



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

Fill all white cells completely

Date	
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Parcel		Applicant name	Robert Scoble
Address		Address	1 South Paradise Lane
Assessors		Email	robjscoble@aol.com
Map/Plat		Phone	508-347-8998
Book & Page			
Owner name	Robert/Kathleen Scoble	Representative	
Address	1 South Paradise Lane	Address	
Email	robjscoble@aol.com	Email	
Phone	508-347-8998	Phone	

Components of a Complete RDA

State Form: WPA Form 1	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Property Owner Permission (if applicable)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Narrative	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
TOPO Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Natural Heritage Map with WH, PH, & VP data	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <span style="float: right;">N/A</span>
Tax Form	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Fees \$ <u>160</u>	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information	
★ Certified abutters list (within 200')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Abutter notification form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Affidavit & proof -- bring to hearing	Present them at the hearing
Other Attachments, e.g.	



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

City/Town \_\_\_\_\_

**WPA Form 1- Request for Determination of Applicability**

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

**A. General Information**

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



1. Applicant:

Name Robert Scoble E-Mail Address robjscoble@aol.com  
Mailing Address 1 South Paradise Lane  
Fiskdale State MA Zip Code 01578  
City/Town  
Phone Number 508-347-8998 617-306-4324 cell Fax Number (if applicable) \_\_\_\_\_

2. Representative (if any):

Firm \_\_\_\_\_  
Contact Name \_\_\_\_\_ E-Mail Address \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number (if applicable) \_\_\_\_\_

**B. Determinations**

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

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

\_\_\_\_\_  
Name of Municipality

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



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City/Town

**C. Project Description**

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

1 South Paradise

Street Address

9E

Sturbridge

City/Town

1

Assessors Map/Plat Number

Parcel/Lot Number

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

See attached

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

Title

Date

Title

Date

Title

Date

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

See attached



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

City/Town \_\_\_\_\_

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**C. Project Description (cont.)**

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

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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City/Town \_\_\_\_\_

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**D. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Name Robert / Kathleen Scoble  
Mailing Address 1 South Paradise Lane  
City/Town Liskdale  
State MA Zip Code 01518

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant [Signature] Date 7-26-22

Signature of Representative (if any) \_\_\_\_\_ Date \_\_\_\_\_





# Town of Sturbridge

## Conservation Commission

### STURBRIDGE CONSERVATION COMMISSION AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetland Bylaws I, Robert Scoble, hereby certify under the pains and penalties of perjury that on (date) 7/26/22, I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws Chapter 131, § 40, and the DEP Guide to Abutter Notification as well as the Town of Sturbridge Wetland Bylaws, in connection with the following matter:

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

was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by \_\_\_\_\_ with the Sturbridge Conservation Commission on (date) \_\_\_\_\_ for the property located at

1 South Paradise Lane

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

 7/26/22  
(signature of applicant) (date)

