

# NOTICE OF INTENT

PREPARED FOR:

DEBORAH C. WEBER

SUSAN C. GROSS

HEATHER C. MORRISON

FOR PROPERTY LOCATED ON:

16 MT DAN ROAD

STURBRIDGE, MA 01518

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

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# NARRATIVE

THE APPLICANT IS PROPOSING TO RAZE THE EXISTING HOME LOCATED AT 16 MT. DAN ROAD ON BIG ALUM POND AND BUILD A NEW HOME ON THE SITE. CONSTRUCTION OF THE NEW HOME WILL BE LOCATED IN THE VICINITY OF THE EXISTING FOUNDATION. HOWEVER THE HOUSE WILL BE MOVED 10' SOUTHERLY TO ALLOW FOR AN INCREASE OF SETBACK ON THE NORTHERLY LINE OF THE HOUSE. THE EXISTING PRIVATE WELL AND MUNICIPAL SEWER SYSTEM WILL BE USED.

THE DESCRIPTION OF THE PROPERTY IS FOUND IN DEED BOOK 46218 PAGE 50 AND SHOWN AS LOT 9 IN PLAN BOOK 27, PLAN 77 AT THE WORCESTER DISTRICT REGISTRY OF DEEDS. THE PARCEL CONTAINS 20,473 SQ.FT. AND HAS 126.8' OF WATER FRONTAGE.

THE EXISTING PARCEL DOES NOT CONFORM TO CURRENT ZONING. A HEARING WILL BE HELD BY THE ZONING BOARD AFTER APPROVAL OF THE SITE BY THE STURBRIDGE CONSERVATION COMMISSION.

INCREASED PARKING WILL BE INSTALLED ON THE WESTERLY SIDE OF MT. DAN ROAD FOR FIVE CARS IN THE EXISTING PARKING AREA. THE PARKING AREA WILL BE GRAVEL BASED WITH A STONE SURFACE. SIDE SLOPES WILL BE 6" STONE AND MOUNTAIN LAUREL COVERED. GRADING WILL BE SUCH THAT ALL RUNOFF WILL DISCHARGE INTO THE EXISTING DRAIN STRUCTURE.

TWELVE TREES WILL BE REMOVED AND PLANTING WILL BE PLACED ON THE SOUTHERLY END OF THE PROPERTY. ALL STUMPS WILL BE GROUND.

TWO SETS OF STONE STAIRS WILL BE PLACED ON THE SHORELINE AS SHOWN ON PLAN. THE STAIRS WILL BE 4' WIDE AND PLACED WITHIN THE EXISTING BANK DURING THE DRAWDOWN OF THE POND. THE ACCESS TO THE WELL IS TO BE LOAMED AND SEEDED.

STORMTECH SC.310 CHAMBERS WILL BE INSTALLED TO PROVIDE DRAINAGE COLLECTION FOR THE ROOF RUNOFF. THE OVERFLOW WILL DISCHARGE INTO THE EXISTING DRAINAGE SWALE.

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

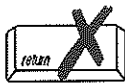
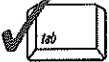


Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 3 – Notice of Intent**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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):

16 MT DAN 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	16	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

DEBORAH	WEBER	
a. First Name	b. Last Name	
TENANTS IN COMMON: DEBORAH WEBER, SUSAN GROSS, HEATHER MORRISON		
c. Organization		
3201 EAST COROL AVENUE		
d. Street Address		
PHEONIX	AZ	85028
e. City/Town	f. State	g. Zip Code
602-550-4428		
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



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**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 CMR 10.24(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

46218

c. Book

b. Certificate # (if registered land)

50

d. Page Number

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

- ☒ 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.
- ☐ 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.



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**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

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. <input type="checkbox"/> 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. \_\_\_\_\_

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.



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**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.

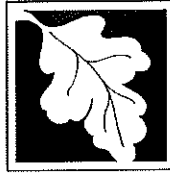
Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	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
	Size of Proposed Alteration	Proposed Replacement (if any)
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. ☐ 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
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5. ☐ Project Involves Stream Crossings

a. number of new stream crossings	b. number of replacement stream crossings
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### 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](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:**

CURRENT GIS

b. Date of map

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

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](mailto: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](mailto: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)

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

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.



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D. Additional Information (cont'd)

- ☐

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.
- ☒

List the titles and dates for all plans and other materials submitted with this NOI.

