

NOTICE OF INTENT

MULTI-FAMILY RESIDENTIAL PROJECT

505 Main Street
Sturbridge, MA 01518

Prepared for:

STL Group, LLC
P.O. Box 638
Sturbridge, MA 01566

Date:

January 9, 2023

Prepared By:

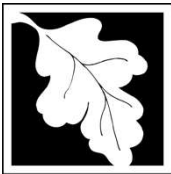


E N G I N E E R I N G, I n c.

100 Grove Street
Worcester, MA 01605
T 508-856-0321
F 508-856-0357
gravesengineering.com

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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

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>505 Main Street</u>	<u>Sturbridge</u>	<u>01518</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42° 6' 54"</u>	<u>-72° 6' 32.4"</u>	
d. Latitude	e. Longitude	
<u>415-02432</u>	<u>505</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>STL Group, LLC</u>	<u>MA</u>	
c. Organization	f. State	
<u>P.O. Box 638</u>	<u>01566</u>	
d. Street Address	g. Zip Code	
<u>Sturbridge</u>	<u>(617) 300-0245</u>	<u>nbmrealty@gmail.com</u>
e. City/Town	h. Phone Number	j. Email Address
	i. Fax Number	

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

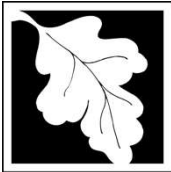
<u>Jenny</u>	<u>Bounphasaysonh</u>
a. First Name	b. Last Name
<u>126 Southbridge Road</u>	
c. Organization	
d. Street Address	
<u>Dudley</u>	<u>MA</u>
e. City/Town	f. State
	<u>01571</u>
	g. Zip Code
<u></u>	<u></u>
h. Phone Number	j. Email address
<u></u>	<u></u>
i. Fax Number	

4. Representative (if any):

<u>Ronald</u>	<u>Mendez</u>
a. First Name	b. Last Name
<u>Graves Engineering, Inc.</u>	
c. Company	
<u>100 Grove Street</u>	
d. Street Address	
<u>Worcester</u>	<u>MA</u>
e. City/Town	f. State
	<u>01605</u>
	g. Zip Code
<u>(508) 856-0321</u>	<u>rmendez@gravesengineering.com</u>
h. Phone Number	j. Email address
<u></u>	<u></u>
i. Fax Number	

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

<u>\$1,050.00</u>	<u>\$512.50</u>	<u>\$537.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The project will construct one free-standing two-story ±2,600 square-foot multi-family residential building and a paved parking area. The subject property is currently developed with one building and paved parking areas utilized for commercial purposes, which shall all be demolished.

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

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

47562

c. Book

b. Certificate # (if registered land)

345

d. Page Number

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

- 1. 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.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	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:

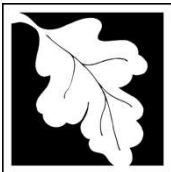
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

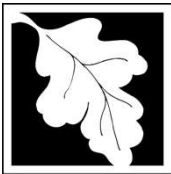
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

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

_____	_____
a. square feet of BVW	b. square feet of Salt Marsh

5. Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 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**

- MassGIS (current)
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*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage

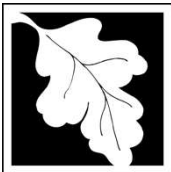
- Assessor’s Map or right-of-way plan of site

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

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

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



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

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

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

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

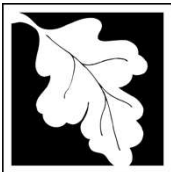
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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).



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

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

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.

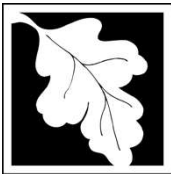
D. Additional Information

- 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
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D. Additional Information (cont'd)

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

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

Multi-Family Residential Project

a. Plan Title

Graves Engineering, Inc.

b. Prepared By

12-22-22

d. Final Revision Date

Michael Andrade, P.E.

c. Signed and Stamped by

Varies

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:

570

2. Municipal Check Number

December 27, 2022

3. Check date

569

4. State Check Number

December 27, 2022

5. Check date

NBM Main LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



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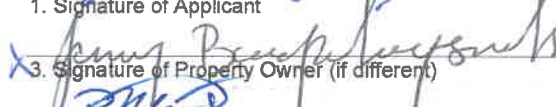

