

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

Date 09/26/22

Fill all white cells completely

Parcel	63	Applicant name	Sean & Johnna Doyle
Address	63 Shore Avenue	Address	63 Shore Avenue
Assessors	Map 21	Email	DOYLEJOHNNA@GMAIL.COM
Map/Plat	21/63	Phone	1-978-870-2690
Book & Page	65909/250		
Owner name	Sean & Johnna Doyle	Representative	Jalbert Engineering, Inc.
Address	63 Shore Avenue	Address	54 Main Street
Email	doylejohnna@gmail.com	Email	lsjalbert2jalbert engineering.com
Phone	1-978-870-2690	Phone	1-508-347-5136

Wetland type	Buffer Zone	sf/cf affected		Relevant Perf. Standards	10. _____
Wetland type	Only	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 \$x50	Included? <input checked="" 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.	
Confirmation of submission to NHESP	Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
Planting Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Floodplain analysis	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Stormwater analysis	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable

NOTICE OF INTENT

PREPARED FOR:

SEAN & JOHNNA DOYLE

FOR PROPERTY LOCATED ON:

63 BEACH AVE

STURBRIDGE, MA 01566

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 22035

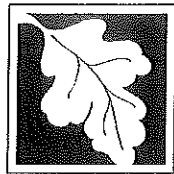
NARRATIVE

THE APPLICANT IS PROPOSING TO INCREASE THE LIVING SPACE IN THEIR RESIDENCE BY RAISING THE STRUCTURE 4'-3" WITHIN THE EXISTING FOUNDATION. A 8'X24' ADDITION WILL BE ADDED TO THE STRUCTURE WHICH IS BEYOND 50' OF THE SHORELINE. A UTILITY ROOM 8'X9' WILL BE PART OF THE ADDITION TO TAKE PLACE OF THE EXISTING SHED LOCATED ON THE NORTHWEST SIDE OF THE STRUCTURE. THE REMAINING PORTION OF THE ADDITION WILL BE A COVERED ENTRY DECK. TWO PIERS FOR THE DINING ROOM AND ACCESS WAY TO THE BASEMENT BEING WITHIN THE 25' BUFFER ZONE ARE TO BE REPLACED. FOR DETAILS OF THE HOUSE IMPROVEMENTS AND ADDITION SEE ENCLOSED BUILDING PLANS BY ARCHITECTUAL INSITES ENCLOSED.

THE LOT PRESENTLY DOES NOT CONFORM TO THE STURBRIDGE ZONING BYLAWS AND A SPECIAL PERMIT WILL BE REQUIRED BY THE ZONING BOARD OF APPEALS AFTER THE SITE IS APPROVED BY THE CONSERVATION COMMISSION.

SEVERAL MEASURES HAVE BEEN TAKEN TO PROTECT THE INTEREST OF THE WETLAND PROTECTION ACT AND TOWN WETLAND BYLAWS. ALL DEMO MATERIAL WILL BE LOADED DIRECTLY INTO A TRUCK AND REMOVED FROM THE SITE. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED. AN EROSION CONTROL BARRIER WILL DEPICT THE LIMIT OF WORK ON THE SITE. THERE ARE NO SIGNIFICANT GRADE CHANGES PROPOSED TO THE SITE. THE HOME IS SERVICED BY TOWN SEWER AND A PRIVATE WELL.

Please refer to the Jalbert Engineering, Inc. Design plan Drawing No. 22035



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

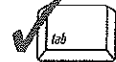
MassDEP File Number

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):

63 BEACH AVE	STURBRIDGE	01566
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.07°20.71"N	72.05°11.33"W
	d. Latitude	e. Longitude
21	63	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

SEAN & JOHNNA	DOYLE
a. First Name	b. Last Name
HOME OWNERS	
c. Organization	
63 BEACH AVE	
d. Street Address	
STURBRIDGE	MA
e. City/Town	f. State
978-870-2690	01566
h. Phone Number	g. Zip Code
	DOYLEJOHNNA@GMAIL.COM
i. Fax Number	j. Email Address

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

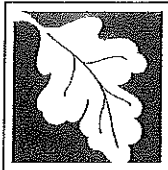
a. First Name	b. Last Name
c. Organization	
d. Street Address	
e. City/Town	f. State
	g. Zip Code
h. Phone Number	i. Fax Number
	j. Email address

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):

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



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

A. General Information (continued)

6. General Project Description:

ADDITION ON SINGLE FAMILY HOME AND RELATED SITE WORK.

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

65909

c. Book

b. Certificate # (if registered land)

250

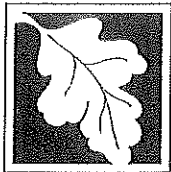
d. Page Number

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.



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

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. <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:

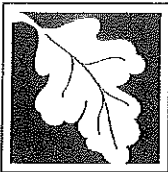
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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.



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

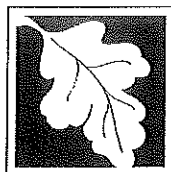
City/Town

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

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

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

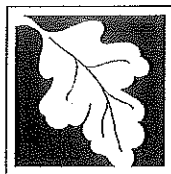
2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

- (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.



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 (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-projectactivities-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:

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

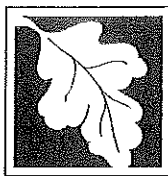
North Shore - Hull to New Hampshire border:

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

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 (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.



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

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

1"=10'

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:

32933

2. Municipal Check Number

9/26/22

3. Check date

32932

4. State Check Number

9/26/22

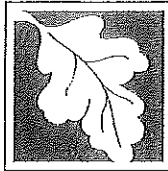
5. Check date

LEONARD S.

