

NOTICE OF INTENT

PREPARED FOR:

DENNIS ANTONOPOULOS & CHRISTINE TIERI

28 LONG AVE

STURBRIDGE, MA 01566

FOR PROPERTY LOCATED ON:

28 LONG AVE

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

JOB NO: 19179

TABLE OF CONTENTS

NARRATIVE

NOTICE OF INTENT

USGS QUADRANGLE MAP

NATURAL HERITAGE MAP

FIRM MAP

ASSESSOR'S MAP

ASSESSOR'S FIELD CARD

DEED

RECORDED SUBDIVISION

FORM STT.A1

NOTIFICATION TO ABUTTERS

CERTIFIED ABUTTERS LIST

CHECK COPIES

PROPOSED SITE PLAN 19179

NARRATIVE

THE APPLICANT PROPOSES TO CONSTRUCT AN ADDITION TO THE EXISTING SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED AT 28 LONG AVENUE IN THE TOWN OF STURBRIDGE, WORCESTER COUNTY, MASSACHUSETTS. THE WORK WILL INCLUDE SITE IMPROVEMENTS SUCH AS PROPOSED PERVIOUS PATIOS ON THE EAST AND WEST SIDES OF THE HOME, NEW CARPORT AND BUILDING ADDITION AS SHOWN ON PLAN NUMBER 19179 BY JALBERT ENGINEERING, INC. DATED DECEMBER 24, 2019. THE PLACEMENT OF THE NEW STRUCTURES WOULD BE WITHIN THE ALLOWABLE SETBACKS FOR THE SUBURBAN RESIDENTIAL DISTRICT OF THE SITE. ALL WORK WILL NOT REQUIRE ANY VARIANCES.

THE SITE IS SERVICED BY A PRIVATE WELL AND PUBLIC SEWER. ACCESS TO THE RESIDENCE IS BY THE EXISTING DRIVEWAY AND ONLY MINOR CHANGES WILL BE WILL BE MADE TO ACCESS THE NEW CARPORT. NO GRADE CHANGES ON THE SITE WILL BE NECESSARY. SITE WORK WILL BE OVER 100' FROM CEDAR LAKE AND MOUNTAIN BROOK. AN APPLICATION WILL BE SENT TO THE CONSERVATION COMMITTEE FOR APPROVAL. THE EROSION CONTROL BARRIER IS PROPOSED TO PROTECT THE RESOURCE AREAS AND WILL ALSO SERVE TO DELINEATE THE LIMIT OF WORK.

Please refer to the Jalbert Engineering, Inc. Design plan, Drawing No. 19179 for additional information.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

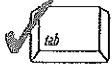
MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

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



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

A. General Information

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

<u>28 LONG AVE</u>	<u>STURBRIDGE</u>	<u>01566</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42 07' 11.81" N</u>	<u>72 05' 11.28" W</u>
	d. Latitude	e. Longitude
<u>25</u>	<u>28</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>DENNIS & CHRISTINE</u>	<u>Antonopoulos & Tieri</u>	
a. First Name	b. Last Name	
<u>OWNER</u>		
c. Organization		
<u>176 Fiske Hill Road Sturbridge, MA 01566</u>		
d. Street Address		
<u>STURBRIDGE</u>	<u>MA</u>	<u>01566</u>
e. City/Town	f. State	g. Zip Code
<u>508-397-7312</u>		
h. Phone Number	i. Fax Number	j. Email Address

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

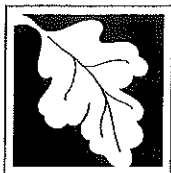
<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

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

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

<u>500.00</u>	<u>237.50</u>	<u>262.50</u>
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

STURBRIDGE

City/Town

A. General Information (continued)

6. General Project Description:

ADDITION TO A SINGLE FAMILY RESIDENTIAL HOME, NEW 12'X22' CARPORT AND STONE PATIOS WITH PIGOLAS.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

WORCESTER

a. County

61342

c. Book

b. Certificate # (if registered land)

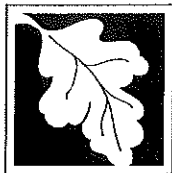
79

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

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number _____

Document Transaction Number _____

STURBRIDGE

City/Town

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.

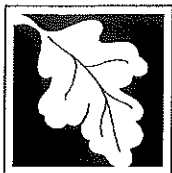
_____ a. square feet of BVW

_____ 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

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

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. MASSGIS
Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

- 1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

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

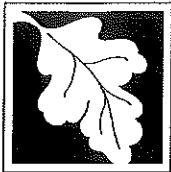
- 2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

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

(b) Photographs representative of the site

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

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

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

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

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
 2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____
 3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only b. Yes No

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

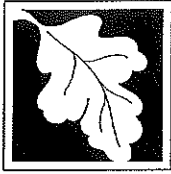
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

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

North Shore - Hull to New Hampshire border:

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

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.