SITE PLAN

a. Plan Title

JALBERT ENGINEERING, INC.

b. Prepared By

June 23, 2022

d. Final Revision Date

LEONARD S. JALBERT

c. Signed and Stamped by

1"=20'

e. Scale

f. Additional Plan or Document Title

g. Date

☐

If there is more than one property owner, please attach a list of these property owners not listed on this form.

☐

Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

☐

Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

☒

Attach NOI Wetland Fee Transmittal Form

☐

Attach Stormwater Report, if needed.

E. Fees

- ☐

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:

32873	7/4/22
2. Municipal Check Number	3. Check date
32872	7/4/22
4. State Check Number	5. Check date
LEONARD S.	JALBERT
6. Payor name on check: First Name	7. Payor name on check: Last Name



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### 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><i>Debra Weber, Susan Gross &amp; Heather Morrison</i></p> <p>1. Signature of Applicant</p>	<p><u>7/5/2022</u></p> <p>2. Date</p>
<p>3. Signature of Property Owner (if different)</p> <p><i>Ronald M. Albert, Agent</i></p> <p>5. Signature of Representative (if any)</p>	<p>4. Date</p> <p><u>7/5/2022</u></p> <p>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.



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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 MT DAN ROAD	STURBRIDGE
a. Street Address	b. City/Town
32872	237.50
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):

DEBORAH	WEBER	
a. First Name	b. Last Name	
TENANTS IN COMMON: DEBORAH WEBER, SUSAN GROSS, HEATHER MORRISON		
c. Organization		
3201 EAST COROL AVENUE		
d. Mailing Address		
PHEONIX	AZ	85028
e. City/Town	f. State	g. Zip Code
602-550-4428		
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 2A	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 filing 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.

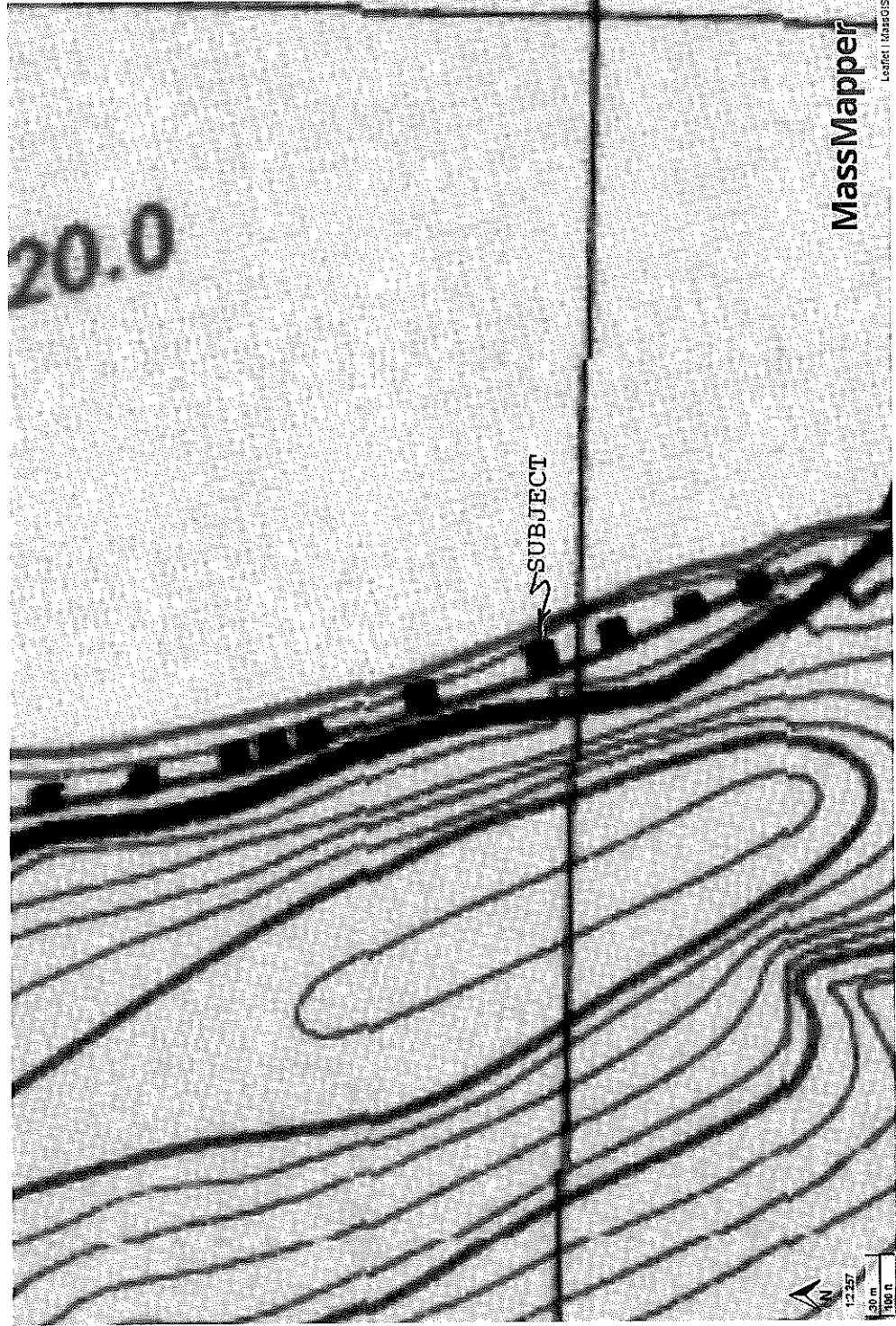
Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- 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.

