

Jalbert Engineering, Inc.
54 Main Street
STURBRIDGE, MA 01566-1244
(508) 347 - 5136
Fax (508) 347 - 7962

LETTER OF TRANSMITTAL

DATE: 07/26/22	JOB NO.: 22027
ATTN: Erin Carson	
RE:	
Sean D. Bushe, sr. 15 Cove Drive Sturbridge, MA	
NOTICE OF INTENT	

TO: Mrs. Erin Carson
Administrative Assiatant
Conservation Department
301 Main Street
Sturbridge, MA 01566

VIA: HAND CARRY the following items:

XX Prints
Specifications
Copy of Letter
Original Drawings
Computer Disk
Legal Description

COPIES	DATE	PAGES	ITEM
2	07/26/22	30	Notice of Intent Package Plan Number 22027 Town Fee CK. NO. 32892
2	07/26/22	1	
1	07/26/22	1	

For review and comment
For Order of Conditions
For bidding purposes


Returned after loan to us
For submittal to:

REMARKS:

Replacement of existing deck and New sunroom.

If you have any questions or comments feel free to call.

COPY TO: DEP
Bushe

SIGNED: 
Leonard S. Jalbert, P.E.



Town of Sturbridge
Conservation Commission
Notice of Intent Application Coversheet/Checklist

Date May 4, 2022

Fill all white cells completely

Parcel	15	Applicant name	Sean D. Bushe, Sr.
Address	15 Cove Drive	Address	15 Cove Drive
Assessors	25/15	Email	sean-aec@charter.net
Map/Plat	Map 25 Plat15	Phone	508-736-6042
Book & Page	62446/94		
Owner name	Sean D. Bushe, Sr.	Representative	Jalbert Engineering, Inc.
Address	15 Cove Drive	Address	54 Main Street
Email	sean-aec@charter.net	Email	lsjalbert@jalbert Engineering.Com
Phone	508-791-1115 ext 400	Phone	508-347-5136

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

Components of a Complete NOI Application

State Form: NOI Form 3	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Engineered Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of Mailing to DEP	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Narrative	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof that all relevant perf. standards are met	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
TOPO Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FIRM 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
Delineation lines (backup material)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fees	
★ DEP Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Town portion of state filing fee	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Sturbridge local filing fee \$ 50	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Approved delineation by the Commission within 3 years? \$ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no provide # ft. ____ X \$.10= _____
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	Present them at the hearing
Other Attachments, e.g.	
Confirmation of submission to NHESP	Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Planting Plan	Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
Floodplain analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Stormwater analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

NOTICE OF INTENT

PREPARED FOR:

SEAN D. BUSHE

FOR PROPERTY LOCATED ON:

15 COVE DRIVE

STURBRIDGE, MA 01516

PREPARED BY:

JALBERT ENGINEERING, INC.

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

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HOUSE PLANS

PROPOSED SITE PLAN 22027

NARRATIVE

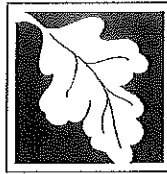
THE APPLICANT IS PROPOSING TO DO REVISIONS ON AN EXISTING HOME LOCATED AT 15 COVE DRIVE ON CEDAR LAKE IN STURBRIDGE. THE PARCEL IS IN PLAN BOOK 283 , PLAN 25 AND SHOWN AS LOT 1 CONTAINING 0.70 ACRES. DESCRIPTION OF THE PROPERTY IS FOUND IN DEED BOOK 62446 PAGE 95.

THE EXISTING RESIDENCE IS SERVICED BY MUNICIPAL SEWER AND WATER AND IS IN THE SUBURBAN RESIDENTIAL ZONE. THE PARCEL CONTAINS 0.70 ACRES WITH 142.62' OF FRONTAGE AND IS A CONFORMING BUILDABLE LOT AS PER ZONING. THE LOT DOES NOT LIE WITHIN A MAPPED AREA OF PRIORITY HABITAT OF RARE WILDLIFE AND A REGULATORY REVIEW IS NOT REQUIRED. A POTENTIAL VERNAL POOL IS LOCATED 140' SOUTHEASTERLY FROM THE PROPOSED WORK AREA.

THE EXISTING GAZEBO AND DECK WILL BE RAZED AND REPLACED WITH A NEW SMALLER DECK. THE AREA UNDER THE SUNROOM WILL BE LOWERED TO MATCH THE EXISTING FLOOR GRADE IN THE BASEMENT. A NEW SCREENROOM WILL BE BUILT UNDER THE EXISTING SUNROOM. A PATIO WILL BE CONSTRUCTED IN THE AREA UNDER THE EXISTING DECK AND THE PATIO WILL HAVE A PERVIOUS SURFACE.

ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED. AN EROSION CONTROL BARRIER WILL DEPICT THE LIMIT OF WORK ON THE SITE.

Please refer to the Jalbert Engineering, Inc. Design plan Drawing No. 22027



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

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):

15 COVE DRIVE	STURBRIDGE	01566
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.06'52.96"N	72.05'08.89"W
	d. Latitude	e. Longitude
25	15	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

SEAN	BUSHE
a. First Name	b. Last Name
HOME OWNER	
c. Organization	
15 COVE DRIVE	
d. Street Address	
STURBRIDGE	MA
e. City/Town	f. State
508-736-6042	01566
h. Phone Number	g. Zip Code
	SEAN-AEC@CHARTER.NET
i. Fax Number	j. Email Address

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

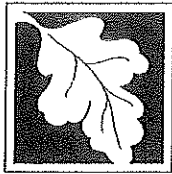
a. First Name	b. Last Name
c. Organization	
d. Street Address	
e. City/Town	f. State
	g. Zip Code
h. Phone Number	i. Fax Number
	j. Email address

