

LETTER OF TRANSMITTAL

TO: Erin Carson,
Conservation Agent
Town of Sturbridge
301 Main Street
Sturbridge, MA 01566
508-347-2506

PROJ. NO: 287-3061-O **DATE:** 4/23/2024

PROJECT: Notice of Intent – Local Sturbridge
Wetland Bylaw

LOCATION: 46 Hall Road
Parcel ID: 315-02557-046

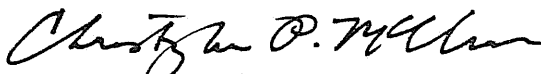
SENT BY WAY OF THE FOLLOWING: Hand Delivery

COPIES	DATE	ITEM DESCRIPTION
		NOTICE OF INTENT APPLICATION
2		• Cover Letter
2		• Notice of Intent Application Checklist
2		• Notice of Intent WPA Form 3 and Wetland Fee Transmittal Form
2		• EcoTec, Inc.'s Site Evaluation Report date 2/13/24
2		• EcoTec, Inc.'s Wetland Resource Evaluation Report date 2/15/24
2		• USGS, FEMA, NHESP Maps
2		• Certified Abutters List dated 4/19/24
2		• Notification to Abutters (200 ft) and Affidavit of Service
2		• Town of Sturbridge Proof of Paid Tax
2		“Proposed Demolition Plan” 46 Hall Rd , Sturbridge, MA date 2/27/24 prepared by McClure Engineering, Inc. (Size 24x36)
1		Check for \$412.50 payable to Town of Sturbridge for NOI – Local Filing Fee

REMARKS:

Dear Erin,
Enclosed are the above listed documents pertaining to the NOI for 46 Hall Rd, Sturbridge, MA. Please call me with any questions or comments at (508) 248-2005.

Sincerely,



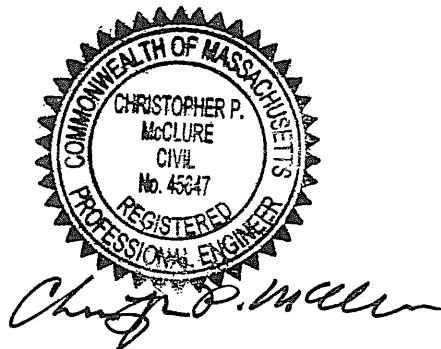
Christopher P. McClure, P.E.

cc: MassDEP, Wetlands Permitting Office, 8 New Bond Street, Worcester, MA 01606
Paul Watson, OFS Fitel, 50 Hall Road, Sturbridge, MA 01566

**Notice of Intent
Local Sturbridge Wetland Bylaw (Section 3.50)**

Proposed Demolition of Existing Structure & Regrade Area

**OFS Fitel, LLC
46 Hall Road
Sturbridge, MA 01566**



April 23, 2024

McCLURE
ENGINEERING, INC

119 Worcester Rd., Charlton, Massachusetts 01507 - 508.248.2005

April 23, 2024

Conservation Commission
Town of Sturbridge
301 Main Street
Sturbridge, MA 01566

**RE: Notice of Intent – Building Demolition Plan
46 Hall Road, Sturbridge, MA – Parcel ID#315-2557-046**

On behalf of the project Applicant, OFS Fitel, LLC, McClure Engineering, Inc. (McClure) is providing this cover letter as part of the filing for a Notice of Intent for the proposed demolition of the structure located at 46 Hall Road Sturbridge, MA (Property).

The 1-acre Property is located on the east side of Hall Road in Sturbridge and is owned by OFS Fitel, LLC which operates a manufacturing facility which directly abuts the Property to the North. The Property consists of a single wooden structure with associated porches, decks, walkways, driveways, and parking areas. There is a wetland system located directly behind (to the East) of the building. This wetland system was delineated by EcoTec, Inc. on February 12, 2024, in accordance with the definitions set forth in the Massachusetts Department of Environmental Protection Wetland Protection Act 310 CMR 10.55(2)(c).

The proposed work includes the demolition of the existing wooden structure on the Property. The Applicant no longer uses the building and does not foresee a use for the structure in the future and as such is intending on razing the building to eliminate the upkeep and liability. At this time, the Applicant is proposing to make the physical disconnections from electricity, town water and sewer, and demolish and remove the building, foundation, porches, decks, and walkways that currently provide access to the building while leaving the current driveway and parking areas intact. The dumpsters to remove the demolition debris will be located on the paved areas on site, dust will be kept to a minimum during the process. The area of disturbance will be stabilized following the demolition with a minimum of 4-inches of loam, seed, and clean straw.

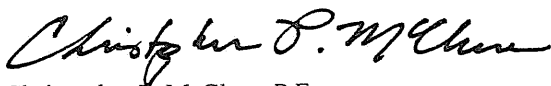
Bordering Vegetated Wetlands: There are bordering vegetated wetlands located on the property, and work is proposed within the 25' buffer zone of BVW. The use of construction period stormwater pollution prevent controls will limit indirect impact to BVW during construction. Revegetation and stabilization of disturbed soils will prevent future impact to BVW following construction.

The following documents are enclosed for your review in support of this project:

- Notice of Intent Application Package
- Maps: MassGIS Topographical, NHESP, FEMA
- EcoTec, Inc.'s Site Evaluation Report dated 2/13/24
- EcoTec, Inc.'s Wetland Resource Evaluation Report dated 2/15/24
- Certified Abutters List and Notification to Abutters
- Town of Sturbridge Proof of Paid Tax

If you have any questions regarding the enclosed subject matter, please contact the undersigned at (508) 248-2005.

Sincerely,



Christopher P. McClure, P.E.
President

Enclosures (6)

cc: MassDEP Central Regional Office, 8 New Bond Street, Worcester, MA 01606
Paul Watson, OFS Fitel, 50 Hall Road, Sturbridge, MA 01566



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

Date 4/23/2024

in all white cells completely

Parcel	315-02557-046	Applicant name	Paul C. Watson
Address	46 Hall Road Sturbridge, MA	Address	50 Hall Rd Sturbridge, MA 01566
Assessors	25290/0097	Email	pcwatson@ofsoptics.com
Map/Plat		Phone	413-822-7257
Book & Page			
Owner name		Representative	Christopher P. McClure, P.E. McClure Engineering, Inc.
Address		Address	119 Worcester Rd Charlton, MA 01507
Email		Email	chris@mcclureengineers.com admin@mcclureengineers.com
Phone		Phone	508-248-2005

FI

Wetland type	<i>sf/cf affected</i>	Relevant Perf. Standards	10. _____
Wetland type	<i>sf/cf affected</i>	Relevant Perf. Standards	10. _____
Wetland type	<i>sf/cf affected</i>	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 Included? <input type="checkbox"/>
Delineation lines (backup material)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fees	
★ Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Filing Fee Worksheet	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Town portion of state filing fee	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Sturbridge local filing fee \$ _____	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information	
★ Certified abutters list (within 200')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Abutter notification form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Affidavit & proof – bring to hearing	<i>Present them at the hearing</i>
Other Attachments, e.g.	
Confirmation of submission to NHESP	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Planting Plan	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Floodplain analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Stormwater analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

Components of a Complete NOI Application



Sturbridge Conservation Commission

Notice of Intent

Sturbridge Wetland Bylaw Section 3.50

SCC File Number _____

A. General Information

1. Project Location:

46 Hall Road Sturbridge, 01566
a. Street Address b. City/Town c. Zip Code

315-02557-046 _____
d. Assessors Map/Plat Number e. Parcel /Lot Number

2. Applicant:

Paul Watson
a. First Name b. Last Name

OFS Fitel, LLC
c. Organization

50 Hall Road
d. Street Address

Sturbridge MA 01566
e. City/Town f. State g. Zip Code

413-822-7257 _____
h. Phone Number i. Fax Number

pcwatson@ofsoptics.com
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):

Christopher McClure
a. First Name b. Last Name

McClure Engineering, Inc.

119 Worcester Road
c. Company

Charlton, MA 01507
d. Street Address e. State f. Zip Code

508-248-2005 508-248-4887
h. Phone Number i. Fax Number

chris@mcclureengineers.com
j. Email address

5. Total Fee Paid (Attach with submittal from Filing Fee Worksheet):

\$412.50
Fee Paid



Sturbridge Conservation Commission

Notice of Intent

Sturbridge Wetland Bylaw Section 3.50

SCC File Number

6. General Project Description:

Demolition of the existing structure and regrade area.

7. Project Type Checklist:

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

8. Property recorded at the Registry of Deeds for:

Worcester
a. County 11286
b. Certificate # (if registered land) 202
c. Book
d. Page Number

D. Signatures and Submittal Requirements

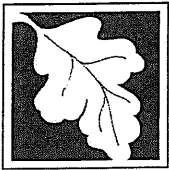
- 1. Attach a narrative and any supporting documentation describing how the project will protect the jurisdictional resource areas during construction and what Best Management Practices have been incorporated to ensure there will be no long-term impacts to the Resource Areas. Indicate distance to Resource Areas.
2. On a separate sheet, list the titles and dates for all plans and other materials submitted with this NOI.
3. If there is more than one property owner, please attach a list of these property owners not listed on this form.
4. Include the Town of Sturbridge Notice of Intent Application Checklist Signatures and Submittal Requirements
5. 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. The Commission will provide legal advertisement to the applicant and it is the applicants requirement to post in accordance to the applicable Sturbridge Bylaw and/or supporting regulations. I further certify under penalties of perjury that all abutters were notified of this application. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 200 feet of the property line of the project location.