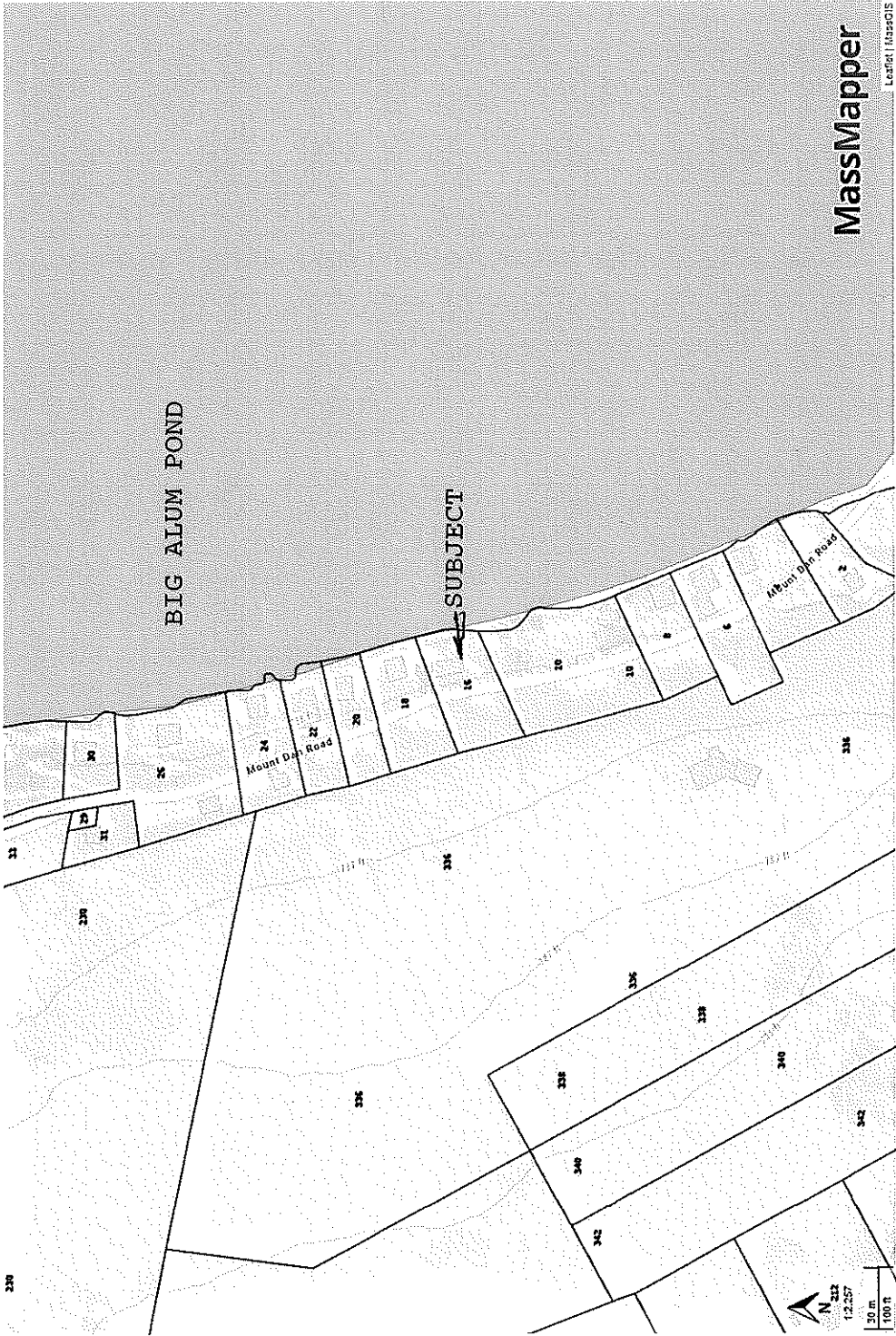
**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

