

- Commercial project which requires stormwater compliance. Will result in an increase in impervious surfaces. This requires peer review. Flood zone elevations require verification for bordering land subject to flooding.
 - Revised application needs to be submitted to DEP. Receipt of mailing in the filing shows April date.
 - Staff Recommendations: Vote for peer review of resource area verification and for P.E. review of engineering, flood elevations, and stormwater compliance. Continue to next meeting to allow for solicitation of proposals and initiation of reviews. Staff request that the Board authorize the Agent to select peer reviewers as next meeting is Aug. 24th to allow reviews to start sooner than later.
- 3. 9 Cedar Pond Road – NOI- Construction of a garage and associated site work-DEP File #300-XXXX**
- Owner/Applicant: Doreen Grout Representative: G. Krevosky, EBT Environmental
 - Request: Issue an Order of Conditions
 - Jurisdiction: Buffer Zone
 - Documents Presented: site plans
 - Project Summary: Project includes the construction of a freestanding garage, relocation of a shed, installation of a culcex unit and excavation required to install the garage.
 - Staff Notes:
 - Proof of legal ad and proof of abutter notifications received.
 - DEP File # has not been issued.
 - Project is not within Priority or Estimated Habitat.
 - Site visit conducted.
 - Garage is located just outside of state jurisdiction. All work within 200' BZ. Excavation of steep slope and vegetation removal required on the slope. Rip-rap slope proposed and excavated materials noted to be removed directly off site.
 - Similar slope project permitted on Valley Rd. by engineer which was executed with success.
 - Large oak on slope may need to be removed if root damage caused by work. Ample trees in vicinity of new garage.
 - Staff Recommendations: Provided DEP File # is received; staff recommend closing the public hearing.
 - Approve the project pursuant to the WPA with the following conditions:
 - Standard OOC conditions.
 - Remove excavated materials directly from site.
 - Approve the project pursuant to the SWB with the following conditions:
 - Condition noted above.
- 4. 263 New Boston Road– NOI- Construction of a Single Family House and associated site work-DEP File #300-XXXX**
- Owner/Applicant: Five Star Realty Trust Representative: G. Krevosky, EBT Environmental
 - Request: Issue an Order of Conditions
 - Jurisdiction: Buffer Zone & SWB 365-1.1 – 1.3, 3.11, 5.6
 - Project Summary: Project includes the construction of a single family house, private well, private septic and associated site work including a driveway to access the rear portions of the property for development.
 - Staff Notes:
 - Proof of legal ad and proof of abutter notifications received.
 - DEP File # has not been issued.
 - Site visit previously conducted when RDA filed for VP survey.
 - Project is located within Priority Habitat and Estimated Habitat. Must wait for NHESP comments for potential WPA conditions to be included.
 - No perc tests noted to have occurred in area of proposed septic system. Have perc tests been conducted to demonstrate that septic can be located here?
 - Project shown to be cited outside of 200'VP BZ. Driveway shown within 50 foot no build setback and grading shown within the 25' no disturb BZ.
 - Property had been subdivided (plan dated 2007) and that subdivision could have created a hardship if standards cannot be met under the bylaw.
 - Driveway location will need approval of DPW.
 - Large site with many resource areas to verify. Area between wetlands A and B (in vicinity of flags 5A – 8A & 1B – 3B) should be reviewed in detail. Topography indicates potential connection between wetlands. Start with resource area verification.