\_\_\_\_\_  
(name of applicant) printed



Town & Board

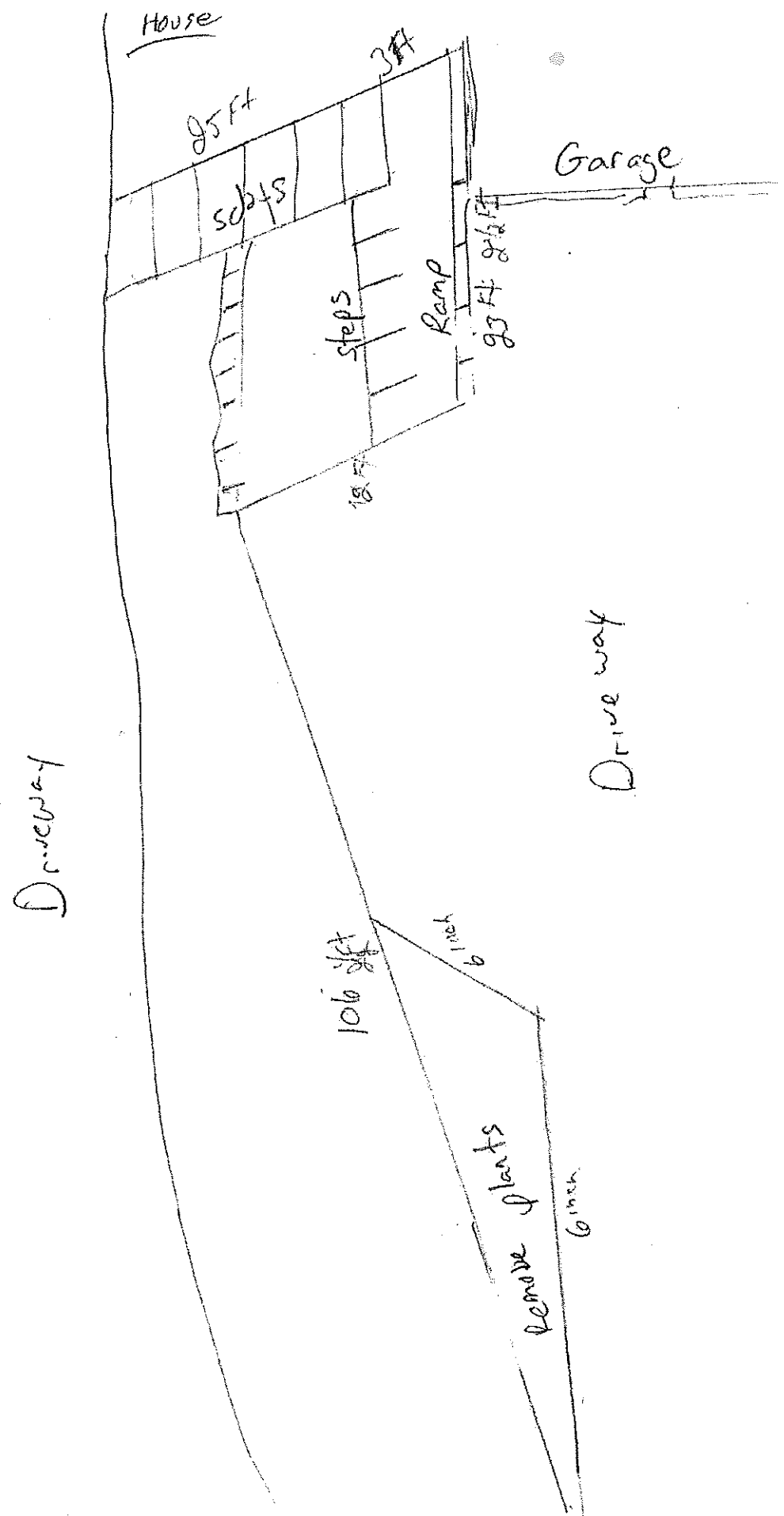
7/6/2022 8:36:55 AM

Scale: 1"=188'

Scale is approximate

The information depicted on this map is for planning purposes only.  
It is not adequate for legal boundary definition, regulatory  
interpretation, or parcel-level analyses.







## Babe's Lawn Care, Inc.

345 Sturbridge Road  
Brimfield, MA 01010  
413-245-1184

Rob Scoble  
1 South Paradise Lane  
Fiskdale, MA 01518

7/21/2022

Dear Rob:

You recently requested pricing information from our company. We're delighted at your interest and have put together the following estimate:

Description	Quantity	Rate	Amount
* Timber wall construction. 190 timbers in total	1		
* 2 days to take old wall out and prep for new wall.			
* Dump fee			
* Remove bushes from on top of wall.			
* Labor			
* Back fill and supply and install brownstone to top dress stone areas.			

Thank you for giving us the opportunity to bid for your business. Please let us know if you have any questions or concerns with this estimate. We look forward to hearing from you.