4. Representative (if any):

LEONARD S.	JALBERT
a. First Name	b. Last Name
JALBERT ENGINEERING , INC.	
c. Company	
54 MAIN STREET	
d. Street Address	
STURBRIDGE	MA
e. City/Town	f. State
508-347-5136	01566
h. Phone Number	g. Zip Code
508-347-7962	LSJALBERT@JALBERTENGINEERING.COM
i. Fax Number	j. Email address

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

110.00	42.50	67.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



A. General Information (continued)

6. General Project Description:

REPLACE DECK AND SCREEN ROOM ADDITION

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

1. ☒ Single Family Home

2. ☐ Residential Subdivision

3. ☐ Commercial/Industrial

4. ☐ Dock/Pier

5. ☐ Utilities

6. ☐ Coastal engineering Structure

7. ☐ Agriculture (e.g., cranberries, forestry)

8. ☐ Transportation

9. ☐ Other

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

1. ☐ Yes ☒ No

If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

WORCESTER

a. County

62446

c. Book

b. Certificate # (if registered land)

94

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.



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

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

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

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

1. Name of Waterway (if available) - specify coastal or inland _____

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

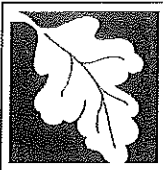
a. total square feet _____	b. square feet within 100 ft. _____	c. square feet between 100 ft. and 200 ft. _____
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5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

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

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

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

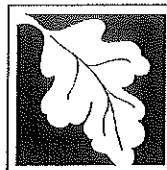


B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

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

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

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	<div>1. square feet</div> <div>2. cubic yards dredged</div>	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	<div>1. square feet</div>	<div>2. cubic yards beach nourishment</div>
e. <input type="checkbox"/> Coastal Dunes	<div>1. square feet</div>	<div>2. cubic yards dune nourishment</div>
	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	<div>1. linear feet</div>	
g. <input type="checkbox"/> Rocky Intertidal Shores	<div>1. square feet</div>	
h. <input type="checkbox"/> Salt Marshes	<div>1. square feet</div>	<div>2. sq ft restoration, rehab., creation</div>
i. <input type="checkbox"/> Land Under Salt Ponds	<div>1. square feet</div> <div>2. cubic yards dredged</div>	
j. <input type="checkbox"/> Land Containing Shellfish	<div>1. square feet</div>	
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	
	<div>1. cubic yards dredged</div>	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	<div>1. square feet</div>	
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.	
	<div>a. square feet of BVW</div>	<div>b. square feet of Salt Marsh</div>
5. <input type="checkbox"/> Project Involves Stream Crossings		
	<div>a. number of new stream crossings</div>	<div>b. number of replacement stream crossings</div>



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

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

CURRENT GIS

b. Date of map

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

c. Submit Supplemental Information for Endangered Species Review*

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

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

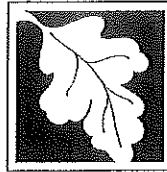
(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mass-endangered-species-act-mesa-regulatory-review>).

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

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


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

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

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

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

- (d) ☐ Vegetation cover type map of site

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

- (f) OR Check One of the Following

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

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744

Email: dmf.envreview-south@mass.gov

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

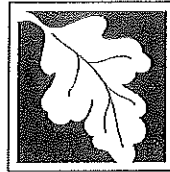
Email: dmf.envreview-north@mass.gov

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

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).


Massachusetts Department of Environmental Protection

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

Provided by MassDEP:

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

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

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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

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

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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



D. Additional Information (cont'd)

3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

SITE PLAN FOR SEAN D. BUSHE	
a. Plan Title	
JALBERT ENGINEERING, INC.	LEONARD S. JALBERT
b. Prepared By	c. Signed and Stamped by
4/14/22	1"=20'
d. Final Revision Date	e. Scale

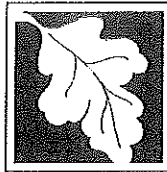
- | | |
|--------------------------------------|---------|
| f. Additional Plan or Document Title | g. Date |
|--------------------------------------|---------|
5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing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

E. Fees

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

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

32828 / 32829	5/3/22
2. Municipal Check Number	3. Check date
32827	5/3/22
4. State Check Number	5. Check date
LEONARD S.	JALBERT
6. Payor name on check: First Name	7. Payor name on check: Last Name



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

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STURBRIDGE

City/Town

F. Signatures and Submittal Requirements

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

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

<p><u><i>Samuel B. Paul</i></u> 1. Signature of Applicant</p>	<p><u>05/03/2022</u> 2. Date</p>
<p><u><i>Leonard A. Gilbert</i></u> 3. Signature of Property Owner (if different) 5. Signature of Representative (if any)</p>	<p><u>05/03/2022</u> 4. Date 6. Date</p>

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.

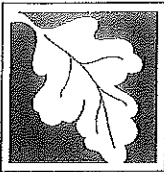
For MassDEP:

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:

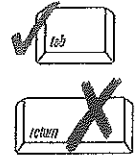
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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.



A. Applicant Information

1. Location of Project:

15 COVE DRIVE

a. Street Address

32827

c. Check number

STURBRIDGE

b. City/Town

42.50

d. Fee amount

2. Applicant Mailing Address:

LEONARD S.

a. First Name

54 MAIN STREET

d. Mailing Address

STURBRIDGE

e. City/Town

508-347-5136

h. Phone Number

508-347-7962

i. Fax Number

MA

f. State

01566

g. Zip Code

LSJALBERT@JALBERTENGINEERING.COM

j. Email Address

3. Property Owner (if different):

SEAN

a. First Name

15 COVE DRIVE

d. Mailing Address

STURBRIDGE

e. City/Town

508-736-6042

h. Phone Number

SEAN-AEC@CHARTER.NET

j. Email Address

BUSHE

b. Last Name

MA

f. State

01566

g. Zip Code

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

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.



