
August 31, 2023

Rebecca Gendreau, Conservation Agent
Sturbridge Conservation Commission
Center Office Building
301 Main Street
Sturbridge, MA 01566

**Re: Request for Determination of Applicability Project Narrative
Proposed ITM Drive-Thru Improvements – Cornerstone Bank
200 Charlton Road, Sturbridge, MA
CMG ID 2023-128**

Dear Members of the Commission,

On behalf of Cornerstone Bank (Applicant), CMG is writing this letter to provide a summary of the proposed site improvements to the existing Cornerstone Bank located at 200 Charlton Road in Sturbridge, MA (“the Site”). The Applicant is proposing to demolish the existing ATM’s, teller window, and associated canopy and construct new ITM’s with an associated canopy.

The approximately 4.2-acre Site, identified as assessor parcel 208-02611-200 is located in the Industrial Park (IP) Zoning District. An existing 4,725 +/- s.f. Cornerstone Bank is located in the southeastern portion of the site along the Charlton Road (Route 20) frontage. Paved parking and access driveways surround the facility, which includes drive-through lanes associated with two (2) existing ATM’s and a teller window located on western side of the existing bank. The rear portion (northwestern portion) of the site consists of a pond and wetland tributary associated with Hobb’s Brook. As a result, a 200’ riparian zone and 100’/200’ jurisdictional buffer encompasses the rear portion of the site. The limits of the resource areas were delineated by Goddard Consulting on May 30, 2023 and outlined in the enclosed Wetland Border Report, dated June 6, 2023.

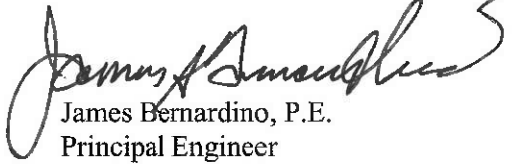
The applicant is proposing to demolish the existing ATM’s and associated concrete islands and canopy. The existing paved drive-thru lanes will be modified to accommodate a satellite canopy with new state of the art ITM’s. The existing teller window will be modified to include an “after-hours” drop off box. The proposal includes removing pavement in order to promote landscape islands and a decrease in impervious area. Due to the reduction in impervious area, the applicant is not proposing changes to the existing on-site stormwater management system.

The proposed work does not fall within the 200' riparian zone, 100' jurisdictional buffer, or the 200' local bylaw jurisdictional buffer. The applicant is submitting a Request for Determination of Applicability with the Sturbridge Conservation Commission in order to allow the proposed site improvements.


Please contact myself or Robert Lussier, E.I.T. with any questions or concerns at (774) 241-0901.

Thank you.

Sincerely,
CMG



James Bernardino, P.E.
Principal Engineer



Robert Lussier, E.I.T.
Project Engineer II

Attachment

cc. Cornerstone Bank



**Town of Sturbridge
Conservation Commission
Request for Determination of Applicability Application
Coversheet/Checklist**

Date	8/31/2023
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Fill all white cells completely ----->

Parcel		Applicant name	Cornerstone Bank (Contact: Arthur Breault)
Address	200 Charlton Road, Sturbridge, MA	Address	253 - 257 Main St., Southbridge, MA 01550
Assessors		Email	ABreault@cornerstonebank.com
Map/Plat	208-02611-200	Phone	(800) 939-9103 Ext. 71056
Book & Page	BK 21774 PG 184		
Owner name	Southbridge Savings Bank	Representative	James Bernardino, P.E.
Address	P.O. Box 370, Southbridge, MA	Address	67 Hall Rd., Sturbridge, MA 01566
Email		Email	jbernardino@cmgenv.com
Phone		Phone	(774) 241-0901

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
Property Owner Permission (if applicable)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Narrative	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 \$ _____	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.	Stormwater Compliance Memorandum, prepared by CMG

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. (may take 10 business days)
2	Obtain a Tax Form Sign-Off by the Finance Department
3	<p>Submit applications (see bullets below) by noon of the Tuesday deadline (16 days before the desired hearing):</p> <p>a. <u>To Sturbridge Conservation Commission</u>: 301 Main St., Sturbridge, MA 01566</p> <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 <p>b. <u>To Mass DEP Central Regional Office</u>: 8 New Bond Street, Worcester, MA 01606</p> <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 <p>c. <u>To Property Owner</u>: (if different from Applicant) 8 New Bond Street, Worcester, MA 01606</p> <ul style="list-style-type: none"> • Complete application -- see the checklist on the other side of this page (1 paper copy)
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.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Sturbridge

City/Town

WPA Form 1- Request for Determination of Applicability

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

A. General Information

Important:

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



1. Applicant:

Cornerstone Bank (Arthur Breault)

Name

abreault@cornerstonebank.com

E-Mail Address

253-257 Main Street

Mailing Address

Southbridge

City/Town

MA

State

01550

Zip Code

1-800-939-9103 x71056

Phone Number

Fax Number (if applicable)

2. Representative (if any):

CMG Environmental, Inc.