Sincerely,

Chip Pybas  
Operations Manager  
Babe's Lawn Care, Inc.  
413-245-1184

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# Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: \_\_\_\_\_

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

Property Owner: Robert J + Kathleen B Scoble

Property Location: 1 South Paradise Lane

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

Barbara A. Barry  
Finance Director

7/8/22  
Date

[illegible]



# Town of Sturbridge

## Conservation Commission

### Notification to Abutters

under the MA Wetlands Protection Act and the Town of Sturbridge Wetland Bylaw Regulations  
(certificates of mailing, certified mail, or hand-delivery with abutter signature required as proof of notification)

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, § 40, as well as the Town of Sturbridge Wetland Bylaws, you are hereby notified of the following permit application for work within a wetland resource area and/or within the 200-foot buffer zone to a resource area:

- A. The name of the applicant is: Robert Scoble
- B. The address of the lot(s) where the activity is proposed is: 1 South Paradise Lane
- C. The nature of the activity proposed includes: Landscape Improvements
- D. The applicant has filed the following in accordance with the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Sturbridge Wetland Bylaws.
- ☐ Notice of Intent seeking permission to conduct work within a wetland, water body or resource area
  - ☒ Request for Determination seeking permission to conduct work within a buffer zone to a wetland, waterbody or resource area
  - ☐ Abbreviated Notice of Resource Area Delineation seeking to confirm the wetland resource area boundaries.
  - ☐ Request to amend an existing Order of Conditions for DEP File #300-\_\_\_\_\_
- E. Copies of the application may be examined at the Sturbridge Conservation Department, 301 Main Street, Sturbridge, MA. Times are available by appointment. Please call (508) 347-2506 for availability.
- F. Copies of the application may be obtained from either ☒ the applicant: Rob Scoble or ☐ the applicant's representative: \_\_\_\_\_, by calling telephone # 614-306-4324 on the following days of the week: 7 between the hours of 8 and 5.

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The Public Hearing for this application will be held in the Center Office Building, 301 Main Street, 2nd Floor on August 25, 2022 at 6:10 pm.

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Please note that while an option for remote attendance and/or participation is being provided to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. Members of the public who wish to participate remotely may listen and or watch the meeting may do so either online via the Town's on demand video broadcast, on cable television on channel 191, or dial into the meeting at 774-304-1455, enter 1428# for the meeting number and 12345 for the access code. (This phone number is only active for the public during public meetings). Specific information and the general guidelines for remote participation can be found on the Town's website at:

<https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting>.

**PLEASE NOTE: Notice of this Public Hearing will be published as follows:**

- In a local newspaper at least five days in advance of the hearing
- In the Town Hall at the Town Clerks office, not less than 48 hours in advance of the hearing
- On the Town's Meeting Calendar not less than 48 hours in advance of the hearing ([www.town.sturbridge.gov](http://www.town.sturbridge.gov))
- On the Conservation Commission webpage not less than 48 hours in advance of the hearing

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

Town Hall  
308 Main Street  
Sturbridge, MA 01566

508-347-2506  
(f) 508-347-5886

*The Town of Sturbridge is an Equal Opportunity Organization*



# STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

## WETLANDS FILING FEE CALCULATION WORKSHEET

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	_____	\$300	_____
<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:	<u>1</u>	\$100	<u>100</u>
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			

<b>Certificate of Compliance (COC):</b>			
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**Residential:**

Single Family	_____	\$50	_____
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Subdivision or Multi-Unit	_____	\$150	_____
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<b>Commercial or Industrial:</b>	_____	\$150	_____
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<b>If Order of Conditions has Expired</b>	_____	Add an additional \$150	_____
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<b>OOC Extension Request</b>	_____	\$50	_____
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<b>Emergency Certification</b>	_____	\$50	_____
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(NOI may be required to be filed following issuance of Emergency Cert)

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

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