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
CATEGORY 1	1		110.00
Step 5/Total Project Fee:			110.00

Total Project Fee:	110.00
	a. Total Fee from Step 5
State share of filing Fee:	42.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	67.50
	c. 1/2 Total Fee plus \$12.50

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.

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.

noifeetf.doc • Wetland Fee Transmittal Form • rev. 10/11

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)	1	\$150	\$150.00
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:		\$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			

15 COVE DRIVE

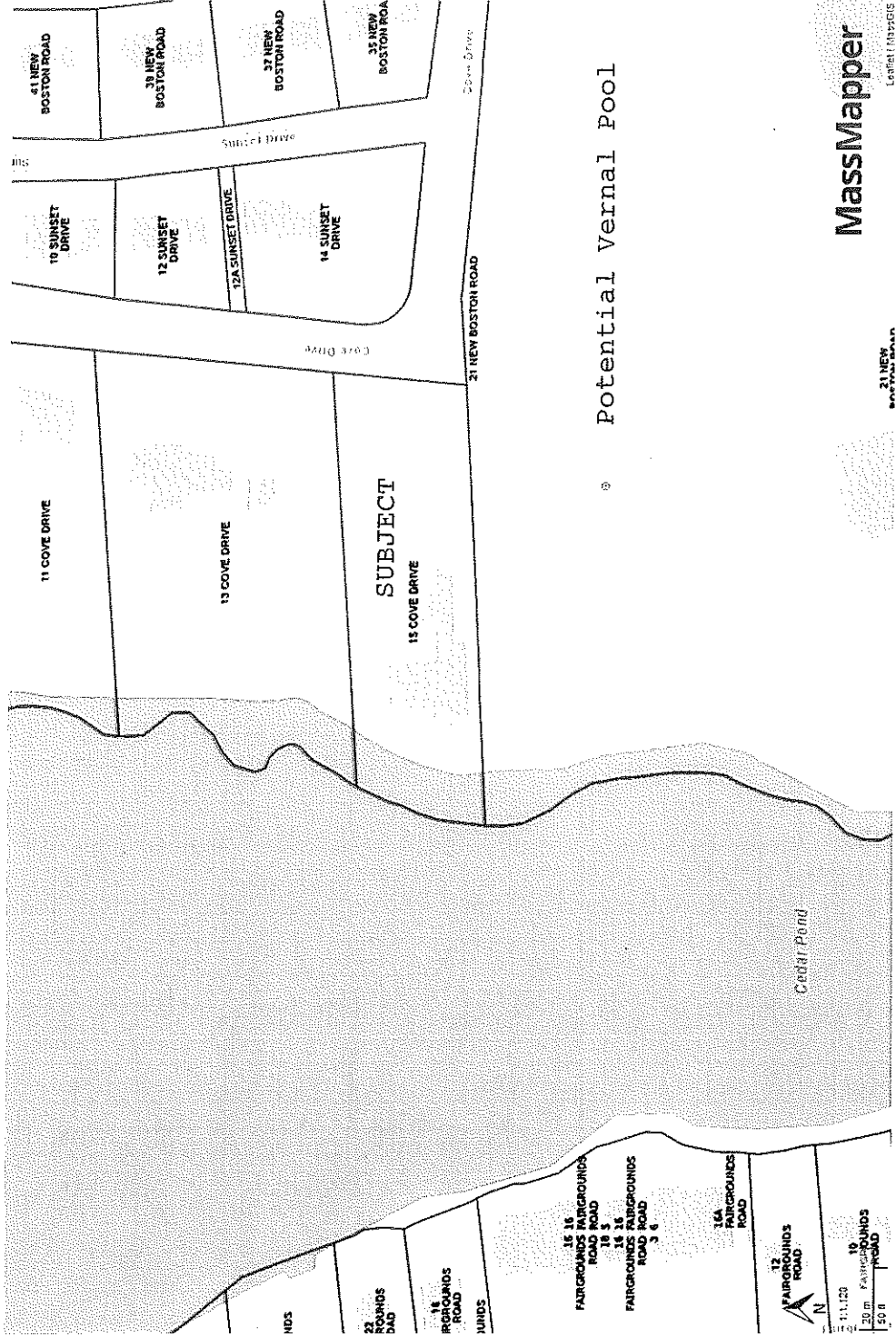
USGS Topographic Maps
Property Tax Parcels



MassMapper

Leaflet | Mapbox

15 COVE DRIVE



Potential Vernal Pool

MassMapper

Leaflet | Mapbox

Worcester South District Registry of Deeds Electronically Recorded Document

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

Recording Information

Document Number : 52444
Document Type : DEED
Recorded Date : May 22, 2020
Recorded Time : 10:03:26 AM

Recorded Book and Page : 62446 / 94
Number of Pages(including cover sheet) : 3
Receipt Number : 1228162
Recording Fee (including excise) : \$2,720.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/22/2020 10:03 AM
Ctrl# 209292 23895 Doc# 00052444
Fee: \$2,565.00 Cons: \$562,500.00

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

QUITCLAIM DEED

15 Cove Drive, Sturbridge, MA

I, JEAN E. SOLAROLI, unmarried, of Sturbridge, MA

in consideration of FIVE HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND
00/100 (\$562,500.00) DOLLARS, PAID,
/D.

