

Notice of Intent Application

Proposed Single-Family Home Reconstruction

Project Location:

126 Lake Road
Sturbridge, Massachusetts 01518
(Parcel ID: 380-00927-126)

Submitted To:

Town of Sturbridge Conservation Commission
Center Office Building
301 Main Street
Mailing Address: 308 Main Street
Sturbridge, Massachusetts 01566

Applicant:

Pioneer Builders, LLC
c/o Mr. Daniel Howard
17 Laurie Lane
Charlton, Massachusetts 01507

Property Owner(s):

Nanette Dubin & Tony Masuck
868 Bixby Road
East Wallingford, Vermont 05742

RLA Project File No. 220615

November 17, 2022

R LEVESQUE ASSOCIATES, INC.

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com

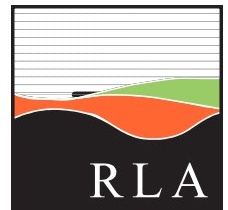


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APPENDIX A: SITE PLAN

I. COVER LETTER

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



November 17, 2022

Town of Sturbridge Conservation Commission
Center Office Building
301 Main Street
Mailing Address: 308 Main Street
Sturbridge, Massachusetts 01566

**RE: Notice of Intent Application
Proposed Single-Family Home Reconstruction
126 Lake Road
Sturbridge, Massachusetts 01518
(Parcel ID: 380-00927-126)
RLA Project File No. 220615**

Dear Chairperson and Commissioners:

On behalf of the applicant, Pioneer Builders, LLC c/o Mr. Daniel Howard, please find an original and the requisite number of copies of a Notice of Intent (NOI) application. The applicant proposes the reconstruction of a single-family home with associated site improvements to be located at the above-referenced property in Sturbridge, Massachusetts. Portions of the proposed work will be located within the Buffer Zone to Bank of Big Alum Pond and to Isolated Vegetated Wetlands (IVW).

Included herewith is the requisite filing fee. As required, a copy of this submission has been submitted electronically via email to the Town of Sturbridge Conservation Commission and through the eDEP portal to the Massachusetts Department of Environmental Protection.

We are herein requesting to be placed on the Commission's next available agenda. Should you have any questions or comments regarding this submission, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
R LEVESQUE ASSOCIATES, INC.

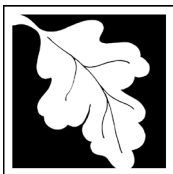
Alexandra Cichetti

Alexandra Cichetti
Permitting Project Manager

cc: Daniel Howard

A LAND PLANNING SERVICES COMPANY

2. WPA FORM 3 – NOTICE OF INTENT



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sturbridge

City/Town

Important:

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



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

126 Lake Road

a. Street Address

Sturbridge

b. City/Town

01518

c. Zip Code

Latitude and Longitude:

42.14992 N

d. Latitude

- 72.11761 W

e. Longitude

Parcel ID: 380-00927-126

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Daniel

a. First Name

Howard

b. Last Name

Pioneer Builders, LLC

c. Organization

17 Laurie Lane

d. Street Address

Charlton

e. City/Town

MA

f. State

01507

g. Zip Code

413-687-5058

h. Phone Number

i. Fax Number

pioneerbuildersma@gmail.com

j. Email Address

3. Property owner (required if different from applicant):

☐ Check if more than one owner

Nanette & Tony

a. First Name

Dubin & Masuck

b. Last Name

c. Organization

868 Bixby Road

d. Street Address

East Wallingford

e. City/Town

VT

f. State

05742

g. Zip Code

802-259-3490

h. Phone Number

i. Fax Number

nan@vermontel.net

j. Email address

4. Representative (if any):

Robert

a. First Name

Levesque

b. Last Name

R Levesque Associates, Inc.

c. Company

40 School Street

d. Street Address

Westfield

e. City/Town

MA

f. State

01085

g. Zip Code

413-568-0985

h. Phone Number

413-568-0986

i. Fax Number

robl@rlaland.com

j. Email address

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

\$500.00

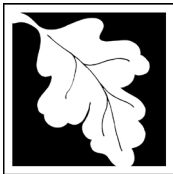
a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



WPA Form 3 – Notice of Intent

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

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A. General Information (continued)

6. General Project Description:

The applicant proposes the reconstruction of a single-family home with associated site improvements to be located at the above-referenced property. Portions of the proposed work will be located within the Buffer Zone to Bank of Big Alum Pond and to Isolated Vegetated Wetlands (IVW). Please refer to the attached narrative addendum and associated filing plan for greater detail.