1. Signature of Applicant
[Signature] 4/11/2024
date

2. Signature of Property Owner (if different)

date

3. Signature of Representative (if any)
[Signature] 4/20/2024
date



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

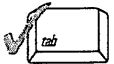
Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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):

46 Hall Road Sturbridge 01566
a. Street Address b. City/Town c. Zip Code
Latitude and Longitude: 42.10963 72.06997
d. Latitude e. Longitude
25 046
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Paul Watson
a. First Name b. Last Name
OFS Fitel, LLC
c. Organization
50 Hall Road
d. Street Address
Sturbridge MA 01566
e. City/Town f. State g. Zip Code
413-822-7257 508-347-4114 pcwatson@ofsoptics.com
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):

Christopher McClure
a. First Name b. Last Name
McClure Engineering, Inc.
c. Company
119 Worcester Road
d. Street Address
Charlton MA 01507
e. City/Town f. State g. Zip Code
508-248-2005 508-248-4887 chris@mcclureengineers.com
h. Phone Number i. Fax Number j. Email address

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

\$500 \$237.50 \$262.50
a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



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 _____

City/Town _____

A. General Information (continued)

6. General Project Description:

Demolition of the existing structure and regrade area

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

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" 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

11286

c. Book

b. Certificate # (if registered land)

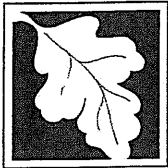
202

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.



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 _____

City/Town _____

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

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

<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 _____ 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 _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - 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:

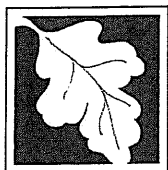
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
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 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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City/Town _____

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.

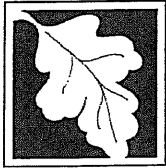
_____ a. square feet of BVW

_____ b. square feet of Salt Marsh

5. Project Involves Stream Crossings

_____ a. number of new stream crossings

_____ b. number of replacement stream crossings



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:

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City/Town

C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration 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

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 **

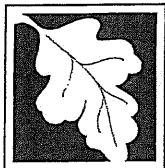
(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(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.



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 _____

City/Town _____

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 - Bourne to Rhode Island border, and
the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

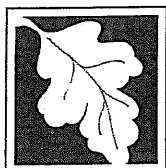
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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).



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

City/Town

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

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

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

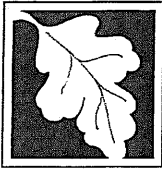
D. Additional Information

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

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

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

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



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

City/Town

D. Additional Information (cont'd)

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

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

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

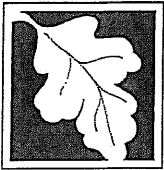
E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

11178
 2. Municipal Check Number
 11175
 4. State Check Number
 McClure Engineering, Inc.
 6. Payor name on check: First Name

4/22/2024
 3. Check date
 4/22/2024
 5. Check date
 McClure
 7. Payor name on check: Last Name



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

City/Town

F. Signatures and Submittal Requirements

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

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

[Signature]
1. Signature of Applicant

4/23/2024
2. Date

3. Signature of Property Owner (if different)

4. Date

[Signature]
5. Signature of Representative (if any)

4/23/2024
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.

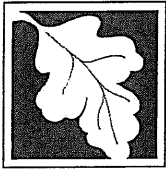
For MassDEP:

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:

46 Hall Road Sturbridge
 a. Street Address b. City/Town

 c. Check number d. Fee amount

2. Applicant Mailing Address:

Paul Watson
 a. First Name b. Last Name
OFS, Fitel, LLC
 c. Organization
50 Hall Road
 d. Mailing Address
Sturbridge MA 01566
 e. City/Town f. State g. Zip Code
413-822-7257 508-347-4114 pcwatson@ofsoptics.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

 a. First Name b. Last Name

 c. Organization

 d. Mailing Address

 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number j. Email Address

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.

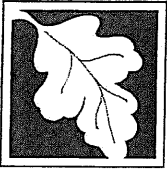
Step 2/Number of Activities: Identify the number of each type of activity.

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.



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2	1	\$500	\$500

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

\$500.00

Total Project Fee:

a. Total Fee from Step 5

\$237.50

State share of filing Fee:

b. 1/2 Total Fee less \$12.50

\$262.50

City/Town share of filling Fee:

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.)

EcoTec, Inc.

102 Grove Street, Suite 110
Worcester, MA 01605-2629
(508) 752-9666
FAX (508) 752-9494

To: Chris McClure
McClure Engineering
Via email

Date: February 13, 2024

Re: Wetland Flagging Memorandum, 46 Hall
Road, Sturbridge, Massachusetts

From: Scott Jordan

=====
This memorandum including the attached sketch map is provided to EcoTec's client to explain the work that was done and to facilitate locating wetland flags and other identified resources. It is neither intended nor should it be used for any other purpose. **This memorandum is not intended to be used as part of a wetland filing; a formal wetland resource evaluation will be provided for that purpose.**

Attached is a rough sketch of the wetland flag and boundary locations at the above-referenced property that were delineated on February 12, 2024. In the table below, you will find the flag series numbers, flag type, and wetland types and locations. Locate all of these listed flags, including pink test plot flags located near wetland flag A13. These test plot flags will be referenced in our wetland resource evaluation report.

Flag Numbers	Flag Type	Wetland Types and Locations
Start A1 to A15 Stop	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the eastern portion of the site that is associated with an intermittent stream.

The wetland resource areas listed in the table above were delineated in accordance with the Massachusetts Wetlands Protection Act (the "Act"; M.G.L c. 131, § 40) and its implementing regulations (the "Regulations"; 310 CMR 10.00).

FEDERAL WETLANDS

EcoTec has presumed that federal wetland boundaries are conterminous with the delineated Bordering Vegetated Wetlands. Federal wetland jurisdiction can be determined by the U.S. Army Corps of Engineers ("Corps") upon the filing of a Jurisdictional Determination or through the submittal of an Application for Permit to the Corps.

LOCAL WETLANDS PROTECTION BYLAW

The Town of Sturbridge has a wetlands protection bylaw ("Bylaw") and has associated regulations ("Bylaw Regulations"). Provisions include a 200-foot Buffer Zone and a 25-foot No Disturbance Zone.

BUFFER ZONE

A 100-foot Buffer Zone extends horizontally outward from the A-series flags under the Regulations. A 200-foot Buffer Zone extends horizontally outward from the A-series flags

under the Bylaw/Bylaw Regulations. The Buffer Zone is considered a resource area under the Bylaw/Bylaw Regulations.

RIVERFRONT AREA

Based upon a review of the current USGS Map, Southbridge Quadrangle, dated 1982, there are no streams located on or within 200 feet of the site. Based upon observations made during the site inspection, there is an unmapped stream located on or within 200 feet of the site.

Based upon the StreamStats analysis, the stream would be designated as intermittent and Riverfront Area under the Act/Regulations would not occur on the site.

BORDERING LAND SUBJECT TO FLOODING (BLSF)

Based upon a review of the Flood Insurance Rate Map, Worcester County, Massachusetts, Map Number 25027C0927F, Effective Date 6/21/2023, there is a mapped Zone A (i.e., 100-year floodplain with an unspecified flood elevation) located proximate to the site, to the west.

The project engineer should determine the presence and extent or absence of Bordering Land Subject to Flooding on the site. When present, Bordering Land Subject to Flooding would occur in areas where the mapped Zone A / 100-year flood elevation is located outside of or upgradient of the delineated Bordering Vegetated Wetlands (or in the absence of Bordering Vegetated Wetlands, Bank) boundary. Bordering Land Subject to Flooding does not have a 100-foot Buffer Zone under the Regulations, but has a 200-foot Buffer Zone under the Bylaw/Bylaw Regulations.

VERNAL POOLS

Vernal pools are not a resource area under the Act or Regulations; they are simply a type of wildlife habitat that may occur within other wetland resource areas (or even within unregulated uplands). Vernal pools are considered a wetland resource area with a 200-foot Buffer Zone under the Bylaw/Bylaw Regulations.

Based upon a review of the 2021 *Massachusetts Natural Heritage Atlas*, 15th edition, as viewed through NHESP Interactive Viewer with Certified Vernal Pool layer active, there are no mapped Certified Vernal Pools on the site. There are no mapped Certified Vernal Pools located within approximately 500 feet of the site. Certified Vernal Pools are Outstanding Resource Waters ("ORWs") under the Massachusetts water quality regulations.

Based upon a review of the Spring 2001 *Massachusetts Aerial Photo Survey of Potential Vernal Pools* as viewed through the NHESP Interactive Viewer with the Potential Vernal Pool layer active, there are no mapped Potential Vernal Pools on the site. There are no mapped Potential Vernal Pools located within approximately 500 feet of the site.

Unless noted otherwise, this mapping information is provided for general information purposes only, and should not be considered definitive regarding the presence or absence of vernal pools. If information regarding vernal pools is required, a site evaluation for that specific purpose would be required during the spring vernal pool season to document requisite vernal pool biology and hydrology. The presence of vernal pools on or near a site can trigger additional permitting requirements. Unless specifically stated, EcoTec's standard Wetland Resource Evaluation report is not considered to be a vernal pool evaluation.

RARE SPECIES

Based upon a review of the 2021 *Massachusetts Natural Heritage Atlas*, 15th edition, as viewed through NHESP Interactive Viewer, the site is not located within a mapped Estimated Habitat [for use with the Act and Regulations] and is not located within a mapped Priority Habitat [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; "MESA") and MESA Regulations (321 CMR 10.00)].

DISCLAIMER

The reader should be aware that the regulatory authority for the determination of wetland jurisdiction rests with local, state, and federal authorities. Please note, that any work on the site, depending upon its scope, proximity to wetlands, and other project specific factors, may trigger the need for permitting under various local, state, and federal statutes.

