

NOTICE OF INTENT

PREPARED FOR:

SAMUEL H. & CARA M. GILBERT

FOR PROPERTY LOCATED ON:

242 BIG ALUM ROAD

STURBRIDGE, MA 01518

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

TABLE OF CONTENTS

NARRATIVE

NOTICE OF INTENT

USGS QUADRANGLE

NATURAL HERITAGE MAP

FIRM MAP

DEED

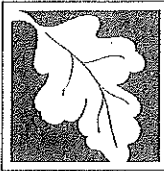
FILING FEE WORKSHEET

FILING FEE CHECKS

CERTIFIED ABUTTERS LIST

PROPERTY TAX RELEASE

PROPOSED SITE PLAN 22049



WPA Form 3 – Notice of Intent

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

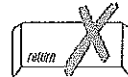
MassDEP File Number

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):

242 BIG ALUM ROAD	STURBRIDGE	01518
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.08'21.74"N	72.07'24.26"W
	d. Latitude	e. Longitude
14	242	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

SAMUEL H. & CARA M.	GILBERT	
a. First Name	b. Last Name	
HOME OWNERS		
c. Organization		
242 BIG ALUM ROAD		
d. Street Address		
STURBRIDGE	MA	01518
e. City/Town	f. State	g. Zip Code
617-851-0404		
h. Phone Number	i. Fax Number	j. Email Address

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

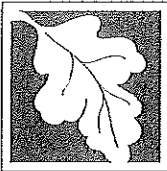
a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

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	01566
e. City/Town	f. State	g. Zip Code
508-347-5136	508-347-7962	LSJALBERT@JALBERTENGINEERING.COM
h. Phone Number	i. Fax Number	j. Email address

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

500.00	237.50	262.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



A. General Information (continued)

6. General Project Description:

RAZE AND REBUILD SINGLE FAMILY HOME AND RELATED SITE WORK.

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

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

50967

c. Book

b. Certificate # (if registered land)

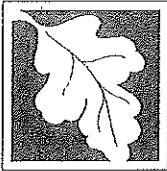
220

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.

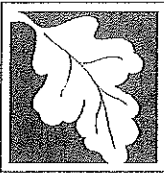
Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Bank	8' 1. linear feet	NONE 2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet
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. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland 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? ☐ 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.

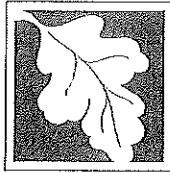


B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

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>
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 **

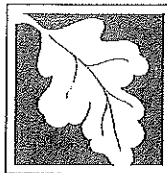
(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(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/mas-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.



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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).


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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	
a. Plan Title	
JALBERT ENGINEERING, INC.	LEONARD S. JALBERT
b. Prepared By	c. Signed and Stamped by
6/14/22	1"=20'
d. Final Revision Date	e. Scale

f. Additional Plan or Document Title	g. Date
--------------------------------------	---------

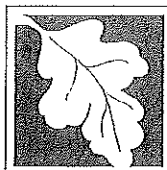
5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8.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

32888	July 22, 2022
2. Municipal Check Number	3. Check date
32885	July 22, 2022
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

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

Provided by MassDEP:

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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.

1. Signature of Applicant

July 22, 2022

2. Date

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

4. Date

07/22/2022

6. Date

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:

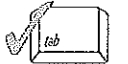
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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
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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:

242 BIG ALUM ROAD	STURBRIDGE
a. Street Address	b. City/Town
c. Check number	d. Fee amount

2. Applicant Mailing Address:

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

3. Property Owner (if different):

SAMUEL H. & CARA M.	GILBERT	
a. First Name	b. Last Name	
HOME OWNERS		
c. Organization		
242 BIG ALUM ROAD		
d. Mailing Address		
STURBRIDGE	MA	01518
e. City/Town	f. State	g. Zip Code
617-851-0404		
h. Phone Number	i. Fax Number	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.

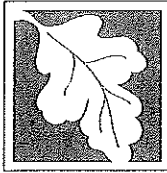
Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

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.