Firm

James A. Bernardino, PE

Contact Name

jbernardino@cmgenv.com

E-Mail Address

67 Hall Road

Mailing Address

Sturbridge

City/Town

MA

State

01566

Zip Code

774-241-0901

Phone Number

Fax Number (if applicable)

B. Determinations

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

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

Town of Sturbridge

Name of Municipality

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



WPA Form 1- Request for Determination of Applicability

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

C. Project Description

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

#200 Charlton Road	Sturbridge
Street Address	City/Town
Map 208	Parcel 02611-200
Assessors Map/Plat Number	Parcel/Lot Number

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

The project site is located at 200 Charlton Road and is currently a Cornerstone Bank. Hobbs Brook and associated vegetated wetlands are located to the north of the property (along the rear portion of the site). The limits of the resource areas were delineated by Goddard Consulting and are highlighted in the enclosed Wetland Border Report, dated 6/26/2023.

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

"Proposed ITM Drive-Thru Improvements" Prepared by CMG	08/31/2023
Title	Date
_____	_____
Title	Date
_____	_____
Title	Date

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

See attached Plan Reference. Proposed scope of work will include the demolition of the existing ATM/Teller Canopy Structure and the associated concrete islands, along with removal of a large portion of the existing pavement. A new canopy structure and concrete islands will be erected for ITM machines, with this addition being located to the north of the existing bank building. This structure will be completely detached. New pavement, new pavement striping, and minor grading will be conducted as needed based on the existing conditions. All of the proposed work in exception to some minor striping work and installation of a landscaped island will take place outside of the 200' Sturbridge Local Bylaw Buffer.



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

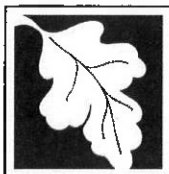
b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

The proposed project will not alter "any Area Subject to Protection under M.G.L.c 131 Sect 40. Therefore, per 310 CMR 10.02(2)(b) it will not be subject to regulation.

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.)



WPA Form 1- Request for Determination of Applicability

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

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:

Cornerstone Bank
Name

253-257 Main Street
Mailing Address

Southbridge
City/Town

MA 01550
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.

DocuSigned by:
Kevin R. Pierre 9/5/2023
Signature of Applicant 12CF17927471... Date

Jerry M. ... 9/14/23
Signature of Representative (if any) Date



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, Robert Lussier, EIT, hereby certify under the pains and penalties of perjury that on (date) 9/11/2023, 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

was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by CMG with the Sturbridge Conservation Commission on (date) 9/11/2023 for the property located at

200 Charlton Road, Southbridge, MA

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

 9/11/23
(signature of applicant) (date)

Robert Lussier (Agent for Applicant)
(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

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: Cornerstone Bank
- B. The address of the lot(s) where the activity is proposed is: 200 Charlton Road, Sturbridge, MA
- C. The nature of the activity proposed includes: Demolition existing ATM/Teller Canopy and construct new ITM Machines
- 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 October 5th, 2023

Public Hearing can be accessed remotely:

- **From your computer using:** <https://global.gotomeeting.com/join/846062197> or
- **From your phone: +1 872 240 3212, followed by the access code** 846-062-197

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

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation Commission / Planning Board

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

Property Owner: Southbridge Savings Bank

Property Location: 200 Charlton Road, Sturbridge, MA

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

For Wendy MacHugan
Finance Director

9/8/2023
Date

STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

WETLANDS FILING FEE CALCULATION WORKSHEET

Application Type	Qty	Town Filing Fee	TOTAL
Notice of Intent (NOI):			
Residential – Single Family:			
Accessory (Deck, Shed, Pool Septic)	_____	\$150	_____
Shoreline Work	_____	\$150	_____
New Construction	_____	\$300	_____
Residential – Other:			
Subdivision/Multi-Unit	_____	\$750	_____
Commercial/Industrial:			
New	_____	\$1500	_____
Redevelopment	_____	\$1000	_____
Limited Project (as defined in SWB & WPA)	_____	Equal to full WPA fee	_____
Alterations – located within Riverfront Area	_____	Additional 50% of Fee	_____
Application filed after Enforcement Order		Double the Municipal fee	_____
Request for Amended Order of Conditions	_____	50% of initial fee	_____
Request for Determination of Applicability (RDA):			
No Wetland Boundary Confirmation			
Residential:	_____	\$100	_____
No Wetland Boundary Confirmation			
All Other:	<u> x </u>	\$200	<u> \$200.00 </u>
For Wetland Boundary Confirmation			
File ANRAD or NOI			
Abbreviated Notice of Resource Area Delineation (ANRAD):			
Residential – Single Family:	_____	\$100	_____
All Other:			
Base Review	_____	\$300	_____
Resource Area Boundary			

Certificate of Compliance (COC):

Residential:

Single Family	_____	\$50	_____
Subdivision or Multi-Unit	_____	\$150	_____

Commercial or Industrial:

	_____	\$150	_____
If Order of Conditions has Expired	_____	Add an additional \$150	_____

OOE Extension Request	_____	\$50	_____
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Emergency Certification	_____	\$50	_____
(NOI may be required to be filed following issuance of Emergency Cert)			

Local Bylaw Fee (includes Town Filing Fee)	\$ <u>200.00</u>
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State Filing Fee (from DEP Wetland Transmittal Form)	\$ _____
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<u>Total Payable to "Town of STURBRIDGE"</u>	\$ <u>200.00</u>
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*Additional Consultant Fee may be required for reasons which may include:

- Significant amount of wetland impact;
- Extensive resource areas on a site;
- Lack of information supplied;
- Incomplete plans, reports, forms submitted;
- Supplemental information submitted.