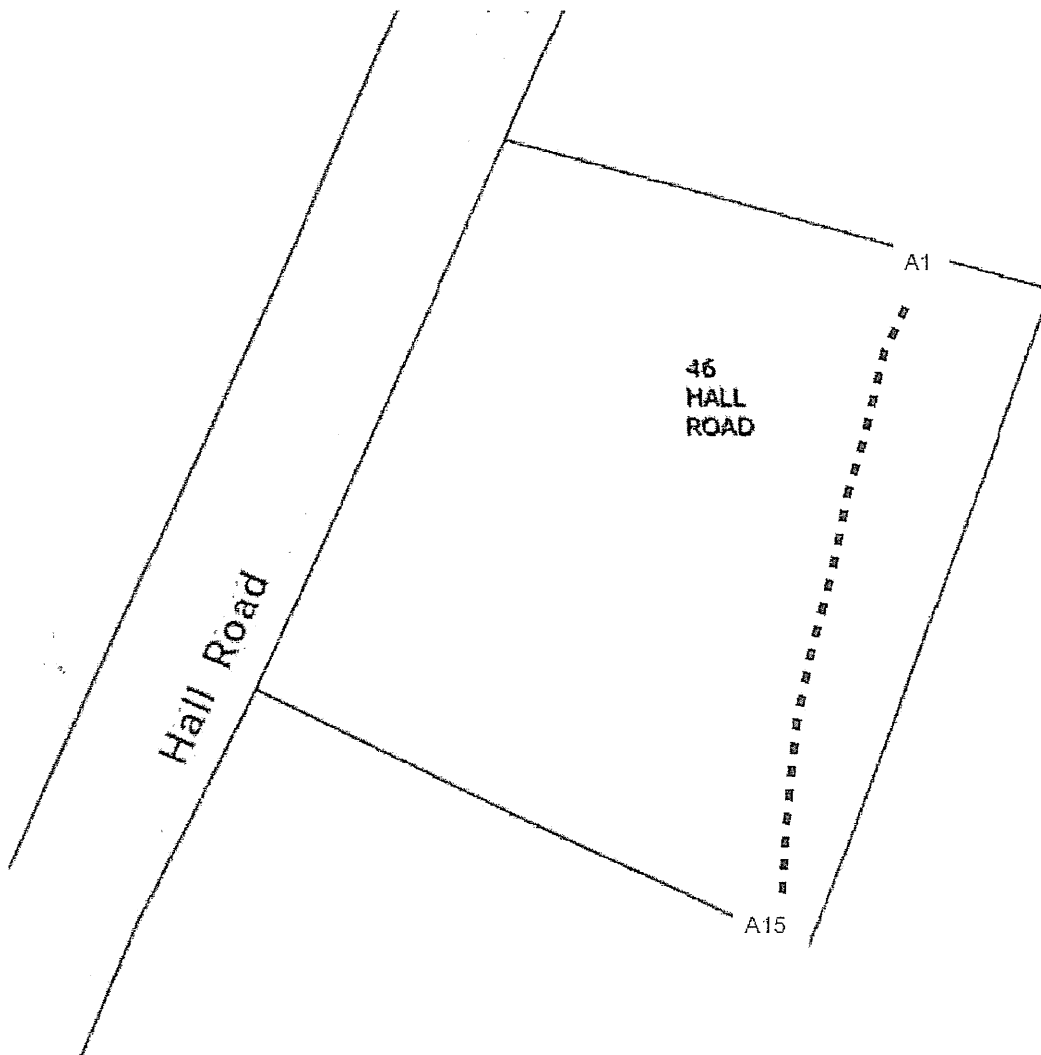
The wetland report will be prepared shortly. If you have any questions, please feel free to contact me at any time.

Memorandum
February 13, 2024
Page 4.

Wetland Delineation Field Sketch
46 Hall Road, Sturbridge
February 13, 2024
Prepared By: EcoTec, Inc.: Scott Jordan

NOT TO SCALE

This sketch is intended to provide a rough location of wetland delineation flags to facilitate field location. It should not be relied upon for any other purpose.



EcoTec, Inc.
ENVIRONMENTAL CONSULTING SERVICES
102 Grove Street, Suite 110
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

February 15, 2024

Christopher McClure, PE
McClure Engineering, Inc.
119 Worcester Road
Charlton, MA 01507

RE: Wetland Resource Evaluation, 46 Hall Road, Sturbridge, Massachusetts

Dear Mr. McClure:

On February 12, 2024, EcoTec, Inc. inspected the above-referenced property for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the “Act”) and its implementing regulations (310 CMR 10.00 *et seq.*; the “Regulations”); (2) the Town of Sturbridge Wetlands Protection Bylaw, and (3) the U.S. Clean Water Act (i.e., Section 404 and 401 wetlands). Scott Jordan and Kate O’Donnell conducted the inspection.

The subject site consists of an approximately 1-acre parcel located at 46 Hall Road in Sturbridge. The upland portions of the site consist of an existing commercial building with associated driveway and parking lot and maintained lawn area. The wetland resources observed on the site are described below.

Methodology

The site was inspected, and areas suspected to qualify as wetland resources were identified. The boundary of Bordering Vegetated Wetlands was delineated in the field in accordance with the definition set forth in the regulations at 310 CMR 10.55(2)(c). Section 10.55(2)(c) states that “The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist.” The methodology used to delineate Bordering Vegetated Wetlands is further described in the *Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands*, Second Edition, produced by the Massachusetts Department of Environmental Protection, dated September 2022. As recommended by the Department, the plant taxonomy used in this letter is based on the *National List of Plant Species that Occur in Wetlands: Massachusetts* (Fish and Wildlife Service, U.S. Department of the Interior, 1988). Federal wetlands were presumed to have boundaries conterminous with the delineated Bordering Vegetated Wetlands. One set of *Bordering Vegetated Wetland Determination Forms* completed for observation plots located in the wetlands and uplands near flag A13 is attached. The table below provides the Flag Numbers, Flag Type, and Wetland Types and Locations for the delineated wetland resources.

Flag Numbers	Flag Type	Wetland Types and Locations
Start A1 to A15 Stop	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the eastern portion of the site that is associated with an intermittent stream.

Findings

Wetland A (i.e., flags A1 to A15) consists of a wooded swamp located in the eastern portion of the site that is associated with an intermittent stream. Plant species observed include red maple (*Acer rubrum*) and ironwood (*Carpinus caroliniana*) trees and/or saplings; poison ivy (*Toxicodendron radicans*) climbing woody vines; common winterberry (*Ilex verticillata*) shrubs; and cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*), and sedges (*Cyperaceae sp.*) ground cover. Evidence of wetland hydrology, including hydric soils, saturated soils, evidence of flooding, and drainage patterns, was observed within the delineated wetland. This vegetated wetland borders an intermittent stream; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands and the intermittent stream would be regulated as Bank under the Act. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands under the Act. A 200-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands under the Bylaw.

Bordering Land Subject to Flooding is an area that floods due to a rise in floodwaters from a bordering waterway or water body. Where flood studies have been completed, the boundary of Bordering Land Subject to Flooding is based upon flood profile data prepared by the National Flood Insurance Program. Section 10.57(2)(a)3. states that "The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm." Based upon a review of the Flood Insurance Rate Map, Worcester County, Massachusetts, Map Number 25027C0927F, Effective Date 6/21/2023, there is a mapped Zone A (i.e., 100-year floodplain with an unspecified flood elevation) located proximate to the site, to the west. The project engineer should evaluate the most recent National Flood Insurance Program flood profile data to determine if Bordering Land Subject to Flooding occurs on the site. Bordering Land Subject to Flooding would occur in areas where the 100-year flood elevation is located outside of or upgradient of the delineated Bordering Vegetated Wetlands boundary. Bordering Land Subject to Flooding does not have a Buffer Zone under the Act. A 200-foot Buffer Zone extends horizontally outward from the edge of Bordering Land Subject to Flooding under the Bylaw.

The Massachusetts Rivers Protection Act amended the Act to establish an additional wetland resource area: Riverfront Area. Based upon a review of the current USGS Map (i.e., Southbridge Quadrangle, dated 1982, attached) and observations made during the site inspection, a stream that is not shown on the USGS Map is located to the east of the site. The watershed area for this stream at the site was determined to be 0.0827 square miles, which is less than 0.5 square miles

46 Hall Rd., Sturbridge
February 15, 2024
Page 3.

(see attached watershed calculations). As such, the stream would be designated intermittent under the Massachusetts Wetlands Protection Act regulations. Furthermore, based upon a review of the current USGS Map and observations made during the site inspection, there are no other mapped or unmapped streams located within 200 feet of the site. Accordingly, Riverfront Area would not occur on the site. Riverfront Area does not have a Buffer Zone under the Act.

The Regulations require that no project may be permitted that will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures set forth at 310 CMR 10.59. Based upon a review of the *Massachusetts Natural Heritage Atlas*, 15th edition, Priority Habitats and Estimated Habitats from the NHESP Interactive Viewer, valid from August 1, 2021, and Certified Vernal Pools from MassGIS, there are no Estimated Habitats [for use with the Act and Regulations (310 CMR 10.00 *et seq.*)], Priority Habitats [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; "MESA") and MESA Regulations (321 CMR 10.00 *et seq.*)], or Certified Vernal Pools on the site. A copy of this map is attached.

The reader should be aware that the regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities. Brief descriptions of our experience and qualifications are attached. If you have any questions, please feel free to contact me at any time.

Cordially,
ECOTEC, INC.



Scott Jordan
Senior Environmental Scientist

Attachments (15 pages)

11/w/SturbridgeHallRd46 Report

EcoTec, Inc.