- When appropriate, staff would recommend permanent demarcation at the limit of work on western side. Plan notes EC blanket detail which was not shown on the plan. Any EC blankets must be biodegradable. Slope is proposed at 1:1. Is proposed EC blanket sufficient? A vegetated slope would be preferred for wildlife over stone if sufficient.
 - Where will stormwater runoff from the driveway? Any measures proposed to treat and infiltrate?
 - Staff Recommendations: Require peer review of resource area verification. Continue to next meeting to allow for solicitation of proposals and initiation of review. Staff request that the Board authorize the Agent to select peer reviewers as next meeting is Aug. 24th to allow review to start sooner than later.
- 5. 60 Farquhar Road– NOI- Accessory building with tree removal-DEP File #300-1165**
- Owner/Applicant: Craig Bernier Representative: G. Krevosky, EBT Environmental
 - Request: Issue an Order of Conditions
 - Jurisdiction: Buffer Zone and Riverfront Area
 - Documents Presented: site plans, DEP comments & NHESP letter
 - Project Summary: Project includes the addition of a freestanding garage and removal of 3 white pines including stump removal.
 - Staff Notes:
 - Project continued for plan revisions and issuance of DEP #.
 - DEP File # has now been issued. DEP asked if replacement plantings proposed? Plantings shown on plan.
 - Revised Plan received.
 - Project is within Priority or Estimated Habitat. NOI now filed with NHESP. NHESP issued letter 7-6-23. No adverse impact to wetland of rare wildlife issued. Exempt under MESA.
 - Staff Recommendations: Staff recommend closing the public hearing.
 - Approve the project pursuant to the WPA with the following conditions:
 - Standard OOC conditions.
 - Replacement plantings as shown. Replacement plantings to be installed at same time of project (before end of growing season of same year work is completed). Required to survive for one year. No pruning/landscape maintenance of shrubs.
 - EC install and maintenance throughout construction until SCC approval to remove.
 - Approve the project pursuant to the SWB with the following conditions:
 - Condition noted above.
- 6. 244 Podunk Road– NOI- Construction of a Single Family House and associated site work-DEP File #300-XXXX**
- Owner/Applicant: J. & C. Rice Representative: L. Jalbert, Jalbert Engineering
 - Request: Issue an Order of Conditions
 - Jurisdiction: Buffer Zone
 - Project Summary: Project includes the construction of a single family house, private well, private septic and associated site work.
 - Staff Notes:
 - Proof of legal ad and proof of abutter notifications received.
 - DEP File # has not been issued.
 - Site visit conducted.
 - Project is not located within Priority Habitat and Estimated Habitat.
 - Revised plan received. Limit of work reduced.
 - Limit of work line EC should extent all the way around the septic. ECs at end of driveway may need to be slightly modified as it appears to capture road runoff.
 - Proposed driveway surface not shown on plan. Engineer noted that it will be paved and pitched to sheet flow towards the wetlands.
 - There are additional resource areas to the north of the site. However, appears that work is outside of the 200 foot BZ. Any approval should include that the resource area approval is only for the wetland flags shown on the plan.
 - Staff Recommendations: Provided DEP File # is received; staff recommend closing the public hearing.
 - Approve the project pursuant to the WPA with the following conditions:
 - Standard OOC conditions.
 - Driveway to be pitched/graded towards wetland to allow for sheet flow of runoff. Driveway shall not result in concentrated flow.
 - Approve the project pursuant to the SWB with the following conditions:
 - Condition noted above.

- Require a surety deposit or bond during work to ensure conditions are met. Funds to be returned upon issuance of a complete Certificate of Compliance. Board has used \$5,000 for new SFH developments.

7. 60 Main Street– NOI- Commercial parking lot-DEP File #300-1164

- Owner/Applicant: Ashley Steppic Representative: L. Jalbert, Jalbert Engineering
- Request: Issue an Order of Conditions
- Jurisdiction: Buffer Zone and SWB 365-1.1 – 1.3
- Documents Presented: colored plan, DEP letter
- Project Summary: Project includes the conversion of the existing lawn for a residential single-family home to a parking lot for a proposed commercial use.
- Staff Notes:
 - Project was continued for representative to complete required information and to address board’s comments and applicant to complete stormwater checklist and analysis and provide fee (for stormwater discharge) as required by DEP.
 - DEP file # issued with no comments.
 - Revised information received to include:
 - Revised plan
 - Stormwater Checklist and analysis
 - Fees
- Appears to have addressed concerns and provided requested info. Drainage revised to reflect board and staff comments. Project includes mitigation plantings as recommended. Curbs added for plowing edge. Project requires waiver. Project modifications are a good improvement towards mitigation. Restoration planting area to be a no mow area allowed to revegetate.
- Staff Recommendations: Staff recommend closing the public hearing.
 - Approve the project pursuant to the WPA with the following conditions:
 - Standard OOC conditions.
 - Replacement plantings as shown. Replacement plantings to be installed at same time of project (before end of growing season of same year work is completed). Required to survive for one year. No pruning/landscape maintenance of shrubs or area.
 - O & M perpetual Conditions.
 - Approve the project pursuant to the SWB with the following conditions:
 - Condition noted above.
 - Surety bond or deposit during work to ensure conditions are met. Funds to be returned or bond to be released upon issuance of a complete Certificate of Compliance. \$2,500 recommended for mitigation plantings.