Wetland Border Report

Site Locus: 200 Charlton Rd, Sturbridge, MA 01566

Prepared for: CMG Environmental

Prepared by: Goddard Consulting LLC, 291 Main St, Suite 8, Northborough MA 01532

Date: 6/26/2023

INTRODUCTION

On May 30, 2023, the wetland resources were delineated for CMG Environmental on land located on or near 200 Charlton Rd, Sturbridge, MA 01566 (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The titles of attached documents are as follows:

- DEP Bordering Vegetated Wetland Determination Form
- USGS Map of Locus Site, Goddard Consulting LLC, 06/23/2023
- Orthophoto of Locus Site, Goddard Consulting LLC, 06/23/2023
- Soils Map, Goddard Consulting LLC, 06/23/2023
- FEMA Map, Goddard Consulting LLC, 06/23/2023
- CAPS Map, Goddard Consulting LLC, 06/23/2023

SUMMARY OF FINDINGS

Hobb's Brook flows through a pond which encompasses the northwest section of the locus site. An intermittent stream drainage flows from a headwall, along the northern edge of the site, and into the pond. The Mean Annual High-Water Line (MAHWL) of Hobb's Brook, as well as the bank of the intermittent stream drainage, were delineated with flag series GCB1-GCB15. The boundary of the on-site Bordering Vegetated Wetland (BVW) along the edge of the pond was delineated with flag series GCA1-GCA5. The sampling point for the BVW determination took place near flag GCA4.

Vegetation downgradient of the BVW consists of red maple, black cherry, glossy buckthorn burning bush, spicebush, multiflora rose, winterberry, honeysuckle, interrupted fern, jewelweed, skunk cabbage, sensitive fern, poison ivy, and oriental bittersweet. Vegetation upgradient of the BVW consists of red maple, black cherry, white pine, burning bush, glossy buckthorn, spicebush, multiflora rose, Canada mayflower, Pennsylvania sedge, wild geranium, Christmas fern, oriental bittersweet, poison ivy, marginal woodfern, and Virginia creeper.

Soils identified on the property include sandy loams. In the wetland soil sample, horizon A (0-13") had a sulfur odor and consisted of sandy loam (10YR3/2) with saturation at 9". Horizon Ab (13-28"+) consisted of sandy loam (10YR4/2). In the upland soil sample, horizon A (0-8") consisted of sandy loam (10YR3/2), and horizon B (8-18"+) consisted of sandy loam (10YR5/4). More detailed information about soils is included in the attached NRCS Soil Map and the DEP Bordering Vegetated Wetland Determination Forms.

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is not located within Estimated and/or Priority Habitat of Rare Wildlife or an Area of Critical Environmental Concern (ACEC). The site is not located in an Outstanding Resource Waters Area (ORW). The site partially falls within a jurisdictional FEMA Flood Zone. There are no mapped certified or potential vernal pools on site.

The MA Wetlands Protection Act and the Town of Sturbridge take jurisdiction over Bordering Vegetated Wetlands (BVW). The BVW on-site has a jurisdictional 200-foot Buffer Zone that casts onto the locus site.

Any work within these resource areas including the 200-foot Buffer Zones requires a Request for Determination (RDA) or Notice of Intent (NOI) to be filed with the Sturbridge Conservation Commission.

DESCRIPTION OF REGULATED INLAND RESOURCE AREA

The table below provides the regulatory jurisdiction, flag numbers/colors, and wetland types and locations for the resource areas delineated.

Resource Area	Regulatory Jurisdiction	Flag Numbers and Color	Wetland Types and Locations
Bordering Vegetated Wetland (BVW)	BVW & 200-foot Buffer Zone	GCA1-GCA5 (Pink flags)	The BVW located in the northwestern half of the site, along the edge of Hobb's Brook.
Riverfront Area (RA) & Bank	200-foot Buffer Zone from MAHWL & 100' Buffer Zone to Bank	GCB1-GCB15 (Blue flags)	RA includes the zone 200-feet from the MAHWL of Hobb's Brook in the northwestern half of the site. Bank is located along the edge of the intermittent stream drainage along the northern edge of the site.

SITE PHOTOS



Photo 1. View of wetland (facing northeast) located at the northwest half of the site.



Photo 2. View of the upland (facing southeast) located at the northwest half of the site.

Sincerely,
Goddard Consulting, LLC

A handwritten signature in black ink, appearing to read "Steven Riberdy". The signature is fluid and cursive, with a long horizontal line extending to the right.

