

Tauper Land Surveying, Inc.

Request for Determination
for

70 Paradise LAne

in
Sturbridge, Massachusetts

Prepared For:
Timothy & Donna Reardon

Prepared By:
Tauper Land Surveying Inc.
710 Main Street
Oxford, Massachusetts

April 26, 2022

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Tauper Land Surveying, Inc.

710 Main Street North Oxford MA 01537 (P) 508-987-8713 (F) 508-987-8714

Notice of Intent - WPA Form 1

Tauper Land Surveying, Inc.

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Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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 _____

E-Mail Address _____

Mailing Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Fax Number (if applicable) _____

2. Representative (if any):

Firm _____

Contact Name _____

E-Mail Address _____

Mailing Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Fax Number (if applicable) _____

B. Determinations

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

- ☐ 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:

Name of Municipality

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



Massachusetts Department of Environmental Protection
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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):

Street Address _____

City/Town _____

Assessors Map/Plat Number _____

Parcel/Lot Number _____

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

- 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):



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

City/Town _____

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

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).

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:

Name

Mailing Address

City/Town

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.

Signature of Applicant

Date

Signature of Representative (if any)

Date



Town of Sturbridge Conservation Commission

Request for Determination of Applicability Application Coversheet/Checklist

Date 4-26-22

Fill all white cells completely

Parcel	505-70 & 70A	Applicant name	Same as Owner
Address	70 Paradise Ln	Address	
Assessors	Sturbridge MA	Email	
Map/Plat	Map 9E	Phone	
Book & Page			
Owner name	Timothy & Donna Reardon	Representative	Tauper Land Survey, Inc.
Address	70 Paradise Ln, Sturbridge	Address	710 Main St, N. Oxford Ma
Email	tdreardon@charter.net	Email	sbressette@summitinc.com
Phone	508-641-3504	Phone	508-987-8713

Wetland type		sf/cf affected		Relevant Perf. Standards	10. _____
Wetland type		sf/cf affected		Relevant Perf. Standards	10. _____
Wetland type		sf/cf affected		Relevant Perf. Standards	10. _____

Components of a Complete RDA

State Form: WPA Form 1	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of Mailing to DEP	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Narrative	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Proof that all relevant perf. standards are met	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
TOPO Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Natural Heritage Map with WH, PH, & VP data	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fees \$25	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information	
★ Certified abutters list (within 200')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Abutter notification form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Affidavit & proof -- bring to hearing	<i>Present them at the hearing</i>
Other Attachments, e.g.	

Conservation Commission Wetland Permit Process

NOI	Process
1	Obtain a Certified list of all abutters within 200' of property lines from the Assessor's Office. <i>(may take 10 business days)</i>
2	Obtain a Tax Form Sign-Off by the Finance Department
3	Submit applications (see bullets below) by noon of the Tuesday deadline (16 days before the desired hearing): <ol style="list-style-type: none"> <u>To Sturbridge Conservation Commission</u>: 301 Main St., Sturbridge, MA 01566 <ul style="list-style-type: none"> • This coversheet (1 paper copy) • Complete application -- see the checklist on the other side of this page (2 paper copies and 1 pdf) <ul style="list-style-type: none"> • <i>Plans must be stamped by an engineer if any component of the project requires engineering.</i> • Check <u>To Mass DEP Central Regional Office</u>: 8 New Bond Street, Worcester, MA 01606 <ul style="list-style-type: none"> • Complete application -- see the checklist on the other side of this page (1 paper copy) • Email a complete application to CERO_NOI@mass.gov
4	<i>Upon receipt of a complete application, the Conservation Agent will schedule a Public hearing/meeting.</i>
5	Once you are provided the date and time of the hearing, notify all abutters within 200' of the property line using the Town's " Notification to Abutters Form " by certified mail, certificate of mailing, or hand delivery with signatures 7 business days prior to the Hearing . (Present proof of notification prior to the beginning of the public hearing.)
6	<i>The Conservation Agent will place a legal ad in a local newspaper and the Applicant will be billed for the ad.</i>
7	Stake the project. 2 weeks in advance of the public hearing, stake all proposed structures, erosion control barriers, stormwater systems, etc. within Con Com jurisdiction. <i>(Agent will confirm requirements)</i>
8	<i>The Conservation Commission and/or Agent will perform a site visit before the public hearing to confirm existing conditions and proposed work. If you wish to be informed of the time of the visit, please contact the Con Com office.</i>
9	Attend the public hearing/meeting. The applicant or representative is required to provide proof of abutter notification (including Affidavit of Service), proof of legal advertisement , briefly present the project , and answer any questions about possible impacts on wetlands . At the end of the hearing, the Con Com will either: <ul style="list-style-type: none"> • Issue a Determination (DET) or • Approve a continuation of the public hearing to allow time for additional information to be provided.
10	Receive and read the decision. Some Determinations may include conditions. Contact the Con Com if you have any questions.
11*	Wait-out the 10-Day appeal period. A decision of the Con Com can be appealed by MassDEP or by any abutter, applicant, or 10-citizen group within 10 business days of the decision.
12*	Install SCC file number sign and erosion controls.
13*	Schedule and attend a pre-construction site visit. Contact the Conservation office to schedule the site visit.
14*	Execute the project. The project must be completed within 3 years, unless an extension of the permit is issued; extensions must be requested at least 30 days prior to the expiration of the permit.