Sturbridge

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		2. Date	12/27/22
3. Signature of Property Owner (if different)		4. Date	12/27/22
5. Signature of Representative (if any)		6. Date	1-6-23

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:

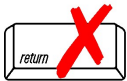
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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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:

<u>505 Main Street</u>	<u>Sturbridge</u>
a. Street Address	b. City/Town
<u>569</u>	<u>\$512.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>STL Group, LLC</u>		<u>Bounphasaysonh</u>	
c. Organization		b. Last Name	
<u>P.O. Box 638</u>			
d. Mailing Address			
<u>Sturbridge</u>	<u>MA</u>	<u>01566</u>	
e. City/Town	f. State	g. Zip Code	
<u>(617) 300-0245</u>	<u>nbmrealty@gmail.com</u>		
h. Phone Number	i. Fax Number	j. Email Address	

3. Property Owner (if different):

<u>Jenny</u>	<u>Bounphasaysonh</u>		
a. First Name	b. Last Name		
<u>126 Southbridge Road</u>			
c. Organization			
d. Mailing Address			
<u>Dudley</u>	<u>MA</u>	<u>01571</u>	
e. City/Town	f. State	g. Zip Code	
<u></u>	<u></u>	<u></u>	
h. Phone Number	i. Fax Number	j. Email Address	

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.

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



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Building	1	\$1,050	\$1,050
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			<u>\$1,050</u>
Step 6/Fee Payments:			
Total Project Fee:			<u>\$1,050</u> a. Total Fee from Step 5
State share of filing Fee:			<u>\$512.50</u> b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			<u>\$537.50</u> 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.)



Enter your transmittal number

X289570

Transmittal Number

Your unique Transmittal Number can be accessed online:

<http://www.mass.gov/eea/agencies/massdep/service/approvals/transmittal-form-for-payment.html>

Massachusetts Department of Environmental Protection

Transmittal Form for Permit Application and Payment

1. Please type or print. A separate Transmittal Form must be completed for each permit application.

2. Make your check payable to the Commonwealth of Massachusetts and mail it with a copy of this form to: MassDEP, P.O. Box 4062, Boston, MA 02211.

3. Three copies of this form will be needed.

Copy 1 - the original must accompany your permit application. Copy 2 must accompany your fee payment. Copy 3 should be retained for your records

4. Both fee-paying and exempt applicants must mail a copy of this transmittal form to:

MassDEP
P.O. Box 4062
Boston, MA
02211

* Note:
For BWSC Permits,
enter the LSP.

A. Permit Information

WPA Form 3

Notice of Intent

1. Permit Code: 4 to 7 character code from permit instructions

2. Name of Permit Category

Multi-Family Residential Project

3. Type of Project or Activity

B. Applicant Information – Firm or Individual

STL Group, LLC

1. Name of Firm - Or, if party needing this approval is an individual enter name below:

2. Last Name of Individual

3. First Name of Individual

4. MI

P.O. Box 638

5. Street Address

Sturbridge

MA

01566

(617) 300-0245

6. City/Town

7. State

8. Zip Code

9. Telephone #

10. Ext. #

Nick St. Laurent

nbmrealty@gmail.com

11. Contact Person

12. e-mail address

C. Facility, Site or Individual Requiring Approval

505 Main Street

1. Name of Facility, Site Or Individual

505 Main Street

2. Street Address

Sturbridge

MA

01518

(617) 300-0245

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

8. DEP Facility Number (if Known)

9. Federal I.D. Number (if Known)

10. BWSC Tracking # (if Known)

D. Application Prepared by (if different from Section B)*

Graves Engineering, Inc.

1. Name of Firm Or Individual

100 Grove Street

2. Address

Worcester

MA

01605

(508) 856-0321

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

8. Contact Person

9. LSP Number (BWSC Permits only)

E. Permit - Project Coordination

1. Is this project subject to MEPA review? yes no
If yes, enter the project's EOE file number - assigned when an Environmental Notification Form is submitted to the MEPA unit:

EOEA File Number

F. Amount Due

DEP Use Only

Permit No:

Rec'd Date:

Reviewer:

Special Provisions:

- 1. Fee Exempt (city, town or municipal housing authority)(state agency if fee is \$100 or less).
There are no fee exemptions for BWSC permits, regardless of applicant status.
- 2. Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).
- 3. Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).
- 4. Homeowner (according to 310 CMR 4.02).