Steven Riberdy, MS, PWS, CWB, CERP, CE, PSS
Lead Biologist / Senior Manager / Palmer Office Manager

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 200 Charlton Rd City/Town: Sturbridge, MA Sampling Date: 5/30/23
 Applicant/Owner: CMG Environmental Sampling Point or Zone: Wetland GCA4
 Investigator(s): Steve Riberty, Mark Rubin Latitude/Longitude: 42.11962, -72.06384
 Soil Map Unit Name: 305C NWI or DEP Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No _____
Hydric Soils criterion met?	Yes <u>X</u>	No _____			
Wetlands hydrology present?	Yes _____	No <u>X</u>			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:				
Surface Water Present?	Yes	No	X	Depth (in)
Water Table Present?	Yes	No	X	Depth (in)
Saturation Present (including capillary fringe)?	Yes	X	No	Depth (in) 9
Wetland Hydrology Indicators				
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation		Indicators of the Influence of Water	
<input checked="" type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation		
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns		
<input type="checkbox"/> Iron deposits	<input checked="" type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines		
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas		
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits		
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks		
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface		
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief		
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input checked="" type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)		
<input checked="" type="checkbox"/> Hydrogen sulfide odor				
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):				

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size <u>30'</u>						
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1	Red Maple	Acer rubrum	FAC	63.0%	X	X
2	Black Cherry	Prunus serotina	FACU	10.5%		
3						
4						
5						
6						
7						
8						
9						
				<u>73.5%</u>	=Total Cover	
Shrub/Sapling Stratum Plot size <u>15'</u>						
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1	Glossy Buckthorn	Frangula alnus	FAC	20.5%	X	X
2	Burning Bush	Euonymus atropurpureus	FACU	10.5%	X	
3	Spicebush	Lindera benzoin	FACW	10.5%	X	X
4	Multiflora Rose	Rosa multiflora	FACU	10.5%	X	
5	Black Cherry	Prunus serotina	FACU	10.5%		
6	Winterberry	Ilex verticillata	FACW	10.5%		X
7	Honeysuckle	Lonicera sp.	FACU	10.5%		
8						
9						
				<u>83.5%</u>	=Total Cover	
Herb Stratum Plot size <u>5'</u>						
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1	Interrupted Fern	Osmunda claytoniana	FAC	20.5%	X	X
2	Jewelweed	Impatiens capensis	FACW	20.5%	X	X
3	Eastern Poison Ivy	Toxicodendron radicans	FAC	20.5%		X
4	Skunk Cabbage	Symplocarpus foetidus	OBL	10.5%		X
5	Sensitive Fern	Onoclea sensibilis	FACW	3.0%		X
6						
7						
8						
9						
10						
11						
12						
				<u>75.0%</u>	=Total Cover	

VEGETATION – continued.

Woody Vine Stratum		Plot size <u>30'</u>				
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1	Oriental Bittersweet	Celastrus orbiculatus	FACU	20.5%	X	
2	Virginia Creeper	Parthenocissus quinquefolia	FACU	3.0%		
3						
4						
				23.5%	=Total Cover	

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes	No	X
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?		
				Yes	No	X
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result		
	OBL species	0	x1	=	0	
	FACW species	2	x2	=	4	
	FAC species	3	x3	=	9	
	FACU species	3	x4	=	12	
	UPL species	0	x5	=	0	
	Column Totals (A)	8		(B)	25	
	Prevalence Index	B/A=	3.125	Is the Prevalence Index ≤ 3.0?		
				Yes	No	X
Wetland vegetation criterion met?		Yes	X	No		

Definitions of Vegetation Strata

- Tree: Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub/Sapling: Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb: All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines: All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0-13	10YR3/2	100					Sandy loam	Saturation a
13-28+	10YR4/2	100					Sandy loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)	
X <input checked="" type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)	
<input type="checkbox"/> Thick Dark Surface (A12)	X <input checked="" type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	
<input type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Include Explanation in Remarks)	

Restrictive Layer (if observed) Type: _____ Depth (inches): _____

Remarks

Hydric Soils criterion met? Yes X No

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 200 Charlton Rd City/Town: Sturbridge, MA Sampling Date: 5/30/23
 Applicant/Owner: CMG Environmental Sampling Point or Zone: Upland GCA4
 Investigator(s): Steve Riberty, Mark Rubin Latitude/Longitude: 42.11962, -72.06384
 Soil Map Unit Name: 305C NWI or DEP Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes _____	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soils criterion met?	Yes _____	No <u>X</u>			
Wetlands hydrology present?	Yes _____	No <u>X</u>			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:			
Surface Water Present?	Yes	No <u>X</u>	Depth (in)
Water Table Present?	Yes	No <u>X</u>	Depth (in)
Saturation Present (including capillary fringe)?	Yes	No <u>X</u>	Depth (in)
Wetland Hydrology Indicators			
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water	
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation	
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns	
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines	
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas	
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits	
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks	
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface	
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief	
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)	
<input type="checkbox"/> Hydrogen sulfide odor			
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):			