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 46 Hall Road City/Town: Sturbridge Sampling Date: 2/12/2024

Applicant/Owner: _____ Sampling Point or Zone: TPU @ A13

Investigator(s): Scott Jordan, EcoTec, Inc. Latitude / Longitude: 42.10941 / -72.06996

Soil Map Unit Name: _____ NWI or DEP Classification: None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetlands hydrology present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Remarks, Photo Details, Flagging, etc.:

HYDROLOGY

Field Observations:

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____

Wetland Hydrology Indicators

Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
<input type="checkbox"/> Hydrogen sulfide odor		

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30'</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Red maple	Acer rubrum	FAC	20.0	Yes	Yes
2. Red oak	Quercus rubra	FACU	30.0	Yes	No
3. Shagbark hickory	Carya ovata	FACU	20.0	Yes	No
4. American elm	Ulmus americana	FACW	5.0	No	Yes
5.					
6.					
7.					
8.					
9.					
		<u>75.0</u> = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15'</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Winterberry	Ilex verticillata	FACW	5.0	No	Yes
2. Ironwood	Carpinus caroliniana	FAC	20.0	Yes	Yes
3. Sugar maple	Acer saccharinum	FACU	10.0	Yes	No
4.					
5.					
6.					
7.					
8.					
9.					
		<u>35.0</u> = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5'</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. None					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
		<u>0.0</u> = Total Cover			

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30'</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. None					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Dominance Test:	Number of dominant species <u>5</u>	Number of dominant species that are wetland indicator plants <u>2</u>	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Prevalence Index:	OBL species	Total % Cover (all strata)	Multiply by: = 0.00
	FACW species		X 1 = 0.00
	FAC species		X 2 = 0.00
	FACU species		X 3 = 0.00
	UPL species		X 4 = 0.00
	Column Totals	(A) <u>0</u>	
Prevalence Index		B/A = 0.00	(B) <u>0</u>
Wetland vegetation criterion met? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0-11	10YR 2/2						sfsi	
11-13+	10YR 4/6						sfsi	
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ² Location: PL=Pore Lining, M=Matrix								
Hydric Soil Indicators (Check all that apply)						Indicators for Problematic Hydric Soils		
<input type="checkbox"/> Histosol (A1)			<input type="checkbox"/> Polyvalue Below Surface (S8)			<input type="checkbox"/> 2 cm Muck (A10)		
<input type="checkbox"/> Histic Epipedon (A2)			<input type="checkbox"/> Thin Dark Surface (S9)			<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)		
<input type="checkbox"/> Black Histic (A3)			<input type="checkbox"/> Loamy Gleyed Matrix (F2)			<input type="checkbox"/> Iron-Manganese Masses (F12)		
<input type="checkbox"/> Hydrogen Sulfide (A4)			<input type="checkbox"/> Depleted Matrix (F3)			<input type="checkbox"/> Mesic Spodic (A17)		
<input type="checkbox"/> Stratified Layers (A5)			<input type="checkbox"/> Redox Dark Surface (F6)			<input type="checkbox"/> Red Parent Material (F21)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)			<input type="checkbox"/> Depleted Dark Surface (F7)			<input type="checkbox"/> Very Shallow Dark Surface (F22)		
<input type="checkbox"/> Thick Dark Surface (A12)			<input type="checkbox"/> Redox Depressions (F8)					
<input type="checkbox"/> Sandy Mucky Mineral (S1)								
<input type="checkbox"/> Sandy Gleyed Matrix (S4)								
<input type="checkbox"/> Sandy Redox (S5)						<input type="checkbox"/> Other (Include Explanation in Remarks)		
<input type="checkbox"/> Stripped Matrix (S6)								
<input type="checkbox"/> Dark Surface (S7)								
Restrictive Layer (if observed) Type: _____ Depth (inches): _____								
Remarks: 								
Hydric Soils criterion met? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 46 Hall Road City/Town: Sturbridge Sampling Date: 2/12/2024

Applicant/Owner: _____ Sampling Point or Zone: TPW @ A13

Investigator(s): Scott Jordan, EcoTec, Inc. Latitude / Longitude: 42.10936 / -72.06992

Soil Map Unit Name: _____ NWI or DEP Classification: None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Remarks, Photo Details, Flagging, etc.:

HYDROLOGY

Field Observations:

Surface Water Present?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Depth (inches) _____
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>6.00</u>
Saturation Present (including capillary fringe)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>0.00</u>

Wetland Hydrology Indicators

Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input checked="" type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input checked="" type="checkbox"/> Direct observation of inundation
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input checked="" type="checkbox"/> Drainage patterns
<input type="checkbox"/> Iron deposits	<input checked="" type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
<input type="checkbox"/> Hydrogen sulfide odor		

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30'</u>		Indicator	Absolute	Dominant?	Wetland
				Status	% Cover	(yes/no)	Indicator?
Common name		Scientific name					(yes/no)
1.	Red maple	Acer rubrum		FAC	60.0	Yes	Yes
2.	Red oak	Quercus rubra		FACU	20.0	Yes	No
3.	Shagbark hickory	Carya ovata		FACU	10.0	No	No
4.							
5.							
6.							
7.							
8.							
9.							
				90.0 = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15'</u>		Indicator	Absolute	Dominant?	Wetland
				Status	% Cover	(yes/no)	Indicator?
Common name		Scientific name					(yes/no)
1.	Winterberry	Ilex verticillata		FACW	50.0	Yes	Yes
2.	Ironwood	Carpinus caroliniana		FAC	20.0	Yes	Yes
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				70.0 = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5'</u>		Indicator	Absolute	Dominant?	Wetland
				Status	% Cover	(yes/no)	Indicator?
Common name		Scientific name					(yes/no)
1.	Royal fern	Osumunda regalis		OBL	10.0	Yes	Yes
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				10.0 = Total Cover			

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30'</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. None					
2.					
3.					
4.					
			0.0 = Total Cover		

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Dominance Test:	Number of dominant species 5	Number of dominant species that are wetland indicator plants 4	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Prevalence Index:		Total % Cover (all strata)	Multiply by:
	OBL species		X 1 = 0.00
	FACW species		X 2 = 0.00
	FAC species		X 3 = 0.00
	FACU species		X 4 = 0.00
	UPL species		X 5 = 0.00
	Column Totals	(A) 0	(B) 0
Prevalence Index		B/A = 0.00	
		Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Wetland vegetation criterion met?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

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Cover Ranges	
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1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0-10	10YR 2/1						mucky loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)	Indicators for Problematic Hydric Soils
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8)
<input checked="" type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Redox Dark Surface (F6)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Other (Include Explanation in Remarks)
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	

Restrictive Layer (if observed) Type: _____ Depth (inches): _____

Remarks:

Hydric Soils criterion met? Yes No

National Flood Hazard Layer FIRMette



72°4'31"W 42°56'48"N



Basemap Imagery Source: USGS National Map 2023

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 of Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas 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 LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

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

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- 8 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

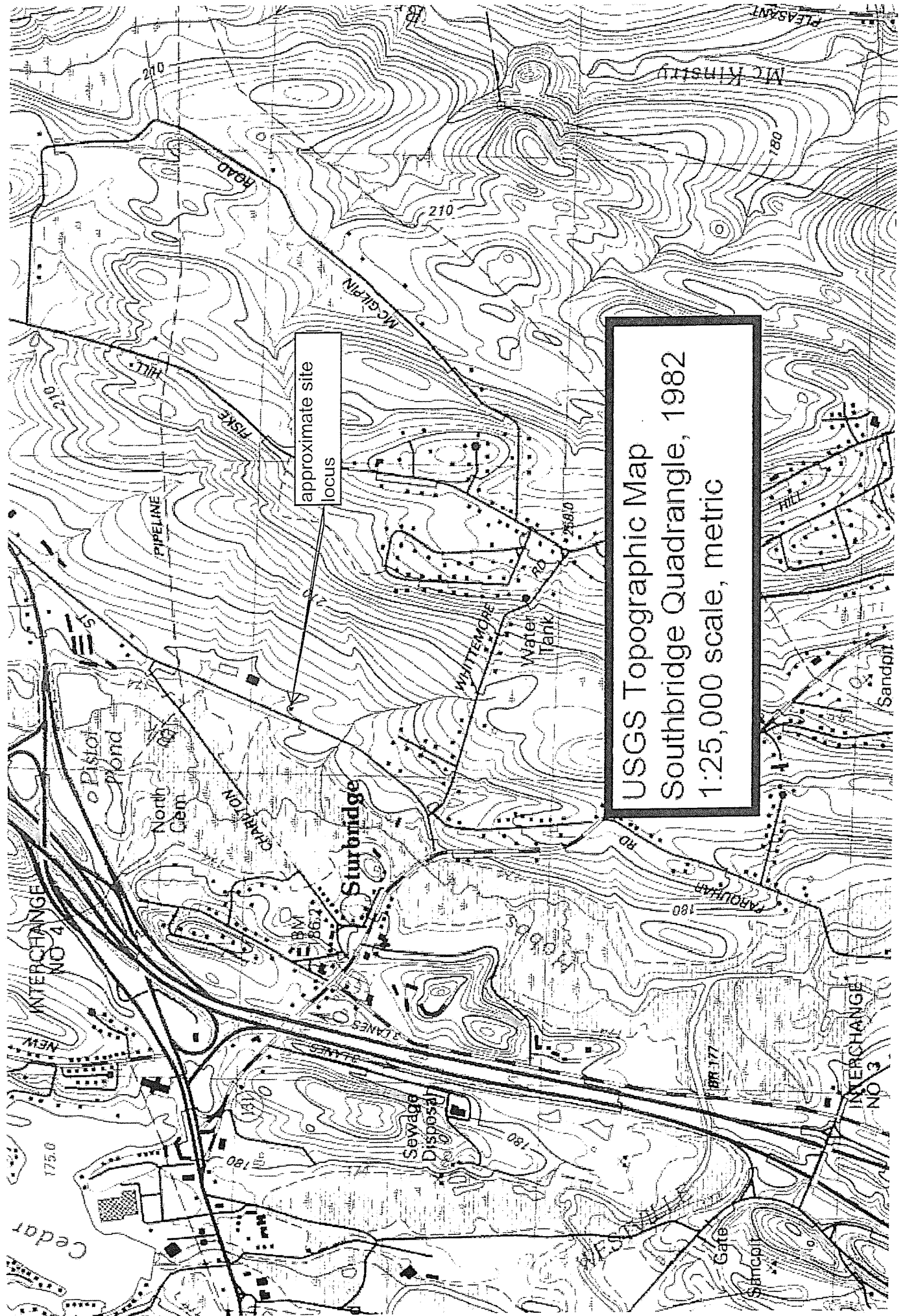


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 1/25/2024 at 10:40 AM 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.