GRANT TO SEAN BUSHE, Individually, of 15 Cove Drive, Sturbridge, MA 01566

with QUITCLAIM COVENANTS:

The land in Sturbridge, in said County, with the buildings thereon, situated westerly of New Boston Road on the westerly side of Cove Drive and the easterly shore of Cedar Lake, being lot 1 on a plan of Cove Drive subdivision by Wayne Morse and Donald Murray, Surveyors, dated August 1, 1964 and filed with Worcester District Deeds Plan Book 283, Plan 25, bounded as follows:

Northerly by lot 2 on said plan 294.50 feet;

Easterly by Cove Drive in two courses about 20 feet and along a curve 122.92 feet;

Southerly by land of Christy Skarani et al in two courses 80.25 feet and 305.40 feet; and

Westerly by the high water line of Cedar Lake about 100 feet.

Together with the right to use said Cove Drive in common with others and subject to rights of poles and wires for electric and telephone use therein.

Subject to the restrictions that no building other than one private dwelling house designed and constructed for use by a single family, one private garage for accommodation of automobiles and other buildings and structures in connection with and in keeping with such private dwelling, shall be erected, placed or maintained upon said property or any part thereof, and only domestic animals shall be kept on said premises.

Hereby conveying the same premises described in Deed from Lee J. Solaroli and Jean E. Solaroli to Jean E. Solaroli, dated October 26, 2015, and recorded with the Worcester County Registry of Deeds in Book 54730, Page 34.

As per M.G.L. c 188 s 13, the Grantor, under oath and subject to the pains and penalties of perjury, does hereby depose, state and certify that: (i) I release all rights of Homestead in the subject realty, (ii) that no spouse, no non-owner spouse, former spouse, or any other person resides in the home, and (iii) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

15 Cove Drive, Sturbridge, MA 01566

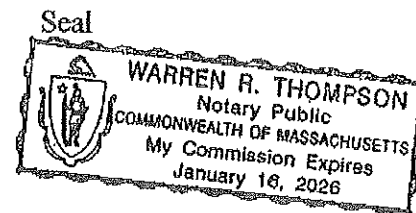
WITNESS my hand and seal this 19th day of May, 2020.



JEAN E. SOLAROLI

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 19th day of May, 2020, before me personally appeared JEAN E. SOLAROLI, to me known, or proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she (or they) executed the same as her (or their) free act and deed and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

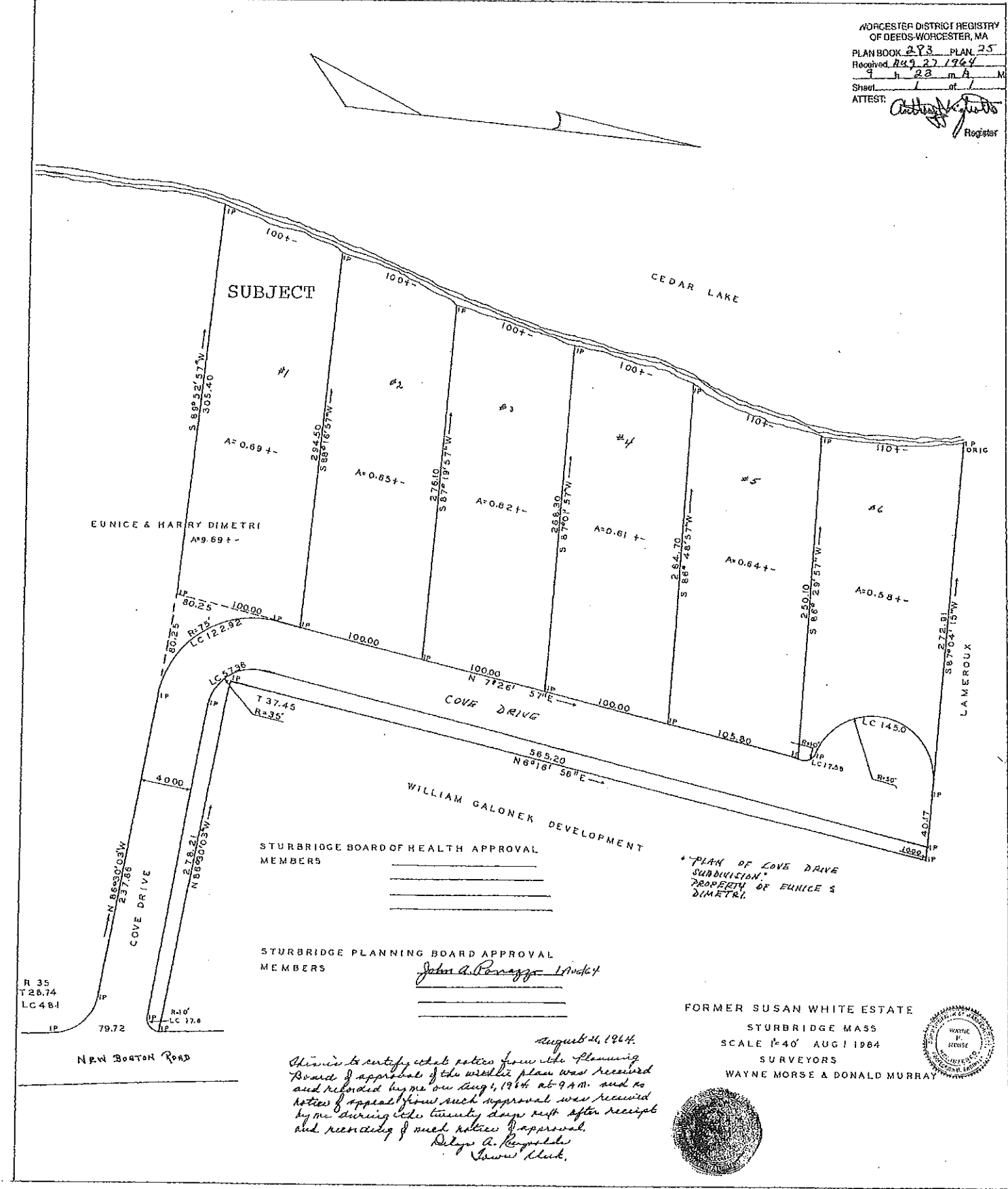



Warren R. Thompson, Notary Public
My Commission Expires: 1/16/26

ATTEST: WORC Kathryn A. Toomey, Register

15 COVE DRIVE

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 283 PLAN 25
Received AUG 27 1964
Sheet 1 of 1
ATTEST: *[Signature]*
Register