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size <u>30'</u>						
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1	Red Maple	Acer rubrum	FAC	38.0%	X	X
2	Black Cherry	Prunus serotina	FACU	38.0%	X	
3	Eastern White Pine	Pinus strobus	FACU	20.5%		
4						
5						
6						
7						
8						
9						
				<u>96.5%</u>	=Total Cover	
Shrub/Sapling Stratum Plot size <u>15'</u>						
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1	Burning Bush	Euonymus atropurpureus	FACU	20.5%	X	
2	Glossy Buckthorn	Frangula alnus	FAC	10.5%	X	X
3	Spicebush	Lindera benzoin	FACW	10.5%	X	X
4	Multiflora Rose	Rosa multiflora	FACU	10.5%		
5	Black Cherry	Prunus serotina	FACU	10.5%		
6						
7						
8						
9						
				<u>62.5%</u>	=Total Cover	
Herb Stratum Plot size <u>5'</u>						
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1	Canada Mayflower	Maianthemum canadense	FACU	10.5%	X	
2	Pennsylvania Sedge	Carex pensylvanica	UPL	10.5%	X	
3	Eastern Poison Ivy	Toxicodendron radicans	FAC	10.5%		X
4	Christmas Fern	Polystichum acrostichoides	FACU	3.0%		
5	Wild Geranium	Geranium maculatum	FACU	3.0%		
6	Marginal Wood Fern	Dryopteris marginalis	FACU	3.0%		
7						
8						
9						
10						
11						
12						
				<u>40.5%</u>	=Total Cover	

VEGETATION – continued.

Woody Vine Stratum		Plot size <u>30'</u>				
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1	Oriental Bittersweet	Celastrus orbiculatus	FACU	10.5%	X	
2	Virginia Creeper	Parthenocissus quinquefolia	FACU	10.5%		
3						
4						
				21.0%	=Total Cover	

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes	No	X
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?		
				Yes	No	X
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result		
	OBL species	0	x1	=	0	
	FAC species	1	x2	=	2	
	FACU species	2	x3	=	6	
	UPL species	0	x5	=	0	
	Column Totals (A)	7		(B)	24	
Prevalence Index		B/A=	3.428571429	Is the Prevalence Index ≤ 3.0?		
				Yes	No	X
Wetland vegetation criterion met?		Yes	X	No		

Definitions of Vegetation Strata

- Tree: Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
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- Woody vines: All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0-8	10YR3/2	100					Sandy loam	
8-18+	10YR5/4	100					Sandy loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)			Indicators for Problematic Hydric Soils		
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)			
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)			
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)			
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)			
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)			
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)			
		<input type="checkbox"/> Other (Include Explanation in Remarks)			

