



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Sturbridge  
City/Town

**WPA Form 1- Request for Determination of Applicability**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**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 ~~Bill Cheney~~ Loren W. Cheney E-Mail Address cheneyloren@gmail.com  
Mailing Address 214 River Farms Dr.  
West Warwick State RI Zip Code 02893  
Phone Number 401-837-6751 Fax Number (if applicable)

2. Representative (if any):  
Firm Innovative Home Transformations, LLC  
Contact Name Jeff Bonja E-Mail Address jeff@ihtransform.com  
Mailing Address PO Box 484  
Sturbridge State MA Zip Code 01566  
Phone Number 774-317-0599 Fax Number (if applicable) 774-241-0202

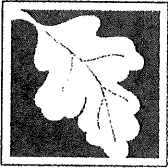
**B. Determinations**

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):

4 Mt Dan Rd

Street Address

Sturbridge

City/Town

450-/0 1425/- 004/ /

Assessors Map/Plat Number

Parcel/Lot Number

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

0.39 ac lot with 1800 sf seasonal structure located in northeast corner adjacent to pond

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

Title

Date

Title

Date

Title

Date

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

Rebuild existing approx 30' by 8' attached portion of structure located on North side of

Building. Existing portion of structure will be removed down to the footings

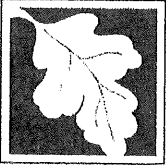
(currently blocks on ground) and 8-10 new Helical Piles will be installed per current

MA building code in order to minimize/eliminate soil disturbance.

Due to proximity to neighbors property, all work will be completed from west end of

structure. Existing structure (closed porch) is between proposed work area and pond

and will not be disturbed during project.



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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).

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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:

~~Bill Cheney~~ Loren W. Cheney  
Name  
214 River Farms Dr.  
Mailing Address  
West Warwick  
City/Town  
R.I. 02893  
State 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.

Loren W. Cheney 12/10/2019  
Signature of Applicant Date

[Signature] 12/11/19  
Signature of Representative (if any) Date



Updated Affidavit July 2016

# 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, Jeff Bonja, 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

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 \_\_\_\_\_

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

Loren W. Cheney 12/10/2019  
(signature of applicant) (date)

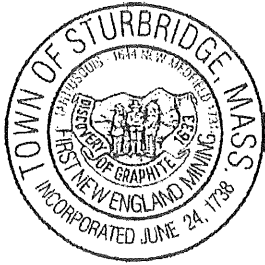
Loren W. Cheney  
(name of applicant-printed or typed)

F:\Home\CONSERVATIONForms\Affidavit of Service.doc

Town Hall  
108 Main Street  
Sturbridge, MA 01566

508-347-2506  
(t) 508-347-5886

The Town of Sturbridge is an Equal Opportunity Organization



# Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Sturbridge

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

Property Owner: Bill Cheney

Property Location: 4 Mt Dan Rd

The license/permit may be released.

The license/permit may not be released.

Sandi Sean  
Finance Director

12-11-19  
Date



# Town of Sturbridge

## Conservation Commission

### Filing Fee Worksheet

Under M.G.L. c 131, § 40 and the Town of Sturbridge Wetland Bylaw

Applicant Bill Cheney

Applicant Representative Innovative Home Transformations, LLC, Jeff Bonja, Owner

Project location 4 Mt Dan Rd

#### TOTAL STATE FEE REQUIRED FOR PROJECT

(Only subject to NOI and ANRAD filings—See Wetland Fee Transmittal Form):

State Fee Category(s) \_\_\_\_\_

Total State Fee for project (include Riverfront Area adjustment if applicable) \_\_\_\_\_

State share of State Fee \_\_\_\_\_

Local share of State Fee \_\_\_\_\_

#### TOTAL ADDITIONAL LOCAL FEE REQUIRED FOR PROJECT\*:

(See Sturbridge Wetland Bylaw Regulations Section 4.17)

- Standard NOI Fee = \$50.00 \_\_\_\_\_ (check if applicable)
- Standard RDA Fee = \$25.00  (check if applicable)
- Standard ANRAD Fee = \$00.10 per foot for resource area delineation \_\_\_\_\_ (check if applicable).  
# feet \_\_\_\_\_ x \$00.10 = \$ \_\_\_\_\_
- Standard DELINEATION Fee = \$00.10 per foot for resource area delineation \_\_\_\_\_ (for all projects).  
# feet \_\_\_\_\_ x \$00.10 = \$ \_\_\_\_\_  
(for all projects that do not include an approved wetland delineation boundary by the Commission within 3 years prior to application submittal)
- REPLICATION Monitoring Fee = \$200.00 \_\_\_\_\_ (check if applicable)  
(for all projects that include wetland alteration and wetland replication)

#### CUMULATIVE TOTAL FEES:

Total State Fee: \_\_\_\_\_

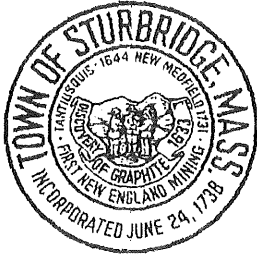
Total Town Share of State Fee: \_\_\_\_\_

Total Local Fee: \$ 25.00

#### \*Please Note:

For each NOI and ANRAD filing, please submit two (2) checks to the Town of Sturbridge, one for the town's portion of the state fee and one for the local fee(s). RDA filings only have a Local Fee at this time.

The advertising fee is not included in the calculation. The Applicant will pay the Southbridge News directly.



# 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 Bylaws, 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: Bill Cheney
- B. The address of the lot(s) where the activity is proposed is: 4 Mt Dan Rd
- C. The nature of the activity proposed includes: Repair/Renovation of existing structure
- 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-\_\_\_\_\_
- E. Copies of the application may be examined at the Sturbridge Conservation Department, 301 Main Street, Center Office Building, Sturbridge, MA between the hours of **9:00 a.m. – 3:30 p.m. Monday through Friday**. Additional times may available by appointment. Please call ahead to check for availability. (508) 347-2506
- F. Copies of the application may be obtained from either  the applicant: \_\_\_\_\_ or  the applicant's representative: Jeff Bonja, by calling telephone # 774-317-0599 on the following days of the week: M-F between the hours of 9:00 am and 5:00 pm.

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The Public Hearing for this application will be held in the Center Office Building, 301 Main Street, 2nd Floor on January 7th at 6:15 pm.

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**PLEASE NOTE: Notice of this Public Hearing will be published as follows:**

- In The Southbridge Evening News at least five days in advance of the hearing
- In the Town Hall at the Town Clerks office, not less than 48 hours in advance of the hearing
- On the Town's Meeting Calendar not less than 48 hours in advance of the hearing ([www.town.sturbridge.ma.us](http://www.town.sturbridge.ma.us))
- On the Conservation Commission webpage not less than 48 hours in advance of the hearing

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 Notice of Intent application process or the Wetlands Protection Act.