STURBRIDGE BOARD OF HEALTH APPROVAL
MEMBERS

STURBRIDGE PLANNING BOARD APPROVAL
MEMBERS

John A. Penagge 1/10/64

*PLAN OF COVE DRIVE
SUBDIVISION*
PROPERTY OF EUNICE &
DIMETRI.

FORMER SUSAN WHITE ESTATE
STURBRIDGE MASS
SCALE 1"=40' AUG 1 1964
SURVEYORS
WAYNE MORSE & DONALD MURRAY



August 24, 1964.
I am to certify what notice from the Planning
Board of approval of the well the plan was received
and recorded by me on Aug 1, 1964 at 9 AM. and no
notice of appeal from such approval was received
by me during the twenty days next after receipt
and recording of such notice of approval.
John A. Penagge
Town Clerk.



HUB SURVEY

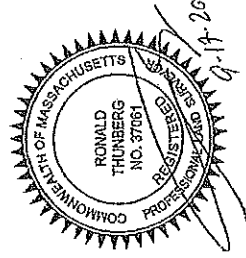
HUB SURVEY ASSOCIATES INC.
10 PHELPS PLACE
WEST BOSTON, MA 01581

CERTIFIED PLOT PLAN

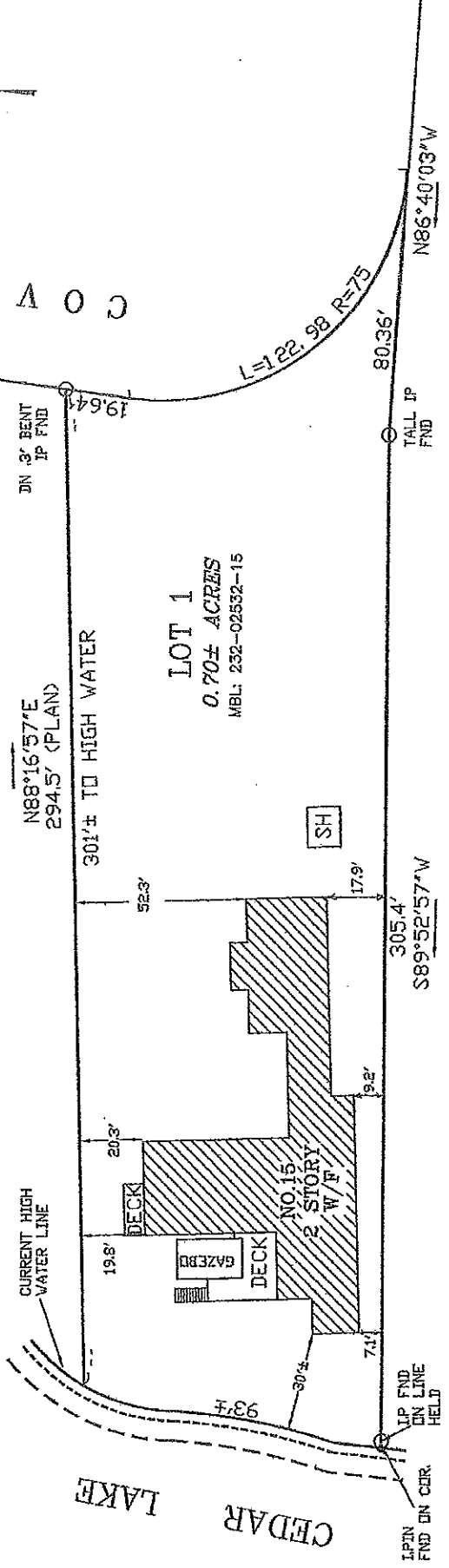
ADDRESS: 15 COVE DRIVE
CITY/TOWN of: STURBRIDGE, MASSACHUSETTS
SCALE: 1" = 40 FEET DATE: SEPTEMBER 17, 2020

DEED & PLAN REFERENCE

WORCESTER Registry of Deeds
DEED BOOK 62446 PAGE 95
PLAN BOOK 283 PLAN 25



N/F NORMAN J. ROBIDA



N/F OM SHRI AMBIKA LLC

[illegible]



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: CONSERVATION COMMISSION

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

Property Owner: SEAN D. BUSHE

Property Location: 15 COVE DRIVE

☒ The license/permit may be released.

☐ The license/permit may not be released.