7a. Project Type Checklist:

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

Worcester South District

a. County

67435

c. Book

b. Certificate # (if registered land)

54

d. Page Number

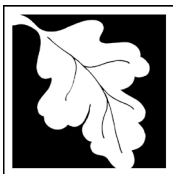
B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

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



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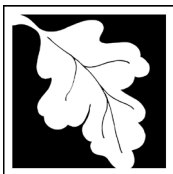
B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available)	
2. Width of Riverfront Area (check one):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input type="checkbox"/> 200 ft. - All other projects		
3. Total area of Riverfront Area on the site of the proposed project:		square feet
4. Proposed alteration of the Riverfront Area:		
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
5. Has an alternatives analysis been done and is it attached to this NOI? <input type="checkbox"/> Yes <input type="checkbox"/> No		
6. Was the lot where the activity is proposed created prior to August 1, 1996? <input type="checkbox"/> Yes <input type="checkbox"/> No		
3. <input type="checkbox"/> Coastal Resource Areas: (See 310 CMR 10.25-10.35)		

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment



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

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No

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

MassMapper
11/17/2022

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
100 Hartwell Street, Suite 230
West Boylston, MA 01583



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

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

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.C, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.1.d, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

1. c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

3. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work ****

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

(c) ☐ MESA filing fee (fee information available at <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

(d) ☐ Vegetation cover type map of site

(e) ☐ Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



WPA Form 3 – Notice of Intent

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

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

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
2. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. ☒ Not applicable – project is in inland resource area only

b. ☐ Yes ☐ No

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

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

North Shore - Hull to New Hampshire:

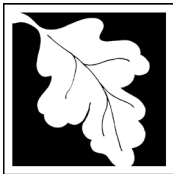
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. ☐ Yes ☒ No
5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. ☐ Yes ☒ No
6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☐ A portion of the site constitutes redevelopment
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☒ No. Check why the project is exempt:
1. ☒ Single-family house

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



WPA Form 3 – Notice of Intent

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

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

- 2. ☐ Emergency road repair
- 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

"Proposed Single-Family Home Reconstruction"

a. Plan Title

R Levesque Associates, Inc.

b. Prepared By

11/17/2022

d. Final Revision Date

Marc E. Shute, PLS

c. Signed and Stamped by

As Shown

e. Scale

f. Additional Plan or Document Title

g. Date

- 5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. ☒ Attach NOI Wetland Fee Transmittal Form
- 9. ☐ Attach Stormwater Report, if needed.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number	1197	3. Check date	11/16/2022
4. State Check Number	1198	5. Check date	11/16/2022
6. Payor name on check: First Name	Pioneer Builders, LLC		
7. Payor name on check: Last Name			

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant		2. Date	11/16/2022
3. Signature of Property Owner (if different)	Nanette Dubin	4. Date	11/16/2022
5. Signature of Representative (if any)	Alexandra Cichetto	6. Date	11/17/2022

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

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

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

3. NARRATIVE ADDENDUM

NARRATIVE ADDENDUM TO NOTICE OF INTENT

For

PROPOSED SINGLE-FAMILY HOME RECONSTRUCTION
126 LAKE ROAD
STURBRIDGE, MASSACHUSETTS 01518
(PARCEL ID: 380-00927-126)
RLA PROJECT FILE NO. 220615

INTRODUCTION & SITE DESCRIPTION

On behalf of the applicant, Pioneer Builders, LLC c/o Mr. Daniel Howard, R Levesque Associates, Inc. is herein providing this Narrative Addendum as a supplement to the Notice of Intent submission. The applicant proposes the reconstruction of a single-family home with associated site improvements to be located at the above-referenced property in Sturbridge, Massachusetts. Portions of the proposed work will be located within the Buffer Zone to Bank of Big Alum Pond and to Isolated Vegetated Wetlands (IVW).

The subject parcel consists of approximately 26,695 \pm SF (hereinafter referred to as the "project site"). The project site is shown on the associated site plan entitled "Proposed Single-Family Home Reconstruction", dated November 17, 2022, as prepared by R Levesque Associates, Inc. The record property owners of the subject parcel are Nanette Dubin and Tony Masuck and is recorded in the Worcester South District Registry of Deeds under Book 67435, Page 54. The project site is not located within a special flood zone area and is not located within Natural Heritage and Endangered Special program (NHESP) jurisdiction.