6. Payor name on check: First Name

JALBERT

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

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Document Transaction Number

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.

John Oyle
1. Signature of Applicant

10/6/2022
2. Date

3. Signature of Property Owner (if different)

Leonard A. Galbert
5. Signature of Representative (if any)

4. Date

Sept. 26, 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:

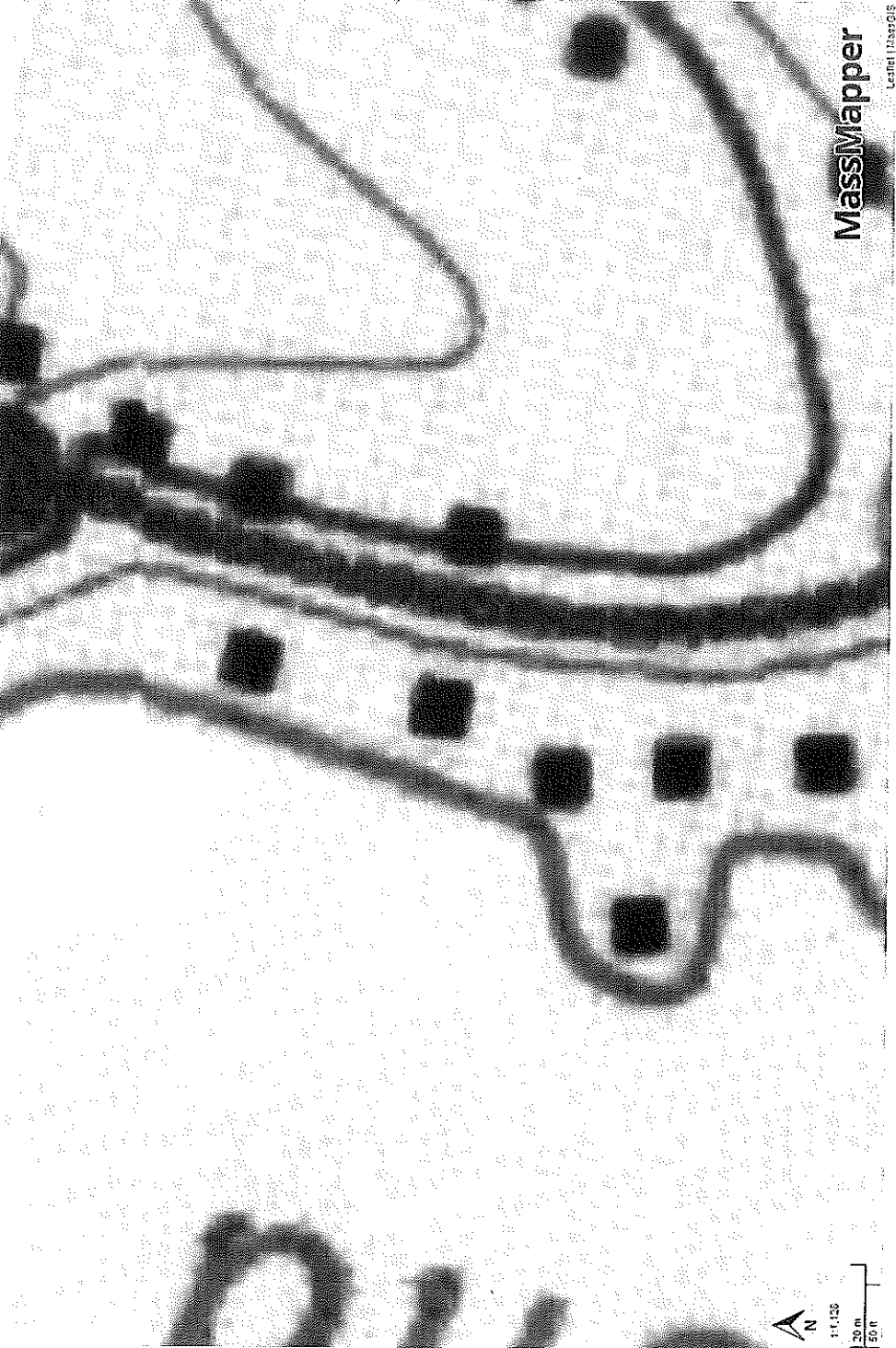
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

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.