8. 51 Bennetts Road –RDA – tree removal and house addition – 2nd floor

- Owner/Applicant: Liam Ferguson Representatives: n/a
- Request: Issue DOA
- Jurisdiction: Buffer Zone
- Project Summary:
 - Project includes the addition of a 2nd floor on an existing cottage and removal of 2 trees.
- Staff Notes:
 - Proof of legal ad and proof of abutter notifications received.
 - Site visit conducted.
 - Project is not located within Priority Habitat and Estimated Habitat.
 - Some erosion noted alongside of house from roof line and exposed areas. Downspouts w/ splash pad and/or drip strips could be advisable.
- Staff Recommendation: Close the hearing and issue a DOA:
 - Negative #3 with conditions:
 - Standard pre-work and sign off conditions.
 - No stump removal.
 - Positive #2b: no resource area approval
 - Positive #5:
 - w/ conditions noted above.
 - Add BMP for roof runoff improvements if warranted.

9. 68 Paradise Lane –NOI – Raze and rebuild of a lakefront home – DEP File #300-1155

- Owner/Applicant: Jeffery Buchanan Representatives: S. Morrison, EcoTec
- Request: Issue OOC.
- Jurisdiction: Buffer Zone & SWB Regs. 365-1.1E - H.; 365-1.2, 365-1.3
- Project Summary:
 - Project includes the raze and rebuild of the existing house. A permeable driveway, grading, stormwater improvements and corrective grading w/ wetland impacts are also included.
- Staff Notes:
 - Project continued to allow for project revisions based on board feedback and revised wetland line.
 - Site visit conducted to review 20+ tree removal request.
 - Revised materials received to include revised plan and EcoTec letter.
 - Revised project footprint and mitigation measures provided. Alternative analysis provided.
 - Project does not meet standards and mitigation required. Mitigation required for board to consider waiver.
 - New structure shown at 1,540 sq. ft. footprint on ground. Existing noted as 840 sq. ft. Do the calculations include the landings? New structure is almost double the size of existing or may be double if landings not included in calcs. Total living space would be approx. 3,000 sq. ft. All work within the 25 foot no disturb zone. This proposal is slightly larger than the last 2 versions presented at the last meeting.
 - This is a challenging site and it is a big increase of structure proposed within the no disturb area to 3 resource areas.
 - Proposed impervious surfaces 1,450 sq. ft. Existing shown at 1,390 sq. ft. Driveway surface noted as permeable but states TBD on plan. Detail will be needed with O & M requirements to keep it permeable. O & M details needed for drainage structures.
 - Reduction in tree removal made based on site visit. Only dead/hazard trees greater than 5 inches to be removed. Tree locations noted on plan to be removed.
 - Sediment noted to be removed from the stream and rip rap sump proposed to be added. Sediment removal may be valuable but rip rap shouldn't be added to Land Under Water.
 - NOI should be updated to include temp disturbances if this has changed since last version.
 - Well decommission: staff checked w/ BOH. Vegetation does not need to be removed to decommission well. Crushed stone and sand to be added to well and top of casing to be removed. Work can be done from the south. Staff recommend minimal impact to area. Not necessary to impact.
 - Restoration Areas should be increased to include disturbed wetland/lawn areas. Full wetland except maybe small area to access lake stairs should be restored.
 - Monument wetland edges (boulders, bollards, split rail fence) to avoid unintentional encroachment or wetland impact.
 - House/impervious areas: What depth of excavation required for footings to include the crawlspace? The last architectural rendering showed the crawlspace at a height for a person to stand in. What distance off of the footing will need to be excavated to install footing? Is there enough space adjacent to the limit of work? Is dewatering expected? If so, what is the plan for this?
 - 1 footing drain shown. Can this be divided into 2? 1 to each BVW to reduce load? Also, discharge shown at edge of BVW. This should be set back from wetland edge. What is the size of the stabilized outlet here?
 - Staff Recommendations: The board needs to consider if the proposed project, alternative analysis and proposed mitigation is sufficient. Appears that additional options exist for mitigation to help support issuing approval. Also, appears that the structure could be reduced based on the previous plan. Also, need to decide if they want additional peer review.