*may be applicable for some Determinations with conditions

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Certified Abutters List
For
Map 9E, Lot 505-70 & 70A



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, **Steve Bresette**, hereby certify under the pains and penalties of perjury that on (date) 4/28/22, 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 **Timothy Reardon** with the Sturbridge Conservation Commission on (date) 4/28/22 for the property located at

70 Paradise Lane

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

(signature of applicant)

(date)

(name of applicant) printed



Town of Sturbridge

Conservation Commission

Notification to Abutters

under the MA Wetlands Protection Act and the Town of Sturbridge Wetland Bylaw Regulations
(certificates of mailing, certified mail, or hand-delivery with abutter signature required as proof of notification)

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: **Timothy Reardon**
- B. The address of the lot(s) where the activity is proposed is: **70 Paradise Lane**
- C. The nature of the activity proposed includes: **Installation of drywell and infiltration trench as shown.**
- 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, Sturbridge, MA. Times are available by appointment. Please call (508) 347-2506 for availability.
- F. Copies of the application may be obtained from either ☐ the applicant: _____ or ☒ the applicant's representative: **Tauper Land Survey** by calling telephone # **987-8713** on the following days of the week: **M-F** between the hours of **8am** and **4pm**.

The Public Hearing for this application will be held in the Center Office Building, 301 Main Street, 2nd Floor on _____ at _____ pm.

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. Members of the public who wish to participate remotely may listen and or watch the meeting may do so either online via the Town's on demand video broadcast, on cable television on channel 191, or dial into the meeting at 774-304-1455, enter 1428# for the meeting number and 12345 for the access code. (This phone number is only active for the public during public meetings). Specific information and the general guidelines for remote participation can be found on the Town's website at:

<https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting>.

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

- In a local newspaper 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.gov)
- 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.

Town Hall
308 Main Street
Sturbridge, MA 01566

508-347-2506
(f) 508-347-5886



Town of Sturbridge

Ann P. Murphy, MAA. - Principal Assessor

ABUTTER LIST REQUEST (Please allow 10 days for final list)

PARCEL ADDRESS REQUESTED 69 Paradise Lane

OWNER OF RECORD Timothy Reardon

CONTACT PERSON Peter Lavoie

SIGNATURE Peter Lavoie

DATE 4-25-22 TELEPHONE # 508-987-8713

COST: \$5.00 FOR EACH PARCEL REQUESTED
\$3.00 PER SHEET OF MAILING LABELS

☐ Direct Abutter

☒ Conservation (200')

☐ Planning / Zoning Board of Appeals (300')

☐ Board of Selectmen ☐ Forest Cutting (200')

☐ Liquor License (Contact assessors office for requirements)

☐ Miscellaneous (Contact assessors office for instructions)

*Town Hall, 308 Main Street
Sturbridge, MA 01566*

*Telephone (508) 347-2503
Fax (508) 347-2521
Email: lpeters@sturbridge.gov*



Town of Sturbridge

Ann P. Murphy, MAA. - Principal Assessor

ABUTTER LIST REQUEST (Please allow 10 days for final list)

PARCEL ADDRESS REQUESTED 70 Paradise Lane

OWNER OF RECORD Timothy Reardon

CONTACT PERSON Peter Lavoie

SIGNATURE Peter Lavoie

DATE 4-25-22 TELEPHONE # 508-987-8713

COST: \$5.00 FOR EACH PARCEL REQUESTED
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☐ Liquor License (Contact assessors office for requirements)

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*Town Hall, 308 Main Street
Sturbridge, MA 01566*

*Telephone (508) 347-2503
Fax (508) 347-2521
Email: lpeters@sturbridge.gov*

Sturbridge Tax Form

Tauper Land Surveying, Inc.

710 Main Street North Oxford MA 01537 (P) 508-987-8713 (F) 508-987-8714



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation Commission

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

Property Owner: Timothy & Donna Reardon

Property Location: 69 Paradise Lane

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

Finance Director

Date



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation Commission

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

Property Owner: Timothy & Donna Reardon

Property Location: 70 & 70A Paradise Lane

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

Finance Director

Date

Project Narative

Tauper Land Surveying, Inc.

710 Main Street North Oxford MA 01537 (P) 508-987-8713 (F) 508-987-8714

**Project Narrative
for
70 Paradise Lane**

The project consists of existing parcel that is located at 70 Paradise Lane in the town of Sturbridge. There is a bordering vegetated wetland located along the west of the parcel with a pond located to the south of the parcel. The existing lot slope down toward the pond located in the back of the parcels.

The proposed project is being performed to complete the site development as original permitted under DEP#300-929 by providing roof runoff recharge for the north facing roof gutter system into a 500 gallon leaching system.

The project will also provide remediation and mitigation for the installation of a permeable paver patio by recharging the south facing roof runoff into stone infiltration trenches. These are designed to be below basement floor elevation and are to be constructed without the use of a machine.

Minimal disturbance will be proposed and erosion control will be utilized to the down gradient from the work to prevent any sediment entering wetland and pond.

Appendices:

Tauper Land Surveying, Inc.

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National Flood Hazard Layer FIRMette



72°7'47"W 42°9'1"N



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

1:6,000

72°7'10"W 42°8'35"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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
OTHER AREAS OF FLOOD HAZARD		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		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
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 **4/26/2022 at 8:42 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