63 BEACH AVE

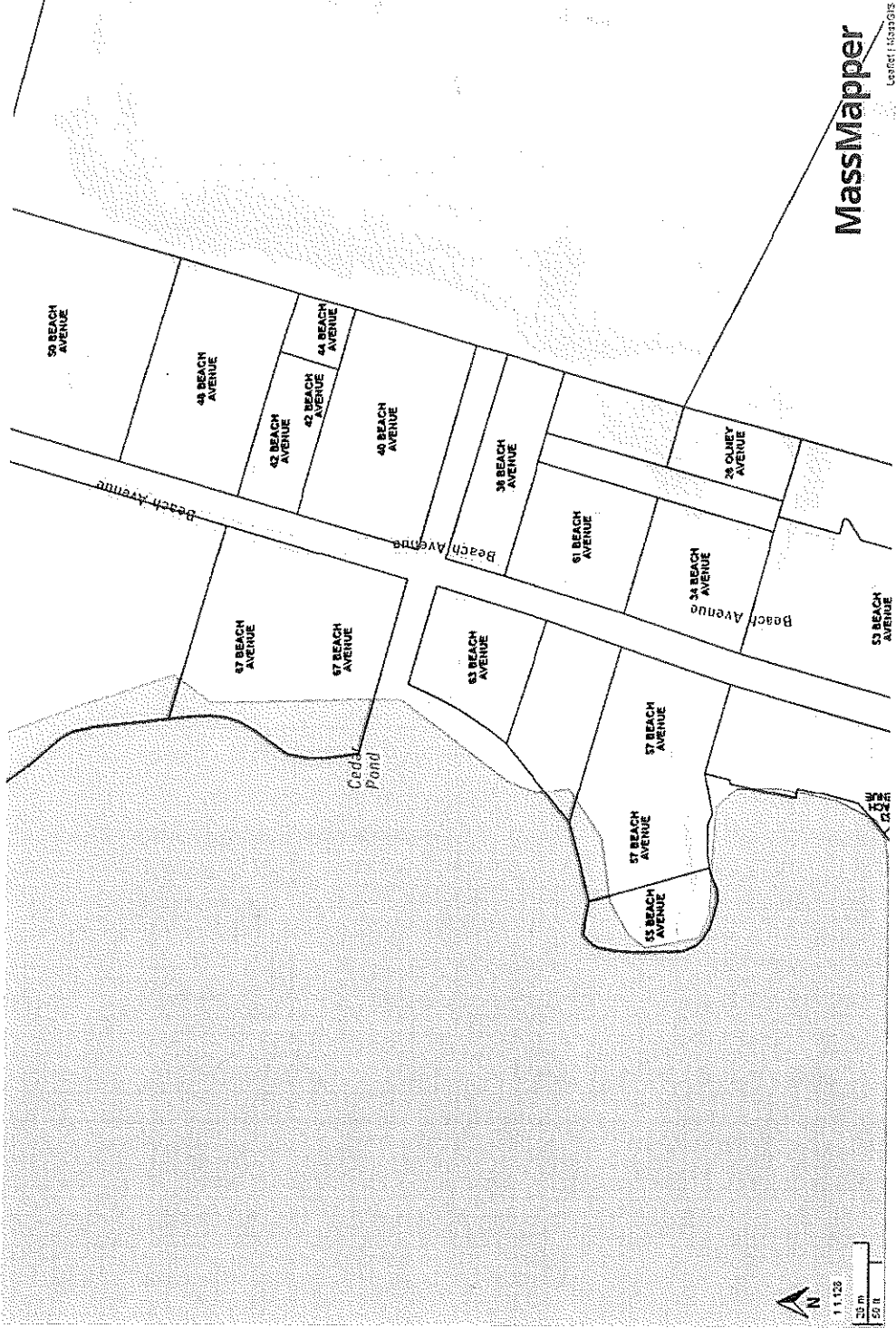


USGS Topographic Maps
Property Tax Parcels

MassMapper

Leaflet | Mapbox

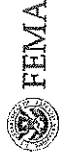
63 BEACH AVE



- 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°5'30"W 42°7'34"N



Legend

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

Without Base Flood Elevation (BFE) Zone X, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes, Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMFRs

Area of Undetermined Flood Hazard Zone D

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

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

Digital Data Available

No Digital Data Available

Unmapped

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Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number : 119174
Document Type : DEED
Recorded Date : August 25, 2021
Recorded Time : 11:10:37 AM

Recorded Book and Page : 65909 / 250
Number of Pages(including cover sheet) : 4
Receipt Number : 1371960
Recording Fee (including excise) : \$2,115.80

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/25/2021 11:10 AM
Ctrl# 227753 00460 Doc# 00119174
Fee: \$1,960.80 Cons: \$430,000.00

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

QUITCLAIM DEED

We, **David A. Cane and Aleta Feinsod Cane**, Trustees of the **Cane Family Nominee Trust**, a Trust under Declaration dated March 16, 2012 recorded with the Middlesex South District Registry of Deeds in Book 58698, Page 1, of Cambridge, Massachusetts,

In consideration of Four Hundred Thirty Thousand (\$430,000.00) Dollars

Grant to **Sean Doyle and Johnna Doyle**, Husband and Wife, as Tenants by the Entirety, of 63 Beach Avenue, Sturbridge, Massachusetts 01566,

With Quitclaim Covenants

The land with the buildings thereon located in Sturbridge, Worcester County, Massachusetts, situated off the Brookfield Road and on Cedar Pond, being the tract lying between Beach Avenue and said Pond in front of Lot 10, as numbered and shown in Plan made for Edgar E. Benson in January 1928 by R. G. Plympton, Engineer, filed with Worcester District Registry of Deeds in Plan Book 53, Plan 31, such tract being generally bounded and described as follows:

- BEGINNING at an iron pin in the ground marking an angle of said Beach Avenue and North First Street, both so-called on said plan;
- THENCE N. 61° 35' W. about 80.5 feet, more or less, to an iron pin at or near the high water mark of said Pond;
- THENCE generally southwesterly following high water mark of said Pond about 50 feet, more or less, to an iron pin at land now or formerly of Armand Blanchard;
- THENCE S. 61° 35' E. about 102 feet, more or less, to an iron pin in the ground at the westerly line of said Beach Avenue;
- THENCE N. 28° 35' E. about 50 feet, mor or less, to the iron pin and point of beginning.
- TOGETHER with the right to grantees, their heirs and assigns, of using the Streets and Avenues shown on said plan to and from the main highway leading to Brookfield and to and from Cedar Pond, all in common with others; and expressly subject to the use of said Streets and Avenues by others, the rights that any person may have of crossing any portion of the tracts conveyed in the usual roads or paths and also expressly subject to all flowage rights of anyone in said Lake.