16 MT DAN RD

USGS Topographic Maps  
Property Tax Parcels



16 MT DAN RD



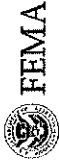
- Potential Vernal Pools
- NHESP Priority Habitats of Rare Species
- NHESP Natural Communities
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Certified Vernal Pools
- NHESP Ecoregions
- Property Tax Parcels



# National Flood Hazard Layer FIRMette

72°7'43"W 42°8'36"N

1.6 MI. DAN ROAD



## 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, AE9
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

### OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area 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 LOMIRs
- Area of Undetermined Flood Hazard Zone X
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

### GENERAL STRUCTURES

- 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

- 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 11/4/2021 at 3:56 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: 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.



72°7'43"W 42°8'36"N

## CRAIG BIG ALUM POND TRUST

## Termination



Bk: 46218 Pg: 50  
Page: 1 of 2 08/26/2010 02:10 PM WD

The undersigned, being all the owners of beneficial interest in the Craig Big Alum Pond Trust created by a Declaration of Trust dated October 21, 2000 and recorded in Worcester District Registry of Deeds Book 23198, Page 215, acting pursuant to Paragraph 3 a.) of the Declaration of Trust, terminate the Trust effective this date. Paragraph 3 b.) of the Declaration of Trust provided that as a result of the termination they will become equal owners as tenants in common of the following real estate which is the only property owned by the Trust:

The real estate in the Town of Sturbridge, Massachusetts located at 16 Mount Dan Road, Fiskdale, Massachusetts 01518, being the same real estate described in deed of Priscilla C. Craig, Trustee of the Pricilla C. Craig Trust dated April 16, 1995 to Priscilla C. Craig, Trustee of the Craig Big Alum Pond Trust, the deed being dated October 31, 2000 and recorded in Worcester District Registry of Deeds Book 23198, Page 218.

Priscilla C. Craig, as Trustee of the Craig Big Alum Pond Trust, joins in this Agreement for the purpose of confirming that Deborah C. Weber, Susan C. Gross and Heather C. Morrison each owns a 33 1/3 beneficial interest in the Craig Big Alum Pond Trust.

Signed and sealed on August 11, 2010.

  
Deborah C. Weber

3201 East Carol Ave., Phoenix, AZ 95028  
Address

  
Susan C. Gross

27 Old Carr Road, Antrim, NH 03440  
Address

16 Mount Dan Road, Fiskdale, MA 01518

*Heather C. Bennett a.k.a.  
Heather C. Morrison*  
Heather C. Morrison

5339 East Cortez Street, Scottsdale, AZ 85254  
Address

*Priscilla C. Craig, Tr.*  
Priscilla C. Craig, Trustee of the Craig Big  
Alum Trust