569

\$512.50

December 27, 2022

Check Number

Dollar Amount

Date

APPENDIX A

**CERTIFIED ABUTTERS LIST, SAMPLE NOTIFICATION &
AFFIDAVIT**



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: STL GROUP, LLC
- B. The address of the lot(s) where the activity is proposed is: 505 MAIN STREET
- C. The nature of the activity proposed includes: PARKING LOT IMPROVEMENTS
- 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: THURSDAY, JANUARY 26, 2023 @ 6:00 PM

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, MICHAEL ANDRADE, hereby certify under the pains and penalties of perjury that on (date) JANUARY 10, 2023, I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws Chapter 131, § 40, and the DEP Guide to Abutter Notification as well as the Town of Sturbridge Wetland Bylaws, in connection with the following matter:

- A Notice of Intent OR
- A Request for Determination OR
- An Abbreviated Notice of Resource Area Delineation

that was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by GRAVES ENGINEERING, INC. with the Sturbridge Conservation Commission on (date) JANUARY 10, 2023 for the property located at

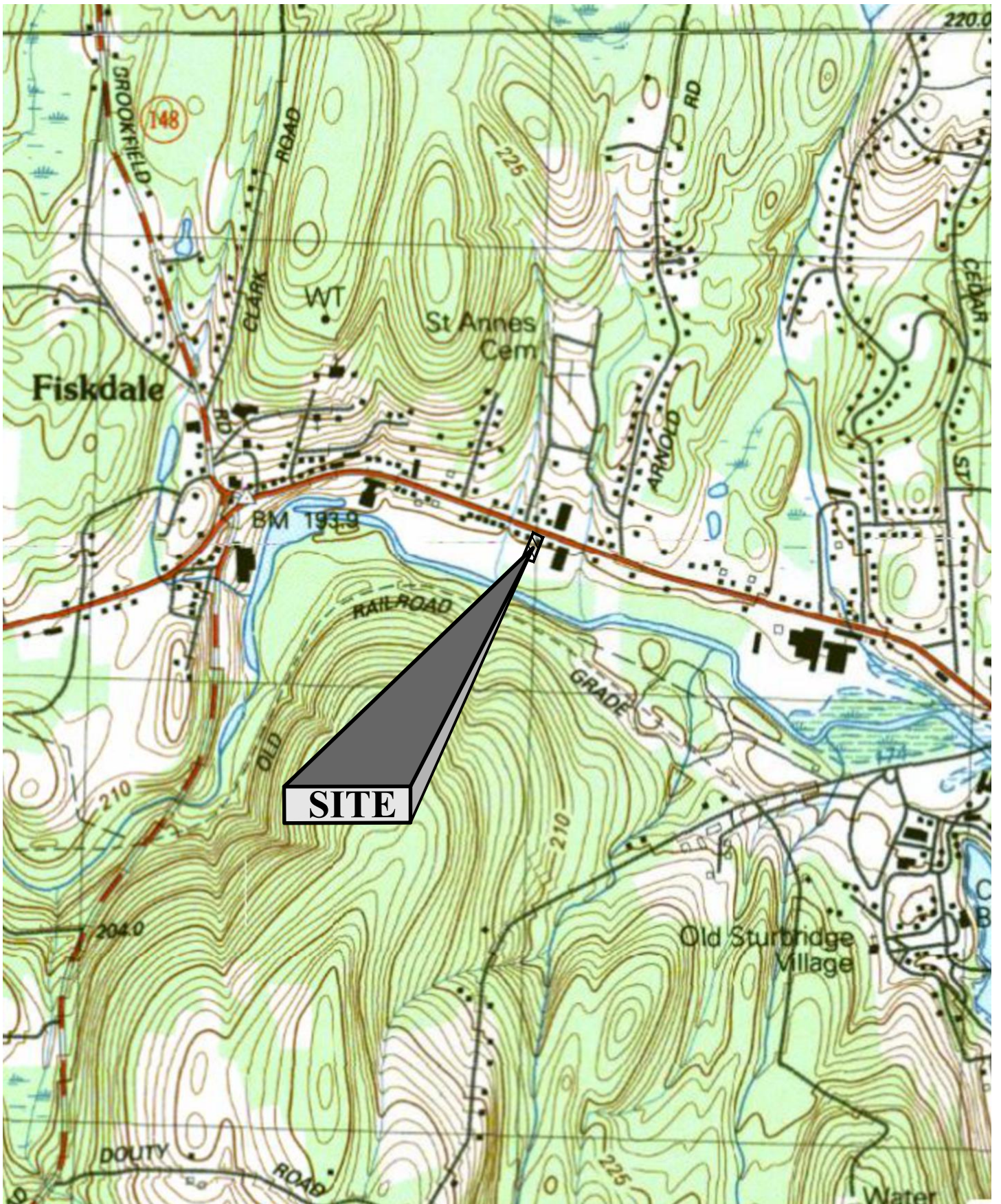
505 MAIN STREET

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

 12/28/22
(signature of applicant) (date)

MICHAEL ANDRADE, AGENT FOR APPLICANT
(name of applicant-printed or typed)

APPENDIX B
USGS LOCUS MAP



GRAVES
ENGINEERING, Inc.

100 GROVE STREET | WORCESTER MA 01605
T 508-856-0321 | F 508-856-0357
gravesengineering.com

DATE: 12/20/22

SCALE: 1"=1,000'

DRW. BY: ROM

CHK. BY: MRA

PRJ. NO.: 22152

CLIENT:

STL GROUP, LLC
P.O. BOX 638, STURBRIDGE, MA 01566

SHEET 1 OF 1

USGS LOCUS

MULTI-FAMILY RESIDENTIAL PROJECT
505 MAIN STREET, STURBRIDGE, MA 01518

APPENDIX C
WETLAND RESOURCE EVALUATION

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

November 23, 2022

Mike Andrade, PE
Graves Engineering, Inc.
100 Grove Street
Worcester, MA 01605

RE: Wetland Resource Evaluation, 505 Main Street, Sturbridge, Massachusetts

Dear Mr. Andrade:

On November 3, 2022, 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”); and (2) the U.S. Clean Water Act (i.e., Section 404 and 401 wetlands). Scott M. Morrison, PWS conducted the inspection.

The subject site consists of a 1-acre parcel located to the south of Main Street in Sturbridge. The upland portions of the site consist of an existing commercial building, parking lot, lawn, landscaping and fringe of forest. Plant species observed include northern red oak (*Quercus rubra*), black cherry (*Prunus serotina*), red maple (*Acer rubrum*), and white ash (*Fraxinus americana*), trees and/or saplings; poison ivy (*Toxicodendron radicans*) climbing woody vines; honeysuckle (*Lonicera sp.