Return To: William E. O'Neil, Jr., Esq.
Philbin & O'Neil, LLC
43 High Street
Clinton, MA 01510

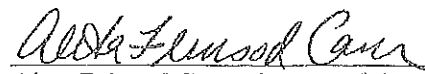
BEING the same premises conveyed to the Grantors by deed of Dianne C. Aho f/k/a Dianne C. Kelly dated October 23, 2014 and recorded with the Worcester District Registry of Deeds in Book 52985, Page 256.

TOGETHER with an Easement granting a Well Easement to the Grantees, their Heirs, Successors and/or Assigns for the benefit of the premises described hereinabove as set forth in an Easement Deed from Judith A. Mondor, Trustee of the Frey Sturbridge Trust dated July 29, 2021 and recorded with the Worcester District Registry of Deeds in Book 65732, Page 21.

We, David A. Cane and Aleta Feinsod Cane, Trustees of the Cane Family Nominee Trust, do hereby voluntarily release all of our rights of Homestead, if any, as set forth in M.G.L. Chapter 188, and we state on oath that there are no persons entitled to rights of homestead in the property.

Witness our hands and seals this 23 day of August, 2021.


David A. Cane, Trustee of the
Cane Family Nominee Trust


Aleta Feinsod Cane, Trustee of the
Cane Family Nominee Trust

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 23 day of August, 2021, before me, the undersigned notary public, personally appeared **David A. Cane and Aleta Feinsod Cane, Trustees of the Cane Family Nominee Trust**, proved to me through satisfactory evidence of identification, which were Massachusetts Driver's Licenses, to be the persons whose names are signed on the preceding document, and acknowledged in my presence, that they signed it as 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 their knowledge and belief.



LUIS NINO-GIANCI
Notary Public
Commonwealth of Massachusetts
My Commission Expires Mar. 06/2026

Luis Nino
Notary Public:
My Commission Expires: 06/2026

ATTEST: WORC Kathryn A. Toomey, Register

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number : 106704
Document Type : ED
Recorded Date : July 30, 2021
Recorded Time : 11:36:53 AM

Recorded Book and Page : 65732 / 21
Number of Pages(including cover sheet) : 5
Receipt Number : 1364565
Recording Fee (including excise) : \$120.96

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/30/2021 11:36 AM
Ctrl# 226618 18701 Doc# 00106704
Fee: \$15.96 Cons: \$3,500.00

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

EASEMENT DEED

I, **Judith A. Mondor, Trustee of the Frey Sturbridge Trust**, an unrecorded Trust under Declaration dated May 13, 2016, of Charlton, Worcester County, Massachusetts, with a Trustee's Certificate recorded with the Worcester District Registry of Deeds herewith.

in consideration of
THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$3,500.00)

Grant to **David A. Cane and Aleta Feinsod Cane, Trustees of the Cane Family Nominee Trust**, a Trust under Declaration dated March 16, 2012 and recorded with the Middlesex South District Registry of Deeds in Book 58698, Page 1, of 32 Kinnard Street, Cambridge, Suffolk County, Massachusetts 01583,

WITH QUITCLAIM COVENANTS

A Perpetual and Exclusive Easement for the purposes set forth herein, over the entire area shown as "Well Easement" as shown on a plan of land entitled, "Well Easement Plan" Frey Sturbridge Trust, located at: 61 Beach Avenue, Sturbridge, MA, Massachusetts; scale 1 inch=20ft: dated 5/27/21, and prepared by Leonard S. Jalbert, PE #23300, Jalbert Engineering, Inc. Civil Engineers & Surveyors, 54 Main Street, Sturbridge, Massachusetts 01566-1244, attached hereto as Exhibit "A", and more particularly described as follows:

Said Well Easement, which is the Perpetual and Exclusive Easement referred to herein, contains an area of 740 square feet of land, more or less.

A Perpetual and Exclusive Easement is hereby granted over, through, across and under the area shown as "Well Easement" containing 740 square feet of land, for the purposes of constructing, installing, maintaining, operating, replacing, repairing, removing, using and drawing water from an underground well more particularly referred to in the "Well Easement" Area as "existing well for #63 Beach Avenue" to draw water from the well located in the "Well Easement" as shown on said plan and to use all of the remaining area of approximately 740 square feet to construct, install, maintain, operate, replace, repair and remove said underground well used by the Grantees to benefit the Grantees' premises.

All such rights and obligations of the Grantees, their heirs, successors and/or assigns, shall be undertaken at the sole cost and expense of the Grantees, their heirs, successors and/or assigns.

Said Well Easement is being granted to the Grantees for the benefit of the Grantees' premises located at 63 Beach Avenue, Sturbridge, Massachusetts, and more particularly described in a Deed of the Grantees' premises dated October 23, 2014 and recorded with the Worcester District Registry of Deeds in Book 52985, Page 256.

PROPERTY LOCATION: 61 Beach Avenue, Sturbridge, Massachusetts

The Grantors reserve for themselves, their heirs, successors and/or assigns the right to enter upon the "Well Easement" to use it as part of the Grantors' yard and landscaped area for the Grantors' residential premises. Such maintenance and use by the Grantors of said "Well Easement" Area as a yard and landscaped area shall be subject to the rights of the Grantees herein and said Grantees' rights shall not be obstructed, blocked, cut off, terminated and/or hindered by any buildings, permanent structures, fences, shrubbery or trees. The Grantors shall not obstruct said "Well Easement" Area by installing any buildings, structures, fences, shrubbery or trees nor shall the Grantors obstruct, block, cut off, terminate or hinder the Grantees' use of the underground well located in the "Well Easement" Area as delineated on said plan which is used by the Grantees as their primary water source to their residential dwelling located on the Grantees' property at 63 Beach Avenue, Sturbridge, Massachusetts.