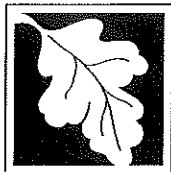
D. Additional Information

- 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

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

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.

PROPOSED SITE PLAN

a. Plan Title

JALBERT ENGINEERING, INC.

LEONARD S JALBERT

b. Prepared By

c. Signed and Stamped by

12/30/19

1" = 30'

d. Final Revision Date

e. Scale

12/30/19

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:

32163 , 32165

2. Municipal Check Number

1/9/2020

3. Check date

32164

4. State Check Number

1/9/2020

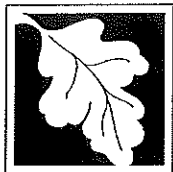
5. Check date

LEONARD

6. Payor name on check: First Name

JALBERT

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

STURBRIDGE

City/Town

F. Signatures and Submittal Requirements

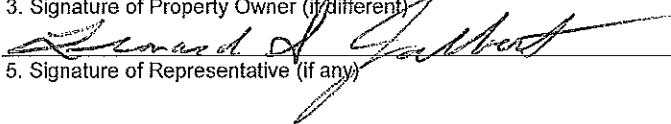
I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the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

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


1. Signature of Applicant

01/10/2020
2. Date

3. Signature of Property Owner (if different)


5. Signature of Representative (if any)

4. Date
01/10/2020
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.

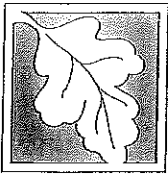
For MassDEP:

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:

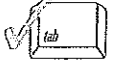
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

28 LONG AVE

a. Street Address

STURBRIDGE

b. City/Town

32164

c. Check number

\$237.50

d. Fee amount

2. Applicant Mailing Address:

LEONARD

a. First Name

JALBERT

b. Last Name

JALBERT ENGINEERING, INC.

c. Organization

54 MAIN STREET

d. Mailing Address

STURBRIDGE

e. City/Town

MA

f. State

01566

g. Zip Code

508-347-5136

h. Phone Number

508-347-7962

i. Fax Number

LSJALBERT@JALBERTENGINEERING.COM

j. Email Address

3. Property Owner (if different):

Dennis W.