1723 East Runion Drive, Phoenix, AZ 85024  
Address

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

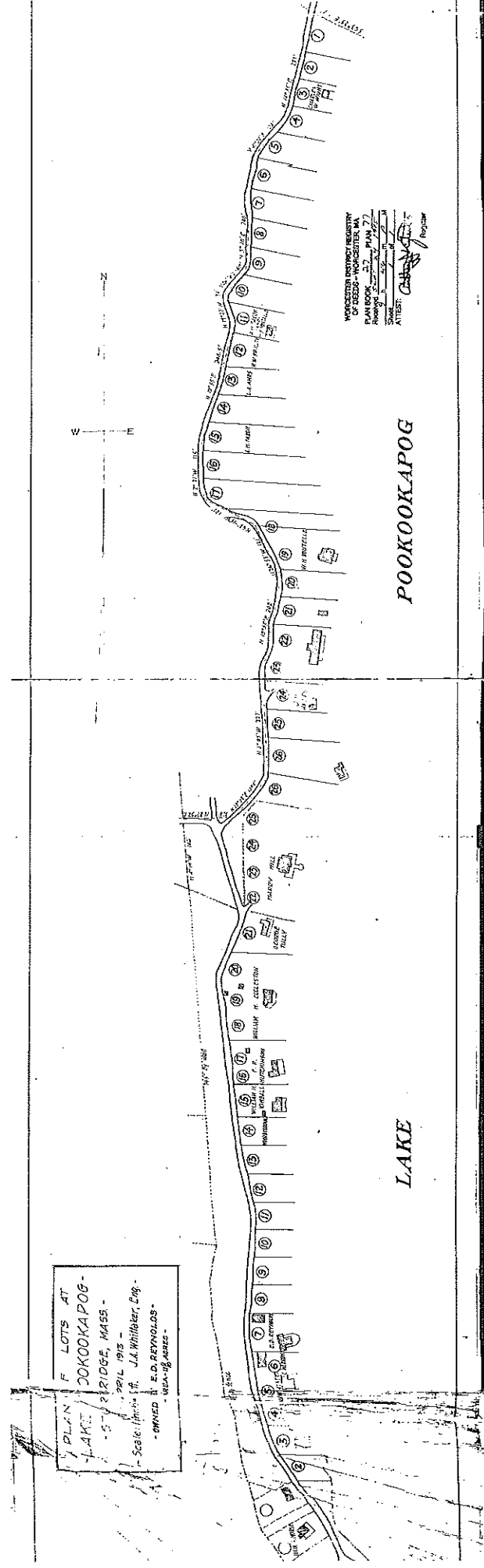
Then personally appeared the above-named Priscilla C. Craig, personally known to me,  
and acknowledged that she signed the foregoing instrument voluntarily, for its stated purpose,  
before me,

*Richard S. Lisi*  
Notary Public *Richard S. Lisi*  
My commission expires: *November 19, 2010*

Richard S. Lisi  
Notary Public  
My Commission Expires  
November 19, 2010



PLAN BOOK 27 plan 77



STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

WETLANDS FILING FEE CALCULATION WORSHEET

Application Type	Qty	Town Filing Fee	TOTAL
<b>Notice of Intent (NOI):</b>			
<b>Residential – Single Family:</b>			
Accessory (Deck, Shed, Pool Septic)	_____	\$150	_____
Shoreline Work	_____	\$150	_____
New Construction	___1___	\$300	<u>\$ 300.00</u>
<b>Residential – Other:</b>			
Subdivision/Multi-Unit	_____	\$750	_____
<b>Commercial/Industrial:</b>			
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	_____
<b>Request for Determination of Applicability (RDA):</b>			
No Wetland Boundary Confirmation Residential:	_____	\$100	_____
No Wetland Boundary Confirmation All Other:	_____	\$200	_____
For Wetland Boundary Confirmation File ANRAD or NOI			
<b>Abbreviated Notice of Resource Area Delineation (ANRAD):</b>			
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 \_\_\_\_\_

OOB Extension Request	\$50
-----------------------	------

Emergency Certification	\$50
-------------------------	------

(NOI may be required to be filed following issuance of Emergency Cert)

11/11/2019 11:11:11 AM  
 11/11/2019 11:11:11 AM  
 11/11/2019 11:11:11 AM

**Local Bylaw Fee (includes Town Filing Fee)** \$ 300.00

**State Filing Fee (from DEP Wetland Transmittal Form)** \$ 262.50

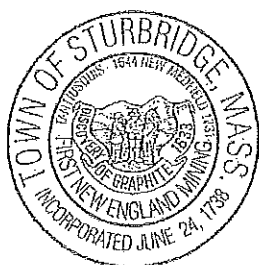
**Total Payable to "Town of STURBRIDGE"** **\$ 562.50**

\*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.

[illegible]





# Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: ZONING BOARD OF APPEALS & CONSERVATION COMMISSION

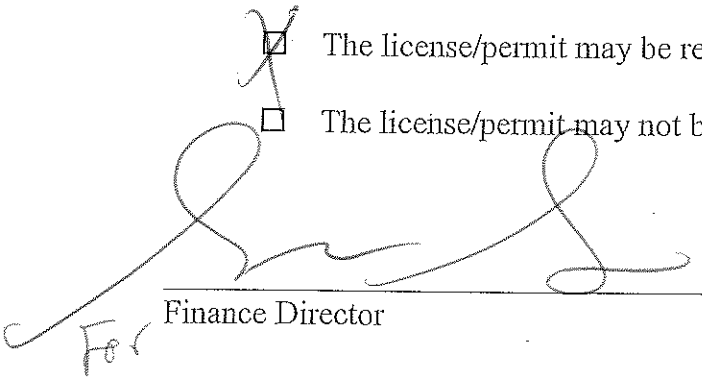
Please verify outstanding tax/fee status for the following property owner:

Property Owner: DEBORAH C. WEBER & SUSAN C. GROSS  
& HEATHER C. BENNETT

Property Location: 16 MT DAN ROAD

☒ The license/permit may be released.