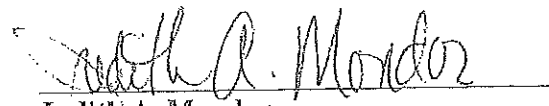
Any action, activity or work performed in the "Well Easement" Area by the Grantees which disturbs the yard and landscaping of the Grantors in said "Well Easement" Area shall be returned to its original condition existing immediately prior to any action, activity or work being performed in said "Well Easement" Area. The Grantees shall not be responsible to return any buildings, structures, fences, shrubbery or trees installed by the Grantors which violate the Grantors' obligations under the terms of this Easement Deed.

The Grantees shall not construct, install, place or maintain any buildings, structures, fences, shrubbery or trees on or in the "Well Easement" Area other than the well head and underground well shaft, submersible pump, piping and/or any other underground equipment to provide a water supply to the Grantees' premises.

The perpetual and exclusive easement and the rights and obligations of the parties set forth herein shall run with the land of the Grantor and Grantees, and shall establish rights and obligations for the heirs, successors and/or assigns of the Grantor and Grantees.

The Grantors' property located at 61 Beach Avenue, Sturbridge, Massachusetts, and more particularly referred to in the Deed of the Grantors recorded with the Worcester District Registry of Deeds in Book 55348, Page 102 is subject to all rights and obligations referred to in this Easement Deed.

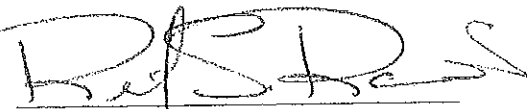
Executed as a sealed instrument this 29th day of July, 2021.


Judith A. Mondor,
Trustee of the Frey Sturbridge Trust

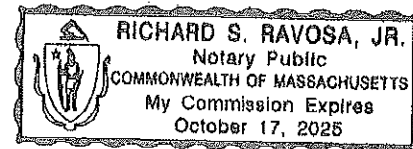
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 29th day of July, 2021, before me, the undersigned notary public, personally appeared **Judith A. Mondor, Trustee of the Frey Sturbridge Trust**, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed the preceding document, in my presence, 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.



Notary Public:
My Commission Expires:



THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET
REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFIC-
ATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON FIELD
SURVEYS AND THE LATEST DEEDS AND PLANS OF RECORD AND
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.



Leonard S. Jalbert

LEONARD S. JALBERT , PE #23300 DATE:

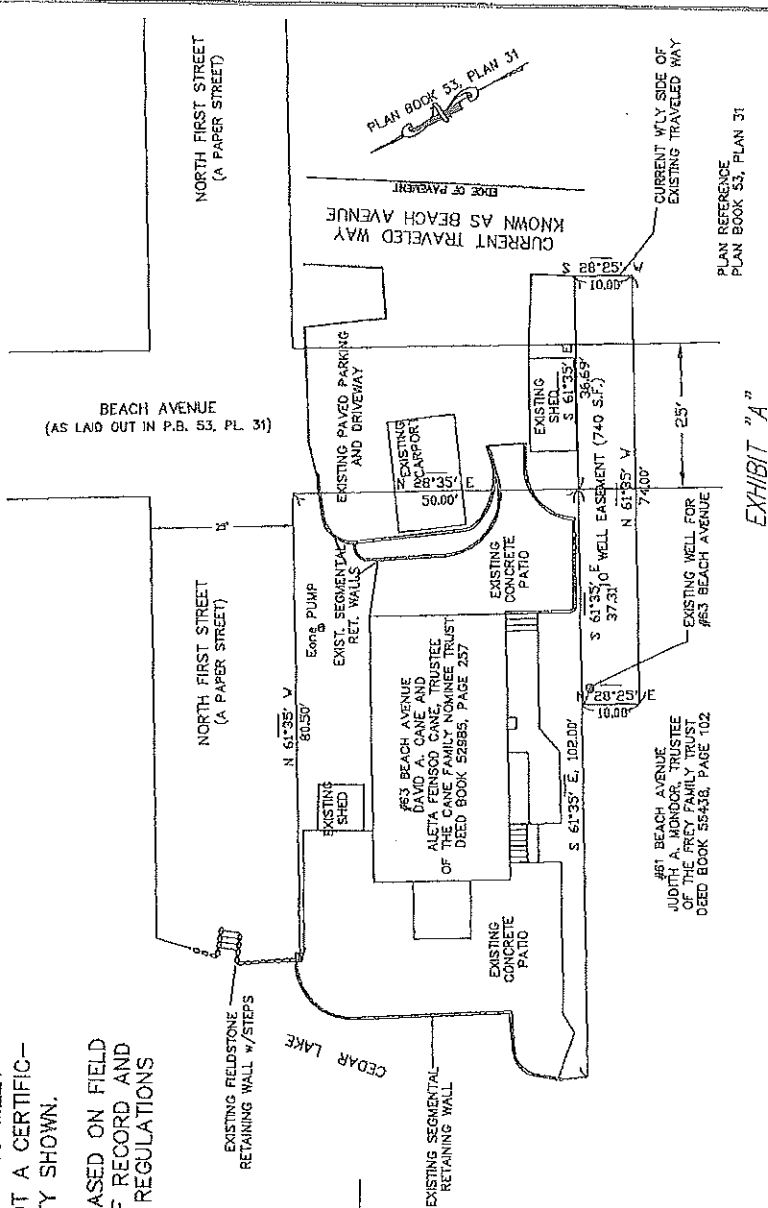


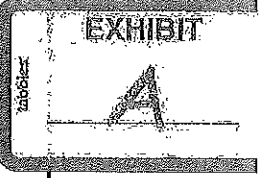
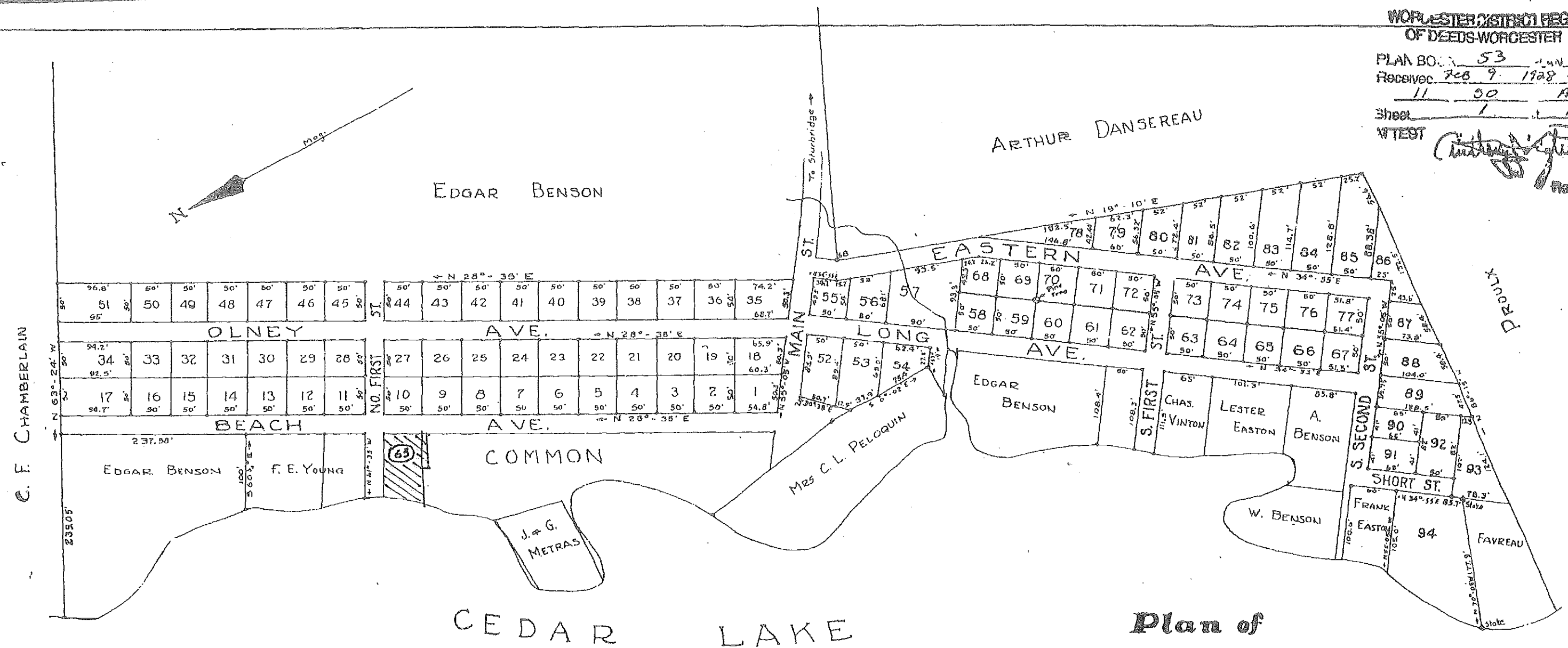


EXHIBIT "A"

		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	
WELL EASEMENT PLAN FREY STURBRIDGE TRUST LOCATED AT: 61 BEACH AVENUE, STURBRIDGE, MA		PLAN DATE: 5/27/21 DWG NUMBER 21061	
1 inch = 20 ft.			
			

PLAN BOOK 53 PAGE 31
Received Feb 9 1928
Sheet 1 of 1
WITNESSES
Anthony J. [Signature]
Register



• Indicates Iron Pin
Avenues and Streets 25' Wide

**Plan of
BENVILLE PARK**
Sturbridge, Mass.
Property of
EDGAR E. BENSON
Scale - 1 in = 100 ft. Jan. 1928



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:

63 BEACH AVE

a. Street Address

STURBRIDGE

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

LEONARD S.

a. First Name

JALBERT

b. Last Name

c. Organization

54 MAIN STREET

d. Mailing Address

STURBRIDGE

e. City/Town

MA

f. State

01566

g. Zip Code

508-347-5136

h. Phone Number

508-347-7962

i. Fax Number

LSJALBERT@JALBERTENGINEERING.COM

j. Email Address

3. Property Owner (if different):

SEAN & JOHNNA

a. First Name

DOYLE

b. Last Name

HOME OWNERS

c. Organization

63 BEACH AVE

d. Mailing Address

STURBRIDGE

e. City/Town

MA

f. State

01566

g. Zip Code

978-870-2690

h. Phone Number

i. Fax Number

DOYLEJOHNNA@GMAIL.COM

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.

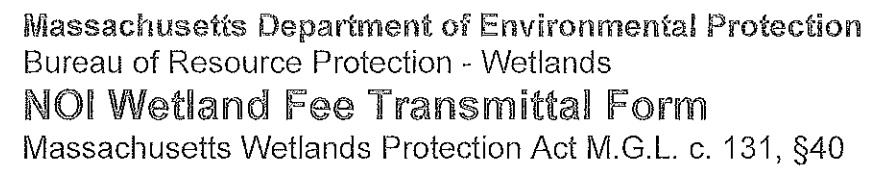
Step 2/Number of Activities: Identify the number of each type of activity.

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.



