk Road.

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

\_\_\_\_\_  
(signature of applicant) (date)  
**Leonard S. Jalbert, Agent**

John J. Rice, etux  
(name of applicant-printed or typed)



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

Date June 15 2023

in all white cells completely

|                |                   |                |                               |
|----------------|-------------------|----------------|-------------------------------|
| Parcel Address | 244 Podunk Road   | Applicant name | John J. Rice, Jr. , etux      |
| Assessors      | Map 3, Parcel 244 | Address        | 230 Podunk Road               |
| Map/Plat       |                   | Email          | Sturbridge, MA 01566          |
| Book & Page    |                   | Phone          | 1-508-864-2222                |
| Owner name     |                   | Representative | Jalbert Engr. Inc.            |
| Address        |                   | Address        | 54 Main Street                |
| Email          |                   | Email          | lsjalbert@jalbert Engineering |
| Phone          |                   | Phone          | .com 508-347-5136             |

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|              |          |                |      |                          |           |
|--------------|----------|----------------|------|--------------------------|-----------|
| Wetland type | Isolated | sf/cf affected | None | Relevant Perf. Standards | 10. _____ |
| Wetland type | Wetland  | sf/cf affected |      | Relevant Perf. Standards | 10. _____ |
| Wetland type |          | sf/cf affected |      | Relevant Perf. Standards | 10. _____ |

Components of a Complete NOI Application

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

Components of a Complete NOI Application