[Signature]
For the Finance Director

06/01/2022
Date

Please FAX 1-508-347-7962 to Jalbert Engineering, Inc. or
E-Mail to lsjalbert @ jalbertengineering.com

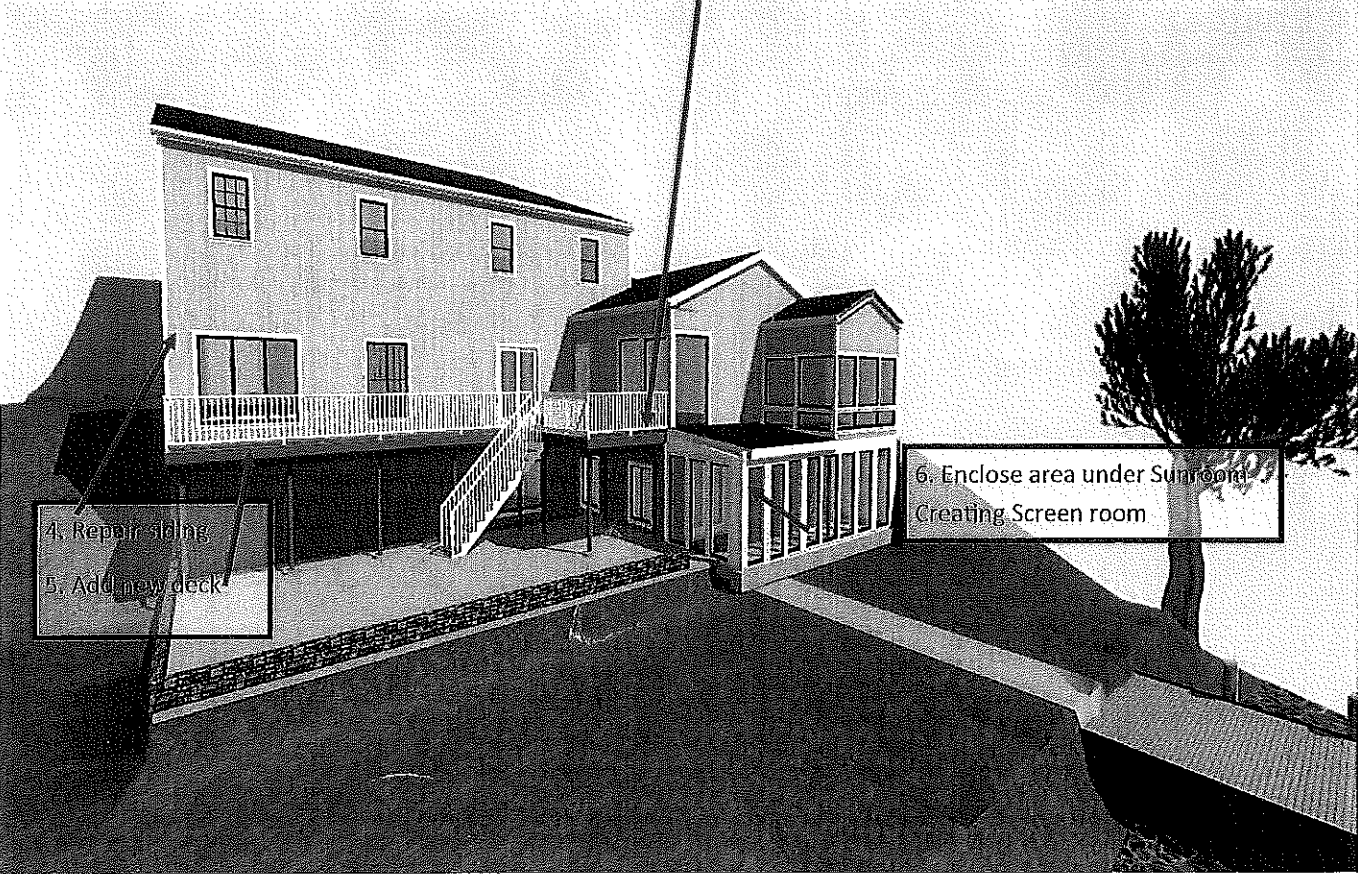


1. Disassemble existing Gazebo
remove deck.

2. Remove existing Deck



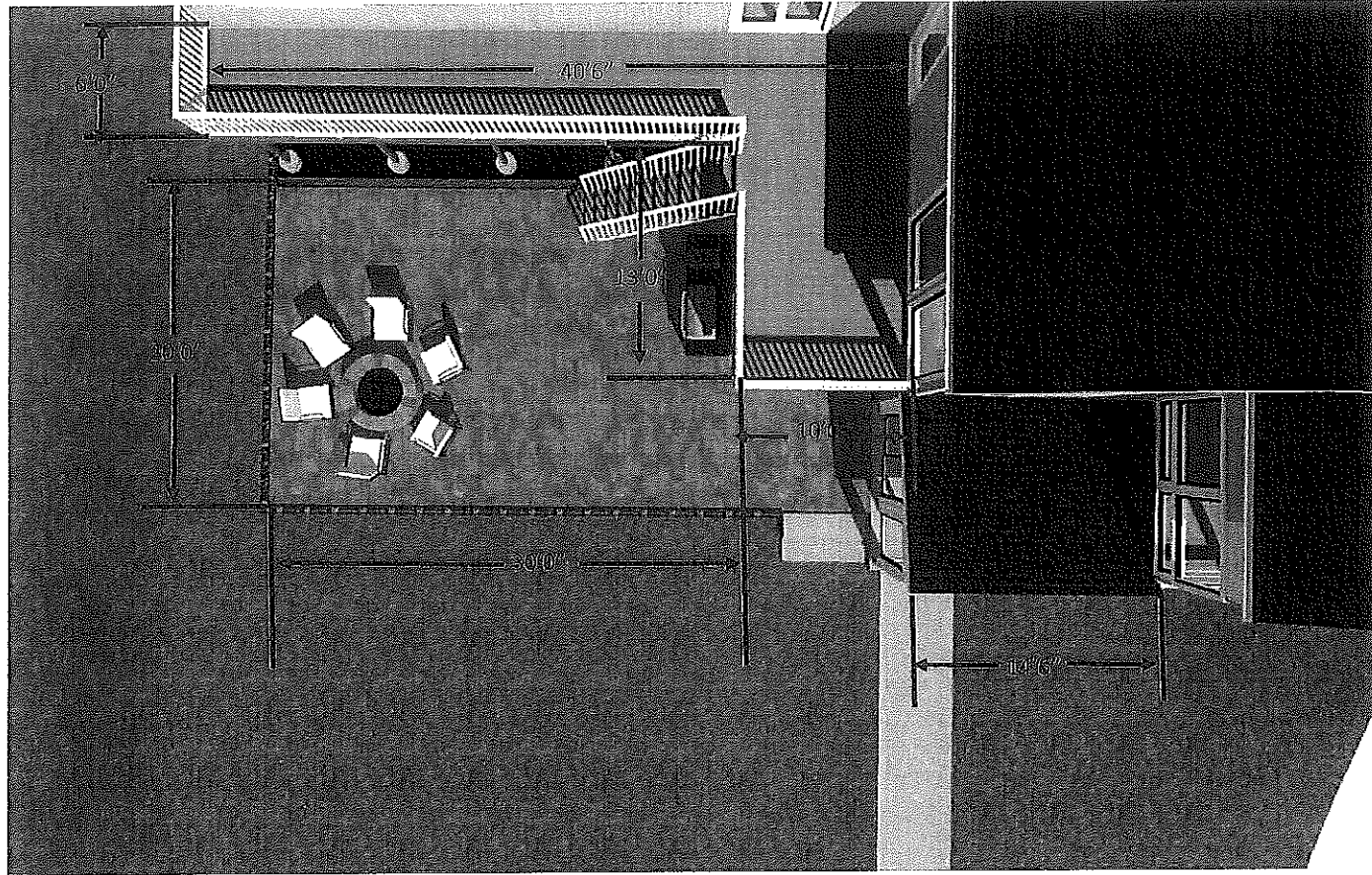
3. Excavate under existing deck
and Sun room, to basement floor
grade, allowing for new patio