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



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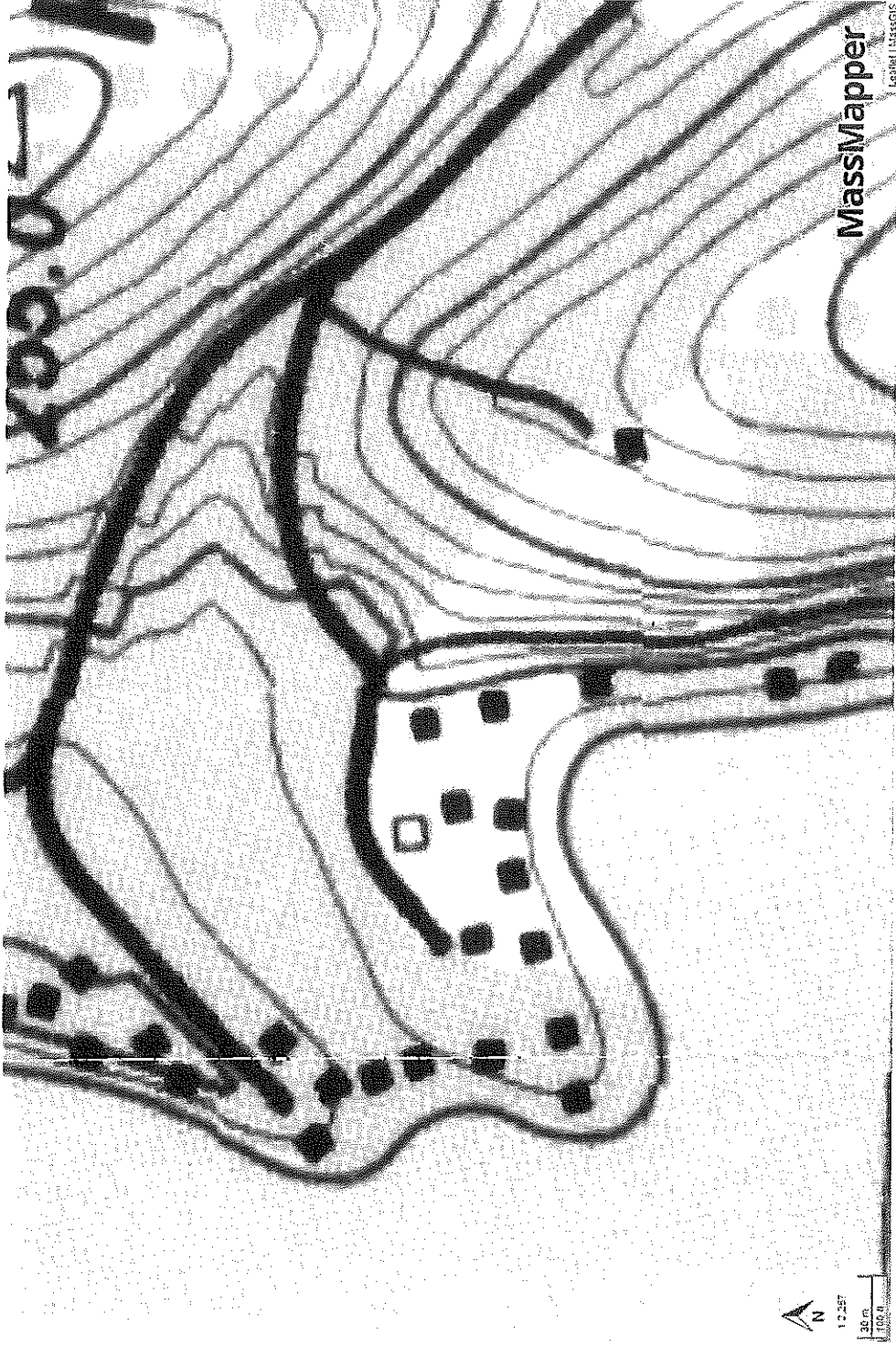
B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
CATEGORY _____	1	1	500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			500.00
Step 6/Fee Payments:			
Total Project Fee:			500.00
			a. Total Fee from Step 5
State share of filing Fee:			237.50
			b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:			262.50
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