TOPOGRAPHY

Figure 1 is a USGS Topographic Map taken from the Massachusetts Mapper database for the subject parcel and is included herein this application packet under section 4. The subject property currently consists of an existing single-family home with associated site improvements such as a gravel drive, a shed, etc. The parcel can be described as moderately sloped ranging in elevation from 104 along the northern property boundary line sloping downgradient toward Big Alum Pond to the south at approximately 96 in elevation. Please refer to the associated site plan which shows existing and proposed contours in greater detail.

SOILS

According to the NRCS Web Soil Survey Map, the soil type mapped within the subject property consists of; Charlton fine sandy loam, 8 to 15 percent slopes, extremely stony (407C). Please refer to the NRCS Web Soil Survey Map included herein this application packet under section 4, as figure 3, which depicts the exact location of the below defined soil.

The Charlton series consists of very deep, well drained soils formed in loamy melt-out till. They are nearly level to very steep soils on moraines, hills, and ridges. Slope ranges from 0 to 60 percent. Saturated hydraulic conductivity is moderately high or high. The Taxonomic Class is Coarse-loamy, mixed, superactive, mesic Typic Dystrudepts.

PROPOSED CONDITIONS & DETAILED PROJECT DESCRIPTION

The work proposed by the applicant will occur in the following general sequence:

1. Installation of erosion controls along the permitted, downgradient, limit of work;
2. Clearing and demolition of the existing single-family home;
3. Associated site grading;
4. Excavation of a foundation for the proposed single-family home to be reconstructed, and framing of structure;
5. Application of loam and seed on disturbed areas and landscaping improvements; and
6. Erosion controls shall be maintained until the site is complete and fully stabilized. Erosion controls shall only be removed upon approval from the Town of Sturbridge Conservation Commission.

Please refer to the associated site plan for greater detail and exact locations of proposed work. Please see the information below on what aspects of the project are within a jurisdictional vicinity to wetland resource areas on site.

RESOURCE AREAS

Wetland resource areas in relation to the subject property were delineated by R Levesque Associates, Inc. on September 13, 2022. The definition of each present resource area is referenced below in *italics*; followed by regular bold text with a description for the subject property and how the proposed project meets the performance standards.

Bank

Under 310 CMR 10.54(2) it states the following: *"Bank is the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland."*

Bank is associated with Big Alum Pond located south of the existing single-family home. The Mean Annual High-Water Line (MAHW) of Big Alum Pond has been delineated with sequentially numbered blue flagging labeled, "MAHW-1" through "MAHW-11" as shown on the associated site plan. No disturbance to Bank is proposed as part of this project. The proposed single-family home and associated site improvements will be reconstructed within the 50-foot Buffer Zone to Bank of Big Alum Pond.

Bordering Land Subject to Flooding (BLSF)

Under 310 CMR 10.57(2)(a)(1) it stated the following: *"Bordering Land Subject to Flooding is an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds, or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetlands."*

The project site is not located within a special flood zone according to FEMA Flood Map No. 25027C0763E, effective date, July 4, 2011. Said FEMA Floodplain Map is included herein this application packet under Section 4, as figure 2.

Isolated Vegetated Wetlands (IVW)

Isolated Vegetated Wetlands are not regulated under the Massachusetts Wetlands Protection Act, however, under the Town of Sturbridge Wetlands Bylaw (Chapter 365, Section 5.2 (B) regarding vegetated wetlands (wet meadows, marshes, swamps, and bogs, both bordering and isolated) it states the following: *"Definition. Refer to MA Wetlands Protection Act Regulations, 310 CMR 10.55, Bordering Vegetated Wetlands (Wet Meadows, Marshes, Swamps, and Bogs), Subsection (2), Definition, Critical Characteristics and Boundary. In addition to wetlands meeting the definition of vegetated wetlands under the Wetlands Protection Act, these regulations also serve to protect seasonal wetlands and isolated wetlands."*

Two Isolated Vegetated Wetlands (IVW) are located on the subject property. IVW has been delineated with sequentially numbered pink flagging labeled, "A-1" through "A-17" and

"B-1" through "B-6" as shown on the associated site plan. No disturbance to the Isolated Vegetated Wetlands located on the subject property is proposed as part of this project. The proposed single-family home reconstruction and associated site improvements will be located within the 50-foot Buffer Zone to IVW.

