

Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 1- Request for Determination of Applicability**

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

City/Town \_\_\_\_\_

**A. General Information**

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



1. Applicant:

Name Jessica Pillsbury / Patricia Shevery

440 Main St.

Mailing Address

Fiskdale

City/Town

7742000983 / 5083472400

Phone Number

E-Mail Address sturbridgeearlylearningacademy@gmail.com

State MA

Zip Code 01518

Fax Number (if applicable) N/A

2. Representative (if any):

Firm \_\_\_\_\_

Contact Name \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/Town \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Fax Number (if applicable) \_\_\_\_\_

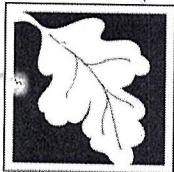
**B. Determinations**

1. I request the Sturbridge Conservation Commission make the following determination(s). Check any that apply:

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- ☒ c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- ☒ d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Sturbridge  
Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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**C. Project Description**

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

379 Main St.

Street Address

Sturbridge

City/Town

379

Assessors Map/Plat Number

Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

The site is known as the old Santander Bank. The interior of the building will be renovated for a daycare facility. The building is serviced by municipal water/sewer. The exterior of the building will have the existing asphalt parking areas on either side to remain. We will establish an enclosed play area on the back side. The fence will be white 6 ft stockade. The asphalt will remain in play area and additional non-permanent ground covering may be used. A portion will have an enclosed sandbox. The dumpster will be located outside the play area but fenced in with the same white fencing.

- c. Plan and/or Map Reference(s):

Proposed Daycare Facility

Title

3/1/22

Date

Title

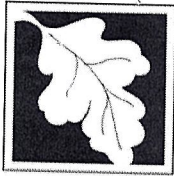
Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Re-development of existing site for the use of a daycare facility. The fence is the only work proposed in the already disturbed area 35 ft. off the back of the building.



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**C. Project Description (cont.)**

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

310 C.M.R. 10.02(2)(b)(2) b. minor activity fencing

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)





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**D. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

S-BNK Sturbridge LLC  
Name

3234 Riverview Lane  
Mailing Address

Daytona Beach, FL 32118  
City/Town

Florida  
State

32118  
Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

*[Signature]*  
Signature of Applicant

2-24-22  
Date

\_\_\_\_\_  
Signature of Representative (if any)

\_\_\_\_\_  
Date



# 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: 3 BNK Sturbridge LLC

Property Location: 379 Main St. Sturbridge MA 01506

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

[Signature]  
Finance Director

3-9-22  
Date

[illegible]





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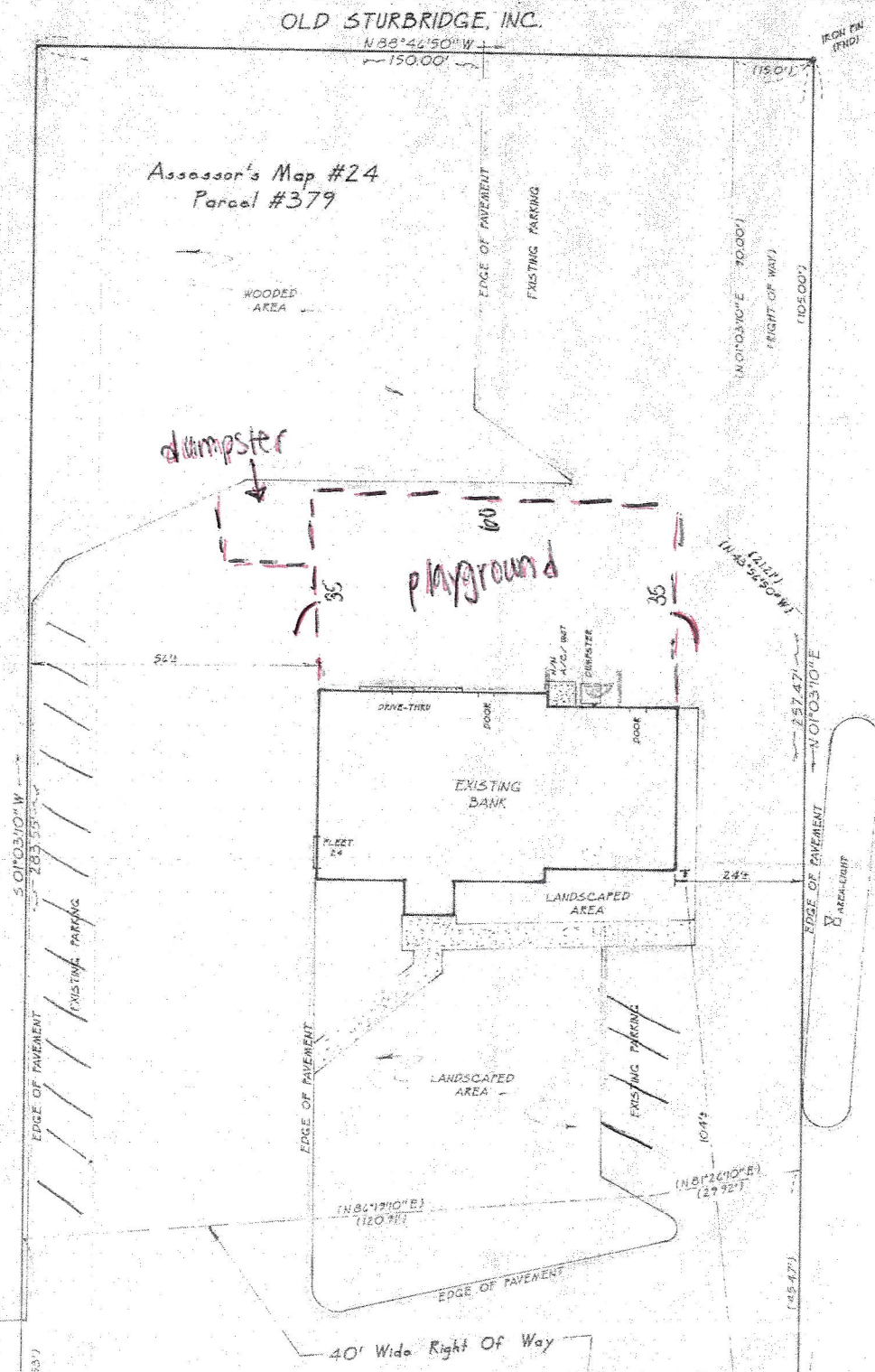




Proposed  
Site  
Plan



OLD STURBRIDGE, INC.



OLD STURBRIDGE, INC.



Proposed  
Floor  
Plan