USGS Topographic Map
Southbridge Quadrangle, 1982
1:25,000 scale, metric

StreamStats Report

Region ID: MA
 Workspace ID: MA20240125154215686000
 Clicked Point (Latitude, Longitude): 42.11051, -72.07104
 Time: 2024-01-25 10:43:52 -0500



⊕ Collapse All

> Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.0827	square miles
FOREST	Percentage of area covered by forest	53.11	percent
MAREGION	Region of Massachusetts 0 for Eastern 1 for Western	0	dimensionless
PCTSNDGRV	Percentage of land surface underlain by sand and gravel deposits	0	percent

➤ Probability Statistics

Probability Statistics Parameters [Perennial Flow Probability]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.0827	square miles	0.01	1.99
PCTSNDRGRV	Percent Underlain By Sand And Gravel	0	percent	0	100
FOREST	Percent Forest	53.11	percent	0	100
MAREGION	Massachusetts Region	0	dimensionless	0	1

Probability Statistics Flow Report [Perennial Flow Probability]

PIU: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	PC
Probability Stream Flowing Perennially	0.291	dim	71

Probability Statistics Citations

Bent, G.C., and Steeves, P.A., 2006, A revised logistic regression equation and an automated procedure for mapping the probability of a stream flowing perennially in Massachusetts: U.S. Geological Survey Scientific Investigations Report 2006-5031, 107 p. (http://pubs.usgs.gov/sir/2006/5031/pdfs/SIR_2006-5031rev.pdf)

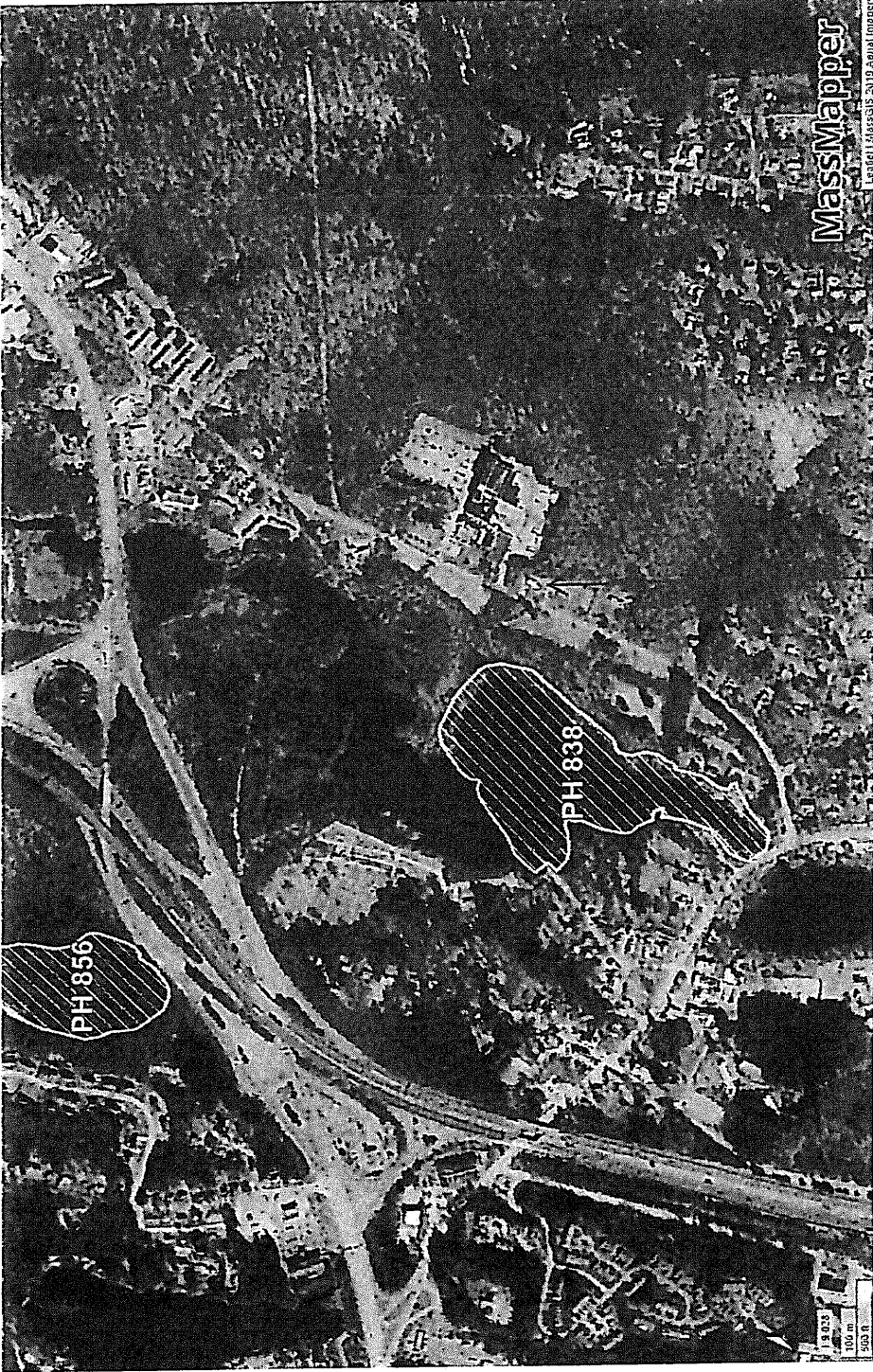
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USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.19.3
StreamStats Services Version: 1.2.22
NSS Services Version: 2.2.1

46 Hall Road, Sturbridge, NHESP



approximate site
locus

NHESP Priority Habitats of Rare Species

NHESP Estimated Habitats of Rare
Wildlife



NHESP Certified Vernal Pools
*

Natural Heritage Atlas Online
Data Viewer, 15th edition,
valid August 1, 2021
created: 1/25/2024
46 Hall Road, Sturbridge

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

Kate O'Donnell, WPIT Environmental Scientist

Kate O'Donnell is an Environmental Scientist at EcoTec, Inc. Since joining EcoTec in June of 2021, her project experience includes wetland resource evaluation and delineation, as well as environmental permitting at the local, state, and federal level. She received certification as a Wetland Professional In Training (WPIT) from the International Society of Wetland Scientists (SWS) in September of 2021. Additionally, Ms. O'Donnell has experience in turbidity and erosion control monitoring, salinity sampling, wildlife habitat evaluation, stream evaluation, vernal pool evaluation and certification, preconstruction sweeps for rare species including the eastern box turtle, Stormwater Pollution Prevention Plan (SWPPP) preparation, Turtle Protection Plan preparation, Massachusetts Endangered Species Act (MESA) Project Review Checklists, and Massachusetts Environmental Policy Act (MEPA) documentation. Prior to starting at EcoTec, Ms. O'Donnell was a student at the College of the Holy Cross, where she received degrees in Biology and Environmental Studies. Her educational background includes with extensive coursework in ecology and environmental science, as well as courses in geoscience, biology, chemistry, and environmental law. During her time at Holy Cross, she conducted hydrologic and water quality research to investigate the impacts of road salt on the salinity of the Middle River in Worcester, MA.

Education:

Bachelor of Arts in Biology (Ecology emphasis) and Bachelor of Arts in Environmental Studies, College of the Holy Cross, 2021

Professional Affiliations:

Society of Wetland Scientists
Massachusetts Association of Conservation Commissioners

Certifications:

Society of Wetland Scientists Wetland Professional In Training
EPA Construction General Permit Site Inspector Certification

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

Scott Jordan

Senior Environmental Scientist

Scott Jordan is an Environmental Scientist with EcoTec, Inc. Since joining EcoTec in 2000, Mr. Jordan's duties have included wetland resource evaluation and delineation; erosion and sediment control planning and monitoring, environmental monitoring, including water quality analysis, sediment analysis and wildlife habitat impact analysis; environmental permitting at local, state, and federal level; pond and stream evaluation; wildlife habitat evaluation, vernal pool evaluation; and wetland restoration and replication design and oversight. He has served as an environmental consultant to the development community, engineering firms, municipalities, and conservation commissions. Prior to joining EcoTec, Mr. Jordan was the Senior Laboratory Technician for GeoComp Corporation where he performed numerous physical properties analysis of soils and geosynthetic materials in accordance with ASTM, and AASHTO specifications. His seven years experience evaluating New England soils includes soil analysis and classification of site-remediated soils with oil and hazardous material contamination. His educational background includes courses in organic and inorganic chemistry, biology, botany and comparative vertebrate physiology, with extensive coursework in ecology and wildlife biology; and he has completed several professional training seminars including erosion and sediment control, soil evaluation, wildlife habitat evaluation, wetland mitigation, vernal pool evaluation, water quality assessment using macro-invertebrates, and river morphology and functions. He has participated in several rare species and wildlife monitoring and inventory projects, including marsh bird surveys, marbled salamander (*Ambystoma opacum*) survey, great laurel (*Rhododendron maximum*) survey, wood turtle (*Glyptemys insculpta*) habitat assessments and sweeps, eastern box turtle (*Terrapene carolina*) habitat assessments, and greater black-backed gull (*Larus marinus*) inventory. His prior research experience includes behavioral and acoustic studies of the common loon (*Gavia immer*) in northwestern Maine.