Buffer Zone

Under 310 CMR 10.04 it states the following: *"Buffer zone is the area of land extending 100 feet horizontally outward from the boundary of any areas specified in 310 CMR 10.02(1)(a)".*

Buffer Zone on the subject property is associated with IVW and Bank of Big Alum Pond. The Buffer Zone is shown on the associated site plan to extend 50- and 100- feet from the delineated boundaries of the aforementioned resource areas. All proposed work will be located within the Buffer Zone. Erosion controls are proposed, as required, to protect the project site against soil migration and to protect the resource areas from siltation. All exposed soils on the site will be stabilized to the greatest extent feasible. Barrier controls will not be removed until 70% stabilization has been achieved over 90% of the area. The Sturbridge Conservation Commission will be notified prior to the controls being removed. Please refer to the associated site plan which depicts the location of barrier controls in greater detail.

[END OF NARRATIVE ADDENDUM]

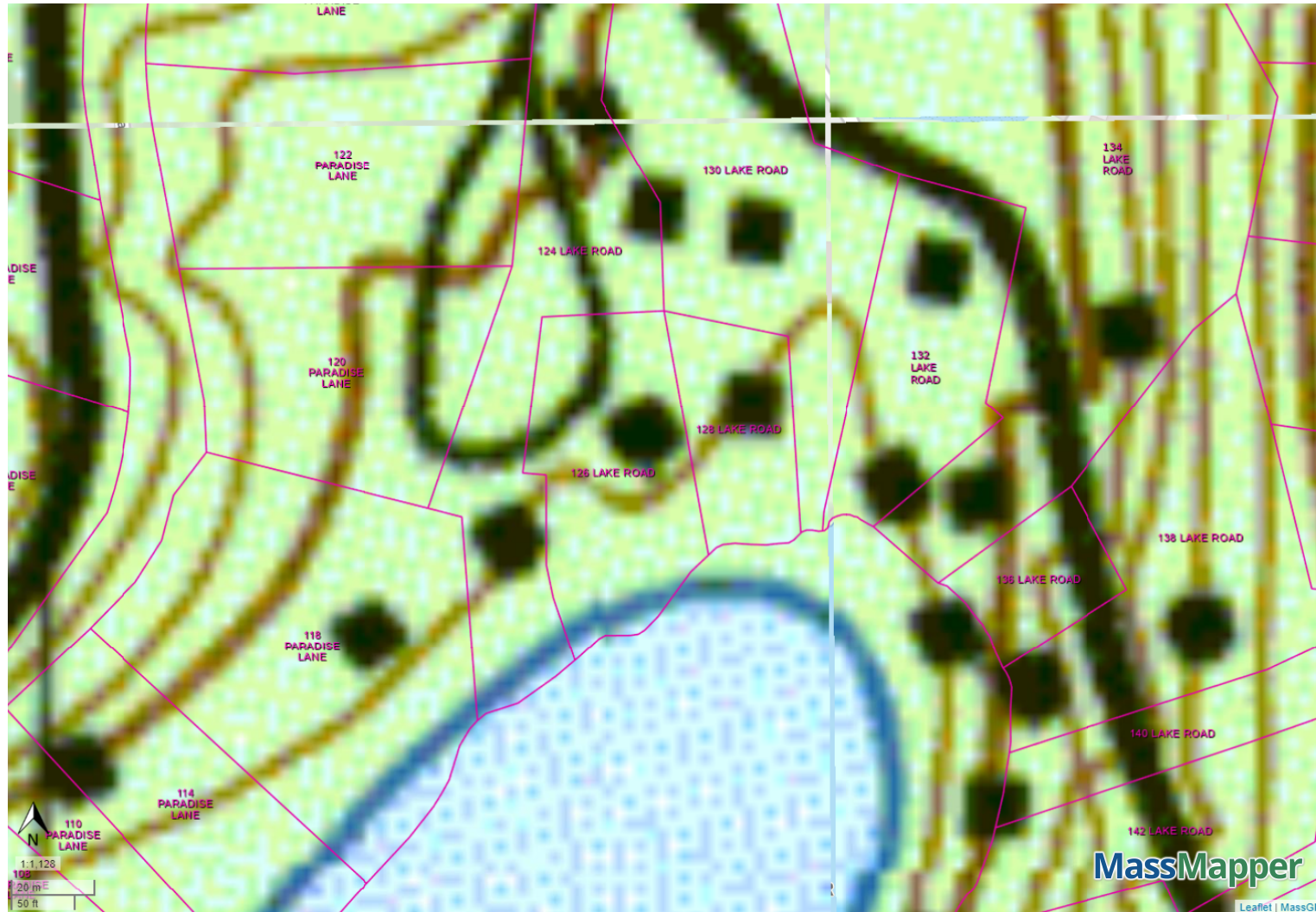
4. FIGURES

4.1 FIGURE 1 – USGS TOPOGRAPHIC MAP

4.2 FIGURE 2 – FEMA FLOODPLAIN MAP

4.3 FIGURE 3 – NRCS SOILS MAP

USGS Topographic Map



National Flood Hazard Layer FIRMMette



72°7'22"W 42°9'13"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

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
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		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
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

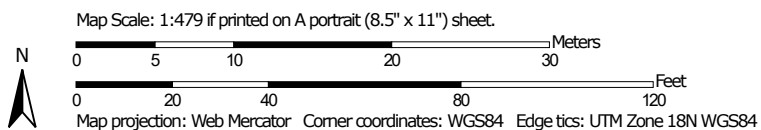
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/17/2022 at 9:49 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded 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.

Soil Map—Worcester County, Massachusetts, Southern Part
(GISDATA_L3_TAXPAR_POLY_ASSESSPolygon)



Soil Map may not be valid at this scale.




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/15/2022
Page 1 of 3


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Worcester County, Massachusetts, Southern Part

Survey Area Data: Version 15, Sep 9, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 15, 2020—Oct 31, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	0.1	22.0%