10. Lot 3, 20 Fiske Hill Road & 30 Main Street (Future Road named Berry Farm) – NOI-Construction of a manufactured housing community-DEP File# 300-1156

- Owner: M. Sosik Applicant: Justin Stelmok Representative: B. Madden, LEC Environmental
- Request: Issue an Order of Conditions
- Documents Presented: colored plans
- Jurisdiction: Buffer Zone (WPA & SWB) & Vernal Pool Habitat (Sturbridge Wetland Bylaw)
- Project Description: Construction of a manufactured home community with associated appurtenances.
- Staff Notes:
 - Revised/new materials received include:
 - Revised Plans

- LEC Letter 7-5-23
- McClure Letter 6-29-23
- Revised Stormwater Report & Checklist dated 6-26-23
- Pare Engineering Memo 7-5-23
- Abutter Letter
- New/revised materials are posted on website.
- Revisions outlined in the LEC letter.
 - Additional revisions made to remove all permanent work outside of the 200' VP BZ. Some grading and stormwater outlets still within. Graded areas noted as temporary and to be revegetated.
 - Replicated forested corridor provided on Lot 13
 - Proposed no salt on roadways within the 200 ft buffer to all bordering vegetated wetlands.
 - 4 sided box culvert replaced with a 3 sided.
- Good improvements made to address concerns. Salt use is a still a concern. Problem is that all roadways, driveways, surfaces lead to drainage structures to the wetlands. Salt use on property will get to wetlands. Alternatives to salt should be used throughout.
- Special conditions included for review. These vary slightly from draft conditions provided by board. Unclear why VP certification cannot be submitted now. This is a simple process that could have been accomplished already. Is there a reason why?
- Recordable open space plan will be required with DR for recording. Areas to be permanently protected with DR (if board agrees to enforcement & monitoring & DR) will require demarcation. Does the con com want to monitor and enforce the DR on the backs of lots and the small open space parcel? One option would be to require independent DR monitoring once a year as a condition. If property is not conveyed to DFW, it must have a CR. Otherwise, the con com will be responsible for all monitoring and enforcement of this open space too which is a responsibility that comes with expenses.
- Independent monitoring was requested by board. VP monitoring requested to be completed by LEC.
- Staff recommend that the board keep with the original conditions intent and incorporate some changes. Staff will work on final version of conditions for review but need final input from board.
- Staff Recommendations: Discuss project revisions and conditions. If the board is satisfied with these revisions, staff will have a final draft of conditions available for vote at next meeting.

II. WETLAND DECISIONS

11. 45 Bennetts Road - Request for Certificate of Compliance –DEP File# 300-1105

- Requester: Ronald Houle Request: Issue a COC
- Staff Notes: Site visit conducted on 6-28-23.
- Staff Recommendations: Issue complete CoC w/ perpetual conditions: 46-49.

12. 250 Holland Rd (FKA Lot 1; 246 Holland Rd) Road-Request for Certificate of Compliance –DEP File #300-1046

- Requester: Ronald Houle Request: Issue a COC
- Staff Notes: Site visit conducted on 6-28-23.
- Staff Recommendations: Issue complete CoC w/ perpetual conditions: 40-44.

13. 248 Holland Rd (FKA Lot 2; 246 Holland Rd) Road-Request for Certificate of Compliance –DEP File #300-1047

- Requester: Ronald Houle Request: Issue a COC
- Staff Notes: Site visit conducted on 6-28-23.
- Staff Recommendations: Issue complete CoC w/ perpetual conditions: 47-48.

14. 246 Holland Rd (FKA Lot 3; 246 Holland Rd) Road-Request for Certificate of Compliance –DEP File #300-1072

- Requester: Ronald Houle Request: Issue a COC
- Staff Notes: Site visit conducted on 6-28-23.
- Staff Recommendations: Issue complete CoC w/ perpetual conditions: 47-48.

III. ADMINISTRATIVE DECISIONS

15. Minutes of the 6/1/2023 Meeting

IV. OLD BUSINESS

16. MassDOT Cedar Lake Drainage Enforcement Order

- Staff Notes:
 - EO issued in 2018. Drainage restoration work has been completed. BSC group has provided letter of substantial compliance.

17. 23 Old Hamilton Rd. Enforcement Order

- Staff Notes:

- Staff have met with Montigny Landscaping on site. Plan is being developed. Anticipated to receive draft for discussion at this meeting.

18. 392 Main Street

- Staff Notes:

- Staff have been in discussion on this project. Existing condition plan to be anticipated to be received for discussion at this meeting.

19. 71 Mashapaug Road Enforcement Order

- Staff Notes:

- EO issued on 6-9-2023. Order for restoration plan and site visit within 30 days. Requested to attend this meeting to discuss matter.

20. 71 Brookfield Rd. – Restoration Plan

- Staff Notes:

- Property owner has removed some debris. Still working on removing stumps. Need equipment. Anticipated to have completed by this meeting. Staff will follow up.