*) shrubs; and grasses (Gramineae sp.), red clover (*Trifolium pratense*), white clover (*Trifolium repens*), Japanese knotweed (*Polygonum cuspidatum*), and annual ragweed (*Ambrosia artemisiifolia*) ground cover. 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: (1) the BVW Policy “*BVW: Bordering Vegetated Wetlands Delineation Criteria and Methodology*,” issued March 1, 1995; and (2) “*Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: A Handbook*,” produced by the Massachusetts Department of Environmental Protection, dated March 1995. The plant

taxonomy used in this report 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 DEP Bordering Vegetated Wetland Delineation Field Data Forms completed for observation plots located in the wetlands and uplands near flag A-6 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 A7 Stop	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the southern portion of the site that is associated with the Quinebaug River.

Findings

Wetland A (i.e., flags A1 to A7) consists of a forested/shrub swamp located in the southern portion of the site that is associated with a perennial stream. Plant species observed include red maple (*Acer rubrum*), yellow birch (*Betula alleghaniensis*), and American elm (*Ulmus americana*) trees and/or saplings; poison ivy (*Toxicodendron radicans*) climbing woody vines; highbush blueberry (*Vaccinium corymbosum*), common winterberry (*Ilex verticillata*), northern spicebush (*Lindera benzoin*), speckled alder (*Alnus rugosa*), and silky dogwood (*Cornus amomum*) shrubs; and sheep-laurel (*Kalmia angustifolia*), bristly blackberry (*Rubus hispιδus*), cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis*), sensitive fern (*Onoclea sensibilis*), skunk-cabbage (*Symplocarpus foetidus*), and spotted touch-me-not (*Impatiens capensis*) ground cover. Evidence of wetland hydrology, including hydric soils, high groundwater, and saturated soils, was observed within the delineated wetland. This vegetated wetland borders a perennial stream; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands and the perennial stream would be regulated as Bank and Land Under Water Bodies and Waterways under the Act and Bylaw. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands under the Act and 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 25027C0926E, Effective Date July 4, 2011, there is a mapped Zone AE (i.e., 100-year floodplain) with a 100-year flood elevation of 578± feet (NAVD 1988) located to the south of the site. 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