Christine

a. First Name

Antonopoulos

Tieri

b. Last Name

OWNERS

c. Organization

176 Fiske Hill Road

d. Mailing Address

STURBRIDGE

e. City/Town

MA

f. State

01566

g. Zip Code

508-397-7312

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 2A	1		500.00

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

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

C. Submittal Requirements

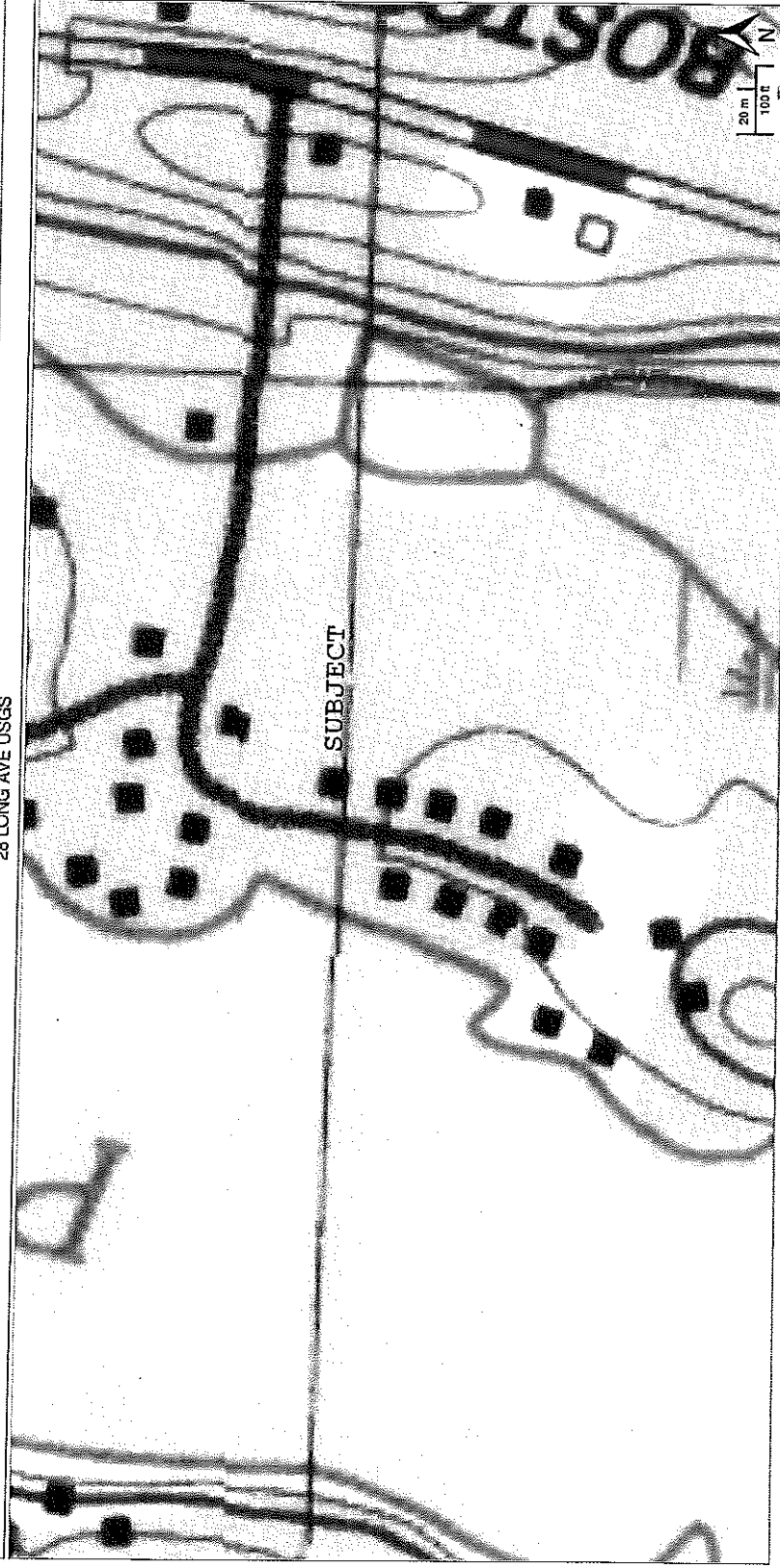
a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

28 LONG AVE USGS



- USGS Topographic Maps
- Tax Parcels for Query
- Detailed Features
- Tax Parcels for Display
- Structures
- MassGIS Statewide Basemap
- MassGIS Topographic Features Base

National Flood Hazard Layer FIRMette

42°7'25.62"N



Legend

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

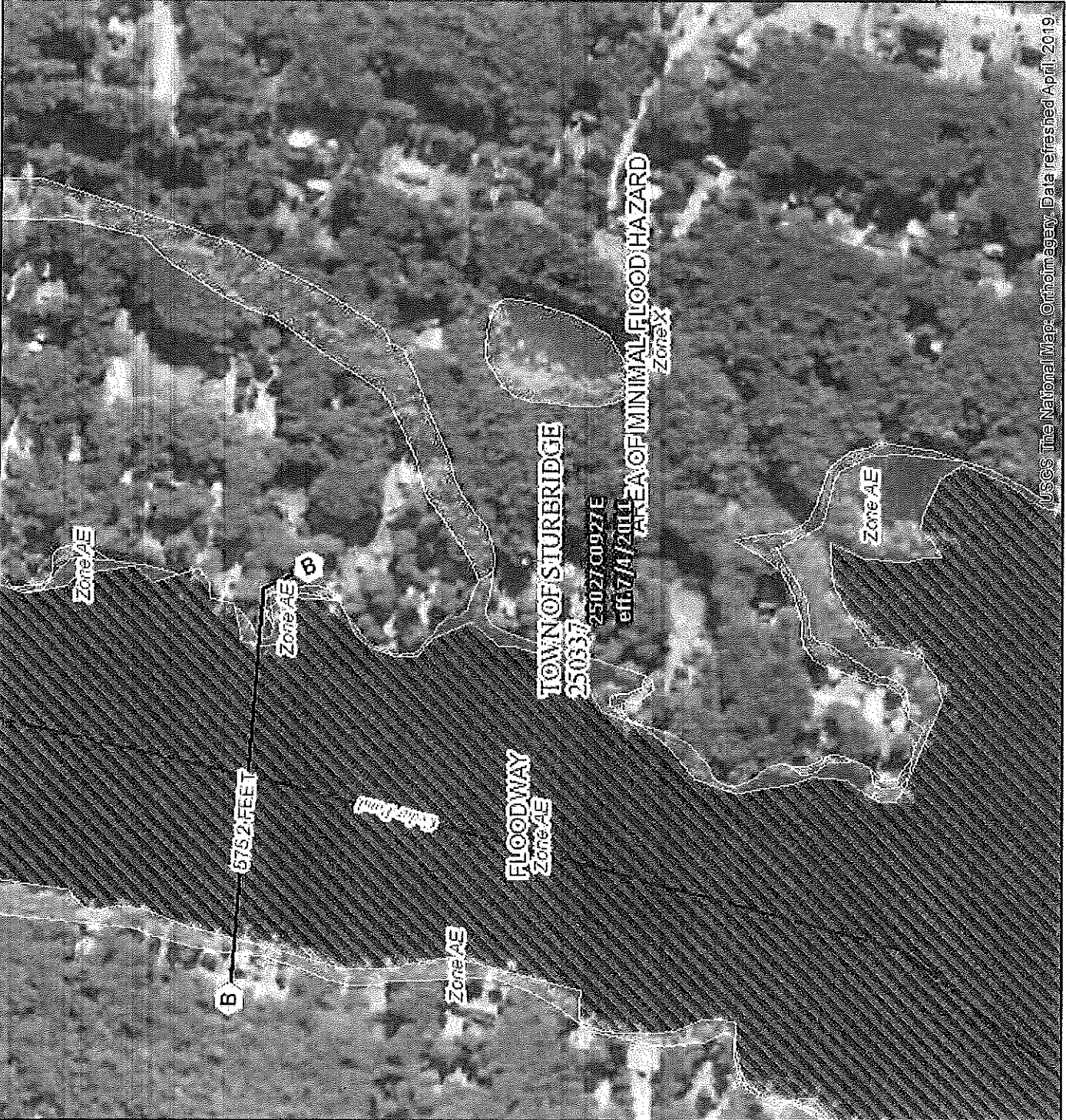
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AD, AH, AF, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone X
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	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 12/10/2019 at 8:14:35 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 The National Map: Orthoimagery, Data refreshed April 2019