21. 110 Brookfield Rd. - Enforcement Order

- Staff Notes:

- EO issued on 6-9-2023. Order for restoration plan within 30 days & to immediately install erosion controls. Requested to attend this meeting to discuss matter.

22. 70 Paradise Lane

- Staff Notes:

- At the 5-11-23 meeting, it was agreed that the work would be completed within 60 days. No update has been provided. Staff will follow up.

V. ADMINISTRATIVE UPDATES

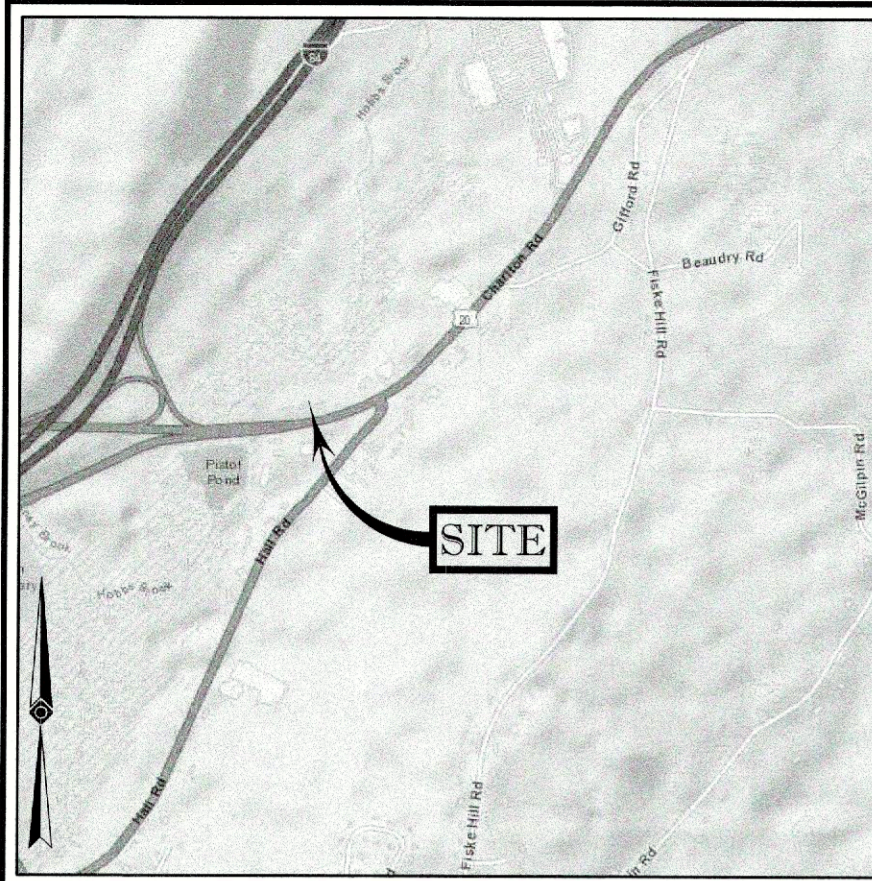
- Committee Updates: CPA, Trails, Open Space, and Lakes