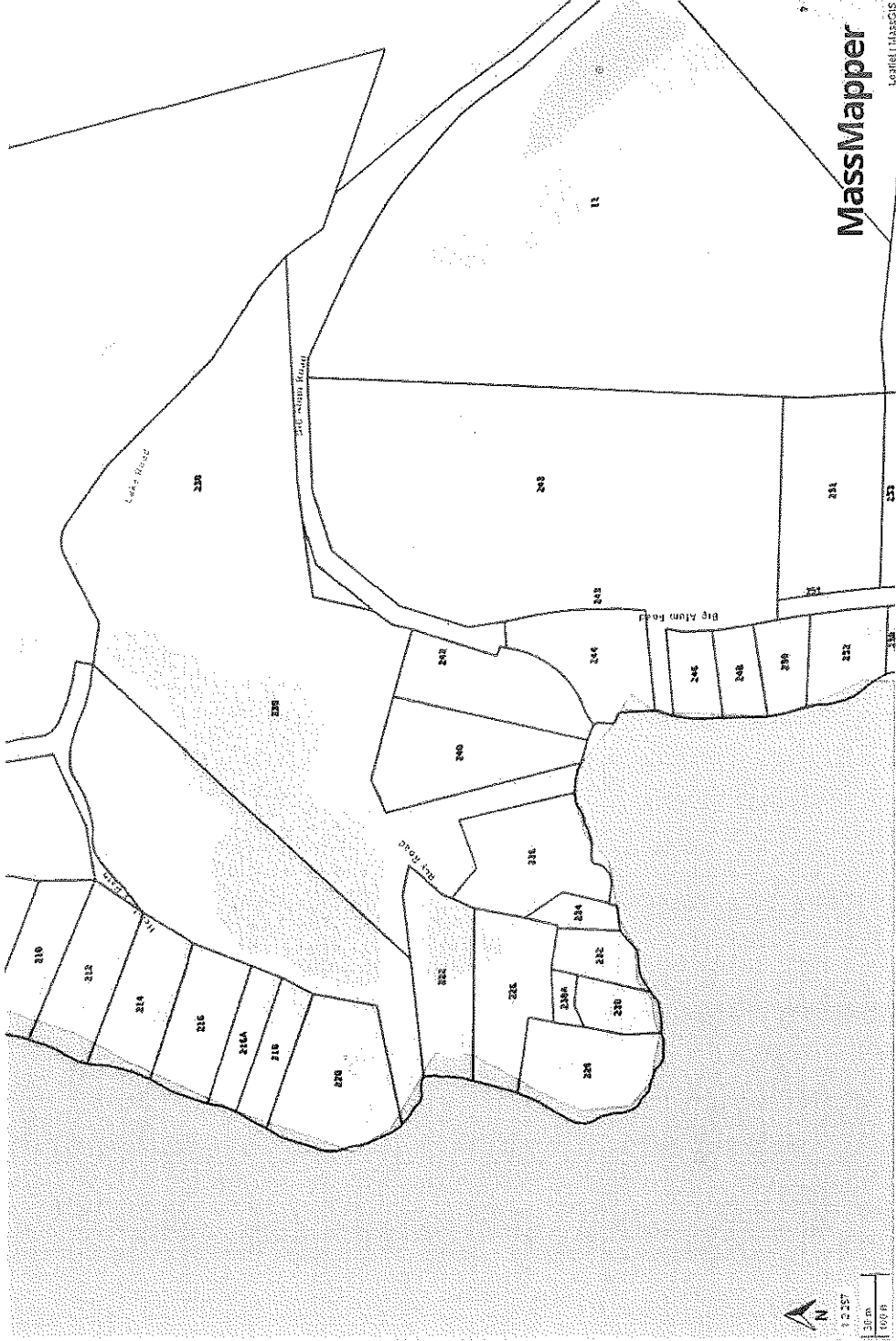
- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.
- Department of Environmental Protection
Box 4062
Boston, MA 02211
- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice 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.)

242 BIG ALUM RD



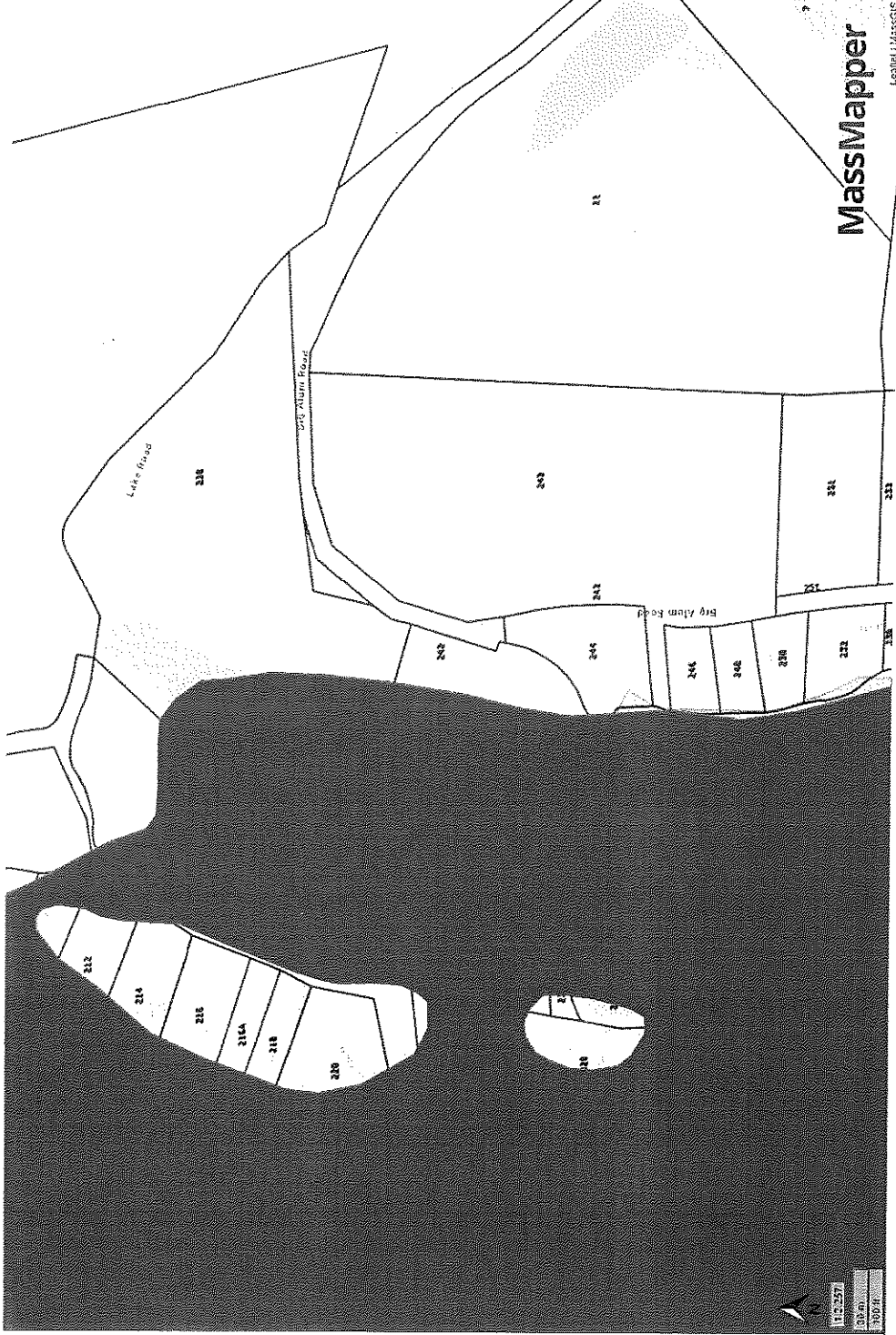
USGS Topographic Maps
Property Tax Parcels