Education: Bachelor of Science: Biology - Wildlife and Environmental, *Cum Laude*
Framingham State College, 2000
Biotechnology Certificate
Middlesex Community College, 1994

Professional

Affiliations: Massachusetts Association of Conservation Commissioners
Association of Massachusetts Wetland Scientists
Society of Wetland Scientists
Society of Soil Scientists of Southern New England



Town of Sturbridge

Ann P. Murphy, MAA. - Principal Assessor

ABUTTER LIST REQUEST (Please allow 10 days for final list)

PARCEL ADDRESS REQUESTED _____

OWNER OF RECORD OFS Fitel, LLC

CONTACT PERSON Christopher P. McClure

SIGNATURE *Christopher P. McClure*

DATE 4/19/2024 TELEPHONE # 508-248-2005

COST: \$5.00 FOR EACH PARCEL REQUESTED
\$3.00 PER SHEET OF MAILING LABELS

Direct Abutter

Conservation (200')

Planning / Zoning Board of Appeals (300')

Board of Selectmen Forest Cutting (200')

Liquor License (Contact assessors office for requirements)

Miscellaneous (Contact assessors office for instructions)

Town Hall, 308 Main Street
Sturbridge, MA 01566

Telephone (508) 347-2503
Fax (508) 347-2521
Email: lpeters@sturbridge.gov



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: Paul Watson of OFS Fitel, LLC
- B. The address of the lot(s) where the activity is proposed is: 46 Hall Road
- C. The nature of the activity proposed includes: Demolition of existing structure and grade area
- 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, Paul C. Watson, hereby certify under the pains and penalties of perjury that on (date) _____, 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 _____ with the Sturbridge Conservation Commission on (date) _____ for the property located at
46 Hall Road, Sturbridge MA

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

Paul C. Watson 4/23/2024
(signature of applicant) (date)

Paul C. Watson
(name of applicant-printed or typed)



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation Commission

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

Property Owner: OFS Fitel, LLC

Property Location: 46 Hall Road (315-02557-046)

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

Meghan Eacker
Finance Director

4/19/24
Date

STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

WETLANDS FILING FEE CALCULATION WORKSHEET

Application Type	Qty	Town Filing Fee	TOTAL
Notice of Intent (NOI):			
Residential – Single Family:			
Accessory (Deck, Shed, Pool Septic)	_____	\$150	\$150 _____
Shoreline Work	_____	\$150	_____
New Construction	_____	\$300	_____
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)	\$ 150.00
State Filing Fee (from DEP Wetland Transmittal Form)	\$ 237.50
<u>Total Payable to "Town of STURBRIDGE"</u>	\$ 412.50

*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.

CONSTRUCTION NOTES:

1. NO WORK OR STOCKPILING TO TAKE PLACE BEYOND THE PROPOSED SEDIMENTATION CONTROL BARRIER.
2. 55 GALLON SPILL KIT TO BE KEPT ON SITE WHILE MACHINERY IS IN USE.
3. EXCESS SOILS, UNSUITABLE MATERIALS, RUBBISH AND DEBRIS TO BE DISPOSED OF PROPERLY OFF SITE.
4. A MINIMUM OF 4" LOAM, SEED, AND CLEAN STRAW TO BE PLACED ON ALL AREAS OF EARTH DISTURBANCE.
5. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL SEDIMENT BARRIERS, AND WILL IDENTIFY AND CORRECT ALL SOURCES OF EROSION, IN ORDER TO INSURE THE PROPER PROTECTION OF THE RESOURCE AREAS.
6. THE STURBRIDGE CONSERVATION COMMISSION IS TO BE NOTIFIED WHEN EROSION AND SEDIMENT CONTROL IS IN PLACE PRIOR TO START OF ANY WORK ON THE SITE.
7. BARRIERS SHALL REMAIN IN PLACE UNTIL ALL REGRADED AREAS HAVE BEEN STABILIZED.
8. ALL CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN OF STURBRIDGE CONSERVATION COMMISSION.
9. THE WORK SHOWN ON THIS PLAN DOES NOT APPEAR SUBJECT TO THE ISSUANCE OF A CHAPTER 91 WATERWAYS PERMIT AS NO WORK IS PROPOSED BELOW THE MEAN ANNUAL HIGH WATER LEVEL OF BIG ALUM POND.

NOTES:
THE WORK AS SHOWN ON THIS SITE PLAN IS SUBJECT TO APPROVALS BY THE STURBRIDGE ZONING BOARD OF APPEALS, STURBRIDGE CONSERVATION COMMISSION, AND STURBRIDGE BOARD OF HEALTH. OWNER/APPLICANT, AND CONTRACTOR SHALL ENSURE ALL APPROVALS AND PERMITS ARE OBTAINED PRIOR TO COMMENCING WORK ON SITE.

SURVEY NOTES:

1. SITE EXISTING CONDITIONS, PROPERTY BOUNDARIES, AND TOPOGRAPHY BASED ON AN ON THE GROUND SURVEY CONDUCTED BY MCCLURE ENGINEERING, INC. TOPOGRAPHY SUPPLEMENTED WITH U.S.G.S. 2015 LIDAR.
2. SITE DOES NOT APPEAR TO LIE WITHIN THE 100-YEAR FLOOD ZONE ACCORDING TO FEMA FIRM MAP NO. 25027C0927E, EFFECTIVE JUNE 21, 2023.
3. WETLANDS AND RESOURCE AREAS WERE EVALUATED AND DELINEATED BY ECOTEC, INC. ON FEBRUARY 12, 2024 SURVEY LOCATED BY MCCLURE ON FEBRUARY 21, 2024.

GENERAL NOTES:

- 1). THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED EROSION CONTROL FOR A BUILDING TO BE RAZED AT 46 HALL ROAD, STURBRIDGE, MA.
- 2). THE SUBJECT PROPERTY IS LOCATED WITHIN THE INDUSTRIAL PARK (IP) ZONING DISTRICT THAT HAVE THE FOLLOWING DIMENSIONAL REQUIREMENTS:

IP ZONE:	REQUIRED
MINIMUM LOT AREA:	87,120 S.F.
MINIMUM LOT FRONTAGE:	300'
FRONT SETBACK:	60'
SIDE SETBACK:	30'
REAR SETBACK:	30'
MAXIMUM STORIES:	2 STORIES
MAX. BLDG. COVERAGE	70%
- 3). THIS PLAN IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT SUCH A REPORT MAY DISCLOSE.
- 4). THE WORK DEPICTED ON THIS PLAN IS SUBJECT TO THE MASSACHUSETTS WETLAND PROTECTION ACT, AS WELL AS THE TOWN OF STURBRIDGE WETLANDS AND STORMWATER MANAGEMENT BY-LAWS.