VI. CORRESPONDENCE

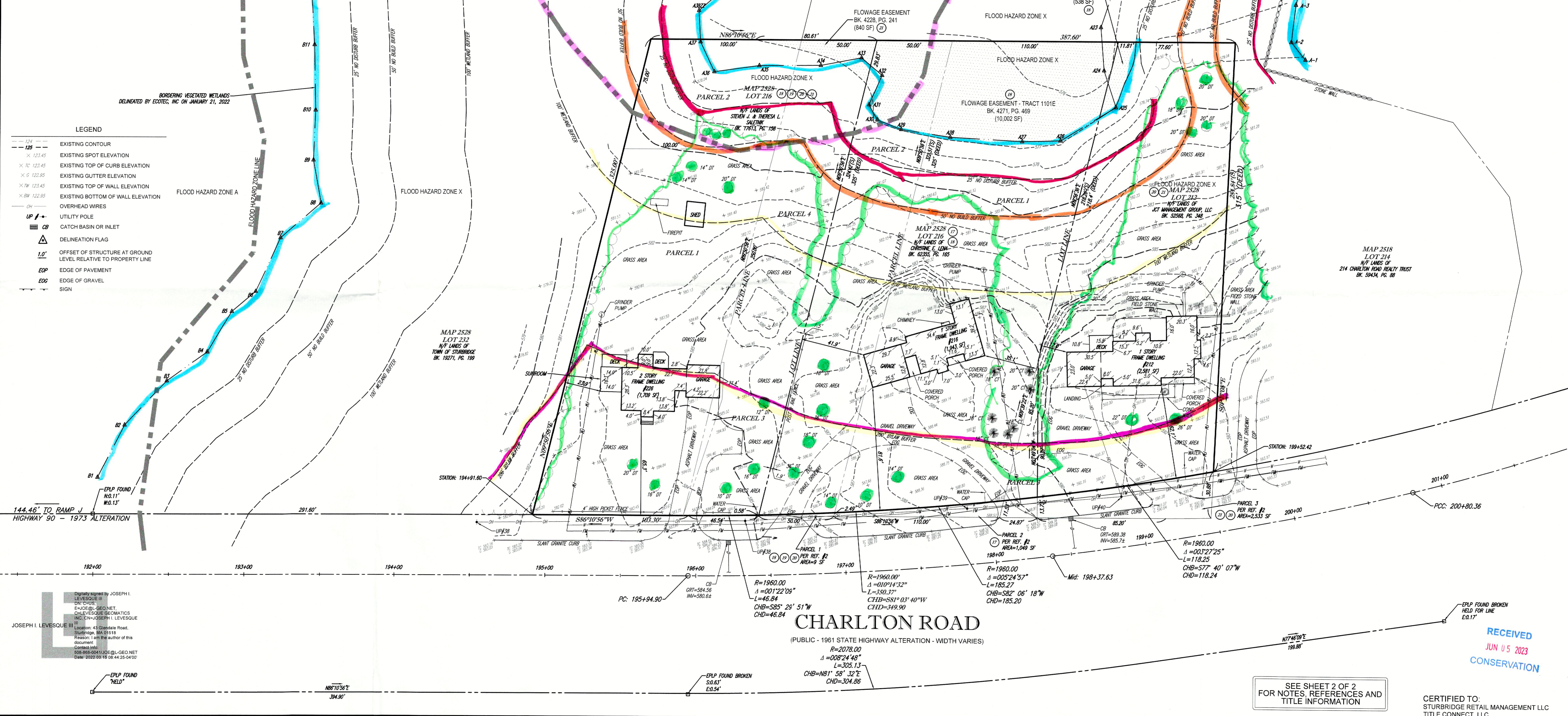
VII. NEW BUSINESS

23. Agent's Report

24. Next Meeting-August 24, 2023 and Site Visit Schedule-August 16, 2023



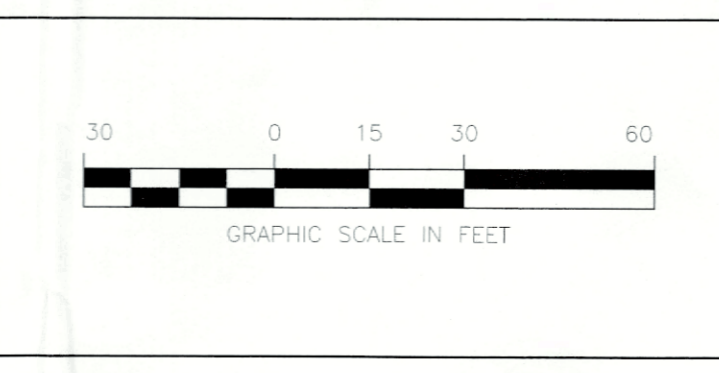
LOCUS MAP



- LEGEND**
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING SPOT ELEVATION
 - 123.45 x EXISTING TOP OF CURB ELEVATION
 - 123.45 x EXISTING GUTTER ELEVATION
 - 123.45 x EXISTING TOP OF WALL ELEVATION
 - 123.45 x EXISTING BOTTOM OF WALL ELEVATION
 - OW --- OVERHEAD WIRES
 - UP --- UTILITY POLE
 - CB --- CATCH BASIN OR INLET
 - △ --- DELINEATION FLAG
 - 1.0' --- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - EP --- EDGE OF PAVEMENT
 - EG --- EDGE OF GRAVEL
 - SIGN