242 BIG ALUM RD



- Potential Vernal Pools
- NHESP Priority Habitats of Rare Species
- NHESP Natural Communities
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Certified Vernal Pools
- NHESP Ecoregions
- Property Tax Parcels

242 BIG ALUM RD



- FEMA National Flood Hazard Layer
- Polygons
- A: 1% Annual Chance of Flooding, no BFE
 - AE: 1% Annual Chance of Flooding, with BFE
 - AE: Regulatory Floodway
 - AH: 1% Annual Chance of 1-3ft Ponding, with BFE
 - AO: 1% Annual Chance of 1-3ft Sheet Flow Flooding, with BFE
 - VE: High Risk Coastal Area
 - D: Possible But Undetermined Hazard
 - X: 0.2% Annual Chance of Flooding
 - X: 1% Drainage Area < 1 Sq. Mi.
 - X: Reduced Flood Risk due to Levee
 - Area Not Included
 - Area with no DFIRM - Paper FIRMs in Effect

Property Tax Parcels

National Flood Hazard Layer FIRMette

42°84'1.36"N

242 BIG ALUM ROAD



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, AE9

With BFE or Depth

Regulatory Floodway Zone AE, AO, AH, VE, AF

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining 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

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone X

Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone X

Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone X

Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

20.2

17.5

15.0

12.5

10.0

7.5

5.0

2.5

0.0

20.2

17.5

15.0

12.5

10.0

7.5

5.0

2.5

0.0

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

Digital Data Available

No Digital Data Available

Unmapped

Digital Data Available

No Digital Data Available

Unmapped

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/15/2018 at 6:51:20 PM 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: base map 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.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

72°6'33.54"W

42°8'14.69"N



Bk: 50967 Pg: 220
Page: 1 of 2 05/31/2013 10:54 AM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/31/2013 10:54 AM
Ctrl# 120799 10807 Doc# 00064059
Fee: \$1,796.64 Cons: \$393,750.00

QUITCLAIM DEED

We, Joseph A. Veneziano and Diane E. Veneziano, of Sturbridge, Massachusetts

in consideration of \$393,750.00

grant to Samuel H. Gilbert and Cara M. Gilbert, as husband and wife and Tenants by the Entirety

of 242 Big Alum Road
Sturbridge, MA 01566

with Quitclaim covenants

The land in Sturbridge, Worcester County, Massachusetts shown as Lots 2 and 3 on a plan of land entitled "Plan of Land in Sturbridge, Massachusetts Surveyed for Joseph A. Veneziano and Diane E. Veneziano June 5, 1989 Para Land Surveying Incorporated Southbridge, Massachusetts Scale 1" = 40'". Said Plan being recorded with the Worcester District Registry of Deeds at Plan Book 622, Plan 62.

BEING a portion of the premises conveyed to us by Deed of Howard I. Pratt a/k/a Howard I. Pratt, Jr. dated August 23, 1988 and recorded with the Worcester District Registry of Deeds, Book 11570, Page 170.

242-242A Big Alum Road, Sturbridge, Massachusetts

STURBRIDGE PLANNING BOARD APPROVAL UNDER
SUBDIVISION CONTROL LAW NOT REQUIRED

Stephen J. ...
Raymond ...
Edmund ...
Ken ...
James ...
Daniel B. ...