42°5'58.93"N

72°4'52.63"W

1:6,000

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

28 LONG AVENUE

Location 28 LONG AVENUE

Mblu 410-/0 2511/- 028/ /

Acct# 410-02511-028

Owner GAUTHIER PAULINE M

Assessment \$133,900

Appraisal \$133,900

PID 2102

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$55,700	\$78,200	\$133,900
Assessment			
Valuation Year	Improvements	Land	Total
2020	\$55,700	\$78,200	\$133,900

Owner of Record

Owner GAUTHIER PAULINE M

Sale Price \$260,000

Co-Owner

Certificate

Address 29 LONG AVENUE

Book & Page 59382/262

STURBRIDGE, MA 01566

Sale Date 09/11/2018

Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GAUTHIER PAULINE M	\$260,000		59382/262	1V	09/11/2018
LANGEVIN LORRAINE M	\$0		21022/0015	1A	02/09/1999
LANGEVIN LORRAINE M	\$0		03969/0125		09/12/1958

Building Information

Building 1 : Section 1

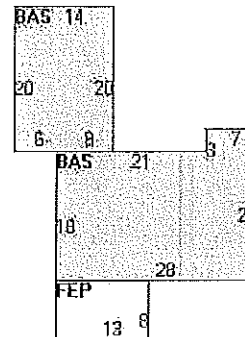
Year Built: 1950
Living Area: 805
Replacement Cost: \$65,148
Building Percent Good: 68
Replacement Cost Less Depreciation: \$44,300

Building Photo



(<http://images.vgsi.com/photos/SturbridgeMAPhotos//\01\00\86\08.jpg>)

Building Layout



(<http://images.vgsi.com/photos/SturbridgeMAPhotos//Sketches/>)

Building Attributes	
Field	Description
Style	Camp
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Cust Wd Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Vinyl/Asphalt
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Usrflid 107	
Usrflid 300	
Usrflid 301	

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	805	805
FEP	Porch, Enclosed, Finished	104	0
		909	805

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Fam
Zone SR
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.7
Frontage
Depth
Assessed Value \$78,200
Appraised Value \$78,200