Restrictive Layer (if observed) Type: _____ Depth (inches): _____

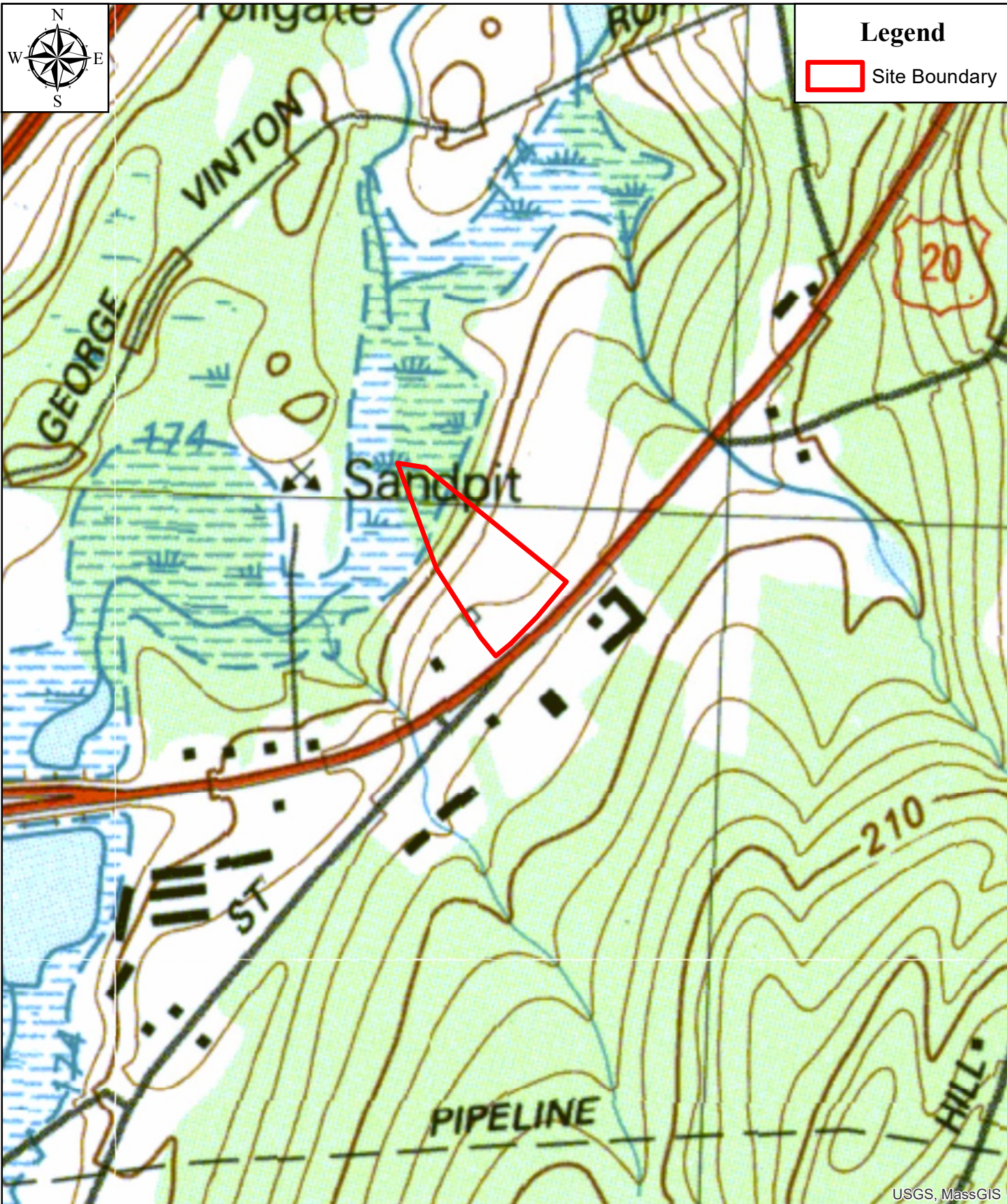
Remarks

Hydric Soils criterion met? Yes No X

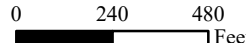



Legend

 Site Boundary



USGS, MassGIS


Date: 6/23/2023	GC Job Number: 287-008	200 Charlton Rd. USGS Map		Figure 1
 GODDARD CONSULTING Strategic Ecological Consulting	200 Charlton Rd. Sturbridge, MA 01566		1 in = 480 ft Map: 208 Lot: 2611-200	