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

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

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

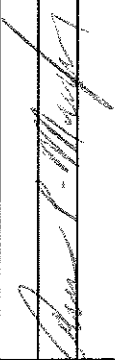
Application Type	Qty	Town Filing Fee	TOTAL
Notice of Intent (NOI):			
Residential – Single Family:			
Accessory (Deck, Shed, Pool Septic)	_____	\$150	_____
Shoreline Work	_____	\$150	_____
New Construction	<u>1</u>	\$300	<u>300.00</u>
Residential – Other:			
Subdivision/Multi-Unit	_____	\$750	_____
Commercial/Industrial:			
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	_____
Subdivision or Multi-Unit	_____	\$150	_____
Commercial or Industrial:	_____	\$150	_____
If Order of Conditions has Expired	_____	Add an additional \$150	_____
OOE Extension Request	_____	\$50	_____
Emergency Certification	_____	\$50	_____
(NOI may be required to be filed following issuance of Emergency Cert)			

Local Bylaw Fee (includes Town Filing Fee)	\$ <u>300.00</u>
State Filing Fee (from DEP Wetland Transmittal Form)	\$ <u>237.50</u>
<u>Total Payable to "Town of STURBRIDGE"</u>	\$ <u>562.50</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.

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
135-02152-057	COSENTINO TINA	2 HICKORY DRIVE	MEDFIELD	MA	02052	57 BEACH AVENUE
135-02152-040	FERGUSON DANIELLE	40 BEACH AVENUE	STURBRIDGE	MA	01566	40 BEACH AVENUE
455-02153-103	GAUDET MARC J	103 NEW BOSTON ROAD	STURBRIDGE	MA	01566	103 NEW BOSTON ROAD
135-02151-055	JACKSON VERNON L & VIVIAN A (LT)	PO BOX 133	STURBRIDGE	MA	01566	55 BEACH AVENUE
135-02152-061	MONDOR JUDITH A TR	61 SOUTHOLD ROAD	WORCESTER	MA	01607	61 BEACH AVENUE
135-02152-067	NEERGHEEN JANE L S	67 BEACH AVENUE	STURBRIDGE	MA	01566	67 BEACH AVENUE
135-02152-053	NEIDHARDT ALEXANDER	53 BEACH AVENUE	STURBRIDGE	MA	01566	53 BEACH AVENUE
135-02152-034	POLLER MICHAEL S	34 BEACH AVENUE	STURBRIDGE	MA	01566	34 BEACH AVENUE
495-02152-028	POLLER MICHAEL S	34 BEACH AVENUE	STURBRIDGE	MA	01566	28 OLNEY AVENUE
135-02152-073	RENAUD KYLE W	73 BEACH AVENUE	STURBRIDGE	MA	01566	73 BEACH AVENUE
135-02152-048	RENAUD MARK A	PO BOX 57	STURBRIDGE	MA	01566	48 BEACH AVENUE
135-02152-038	SAPUNKA CHARLES J	38 BEACH AVENUE	STURBRIDGE	MA	01566	38 BEACH AVENUE
135-02152-042	FORCIER JEFFREY K & DEBRA A	15 DARNELL ROAD	WORCESTER	MA	01606	42 BEACH AVENUE
135-02125-044	FORCIER JEFFREY K & DEBRA A	15 DARNELL ROAD	WORCESTER	MA	01606	44 BEACH AVENUE
	BOARD OF ASSESSORS					
Above persons listed are record owners as they appear on the most recent applicable tax list.						
Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11						
Abutters List -	Conservation Commission - 200'					
RE: 63 BEACH AVENUE						
Certified Copy						
Assessor:						
Date:	4-30-2022					



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation & Zoning Board of Appeals

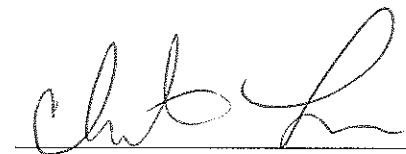
Please verify outstanding tax/fee status for the following property owner:

Property Owner: Sean Doyle & Johnna Doyle

Property Location: 63 Beach Avenue

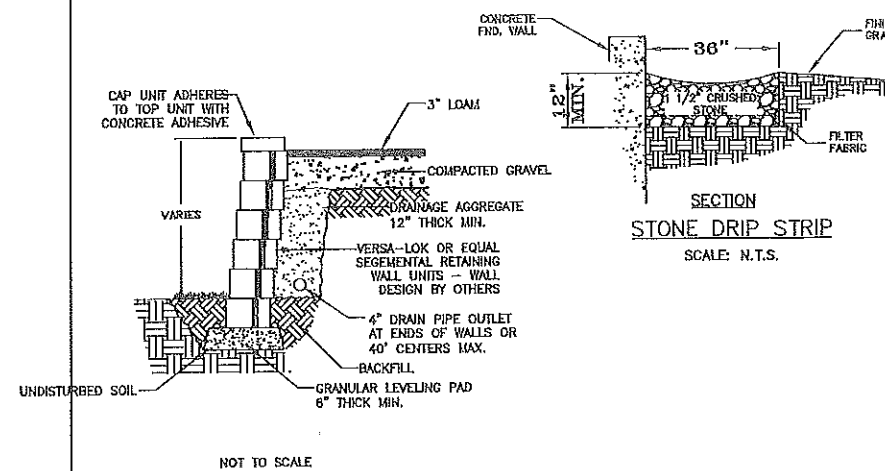
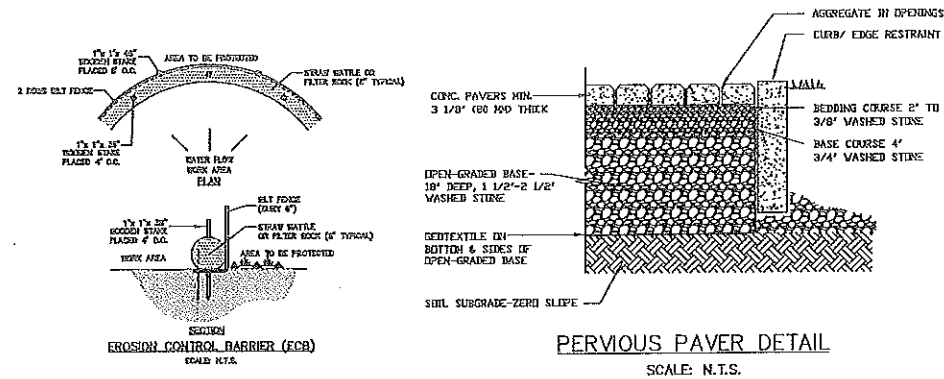
☒ The license/permit may be released.