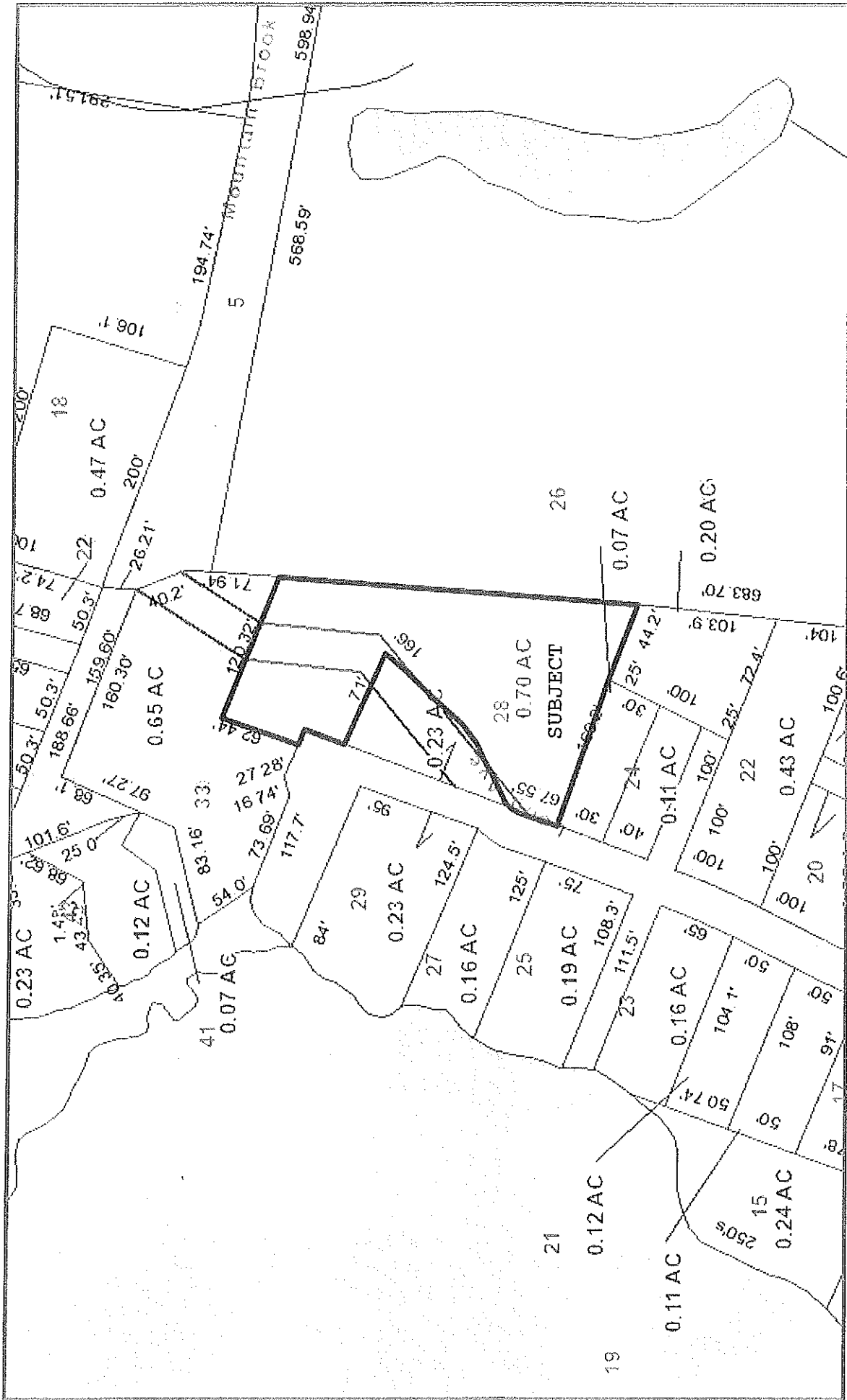
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR4	W/LOFT-AVG			572.00 S.F	\$11,300	1
SHD1	SHED FRAME			64.00 S.F.	\$100	1

Valuation History

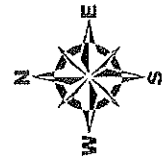
Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$55,700	\$78,200	\$133,900
2019	\$50,600	\$80,700	\$131,300
2018	\$48,400	\$76,800	\$125,200
2017	\$46,800	\$73,800	\$120,600
2016	\$46,200	\$71,600	\$117,800

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$55,700	\$78,200	\$133,900
2019	\$50,600	\$80,700	\$131,300
2018	\$48,400	\$76,800	\$125,200
2017	\$46,800	\$73,800	\$120,600
2016	\$46,200	\$71,600	\$117,800



Property Map

1 inch = 150 feet



Data and scale shown on this map are provided for planning and informational purposes only. STURBRIDGE (MA) and Vision Government Solutions are not responsible for any use for other purposes or misuse or misrepresentation of this information.