Legend

 Site Boundary

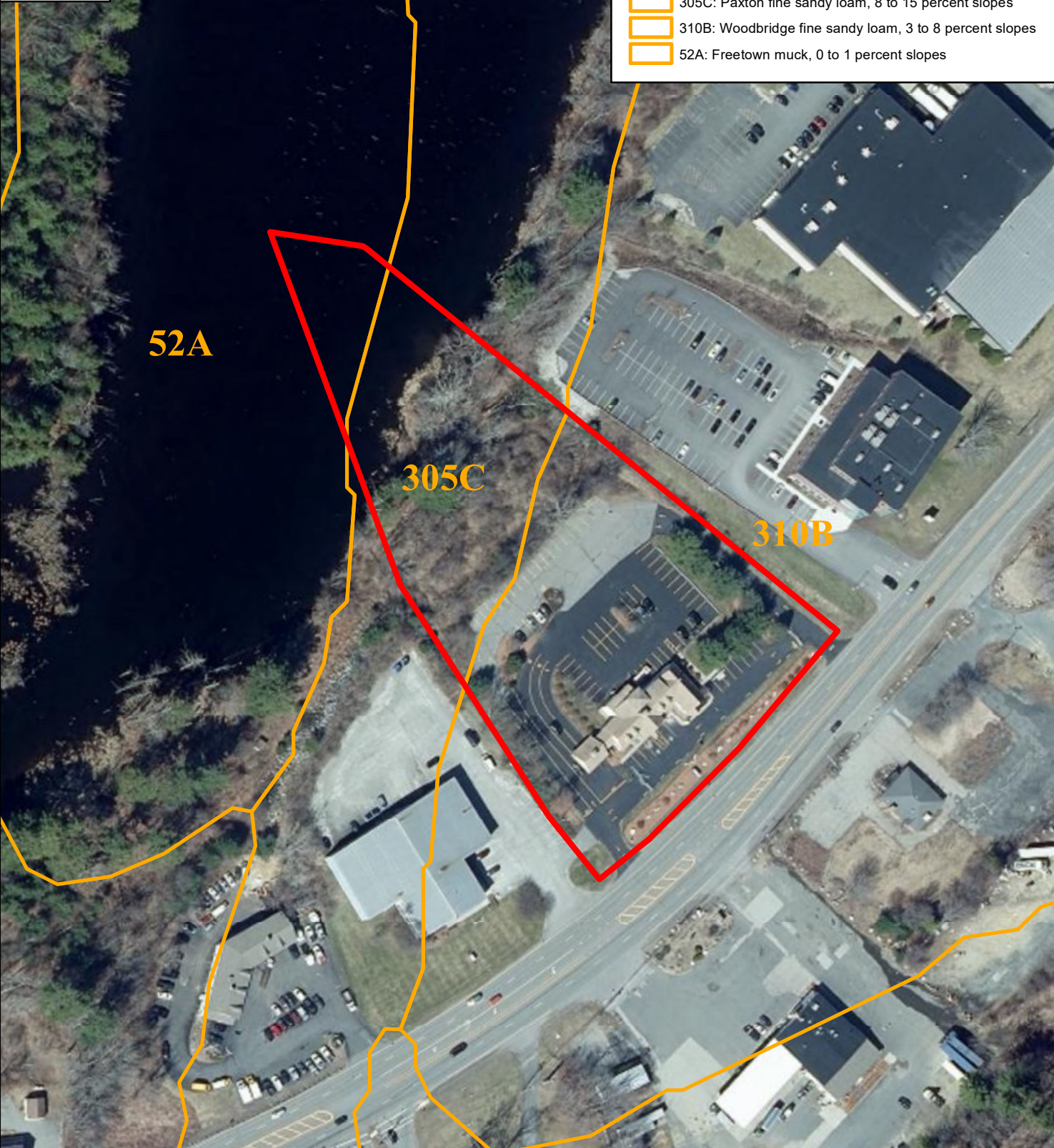


Date: 6/23/2023	GC Job Number: 287-008	<h2>200 Charlton Rd Orthophoto Map</h2>	<p>0 75 150 Feet</p>
			
200 Charlton Rd. Sturbridge, MA 01566		Map: 208 Lot: 02611-200	



Legend

- Site Boundary
- Soil Types**
- 305C: Paxton fine sandy loam, 8 to 15 percent slopes
- 310B: Woodbridge fine sandy loam, 3 to 8 percent slopes
- 52A: Freetown muck, 0 to 1 percent slopes



Date: 6/23/2023

GC Job Number:
287-008

200 Charlton Rd. Orthophoto & Soils Map

0 75 150
Feet





200 Charlton Rd.
Sturbridge, MA 01566

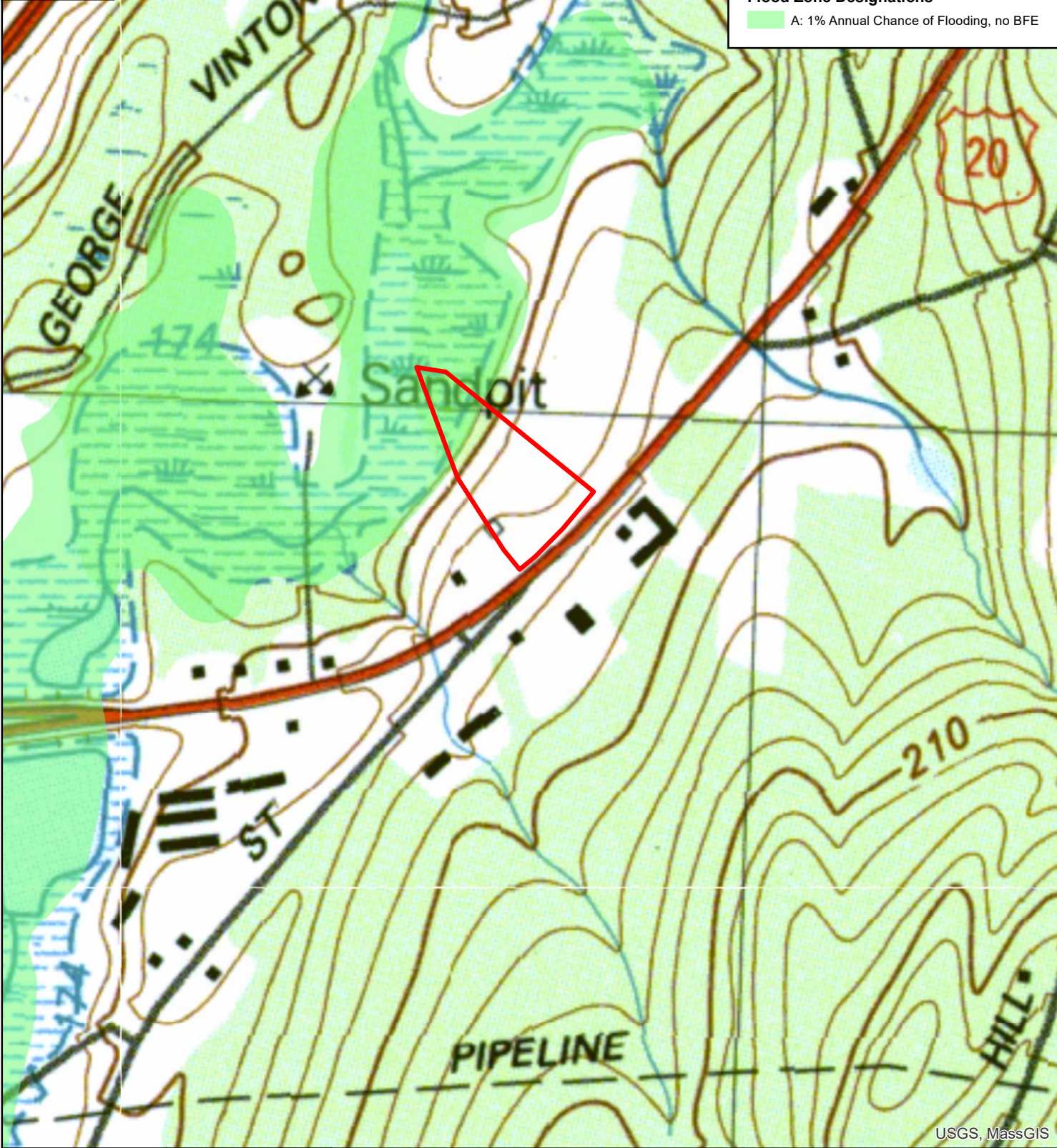
1 in = 150 ft
Map: 208
Lot: 02611-200

Figure 3




Legend

-  Site Boundary
- FEMA National Flood Hazard Layer**
- Flood Zone Designations**
-  A: 1% Annual Chance of Flooding, no BFE