☐ The license/permit may not be released.

*For*   
Finance Director

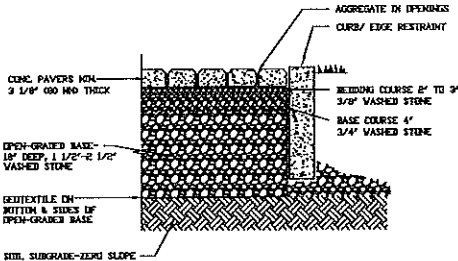
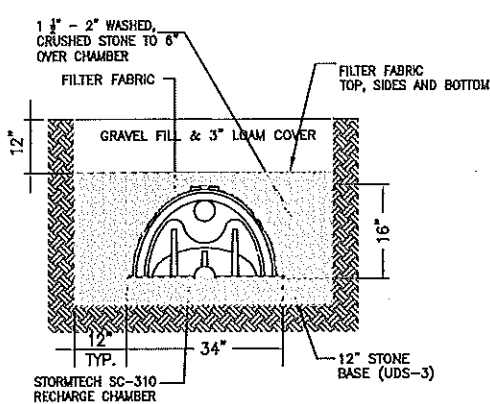
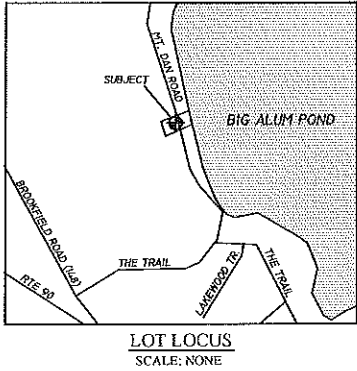
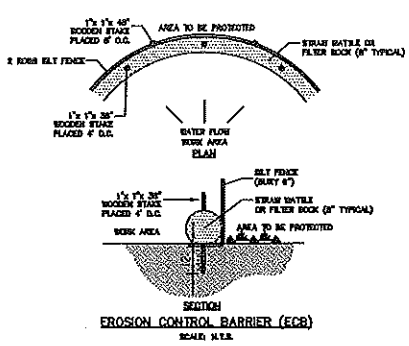
6.22.22  
Date

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

STURBRIDGE ZONING: SUBURBAN RESIDENTIAL	
REQUIRED	EXISTING
AREA: 3/4 ACRE	AREA: 0.47 ACRES
FRONTAGE: 125'	FRONTAGE: 127.5'±
FRONT YARD: 30'	FRONT YARD: 23.3'±
SIDE YARD: 15'	SIDE YARD: 3.5/85.2'
REAR YARD: 15'	REAR YARD: 24.2'
%COVERAGE: 15	%COVERAGE: 6.08

LOT IS SERVICED BY TOWN SEWER AND PRIVATE WELL

EXISTING LOT COVERAGE COMPUTATIONS  
EXISTING HOUSE 1,043 S.F.  
EXIST. DECKS & STAIRS 187 S.F.  
TOTAL 1,240 S.F.  
1230 X 100 = 6.06%  
20,473