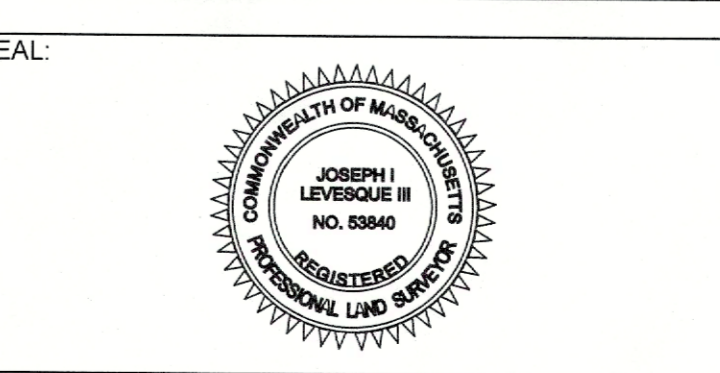
Digitally signed by JOSEPH I. LEVESQUE III
 DN: cn=JOSEPH I. LEVESQUE III, o=LEVESQUE GEOMATICS INC, c=MA, email=jlevesque@levesque-geo.net
 Location: 43 Glendale Road, Sturbridge, MA 01518
 Reason: I am the author of this document
 Content-Info: urn:ietf:params:spki-attr:cert-type=unrestricted
 Date: 2022.02.19 18:44:25-0400

REV	DATE	COMMENT
1		
2		
3		



ALTA/NSPS LAND TITLE SURVEY OF MAP 2528, LOTS 212, 216 & 226 PREPARED FOR ALRIG USA 212, 216 & 226 CHARLTON ROAD (US ROUTE 20) TOWN OF STURBRIDGE WORCESTER COUNTY COMMONWEALTH OF MASSACHUSETTS

PREPARED BY: LEVESQUE GEOMATICS INC 43 GLENDALE ROAD STURBRIDGE, MA 01518 PHONE: (508) 868-0041



THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE '2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS', JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 9, 2022.

JOSEPH I. LEVESQUE III MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

SCALE: 1" = 30'
 SHEET: 1 OF 2
 PROJECT #: SF-041
 DATE: FEBRUARY 9, 2022

RECEIVED JUN 05 2023 CONSERVATION

SEE SHEET 2 OF 2 FOR NOTES, REFERENCES AND TITLE INFORMATION

CERTIFIED TO: STURBRIDGE RETAIL MANAGEMENT LLC TITLE CONNECT, LLC



MASSWILDLIFE

DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581

p: (508) 389-6300 | f: (508) 389-7890

MASS.GOV/MASSWILDLIFE

July 6, 2023

Craig Bernier
60 Farquar Road
Sturbridge, MA 01566

Sturbridge Conservation Commission
308 Main Street
Sturbridge, MA 01566

RE: Applicant: Craig Bernier
 Project Location: 60 Farquar Road
 Project Description: Remove trees and construct garage
 DEP Wetlands File No.: 300-1165
 NHESP Tracking No.: 23-7351
 Heritage Hub Form ID: -

Dear Commissioners & Applicant:

The applicant listed above has submitted a Notice of Intent with project plans (dated 3/3/23) to the Natural Heritage & Endangered Species Program of the Massachusetts Division of Fisheries & Wildlife (the "Division"), in compliance with the rare wildlife species section of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.58(4)(b)).

MA WETLANDS PROTECTION ACT (WPA)

Based on a review of the information that was provided and the information that is currently contained in our database, the Division has determined that this project, as currently proposed, will **not** adversely affect the actual Resource Area Habitat of state-protected rare wetland wildlife species. Therefore, it is our opinion that this project meets the state-listed species performance standard for the issuance of an Order of Conditions.

Please note that this determination addresses only the matter of **rare** wetland wildlife habitat and does not pertain to other wildlife habitat issues that may be pertinent to the proposed project.

MA ENDANGERED SPECIES ACT (MESA)

Based on a review of the information that was provided, the Division has determined that this project, as currently proposed, appears to be exempt from MESA review pursuant to 321 CMR 10.14 which states: "[t]he following Projects and Activities shall be exempt from the requirements of 321 CMR 10.18 through 10.23..."

MASSWILDLIFE

- (5) construction or removal of structures that are secondary to the primary residence and located within existing paved areas and lawfully developed and maintained lawns or landscaped areas on residential properties, provided there is no expansion of such existing paved, lawn and landscaped areas;

Any changes to the proposed project or any additional work beyond that shown on the project plans may require a filing with the Division pursuant to the MESA.

Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions about this letter, please contact , Endangered Species Review Assistant, at .

Sincerely,

A handwritten signature in black ink, appearing to read "Everose Schlüter". The signature is written in a cursive, flowing style.