TAX MAP REFERENCES:
PARCEL I.D. 315-02557-046

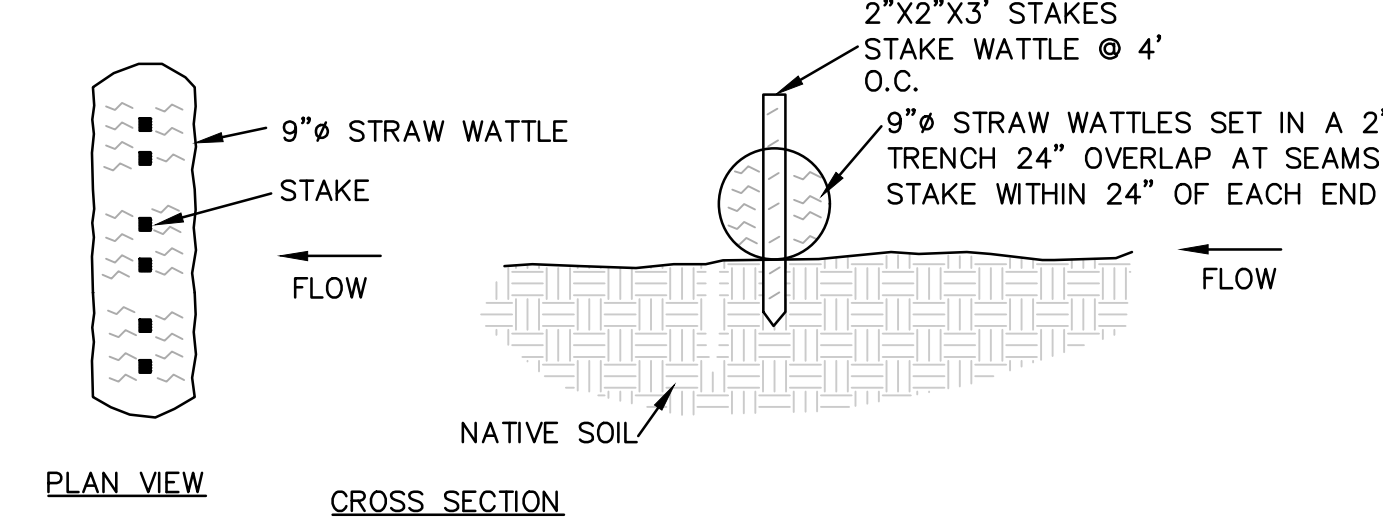
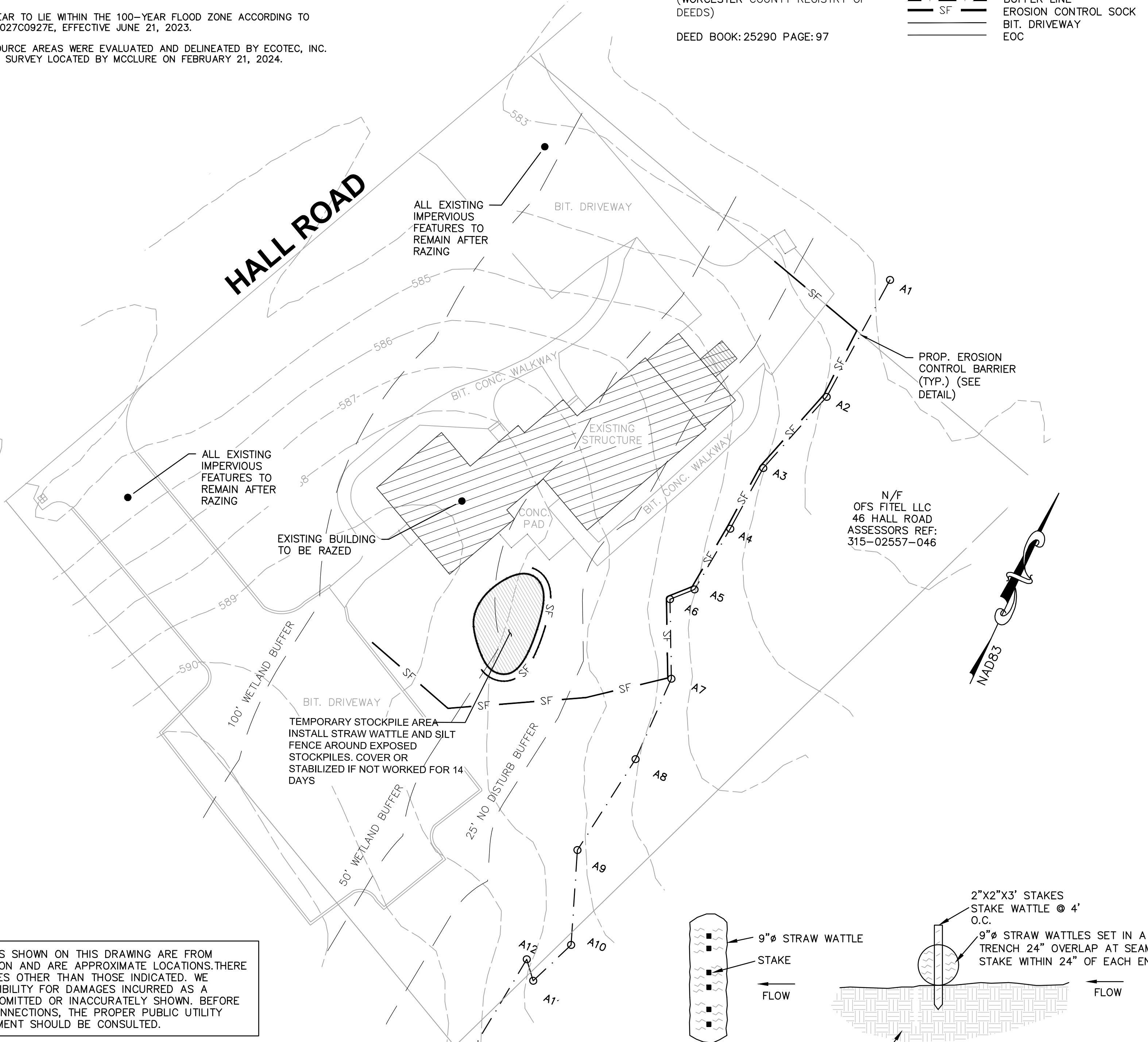
RECORD OWNERS:
OFS FITEL LLC
50 HALL ROAD
STURBRIDGE, MA 01566

DEED & PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)

DEED BOOK: 25290 PAGE: 97

LEGEND:

- | | |
|---------|-------------------------------|
| CB | CATCH BASIN |
| A1 | WETLAND FLAG |
| --- | APPROXIMATE LIMIT OF WETLANDS |
| - - - - | EXISTING CONTOURS |
| - - - - | PROPERTY LINE |
| --- | BUFFER LINE |
| --- | EROSION CONTROL SOCK |
| --- | BIT. DRIVEWAY |
| --- | EOC |



EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

- DIG-SAFE NOTE (1-888-344-7233):**
- 1) CONTRACTOR SHALL NOTIFY "DIG-SAFE" PRIOR TO ANY EXCAVATION @ 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE START OF ANY ON-SITE CONSTRUCTION ACTIVITIES.
 - 2) ALL EXISTING SUBSURFACE UTILITIES (LOCATION & ELEVATION) TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. CONTRACTOR IS TO VERIFY EXISTING INVERTS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

RESPONSIBILITIES OF OWNER/PERMITEE
THE OWNER/ PERMITEE SHALL:
A. PROVIDE THE CONTRACTOR WITH COPIES OF LAND-USE PERMITS THAT THE OWNER HAS ACQUIRED.
B. INFORM ALL PARTIES INVOLVED WITH THE PROPOSED SITE WORK OF THIS PLAN'S OBJECTIVES AND PERMIT REQUIREMENTS.

RESPONSIBILITIES OF CONTRACTOR
THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING EROSION OF THE SITE AND FOR PROTECTING ADJACENT STORM SEWERS AND WATERWAYS FROM SEDIMENTATION. THE CONTRACTOR SHALL:
A. INSTALL, MONITOR, AND MAINTAIN ALL OF THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN.
B. COMPLY WITH ALL PERMIT REQUIREMENTS.

PRE-CONSTRUCTION CONFERENCE
THE PERMITEE, OWNER-OF-RECORD, CONTRACTOR, ENGINEER, WETLAND CONSULTANT AND THE TOWN SHALL HOLD A "PRE-CONSTRUCTION" CONFERENCE REVIEW THE PROPOSED SOIL EROSION AND SEDIMENT CONTROL MEASURES.

DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES

TEMPORARY STABILIZATION MEASURES
SILT FENCE AND STRAW WATTLES:
INSTALL SILT FENCE AND STRAW WATTLES AT VARIOUS LOCATIONS AS SHOWN ON THE PLANS AND DETAILS. EMBED THE SILT FENCE INTO THE GROUND AND FIRMLY ANCHOR IT AS SHOWN IN THE DETAILS. REMOVE SEDIMENT ONCE LEVELS HAVE REACHED 1/4 OF THE EFFECTIVE HEIGHT. REPAIR AND/OR REPLACE SILT FENCE/ WATTLES IMMEDIATELY IF DAMAGED OR DETERIORATED.

STOCKPILING OR STORAGE OF EXCAVATED MATERIALS:
COMPLETELY SURROUND TEMPORARY MATERIAL STOCKPILES WITH MULCH TUBES/COMPOST SOCKS TO PREVENT TRANSPORTATION OF SEDIMENT.

DEWATERING:
IF DEWATERING IS REQUIRED, WATER SHOULD BE DISCHARGED TO DEWATERING BAGS OR OTHER SEDIMENT REMOVAL DEVICES PRIOR TO DISCHARGE TO RESOURCE AREAS. WATER MAY ALSO BE USED FOR DUST CONTROL AND/OR VEGETATION WATERING.

PERMANENT STABILIZATION MEASURES

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDSCAPED AREAS. IF TOPSOIL, SEED, AND/OR MULCH IS WASHED AWAY BY RAINFALL, THE CONTRACTOR SHALL RESTORE THE AREA.