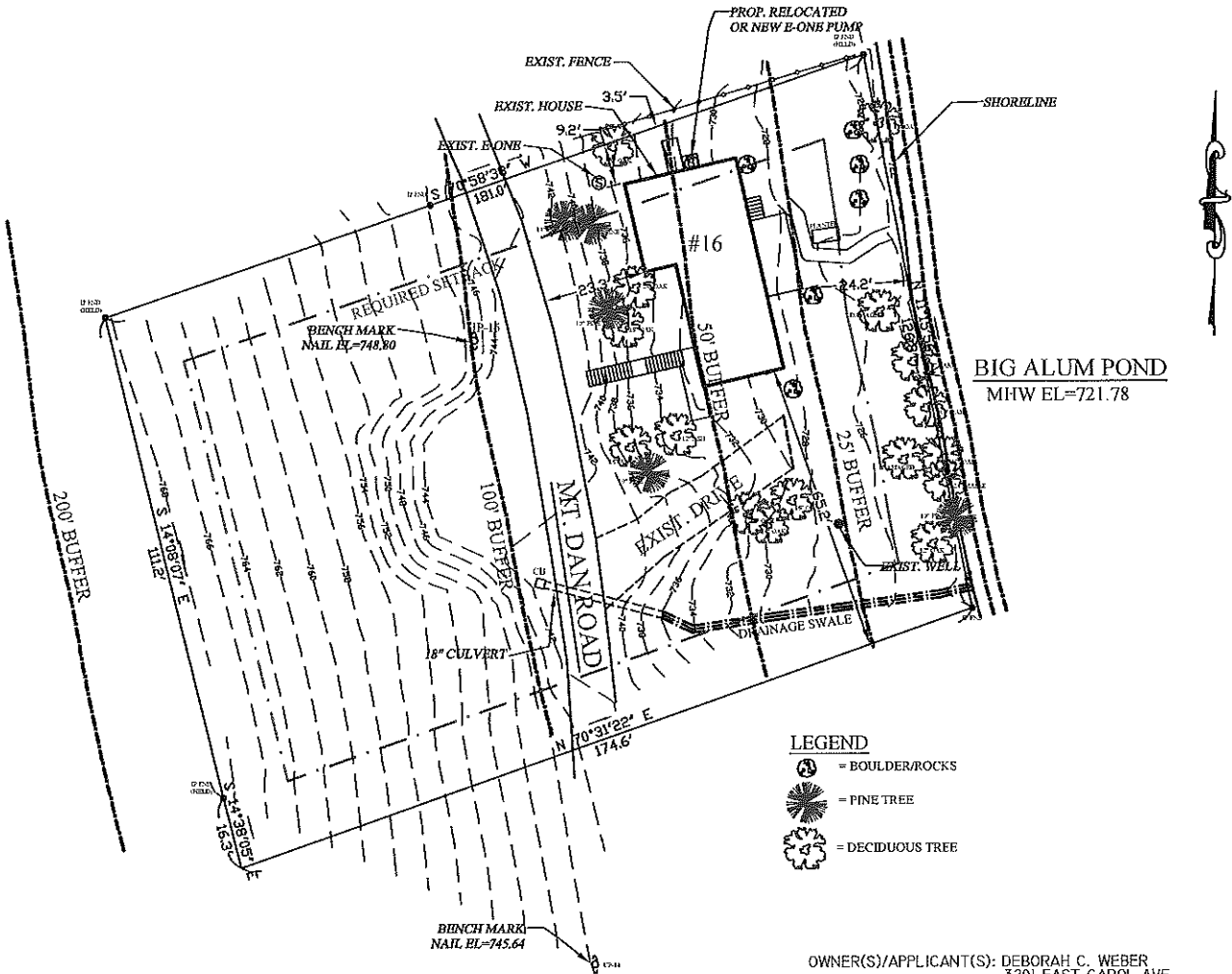


STURBRIDGE ZONING: SUBURBAN RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 3/4 ACRE	AREA: 0.47 ACRES	AREA: 0.47 ACRES
FRONTAGE: 125'	FRONTAGE: 127.5'±	FRONTAGE: 127.5'±
FRONT YARD: 30'	FRONT YARD: 23.3'±	FRONT YARD: 14.2'
SIDE YARD: 15'	SIDE YARD: 3.5/85.2'	SIDE YARD: 58.4/16.2'
REAR YARD: 15'	REAR YARD: 24.2'	REAR YARD: 25.7'
%COVERAGE: 15	%COVERAGE: 6.08	%COVERAGE: 7.41