Everose Schlüter, Ph.D.
Assistant Director

cc: Glenn Krevosky, EBT Environmental Consultants, Inc.
MA DEP Western REgion

From: CERO_NOI@MassMail.state.ma.us
To: glenn.krevosky@charter.net; kimberly.roth@mass.gov
Cc: ceronoi@state.ma.us; [Rebecca Gendreau](mailto:Rebecca.Gendreau@state.ma.us); ceronoi@state.ma.us
Subject: MassDEP NOI File Number
Date: Tuesday, July 4, 2023 5:01:11 PM

COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
CENTRAL REGIONAL OFFICE

8 NEW BOND STREET, WORCESTER, MA 01606 508-792-7650

Date: 07/04/2023 Municipality STURBRIDGE

RE: NOTIFICATION OF WETLANDS PROTECTION ACT FILE NUMBER

The Department of Environmental Protection has received a Notice of Intent filed in accordance with the Wetlands Protection Act (M.G.L. c. 131, §40):

Applicant CRAIG BERNIER 60 FARQUHAR Address ROAD,STURBRIDGE MA 01566 60 FARQUHAR ROAD , Locus STURBRIDGE MA 01566	Owner Address
--	--------------------------

This project has been assigned the following file # : **CE 300-1165**

ISSUANCE OF A FILE NUMBER INDICATES ONLY COMPLETENESS OF SUBMITTAL, NOT APPROVAL OF APPLICATION

Although a file # is being issued, please note the following:

Is there any revegetation of RFA propped?

Regards,
for MassDEP,

(508)-767-2711
Kimberly.Roth@mass.gov

From: CERO_NOI@MassMail.state.ma.us
To: lsjalbert@jalbertengineering.com; mia.mcdonald@mass.gov
Cc: cero_noi@state.ma.us; [Rebecca Gendreau](mailto:Rebecca.Gendreau); cero_noi@state.ma.us
Subject: MassDEP NOI File Number
Date: Thursday, June 29, 2023 12:50:11 PM

COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
CENTRAL REGIONAL OFFICE

8 NEW BOND STREET, WORCESTER, MA 01606 508-792-7650

Date: 06/29/2023

Municipality STURBRIDGE

RE: NOTIFICATION OF WETLANDS PROTECTION ACT FILE NUMBER

The Department of Environmental Protection has received a Notice of Intent filed in accordance with the Wetlands Protection Act (M.G.L. c. 131, §40):

Applicant ASHLEY STEPPIC Address 234 UPPER ROAD,STAFFORD CT Locus 60 MAIN STREET , STURBRIDGE MA 01566	Owner Address
---	----------------------

This project has been assigned the following file # : **CE 300-1164**

ISSUANCE OF A FILE NUMBER INDICATES ONLY COMPLETENESS OF SUBMITTAL, NOT APPROVAL OF APPLICATION

Although a file # is being issued, please note the following:

No comment

Regards,
for MassDEP,

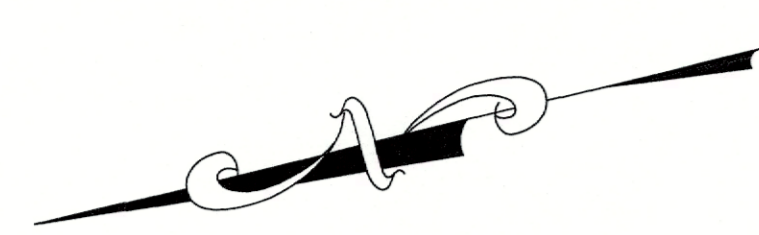
(508)-767-2846
Mia.McDonald@mass.gov

SHEETS C7,
C11 & C15

SHEETS C8,
C12 & C16

SHEETS C10,
C14 & C18

SHEETS C9,
C13 & C17



HOR. SCALE IN FEET: 1"=80'

REV	DATE	DESCRIPTION	MADE APVD
1	11.10.22	TOWN, DEP., PEER ENG. COMMENTS	PE PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE PE
3	6.27.23	PER CONS. COMMENTS	PE PE

PETER C. ENGLE, P.E.
PROFESSIONAL ENGINEER
MA LIC. NO. 53736



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

SPECIAL PERMIT AND SITE PLAN
"BLUEBERRY HILL ESTATES"
LOT 3 BERRY FARMS ROAD
STURBRIDGE, MA 01566
PREPARED FOR
JUSTIN STELMOK
557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

DRAWN BY:	WCN
DATE:	4/1/22
CHK BY:	CPM
SCALE:	1"=80'
PROJ. NO.	287-2118R

OVERALL LAYOUT /
KEY PLAN

SHEET **C6** of **31**

PERMITTING SET