USGS, MassGIS

Date: 6/23/2023	GC Job Number: 287-008	200 Charlton Rd. FEMA Map	0 240 480 Feet	Figure 4
 GODDARD CONSULTING Strategic Ecological Consulting	200 Charlton Rd. Sturbridge, MA 01566		1 in = 480 ft Map: 208 Lot: 02611-200	





Legend

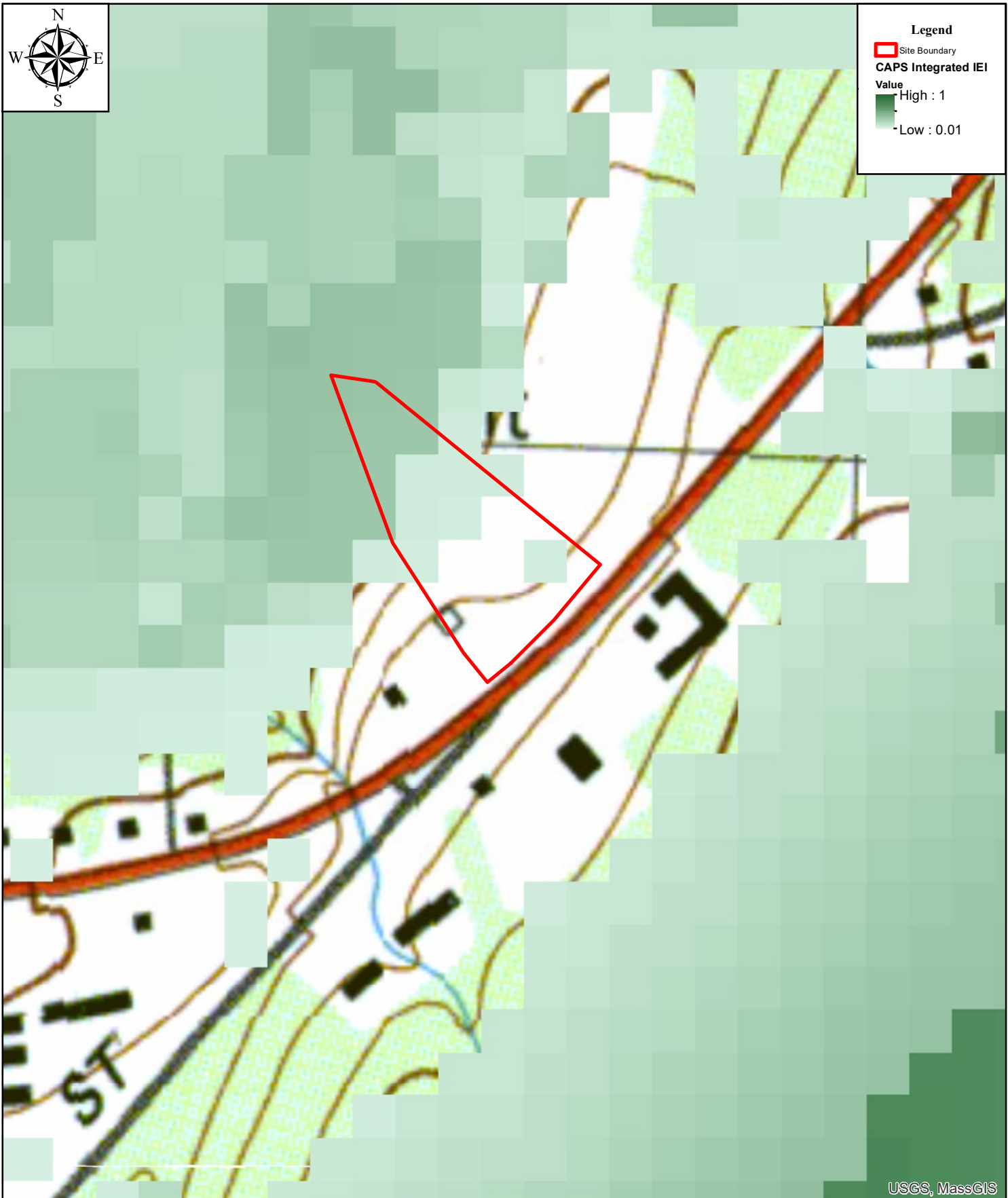
 Site Boundary

CAPS Integrated IEI


Value

 High : 1

 Low : 0.01



USGS, MassGIS

Date: 6/23/2023	GC Job Number: 287-008	200 Charlton Rd. CAPS Map	0 150 300 Feet	Figure 5
 GODDARD CONSULTING Strategic Ecological Consulting	200 Charlton Rd. Sturbridge, MA 01566		1 in = 300 ft Map: 208 Lot: 02611-200	