MAJORITY OF THE BOARD

DATE *6/2/89*

ZONED SUBURBAN RESIDENTIAL

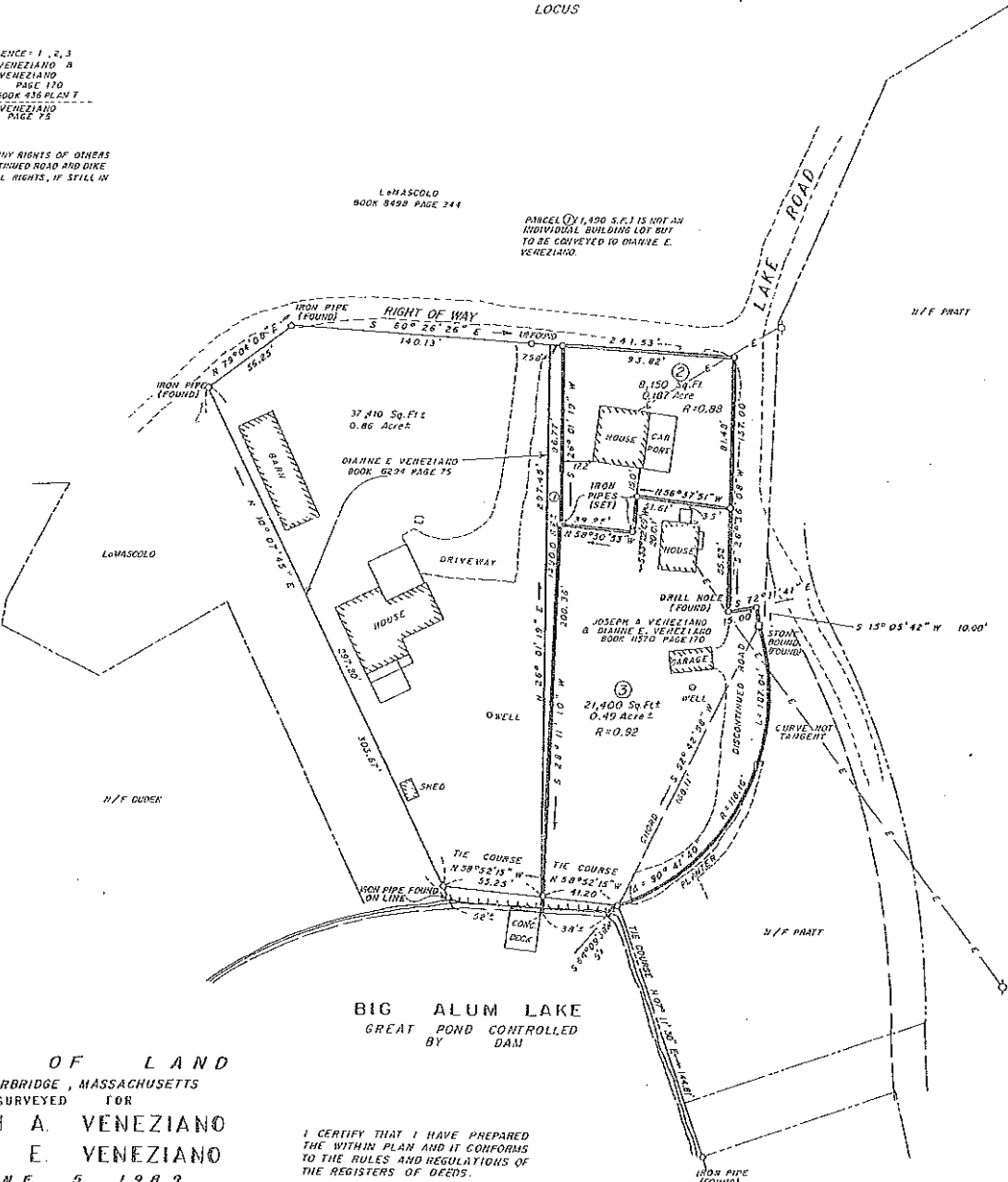
WORKSHEET
OF DEED
PLAN NO. *622*
RECORD NO. *7-11-89*
PAGE NO. *28*
DATE *6/2/89*
FEE \$ *19.00*
ATTN: *...*

DEED REFERENCE: 1, 2, 3
JOSEPH A. VENEZIANO &
DIANNE E. VENEZIANO
BOOK 11570 PAGE 170
SEE PLAN BOOK 616 PL. CT
DIANNE E. VENEZIANO
BOOK 6294 PAGE 75

SUBJECT TO ANY RIGHTS OF OTHERS
OVER DISCONTINUED ROAD AND DIKE
AND ANY WELL RIGHTS, IF STILL IN
EXISTENCE.

LOMASCOLO
BOOK 8498 PAGE 244

PANCEL 0.1, 490 S.F. IS NOT AN
INDIVIDUAL BUILDING LOT BUT
TO BE CONVEYED TO DIANNE E.
VENEZIANO



BIG ALUM LAKE
GREAT POND CONTROLLED
BY DAM

PLAN OF LAND
IN STURBRIDGE, MASSACHUSETTS
SURVEYED FOR

JOSEPH A. VENEZIANO
DIANNE E. VENEZIANO
JUNE 5, 1989

FOR LAND SURVEYING, INCORPORATED
SOUTHBRIDGE, MASSACHUSETTS

I CERTIFY THAT I HAVE PREPARED
THE WITHIN PLAN AND IT CONFORMS
TO THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS.