407C	Charlton fine sandy loam, 8 to 15 percent slopes, extremely stony	0.5	78.0%
Totals for Area of Interest		0.6	100.0%

5. ADMINISTRATIVE FORMS

- 5.1 WETLAND FEE TRANSMITTAL FORM
- 5.2 COPY OF FILING FEE CHECKS
- 5.3 TOWN OF STURBRIDGE CONSERVATION COMMISSION – AFFIDAVIT OF SERVICE
- 5.4 TOWN OF STURBRIDGE ASSESSOR’S – CERTIFIED 200’ ABUTTERS LIST
- 5.5 TOWN OF STURBRIDGE CONSERVATION COMMISSION – NOTIFICATION TO
ABUTTERS
- 5.6 DEED REFERENCE
- 5.7 TOWN OF STURBRIDGE – WETLANDS FILING FEE CALCULATION WORKSHEET
- 5.8 TOWN OF STURBRIDGE – FINANCE DEPARTMENT SIGN-OFF FORM



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



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

A. Applicant Information

1. Location of Project:

126 Lake Road

a. Street Address

1198

c. Check number

Sturbridge

b. City/Town

\$237.50

d. Fee amount

2. Applicant Mailing Address:

Daniel

a. First Name

Pioneer Builders, LLC

c. Organization

17 Laurie Lane

d. Mailing Address

Charlton

e. City/Town

413-687-5058

h. Phone Number

i. Fax Number

MA

f. State

01507

g. Zip Code

pioneerbuildersma@gmail.com

j. Email Address

3. Property Owner (if different):

Nanette & Tony

a. First Name

Dubin & Masuck

b. Last Name

c. Organization

868 Bixby Road

d. Mailing Address

East Wallingford

e. City/Town

802-259-3490

h. Phone Number

i. Fax Number

VT

f. State

05742

g. Zip Code

nan@vermontel.net

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

B. Fees (continued)



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2a	1	\$500.00	\$500.00
Step 5/Total Project Fee:			\$500.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$500.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$237.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	<u>\$262.50</u>
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



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, Alexandra Cichetti of R Levesque Associates, Inc., hereby certify under the pains and penalties of perjury that on (date) _____, I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws Chapter 131, § 40, and the DEP Guide to Abutter Notification as well as the Town of Sturbridge Wetland Bylaws, in connection with the following matter:

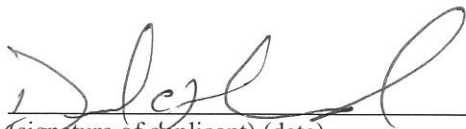
☒ A Notice of Intent OR
☐ A Request for Determination OR
☐ An Abbreviated Notice of Resource Area Delineation

that was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by Pioneer Builders, LLC with the Sturbridge Conservation Commission

on (date) 11/17/2022 for the property located at

126 Lake Road, Sturbridge, Massachusetts 01518 (Parcel ID: 380-00927-126).

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

 11/16/2022
 (signature of applicant) (date)

Pioneer Builders, LLC c/o Mr. Daniel Howard
 (name of applicant-printed or typed)



Town of Sturbridge

Ann P. Murphy, MAA. - Principal Assessor

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

PARCEL ADDRESS REQUESTED 126 Lake Road, Sturbridge, Massachusetts 01518

OWNER OF RECORD Nanette Dubin & Tony Masuck

CONTACT PERSON R Levesque Associates, Inc. - Alexandra Cichetti

SIGNATURE *Alexandra Cichetti*

DATE 11/14/2022 TELEPHONE # 413-568-0985 ext.103

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*

505-00927-124
CAPURSO SCOTT N
124 PARADISE LANE
FISKDALE, MA 01518

380-00927-136
LITCHFIELD BEVERLY J
136 LAKE ROAD
FISKDALE, MA 01518

505-09E27-118
ST LAURENT KYLE A
118 PARADISE LANE
FISKDALE, MA 01518

380-00927-130
BEMIS LINDA A
17 BOBOLINK LANE
ENFIELD, CT 06082

505-00927-120
LOCONTO RALPH A
31 BRENTWOOD DRIVE
SOUTHBRIDGE, MA 01550

380-00927-124
VERNON-GART JULIE A
62 NORTHGATE
AVON, CT 06001

505-00927-122
BRIGGS MICHAEL A
122 PARADISE LANE
FISKDALE, MA 01518

380-00927-134
LAPIERRE CHERYL C
134 LAKE ROAD
FISKDALE, MA 01518

380-00927-132
MORIN JOSEPH A
132 LAKE ROAD
FISKDALE, MA 01518

380-00927-128
YOUNG KAREN
168 BEEBE ROAD
MONSON, MA 01057

380-00927-128
YOUNG KAREN
168 BEEBE ROAD
MONSON, MA 01057

380-00927-132
MORIN JOSEPH A
132 LAKE ROAD
FISKDALE, MA 01518

380-00927-134
LAPIERRE CHERYL C
134 LAKE ROAD
FISKDALE, MA 01518

505-00927-122
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136 LAKE ROAD
FISKDALE, MA 01518

505-00927-124
CAPURSO SCOTT N
124 PARADISE LANE
FISKDALE, MA 01518



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: Pioneer Builders, LLC c/o Mr. Daniel Howard
- B. The address of the lot(s) where the activity is proposed is: 126 Lake Road, Sturbridge, MA 01518 (Parcel ID: 380-00927-126)
- C. The nature of the activity proposed includes: Proposed Single-Family Home Reconstruction
- 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: _____

Public Hearing can be accessed remotely:

- **From your computer using:** _____ **or**
- **From your phone: +1 872 240 3212, followed by the access code** _____

Please note that while an option for remote attendance and/or participation is being provided to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. Please note that meetings can also be watched either online via the Town's on demand video broadcast or on cable television on channel 191, however, there is no public participation through these options.

PLEASE NOTE: Copies of the application and related materials including agendas and staff notes can be found here:

- <https://www.sturbridge.gov/conservation-commission/pages/meeting-calendar-and-documents>

You may contact the Sturbridge Conservation Commission Office (508) 347-2506 or the Department of Environmental Protection Central Regional Office at 508-792-7650 with questions in regards to the application process or the Wetlands Protection Act.