505 Main Street, Sturbridge

November 23, 2022

Page 3.

upgradient of the delineated Bordering Vegetated Wetlands boundary. Bordering Land Subject to Flooding does not have a Buffer Zone under the Act.

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, there are no 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 or in the immediate vicinity of 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. A brief description of my experience and qualifications is attached. If you have any questions, please feel free to contact me at any time.

Cordially,
ECOTEC, INC.



Scott M. Morrison, PWS
Senior Environmental Scientist

Attachments (6, 8 pages)

17/E/SturbridgeMain505Report

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

Scott M. Morrison, PWS, CERP, RPSS, SE **Senior Environmental Scientist**

Scott Morrison is a Senior Environmental Scientist with EcoTec, Inc. Since joining EcoTec in 2000, Mr. Morrison's project experience include wetland resource evaluation, delineation, and permitting at the local, state, and federal levels; wildlife habitat evaluation; pond and stream evaluation; vernal pool evaluation, monitoring, and certification; wetland replacement, replication, and restoration area design, construction, and monitoring; soil evaluations to determine infiltration rates and seasonal high groundwater elevations for detention basin construction; environmental sampling and analysis tasks, including soil and groundwater sample collection and handling; and expert testimony preparation. He has conducted rare species habitat assessments for the eastern box turtle, wood turtle, Blanding's turtle, spotted turtle, and marbled salamander. He has participated in rare species studies for rare species including the marbled salamander, piping plover, eastern box turtle, and northern diamondback terrapin and developed mitigation strategies for the marbled salamander, spotted turtle, eastern box turtle and wood turtle. He has participated in visual preconstruction sweeps for the wood turtle and both preconstruction and research projects for the eastern box turtle. He has served as a consultant to municipalities, conservation commissions, engineering and survey firms. He has completed numerous wetland related projects including environmental impact assessments for proposed development, erosion control and environmental monitoring for subdivisions, commercial developments, golf courses and landfills. He has prepared Massachusetts Environmental Policy Act (MEPA) documentation, including Environmental Notification Forms (ENFs), Notice of Project Changes (NPCs), and Draft and Final Environmental Impact Reports (EIRs) including Green House Gas Assessments for various projects including subdivisions, commercial buildings, and dredging projects. Prior to joining EcoTec, Inc. Mr. Morrison worked for the Massachusetts Department of Environmental Management (currently the Department of Conservation and Recreation) where he was involved with the monitoring and protection of endangered species and rare old growth forest. He was an active member of the Spencer Conservation Commission from 1998 to 2000 where he provided oversight of proposed wetland replication projects and review of projects submitted for wetland permitting. His educational background includes courses in forestry, ecology, chemistry, soils, and natural resource policy. His prior research experience includes research on forest succession and field research on nesting piping plovers, an endangered coastal shore bird.

Education:

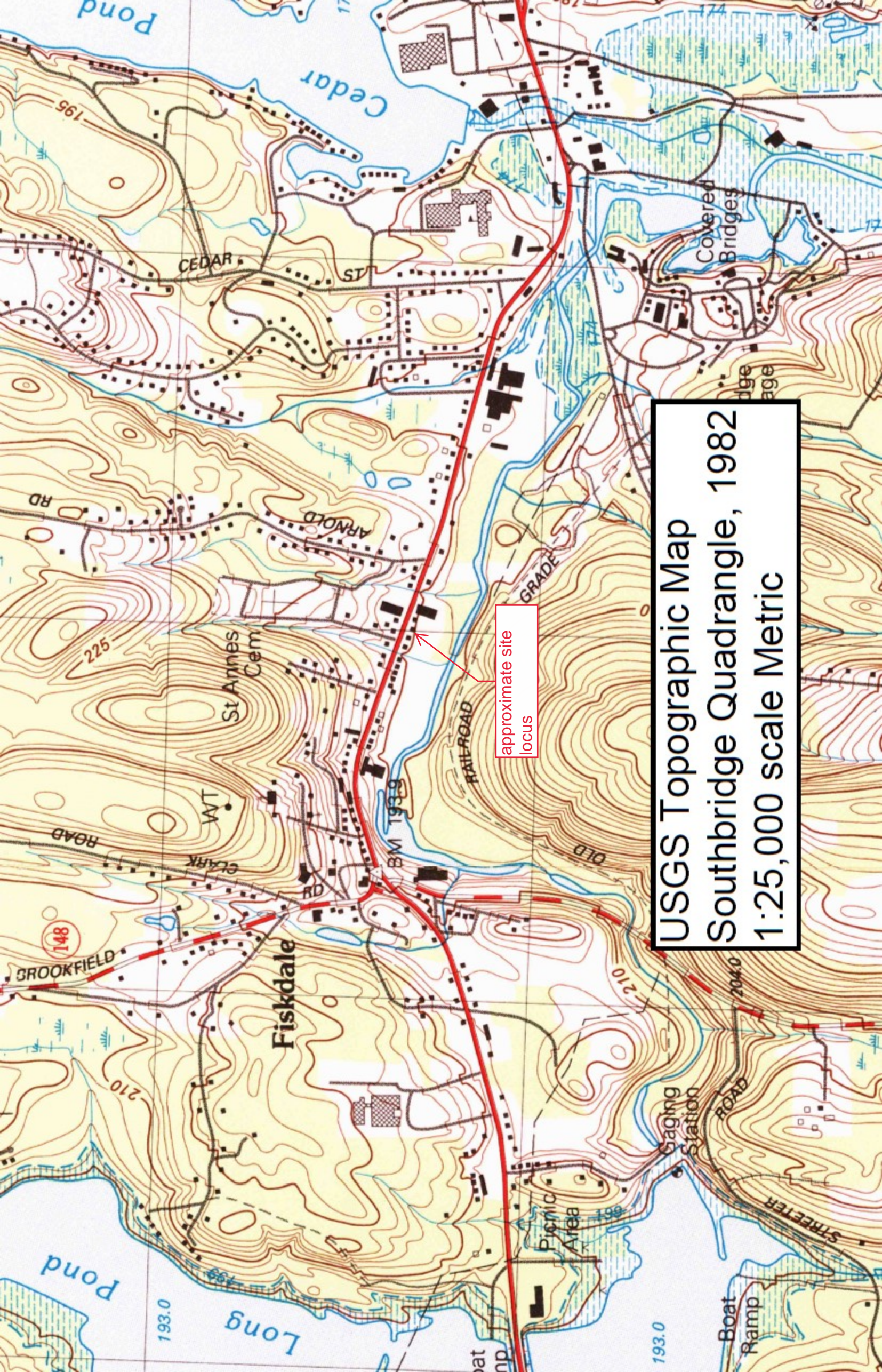
Graduate Soil Science Certificate Program
University of Massachusetts at Amherst, 2006
Bachelor of Science: Natural Resource Studies
University of Massachusetts at Amherst, 1998
Associate of Science: Business Administration
Quinsigamond Community College, 1996

Professional Affiliations:

Registered Professional Soil Scientist, Society of Soil Scientists of
Southern New England (SSSSNE)
Massachusetts Association of Conservation Commissioners
Association of Massachusetts Wetland Scientists
Society of Wetland Scientists
Society for Ecological Restoration-