GENERAL CONDITIONS

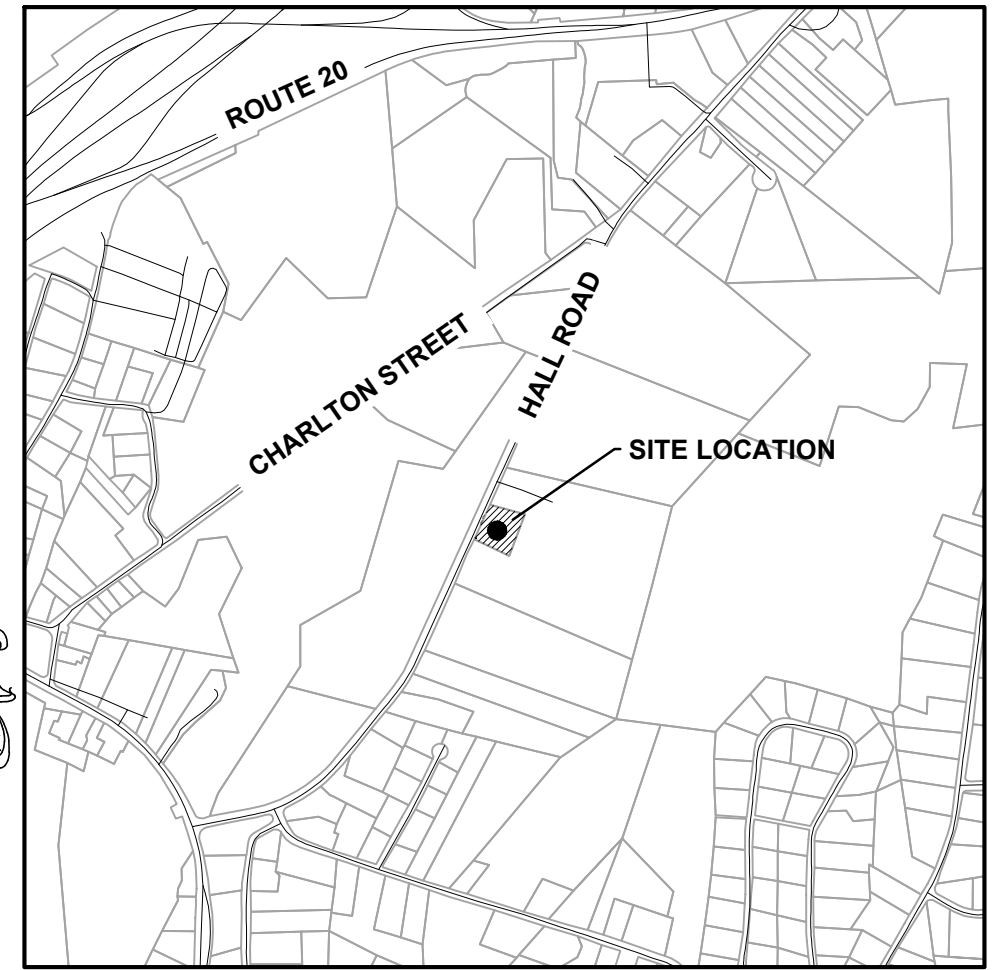
1. IF EROSION CONTROL MEASURES ARE DAMAGED BY CONSTRUCTION VEHICLES, ACTS OF VANDALISM, OR SEVERE WEATHER CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SEDIMENT IN THE VICINITY OF THE EROSION CONTROL MEASURES AND REPAIR THESE MEASURES TO A FUNCTIONAL CONDITION.
2. IF, DURING OR AFTER CONSTRUCTION, IT BECOMES APPARENT THAT EXISTING EROSION CONTROL MEASURES ARE INCAPABLE OF CONTROLLING EROSION, THE ENGINEER OR THE TOWN MAY REQUIRE ADDITIONAL CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO: ADDITIONAL STRAW WATTLES, STRAW BALES, SILT FENCE, SEDIMENT BASINS, MECHANICALLY ANCHORED MULCH, OR ENHANCED DEWATERING FILTRATION.
3. **INSPECTIONS:** EROSION CONTROL SHALL BE INSPECTED DAILY OR AFTER A LEGITIMATE STORM EVENT (0.25 INCH). INSPECTION SHALL BE RECORDED IN A LOG ALONG WITH THE TIME AND DATE. LOG SHALL BE AVAILABLE TO THE TOWN UPON REQUEST.
4. ALL TEMPORARY FILL SHALL BE STABILIZED DURING USE TO PREVENT EROSION AND SHALL BE SUITABLY CONTAINED TO PREVENT SEDIMENT OF OTHER PARTICULATE MATTER FROM REENTERING A WETLAND OR WATERCOURSE. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS OR AS DIRECTED BY THE OWNER, AND REVEGETATED. THE AREA EXTENT OF TEMPORARY FILL OR EXCAVATION SHALL BE CONFINED TO THAT AREA NECESSARY TO PERFORM THE WORK, AS APPROVED BY THE OWNER.
5. DUMPING OF OIL, CHEMICALS OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING, AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL. ALL SPILLS OF SUCH MATERIALS SHALL BE REPORTED IMMEDIATELY BY THE CONTRACTOR TO APPROPRIATE TOWN AND STATE AGENCIES.
6. ALL REFUELING OF CONSTRUCTION EQUIPMENT IS TO TAKE PLACE OUTSIDE OF THE 50-FOOT BUFFER ZONE. NO CONCRETE WASHOUT OR WASHING OF CONSTRUCTION EQUIPMENT IS ALLOWED WITHIN THE 50-FOOT BUFFER ZONE.
7. **DEP SIGN:** A SIGN SHALL BE DISPLAYED AT THE SITE NOT LESS THAN TWO (2) SQUARE FEET (S.F.) OR MORE THAN THREE (3) S.F. IN SIZE, BEARING THE WORDS "MA DEP": FOLLOWED BY THE DEP FILE NUMBER AS DEPICTED ON THE ISSUED ORDER OF CONDITIONS.

GENERAL CONTROLS

1. CLEANING OF STORMWATER STRUCTURES: CLEAN ALL STORMWATER STRUCTURES INCLUDING, BUT NOT LIMITED TO, PIPES, SWALES, SUBSURFACE RETENTION BASINS, SEDIMENT TRAPS, AND RIPRAP APRONS OF SEDIMENT UPON COMPLETION OF THE PROJECT.
2. PAVEMENT MAINTENANCE: THE CONTRACTOR SHALL SWEEP PAVED ROADWAYS ADJACENT TO THE SITE ON A ROUTINE BASIS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADWAYS AND WASHING OF MUD INTO WATERWAYS. IF THE CONTRACTOR'S SCHEDULE FOR CLEANING THE PAVEMENT IS FOUND TO BE INADEQUATE BY THE OWNER, OWNER'S REPRESENTATIVE, OR TOWN, THE CONTRACTOR SHALL INCREASE THE FREQUENCY AT NO ADDITIONAL COST TO THE OWNER.
3. WASTE DISPOSAL:
THE CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF COVERED WASTE CONTAINERS TO ENSURE THAT NO LITTER, DEBRIS, BUILDING MATERIALS, OR SIMILAR MATERIALS ARE DISCHARGED TO WETLANDS OR WATERCOURSES. THE CONTRACTOR SHALL INSTRUCT SUBCONTRACTORS TO USE THE CONTAINERS FOR WASTE MATERIAL. THE CONTAINERS SHALL BE PROMPTLY EMPTIED WHEN FULL.

MAINTENANCE:
ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, WATERED, AND RE-SEED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED, SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCES.
4. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO A PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCE AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.



NORTH AMERICAN DATUM OF 1983

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS AT 46 HALL ROAD, STURBRIDGE, MA 01566
 2. EXISTING CONDITIONS SURVEY PERFORMED AND overseen BY MARK LAPRAD, P.L.S. OF MCCLURE ENGINEERING, INC. BETWEEN OCTOBER 2022 AND JANUARY 2023.
 3. HORIZONTAL CONTROL IS BASED UPON THE NORTH AMERICAN DATUM OF 1983.
 4. ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 5. THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP, NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP ARE SHOWN.
 6. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

SEQUENCE OF CONSTRUCTION
THE FOLLOWING CONSTRUCTION SEQUENCE IS MEANT TO INSURE THE EFFECTIVENESS OF THE EROSION/SEDIMENT CONTROL MEASURES. THE FOLLOWING NARRATIVE DESCRIBES THE PLANNED CONSTRUCTION SEQUENCE WITH AN EMPHASIS ON THE TIMING AND SEQUENCE OF EROSION/SEDIMENTATION CONTROL MEASURES:

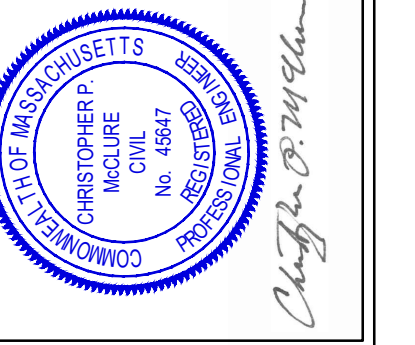
1. INSTALL STABILIZED CONSTRUCTION EXIT(S) AND DEP SIGN.
2. INSTALL EROSION CONTROL BARRIERS ON THE ENTIRE SITE (CLEAR ONLY THOSE AREAS NECESSARY FOR INSTALLATION).
3. NOTIFY ENGINEER, WETLAND CONSULTANT, AND TOWN OF INSTALLATION OF EROSION CONTROL BARRIERS AND SCHEDULE INSPECTION.
4. FOLLOWING APPROVAL, INSTALL THE FOLLOWING AREAS: PARKING, LAY DOWN, PORTA POTTY, MATERIAL STORAGE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
5. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. BEGIN DEMOLITION, CLEARING, AND GRUBBING THE SITE.
7. BEGIN GRADING THE SITE AS NEEDED.
8. START INSTALLATION OF DRAINAGE AND SITE WORK.
9. START INSTALLATION OF FOUNDATION AND UTILITIES.
10. START INSTALLATION OF WETLAND REPLICATION AND RESTORATION AREAS.
11. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 15 DAYS OR MORE. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE COMPLETED.

- FINAL PHASE**
1. PERMANENTLY STABILIZE ANY REMAINING EXPOSED AREAS.
 2. SEDIMENT FROM EROSION CONTROL BARRIERS TO BE REMOVED AND SEDIMENT DISPOSED OF OFFSITE.
 3. ONCE ENTIRE SITE IS STABILIZED, CALL FOR FINAL INSPECTION FROM SITE MONITOR.
 4. AFTER APPROVAL, REMOVE EROSION CONTROL BARRIERS.

- NOTES:**
1. ONCE CONSTRUCTION IS COMPLETED, ALL DISTURBED AREAS ARE TO BE STABILIZED WITH LOAM AND SEED UNLESS OTHERWISE SPECIFIED.
 2. INSPECTIONS WILL BE CONDUCTED WEEKLY AND AFTER 0.25 INCH RAIN EVENTS. COPIES OF WEEKLY REPORTS AND RAIN EVENT REPORTS SHALL BE MAKE AVAILABLE TO THE CONSERVATION COMMISSION UPON REQUEST.
 3. EXTRA EROSION CONTROL MATERIALS EQUAL TO 100 LF SHALL BE KEPT ON SITE FOR EMERGENCY REPAIRS. THESE MATERIALS SHALL BE KEPT COVERED.
 4. APPLICANT AND/OR LANDOWNER SHALL NOTIFY THE TOWN OF STURBRIDGE IN WRITING AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO COMMENCING ANY WORK.

60	40	20	0
HOR. SCALE IN FEET: 1"=20'			
20	0	0	0
REV	DATE	DESCRIPTION	MADE (APVD)

CHRISTOPHER P. MCCLURE, P.E.
PROFESSIONAL ENGINEER
MA LIC. NO. 45647
CT LIC. NO. 26944



McCLURE ENGINEERING, INC
119 Worcester Road
Charlton, MA 01507
Tel: (508) 248-2005
Fax (508) 248-4887
Email: chrismcclureengineers.com

PROPOSED DEMOLITION PLAN
46 HALL ROAD
STURBRIDGE, 01566
PREPARED FOR:
OFS FITEL LLC
50 HALL ROAD
STURBRIDGE, MA 01566

DRAWN BY: JW/KR
DATE: 02/27/24
CHK BY: GPM
SCALE: 1"=20'
PROJ. NO. 287-3061-0