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 41161
Document Type	: DEED
Recorded Date	: April 14, 2022
Recorded Time	: 12:57:51 PM
Recorded Book and Page	: 67435 / 54
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1437217
Recording Fee (including excise)	: \$1,295.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/14/2022 12:57 PM
Ctrl# 236347 10267 Doc# 00041161
Fee: \$1,140.00 Cons: \$250,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Warranty Deed

Know all persons by these present, **Edward Ciosek, a married man**, of **Belchertown, MA**, for consideration paid and in full consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00)**, hereby grant to **Nanette Dubin and Tony Masuck**, wife and husband, of **868 Bixby Road, East Wallingford, VT**, as tenants by the entirety

with **WARRANTY COVENANTS**:

A certain parcel of land, with the buildings thereon, situated in Sturbridge, Worcester County, Massachusetts, on the north shore of Alum Pond, so-called, consisting of approximately .63 acres, bounded and described as follows:

Beginning at an iron pipe in the ground at the northeast corner of the land to be conveyed and being the northwest corner of land now or formerly of one Huse; thence southerly along land of said Huse about one hundred and eighty-one (181) feet to an iron pipe at said Alum Pond; thence westerly along said Alum Pond about one hundred forty-two and eighty hundredths (142.80) feet to a stone at land of Albert Kacavich; thence northerly along land of said Kacavich about one hundred twenty-four and fifty hundredths (124.50) feet to an iron pipe at land of said Kacavich; thence northerly again along land of said Kacavich about one hundred thirty-eight and thirty hundredths (138.30) feet to another iron pipe at land of said Kacavich; thence easterly along other land of said Kacavich about ninety-six and ten hundredths (96.10) feet to the point of beginning. And as appurtenant to the granted premises the right to use a right of way extending from the premises hereby conveyed to the road leading from Fiskdale, Massachusetts to Brookfield, Massachusetts.

Excepting from locus is a parcel of land conveyed by deed recorded as aforesaid in Book 4337, Page 80; and Lot 2 as shown on Book of Plans 497, Page 4 as conveyed by deed recorded as aforesaid in Book 7488, Page 271.

Subject to a sewer easements granted to the Town of Sturbridge dated December 27, 2002 and recorded in the Worcester County Southern District, Registry of Deeds in Book 30677, Page 273 and dated August 16, 2004 and recorded as aforesaid in Book 34754, Page 374

Subject to an easement rights in favor of New England Telephone & Telegraph Company, et al, dated June 6, 1949 and recorded as aforesaid in Book 3200, Page 276.

Subject to a right of way as reserved under deed dated November 17, 1923 and recorded as aforesaid in Book 2318, Page 318.

Subject to Littoral rights in Alum Pond.

Under the pains and penalties of perjury, I, the Grantor named herein, do hereby voluntarily release any and all rights of homestead, if any, as set forth in M.G.L. Chapter 188, and state that there are no other persons or person entitled to any homestead rights.

I, Marie Ciosek, wife of Edward Ciosek, release any and all rights of homestead to the above described property known as 126 Lake Road, Sturbridge, MA.

Being the same premises conveyed to the grantor herein by deed of Cecylia A. Butler dated March 15, 1994 and recorded as aforesaid in Book 16222, Page 83

Executed under seal this 13th day of April, 2022.

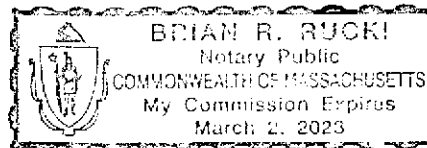
Edward Ciosek
Edward Ciosek

Marie Ciosek
Marie Ciosek

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPDEN

On this 13th day of April, 2022, before me, the undersigned notary public, personally appeared the above-named, Edward Ciosek and Marie Ciosek, proved to me through satisfactory evidence of identification, which were Driver's Licenses, to be the persons who signed the preceding or attached document in my presence, and acknowledged to me that they signed it voluntarily for its stated purpose, by their free act and deed.

Brian R. Rucki
Notary Public: Brian R. Rucki
My Commission Expires: 3/2/23



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	<u> X </u>	\$300	<u> \$300.00 </u>
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:	_____	\$200	_____
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	_____
------------------------------	-------	------	-------

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

Local Bylaw Fee (includes Town Filing Fee)	\$ 562.50
---	-----------

State Filing Fee (from DEP Wetland Transmittal Form)	\$ 237.50
---	-----------

<u>Total Payable to "Town of STURBRIDGE"</u>	\$ 562.50
---	-----------

*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.



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation Commission / ZBA

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

Property Owner: Nanette Dubin & Tony Masuck

Property Location: 126 Lake Road, Sturbridge, MA 01518 (Parcel ID: 380-00927-126)

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

Barbara A. Barry
Finance Director

11/16/22
Date

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED "PROPOSED SINGLE-FAMILY HOME RECONSTRUCTION"

PREPARED FOR PIONEER BUILDERS, LLC

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED NOVEMBER 17, 2022