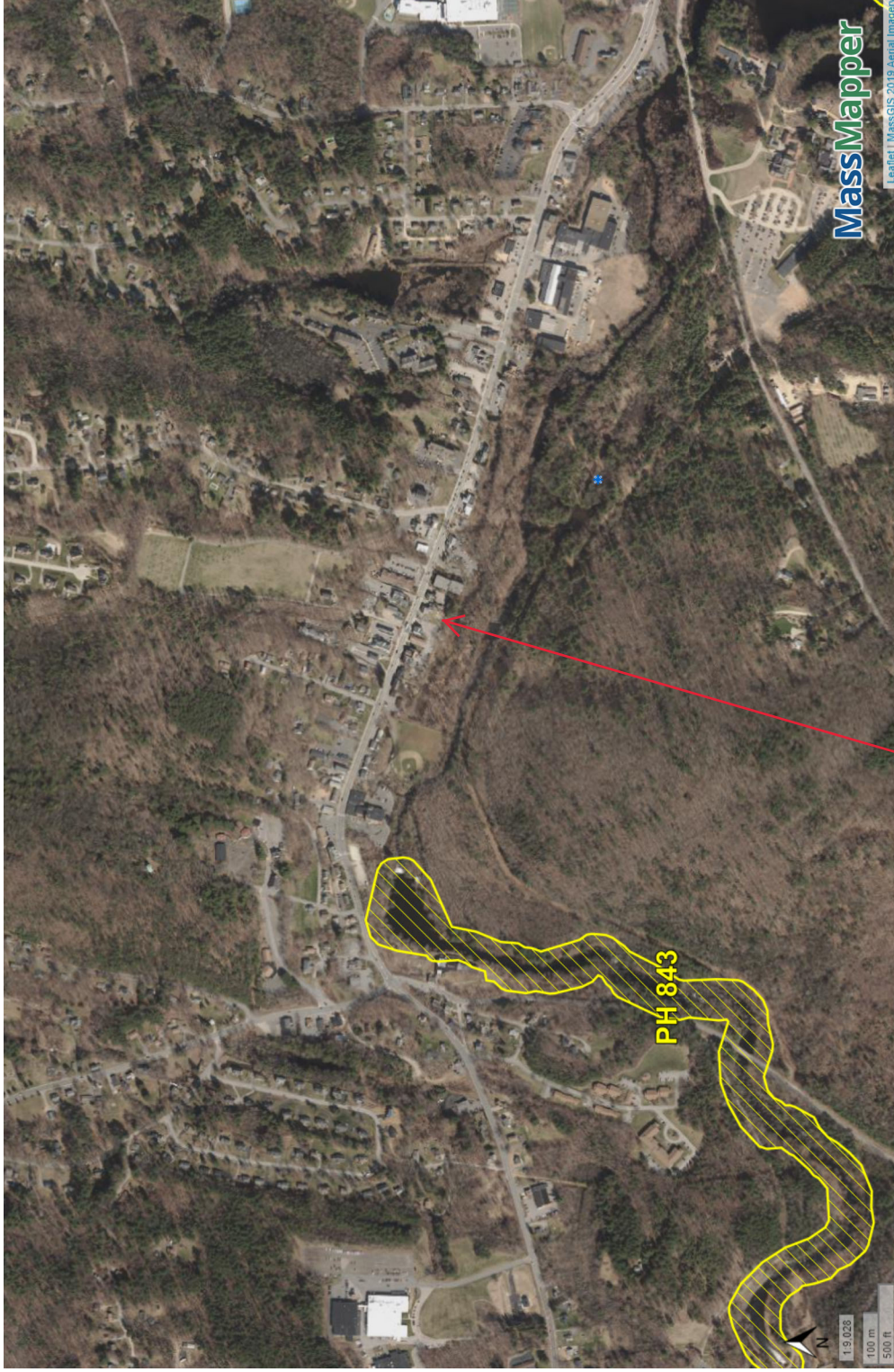
Certifications:

Society of Wetlands Scientists Professional Wetland Scientist,
Certification Number 2583
Massachusetts Department of Environmental Protection Soil Evaluator,
Certification Number SE 13766
Society for Ecological Restoration-Certified Ecological Restoration Practitioner
Certification Number 0648
OSHA Health and Safety Training, 40-Hour, 29 CFR 1910.120
University of Massachusetts Extension, Invasive Species Management



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

505 Main Street, Sturbridge, NHESP



- 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 1st,
2021
created: 11/1/2022
505 Main Street,
Sturbridge

approximate site
locus

National Flood Hazard Layer FIRMette

72°6'50"W 42°7'6"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

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 OF FLOOD HAZARD

OTHER AREAS

- NO SCREEN *Zone X*
- Effective LOMR
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

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

Cross Sections with 1% Annual Chance Water Surface Elevation

- 20.2
- 17.5
- 8
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study

OTHER FEATURES

- 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 **11/1/2022 at 1:19 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant: [Redacted] Prepared by: EcoTec, Inc Project Location: 505 Main St., Sturbridge DEP File #