11/15/2019

Worcester South District Registry of Deeds Electronically Recorded Document

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

Recording Information

Document Number : 116416
Document Type : DEED
Recorded Date : October 31, 2019
Recorded Time : 01:36:28 PM

Recorded Book and Page : 61342 / 79
Number of Pages(including cover sheet) : 4
Receipt Number : 1182542
Recording Fee (including excise) : \$1,249.04

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/31/2019 01:36 PM
Ctrl# 202887 04309 Doc# 00116416
Fee: \$1,124.04 Cons: \$246,500.00

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

28 LONG AVENUE, STURBRIDGE, MASSACHUSETTS

QUITCLAIM DEED

I, PAULINE M. GAUTHIER, being unmarried, of Sturbridge, Massachusetts

for consideration paid and in full consideration of TWO HUNDRED FORTY-SIX THOUSAND FIVE HUNDRED AND 00/100 (\$246,500.00).....DOLLARS

ω.
grant to DENNIS ANTONOPOULOS & CHRISTINE TIERI, husband and wife, as tenants by the entirety,

of 28 Long Avenue, Sturbridge, Massachusetts 01566

with *QUITCLAIM COVENANTS*,

The land with the buildings thereon located in Sturbridge, Worcester County, Massachusetts bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

BEING the same premises as the first parcel described in Deed to Grantor dated August 31, 2018 and recorded with the Worcester District Registry of Deeds, Book 59382, Page 262.

Grantor hereby affirms that the premises herein is not her principal place of residence, therefore she has no homestead rights in the premises herein conveyed and states under the pains and penalties of perjury that no other persons are entitled homestead protection under Massachusetts General Laws Chapter 188.

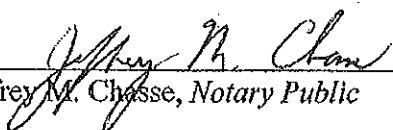
Witness my hand and seal this 24th day of October, 2019.


PAULINE M. GAUTHIER

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 24th day of October, 2019, before me, the undersigned notary public, personally appeared, PAULINE M. GAUTHIER, proved to me through satisfactory evidence of identification, which was a state issued driver's license to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose and as her free act and deed.



Jeffrey M. Chasse, Notary Public

My Commission Expires: *September 06, 2024*

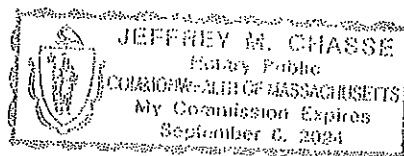


EXHIBIT "A"

BEGINNING at an iron pipe in the ground on the easterly sideline of Long Avenue at the northerly sideline of land now or formerly of Emile J. Martin;

THENCE running N. 34° 55' E., along the easterly sideline of Long Avenue, 67.55 feet to an iron pipe in the ground;

THENCE running along land now or formerly of one Davieau on a curve, northerly, easterly and northerly along the westerly sideline of a roadway leading to camp now or formerly of Emile J. Martin and others, 166 feet to an iron pipe in the ground, said iron pipe being 14.5 feet southerly from the center of a wooden bridge over a brook running into Cedar Pond;

THENCE running westerly along other land of said Davieau, 71.0 feet to an iron pipe in the ground on the easterly sideline of Long Avenue;

THENCE running N. 34° 55' E., along the easterly sideline of Long Avenue, 84.65 feet to an iron pipe in the ground;

THENCE running S. 55° 05' E., along Lot 56, and across Eastern Avenue, 94.0 feet to an iron pipe in the ground;

THENCE running S. 19° 10' W., along land now or formerly of Arthur Dansereau, 281 feet to an iron pipe in the ground;

THENCE running N. 55° 05' W., along land now or formerly of Emile J. Martin, 169.2 feet to the iron pipe in the ground at the point of beginning.

BEING shown on a plan of Benville Park recorded with Worcester District Registry of Deeds, Plan Book 53, Plan 31, of which granted premises are a part.