4. Repair siding
5. Add new deck

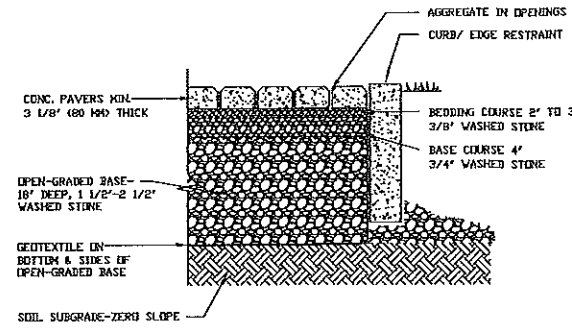
6. Enclose area under Sun room
Creating Screen room

15 COVE DRIVE

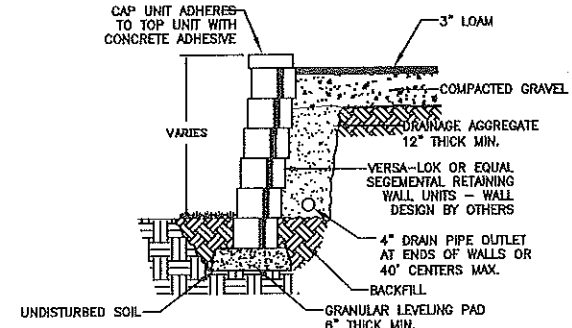




PROPOSED BUILDING REAR ELEVATION
NOT TO SCALE



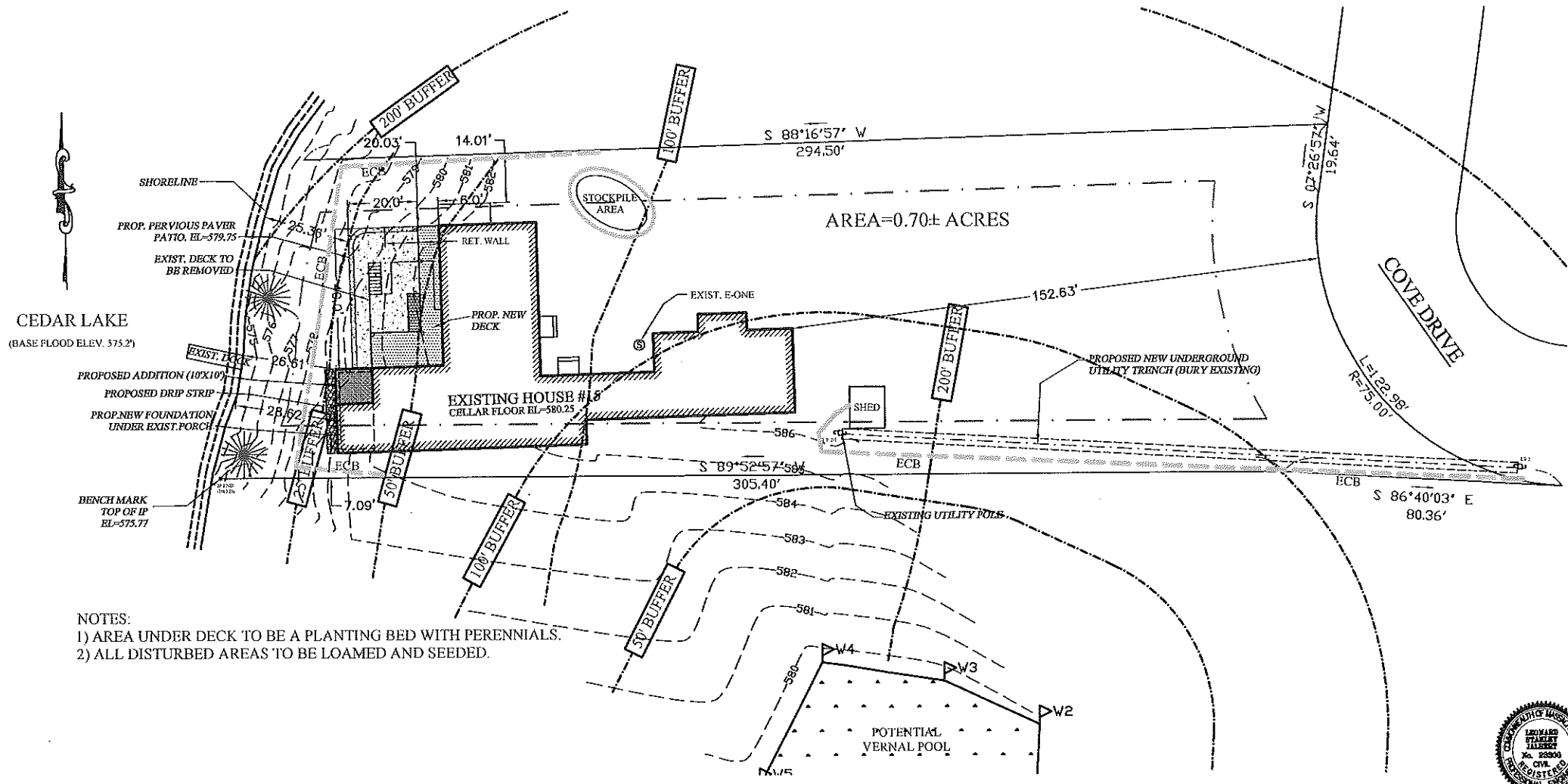
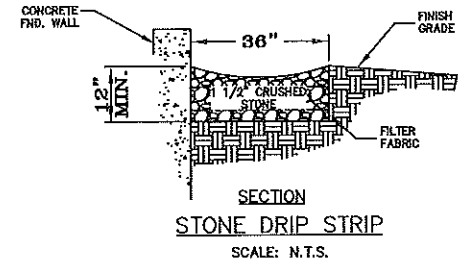
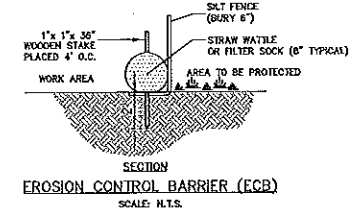
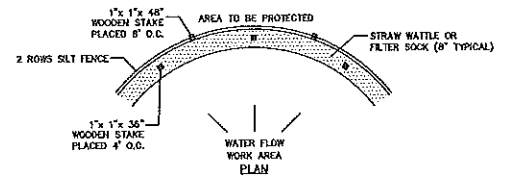
PERVIOUS PAVER DETAIL
NOT TO SCALE



TYPICAL SEGEMENTAL RETAINING WALL DETAIL
NOT TO SCALE

STURBRIDGE ZONING: SUBURBAN RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 1/2 ACRE	AREA: 0.70 ± ACRES	AREA: 0.70 ± ACRES
FRONTAGE: 125'	FRONTAGE: 142.67'	FRONTAGE: 142.67'
FRONT YARD: 30'	FRONT YARD: 152.63'	FRONT YARD: 152.63'
SIDE YARD: 15'	SIDE YARD: 7.09/14.01'	SIDE YARD: 7.09/14.01'
REAR YARD: 15'	REAR YARD: 28.62'	REAR YARD: 26.61'
%COVERAGE: 15	%COVERAGE: 15.75	%COVERAGE: 15.62

SITE IS SERVICED WITH TOWN WATER AND SEWER	
EXISTING COVERAGE COMPUTATIONS	PROPOSED COVERAGE COMPUTATIONS
EXISTING HOUSE 3,971 S.F.	EXISTING HOUSE 3,971 S.F.
EXISTING REAR DECK 580 S.F.	PROPOSED DECK/STAIRS 421 S.F.