Section I. Vegetation Number: Upland Transect # A-6 Date of Delin: 11/3/2022

A. Sample layer and plant species (Enter largest to smallest % cover by layer)		Percent Cover (or basal area)	Percent Dominance	Dominant Plant?	Wetland Indicator Category
Tree	white ash	30		50.0 YES	FACU
	red oak	30		50.0 YES	FACU-
Sapling	[Redacted]				
	black cherry	20		100.0 YES	FACU
Shrub	none				
	[Redacted]				
Ground	Japanese knotweed	80		100.0 YES	FACU-
	[Redacted]				
Vine	[Redacted]				

Vegetation Conclusions

Number of dominant wetland indicator plants **0**

Number of dominant non-wetland indicator plants **4**

Is the number of dominant wetland plants equal or greater than the number of dominant non-wetland plants? **No**

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant: [Redacted] Prepared by: EcoTec, Inc Project Location: 505 Main St., Sturbridge DEP File # [Redacted]
 Section II. Indicators of Hydrology Number: Upland Transect # A-6 Date of Delin: 11/3/2022

1. Soil Survey

Is there a published soil survey for this site?

title/date [Redacted]
 map number [Redacted]
 soil type mapped [Redacted]
 hydric soil inclusions [Redacted]

Are field observations consistent with soil survey?

Remarks: [Redacted]

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottle Color
A	0-16	10YR 3/2	[Redacted]

Remarks fine sandy loam

3. Other

Conclusion: Is the soil hydric? No

Other Indicators of hydrology (check all that apply):

- Site Inundated
- Depth to free water in observation hole
- Depth to soil saturation in observation hole
- Water marks
- Drift lines
- Sediment Deposits
- Drainage patterns in BWVs
- Oxidized rhizospheres
- Water stained leaves
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):
- Other: [Redacted]

Vegetation and Hydrology Conclusion

	Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present:		
Hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other indicators of hydrology present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sample Location is in a BWV	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant: Prepared by: EcoTec, Inc Project Location: 505 Main St., Sturbridge DEP File #

Section I. Vegetation Number: Wetland Transect # C-6 Date of Delin: 11/3/2022

A. Sample layer and plant species (Enter largest to smallest % cover by layer)	Percent Cover (or basal area)	Percent Dominance	Dominant Plant?	Wetland Indicator Category
Tree				
white ash	40		66.7 YES	FACU
american elm	20		33.3 YES	FACW-
Sapling	20		100.0 YES	FAC
red maple				
Shrub	60		100.0 YES	FACW
silky dogwood				
Ground				
sensitive fern	20		20.0 YES	FACW
japanese knotweed	50		50.0 YES	FACU-
skunk cabbage	30		30.0 YES	OBL
Vine				

Vegetation Conclusions	5	2
Number of dominant wetland indicator plants	5	Number of dominant non-wetland indicator plants
Is the number of dominant wetland plants equal or greater than the number of dominant non-wetland plants?	Yes	Yes

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant: [Redacted] Prepared by: EcoTec, Inc Project Location: 505 Main St., Sturbridge DEP File # [Redacted]
 Section II. Indicators of Hydrology Number: Wetland Transect # C-6 Date of Delin: 11/3/2022

1. Soil Survey

Is there a published soil survey for this site?
 title/date [Redacted]
 map number [Redacted]
 soil type mapped [Redacted]
 hydric soil inclusions [Redacted]

Are field observations consistent with soil survey?
 [Redacted]

Remarks:

[Redacted]

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottle Color
O	0-10	[Redacted]	[Redacted]
A	10-12+	10YR 2/1	[Redacted]

Remarks

mucky loam

3. Other

[Redacted]

Conclusion: Is the soil hydric?

Yes

Other Indicators of hydrology (check all that apply):

- Site Inundated
- Depth to free water in observation hole
- Depth to soil saturation in observation hole
- Water marks
- Drift lines
- Sediment Deposits
- Drainage patterns in BWVs
- Oxidized rhizospheres
- Water stained leaves
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):
- Other:

Vegetation and Hydrology Conclusion

Number of wetland indicator plants ≥ number of non-wetland indicator plants
 Yes No

Wetland hydrology present:
 Hydric soil present
 Other indicators of hydrology present

Sample Location is in a BWV