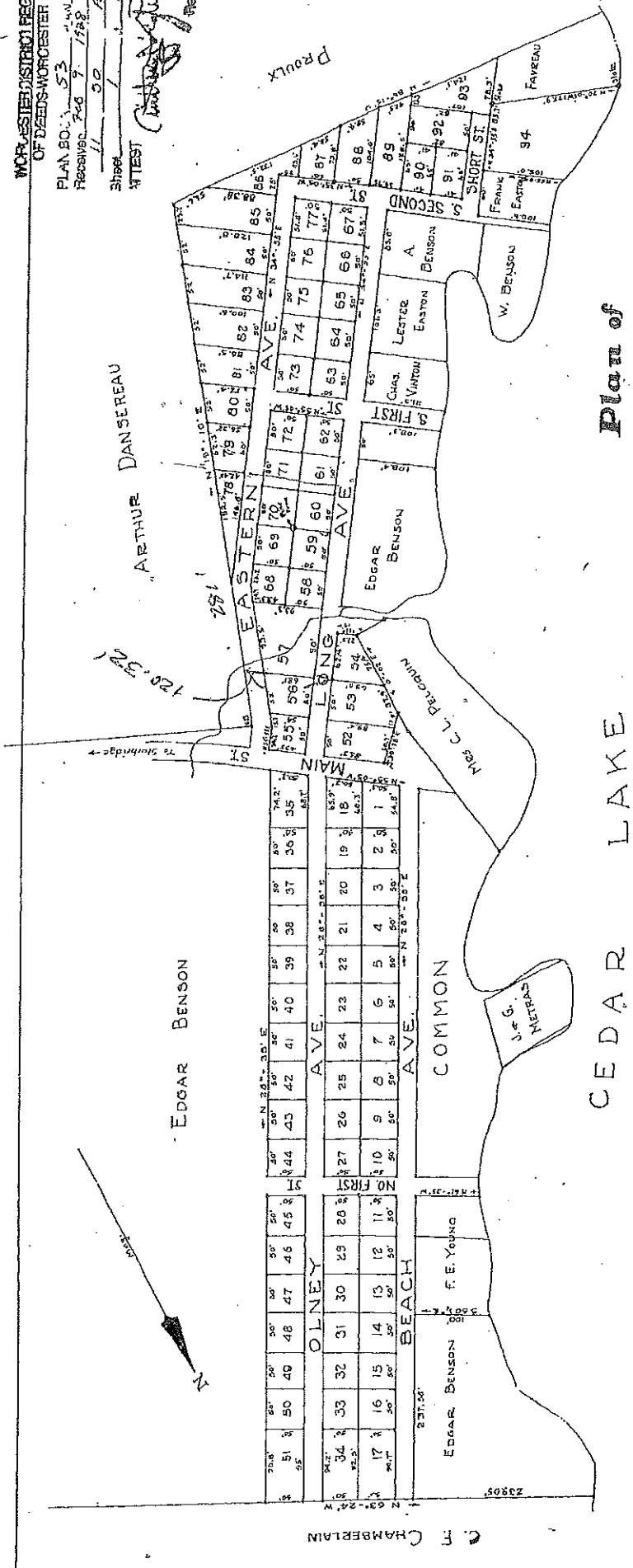
ATTEST: WORC Kathryn A. Toomey, Register

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER MA

PLAN 80... 53
Received Feb 7 1928

Sheet 11 50 A

WITNESSES
Arthur Dansereau
Edgar Benson



**Plat of
BENVILLE PARK**

Sturbridge, Mass.

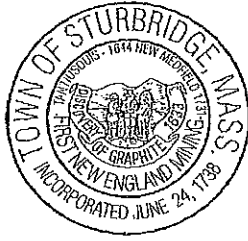
Property of
EDGAR E. BENSON

Scale = 1 in = 100 ft. - Jan. 1928

R. G. Plimpton, Eng'r.
Southbridge, Mass. 207.31

• Indicates Iron Pin
Avenues and Streets 25' Wide

C. M. CHAMBERLAIN



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation & Zoning Board of Appeals

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

F'ly Pauline M. Gauthier

Property Owner: Dennis W. Antonopo & Christine Tieri

Property Location: 28 Long Avenue

Please be advised that all taxes:

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

Barbara A. Barry
Finance Director

12/18/19
Date

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
445-02152-018	ANDERSON MARTIN P	18 MOUNTAIN BROOK ROAD	STURBRIDGE	MA	01566	18 MOUNTAIN BROOK ROAD
445-02152-033	AUDINO ROBERT L	33 MOUNTAIN BROOK ROAD	STURBRIDGE	MA	01566	33 MOUNTAIN BROOK ROAD
410-02511-023	BERTKE KYLE J	143 FARMINGTON AVENUE	LONGMEADOW	MA	01106	23 LONG AVENUE
410-02511-022	CANTALINI CHRISTOPHER	7 DEERFIELD DRIVE	WILBRAHAM	MA	01095	22 LONG AVENUE
445-02152-028	HETHERINGTON JOANNE	28 MOUNTAIN BROOK ROAD	STURBRIDGE	MA	01566	28 MOUNTAIN BROOK ROAD
252-02512-016	DION BETHANN	16 EASTERN AVENUE	STURBRIDGE	MA	01566	16 EASTERN AVENUE
445-02152-045	MORGIS SCOTT S	1135 BUCKLEY HIGHWAY	UNION	CT	06076	45 MOUNTAIN BROOK ROAD
410-02512-026	FITZGERALD RUTH	15 JOHN STREET	CHELSEA	MA	02150	26 LONG AVENUE
455-02153-103	GAUDET MARC J	103 NEW BOSTON ROAD	STURBRIDGE	MA	01566	103 NEW BOSTON ROAD
410-02511-029	GAUTHIER PAULINE M	P.O. BOX 1018	STURBRIDGE	MA	01566	29 LONG AVENUE
410-02511-025	GEBERT VIRGINIA S	36 ASH LANE	HICKSVILLE	NY	11801	25 LONG AVENUE
455-02521-063	GOESS CHRISTIAN A	112 MASHAUG ROAD	STURBRIDGE	MA	01566	63 NEW BOSTON ROAD
410-02511-024	GRZEMBSKI RICHARD J	24 LONG AVENUE	STURBRIDGE	MA	01566	24 LONG AVENUE
410-02511-021	IWANICKI STANLEY	313 DALE STREET	CHICOPEE	MA	01020	21 LONG AVENUE
445-02152-041	KANE RYAN Z	43 MOUNTAIN BROOK ROAD	STURBRIDGE	MA	01566	41 MOUNTAIN BROOK ROAD
445-02151-043	KANE RYAN Z	43 MOUNTAIN BROOK ROAD	STURBRIDGE	MA	01566	43 MOUNTAIN BROOK ROAD
410-02511-020	SOSIK DORIS B TRUSTEE	7 COUNTRY HILL ROAD	STURBRIDGE	MA	01566	20 LONG AVENUE
410-02511-027	GAUTHIER PAULINE M	29 LONG AVENUE	STURBRIDGE	MA	01566	27 LONG AVENUE
445-02152-022	R & R MANAGEMENT CO INC	135 LEBANON HILL	SOUTHBRIDGE	MA	01550	22 MOUNTAIN BROOK ROAD
445-02152-026	R & R MANAGEMENT CO INC	135 LEBANON HILL	SOUTHBRIDGE	MA	01550	26 MOUNTAIN BROOK ROAD
135-02152-053	NEIDHARDT ALEXANDER	53 BEACH AVENUE	STURBRIDGE	MA	01566	53 BEACH AVENUE
445-02151-047	STAUDINGER ROBERT D	111 CONNECTICUT AVE	MASSAPEQUA	NY	11758	47 MOUNTAIN BROOK ROAD
445-02152-014	TRYBA RONALD J	PO BOX 438	STURBRIDGE	MA	01566	14 MOUNTAIN BROOK ROAD
495-02152-024	TRYBA RONALD J	PO BOX 438	STURBRIDGE	MA	01566	24 OLNEY AVENUE
	BOARD OF ASSESSORS					
Above persons listed are record owners as they appear on the most recent applicable tax list.						
Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11						
Abutters List-	Conservation Commission - 200'					
RE: 28 LONG AVENUE						
Certified Copy						
Assessor:	<i>John P. Murphy</i>					
	12-18-19					

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

DATE	INVOICE	AMOUNT
	CONSERVATION	
	NOTICE OF INTENT	
	ANTONOPOULOS & TIERI	
	28 LONG AVENUE	

53-7054/2113

32163

PAY *Two hundred sixty-two and ⁵⁰/₁₀₀* DOLLARS

CHECK AMOUNT Security Features include: Microprint, Watermark, and Color Shift Ink.

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	CHECK AMOUNT
1/09/20	Town of Sturbridge		32163	\$ 262.50

JALBERT ENGINEERING, INC.
STURBRIDGE, MA.



Leonard Jalbert

⑈032163⑈ ⑆216370545⑆ 8242876677⑈

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

DATE	INVOICE	AMOUNT
	CONSERVATION	
	ANTONOPOULOS & CHRISTINE TIERI	
	28 LONG AVENUE, STURBRIDGE	

53-7054/2113

32164

PAY *Two hundred thirty-seven and ⁵⁰/₁₀₀* DOLLARS

CHECK AMOUNT Security Features include: Microprint, Watermark, and Color Shift Ink.

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	CHECK AMOUNT
1/09/20	Commonwealth of Massachusetts		32164	\$ 237.50

JALBERT ENGINEERING, INC.
STURBRIDGE, MA.



Leonard Jalbert

⑈032164⑈ ⑆216370545⑆ 8242876677⑈

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

DATE	INVOICE	AMOUNT
	CONSERVATION	
	NOTICE OF INTENT	
	ANTONOPOULOS & TIERI	
	28 LONG AVENUE	

53-7054/2113

32165

PAY *Seventy and ^{none}/₁₀₀* DOLLARS

CHECK AMOUNT Security Features include: Microprint, Watermark, and Color Shift Ink.

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	CHECK AMOUNT
01/09/20	Town of Sturbridge		32165	\$ 70.00

JALBERT ENGINEERING, INC.
STURBRIDGE, MA.



Leonard Jalbert

⑈032165⑈ ⑆216370545⑆ 8242876677⑈