OTHER DECKS 150 S.F.	PROPOSED ADDITIONS 100 S.F.
EXISTING SHED 120 S.F.	OTHER DECKS 150 S.F.
TOTAL 4,801 S.F.	EXISTING SHED 120 S.F.
	TOTAL 4,762 S.F.
4801 X (100) = 15.75% 0.70(43560)	4762 X (100) = 15.62% 0.70(43560)



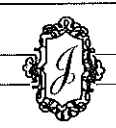
- NOTES:
1) AREA UNDER DECK TO BE A PLANTING BED WITH PERENNIALS.
2) ALL DISTURBED AREAS TO BE LOAMED AND SEEDED.

OWNER(S)/APPLICANT(S): SEAN D. BUSHE
15 COVE DRIVE
STURBRIDGE, MA 01566
RECORDING: DEED BOOK 62446, PAGE 94
PLAN REFERENCE: BOOK 283, PLAN 25
ASSESSORS REF: TAX MAP 25, PARCEL 15

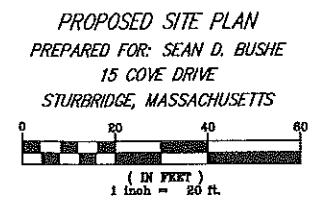


Leonard Jalbert

ORIGINAL		REVISIONS						
DATE	7/26/22	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APVD
DRAFTED BY:		AMT						
CHECKED		LSJ						
SUPERVISOR		LSJ						
REVIEWED		MLJ						
REVIEWED								
REVIEWED								



JALBERT ENGINEERING, INC.
CIVIL ENGINEERS & SURVEYORS
54 Main Street
Sturbridge, Massachusetts 01566-1244
Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
Fax: (508) 347-7962



PLAN DATE:
7/26/22
DWG NUMBER
22027