Robert J. ...



SCALE 1" = 40'

STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

WETLANDS FILING FEE CALCULATION WORSHEET

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>1</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	<u>\$50.00</u>
Subdivision or Multi-Unit	_____	\$150	_____
Commercial or Industrial:	_____	\$150	_____
If Order of Conditions has Expired	_____	Add an additional \$150	_____
	_____		_____
OOO 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)	\$ <u>612.50</u>
State Filing Fee (from DEP Wetland Transmittal Form)	\$ <u>237.50</u>
<u>Total Payable to "Town of STURBRIDGE"</u>	\$ <u>612.50</u>

*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.

[illegible]



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: CONSERVATION & Zoning Board

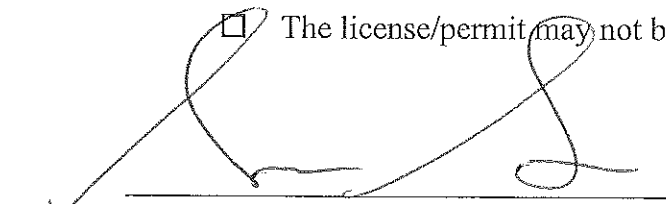
Please verify outstanding tax/fee status for the following property owner:

Property Owner: Samuel H. & Cara M. Gilbert

Property Location: 242 Big Alum Road

☒ The license/permit may be released.

☐ The license/permit may not be released.


Finance Director

7-19-22

Date

STURBRIDGE ZONING: SUBURBAN RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 3 1/3 ACRES	AREA: 0.677 ACRES	AREA: 0.677 ACRES
FRONTAGE: 125'	FRONTAGE: 137.00'	FRONTAGE: 137.00'
FRONT YARD: 30'	FRONT YARD: 8.76'	FRONT YARD: 8.76'
SIDE YARD: 15'	SIDE YARD: 33.49/127.93'	SIDE YARD: 34.01/127.93'
REAR YARD: 15'	REAR YARD: 15.96'	REAR YARD: 15.03'
%COVERAGE: 15	%COVERAGE: 10.15	%COVERAGE: 14.13

LOT IS SERVICED BY TOWN SEWER AND PRIVATE WELL.

EXISTING LOT COVERAGE COMPUTATIONS

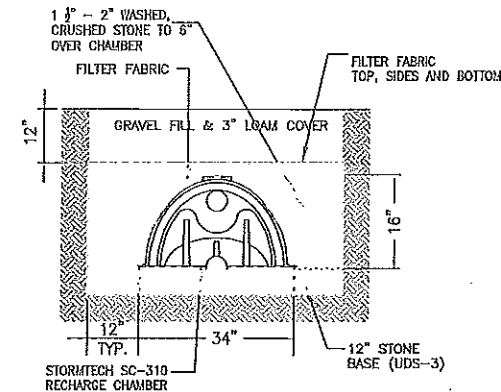
EXISTING #242 HOUSE & DECK	1,658 S.F.
EXISTING #242A HOUSE & DECK	964 S.F.
EXISTING GARAGE	264 S.F.
EXISTING SHEDS	115 S.F.
TOTAL 3,001 S.F.	

$$\frac{3,001}{29,550} \times 100 = 10.15\%$$

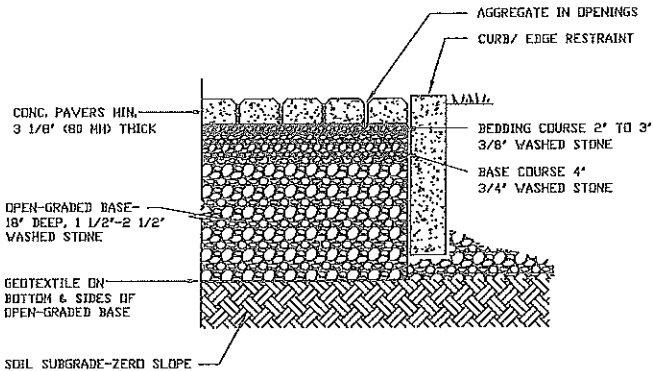
PROPOSED LOT COVERAGE COMPUTATIONS

PROPOSED #242 HOUSE & PORCH	2,584 S.F.
PROPOSED NEW DECK	250 S.F.
EXISTING #242A HOUSE & DECK	964 S.F.
EXISTING GARAGE	264 S.F.
EXISTING SHEDS	115 S.F.
TOTAL 4,177 S.F.	