LOT IS SERVICED BY TOWN SEWER AND PRIVATE WELL

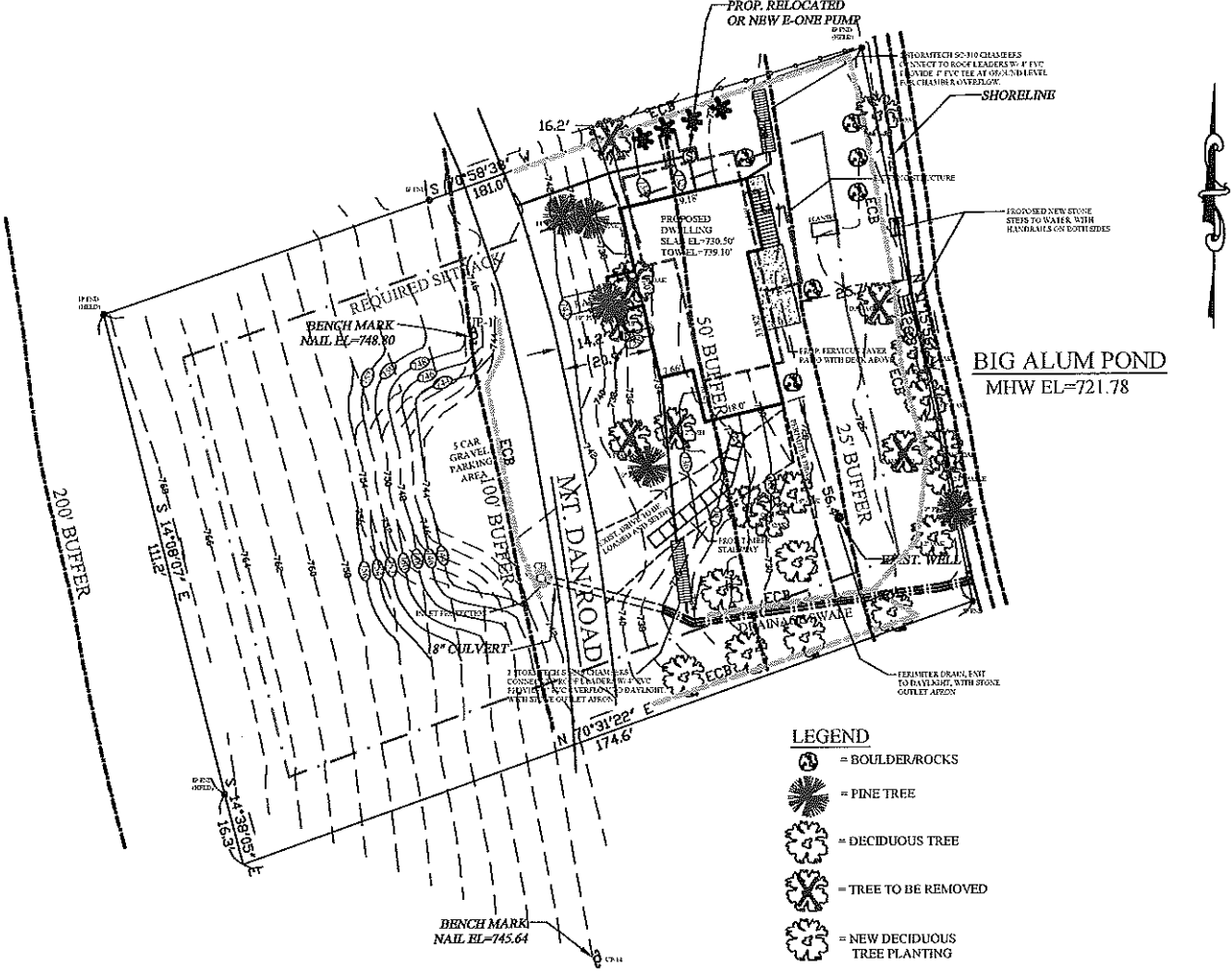
PROPOSED LOT COVERAGE COMPUTATIONS  
PROPOSED HOUSE 1274 S.F.  
PROP DECK AND STAIRS 182 S.F.  
PROP FRONT ENTRY 52 S.F.  
TOTAL: 1518 S.F.

1518X(100)  
20,473 = 7.41%



OWNER(S)/APPLICANT(S): DEBORAH C. WEBER  
3201 EAST CAROL AVE.  
PHOENIX, AZ 85028  
SUSAN C. GROSS  
27 OLD CARR ROAD  
ANTRIM, NH 03440  
HEATHER C. MORRISON  
5339 EAST CORTEZ STREET  
SCOTTSDALE, AZ 85254

RECORDING: DEED BOOK 46218, PAGES 50  
ASSESSORS REF: TAX MAP 14, PARCELS 16



NOTE: ALL DISTURBED AREAS ARE TO BE LOAMED AND SEED

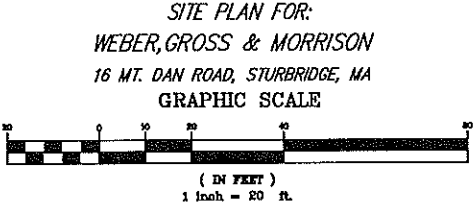
EXISTING SITE PLAN

PROPOSED SITE PLAN

ORIGINAL	DATE	BY	REV	DATE	DESCRIPTION	MADE	CHK'D	APV'D
DRAFTED BY:	6/23/22	AM1						
CHECKED		LSJ						
SUPERVISOR		LSJ						
REVIEWED		MLJ						
REVIEWED		MLJ						
REVIEWED		MLJ						



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:	6/23/22
DWG NUMBER	21129