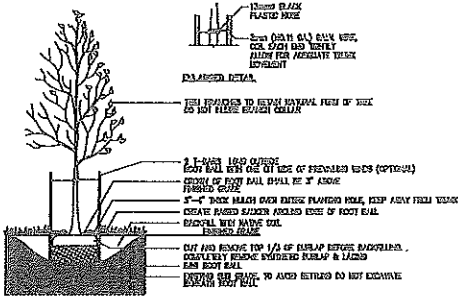
$$\frac{4,177}{29,550} \times 100 = 14.13\%$$



TYPICAL CROSS SECTION RECHARGER SC310
N.T.S.



PERVIOUS PAVER DRIVE DETAIL
SCALE: N.T.S.



DECIDUOUS TREE DETAIL (ALL SOILS)
NOT TO SCALE

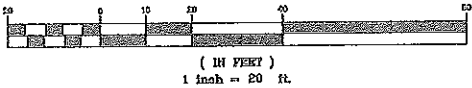
OWNER(S)/APPLICANT(S): SAMUEL H. GILBERT &
CARA M. GILBERT
242 BIG ALUM ROAD
FISKEDALE, MA 01518

RECORDING: DEED BOOK 50967, PAGES 220
ASSESSORS REF: TAX MAP 14, PARCELS 242
PLAN REFERENCE:
PLAN BOOK 622, PLAN 62

BIG ALUM LAKE
M.H.W. EL=721.78

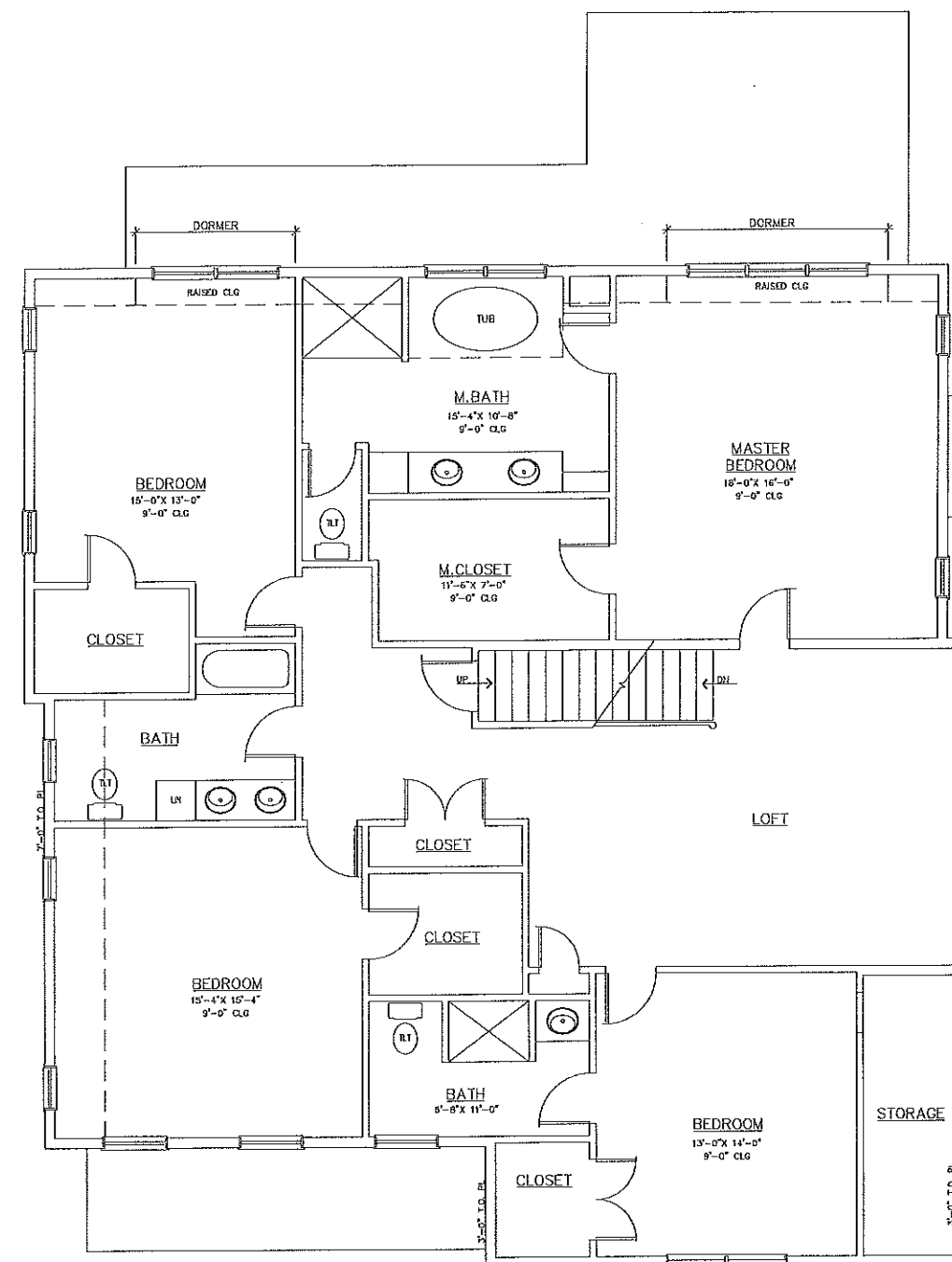
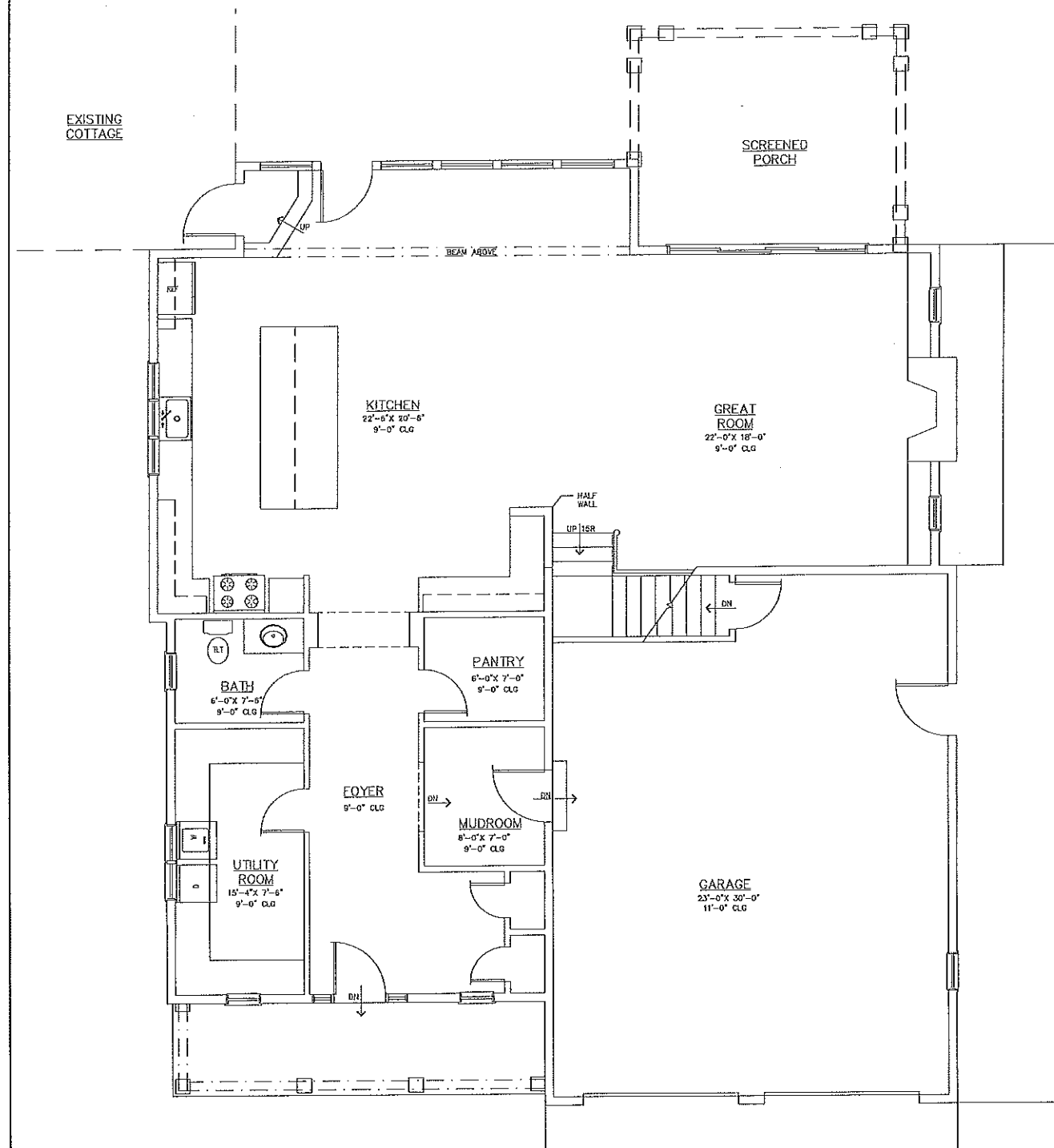


JALBERT ENGINEERING, INC.
CIVIL ENGINEERS & SURVEYORS
54 Main Street
Sturbridge, Massachusetts 01566-1244
Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
Fax: (508) 347-7962



SITE PLAN FOR:
SAMUEL H. GILBERT
242 & 242A BIG ALUM ROAD
GRAPHIC SCALE

PLAN DATE:
7/21/22
DWG NUMBER
22049



Date
4-7-22

Revision

Kemper Associates Architects LLC
780 Farmington Avenue • Bldg #2 • Farmington, Connecticut 06032
(860) 408 • 7155 Fax (860) 400 • 7180

PROPOSED RESIDENCE FOR THE:
GILBERT RESIDENCE
242 BIG ALUM ROAD
FISKDALE, MASSACHUSETTS

Revision

Checked By

Sheet No.

A-3

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