☐ The license/permit may not be released.



Finance Director

9/30/22
Date



STURBRIDGE ZONING: SUBURBAN RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 1 1/2 ACRE	AREA: 0.10 ACRES	AREA: 0.10 ACRES
FRONTAGE: 125'	FRONTAGE: 50'	FRONTAGE: 50'
FRONT YARD: 30'	FRONT YARD: 21.4'	FRONT YARD: 14.2'
SIDE YARD: 15'	SIDE YARD: 3.5/9.5	SIDE YARD: 13.0/11.5'
REAR YARD: 15'	REAR YARD: 13.5'	REAR YARD: 13.5'
%COVERAGE: 15	%COVERAGE: 31.91	%COVERAGE: 31.73

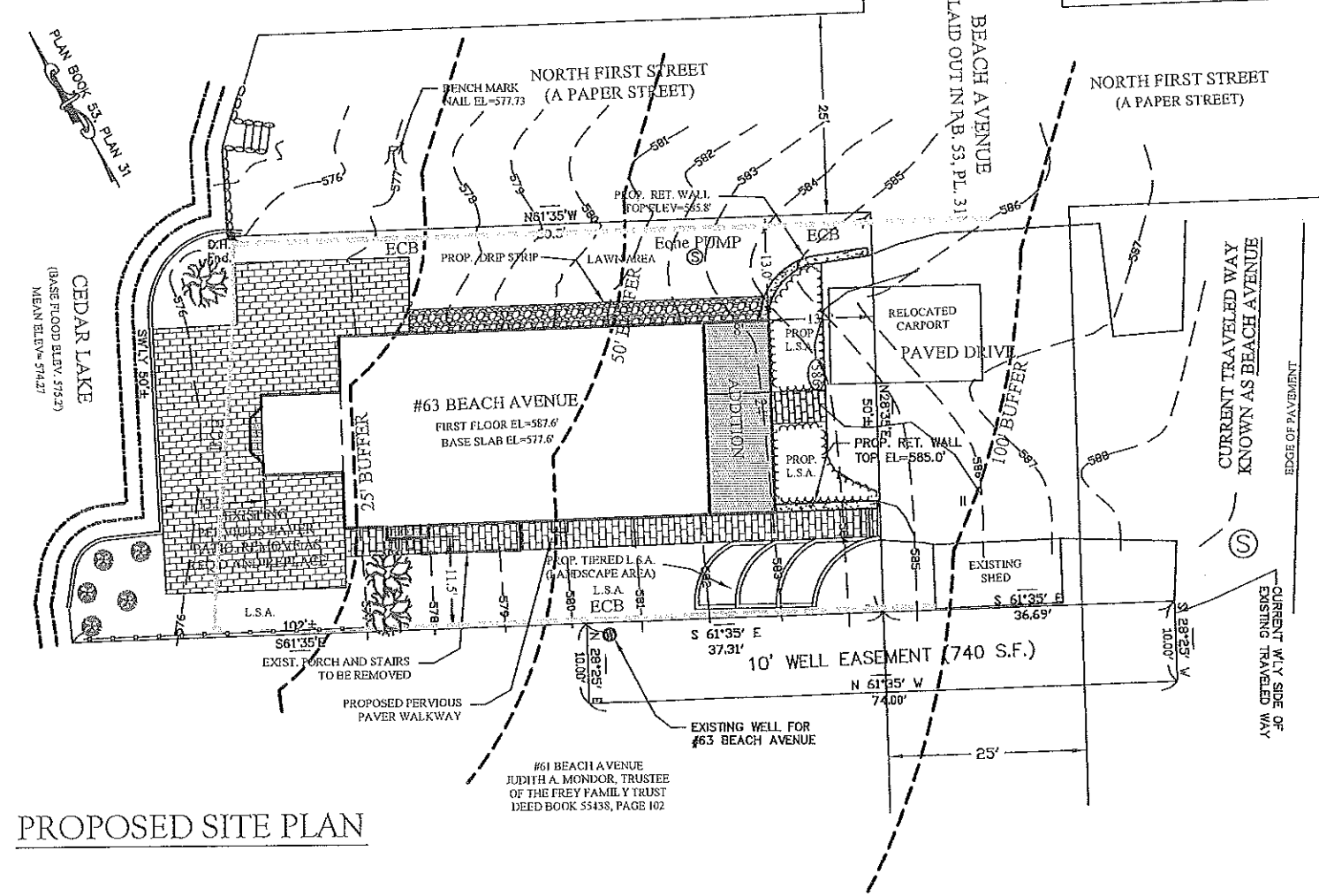
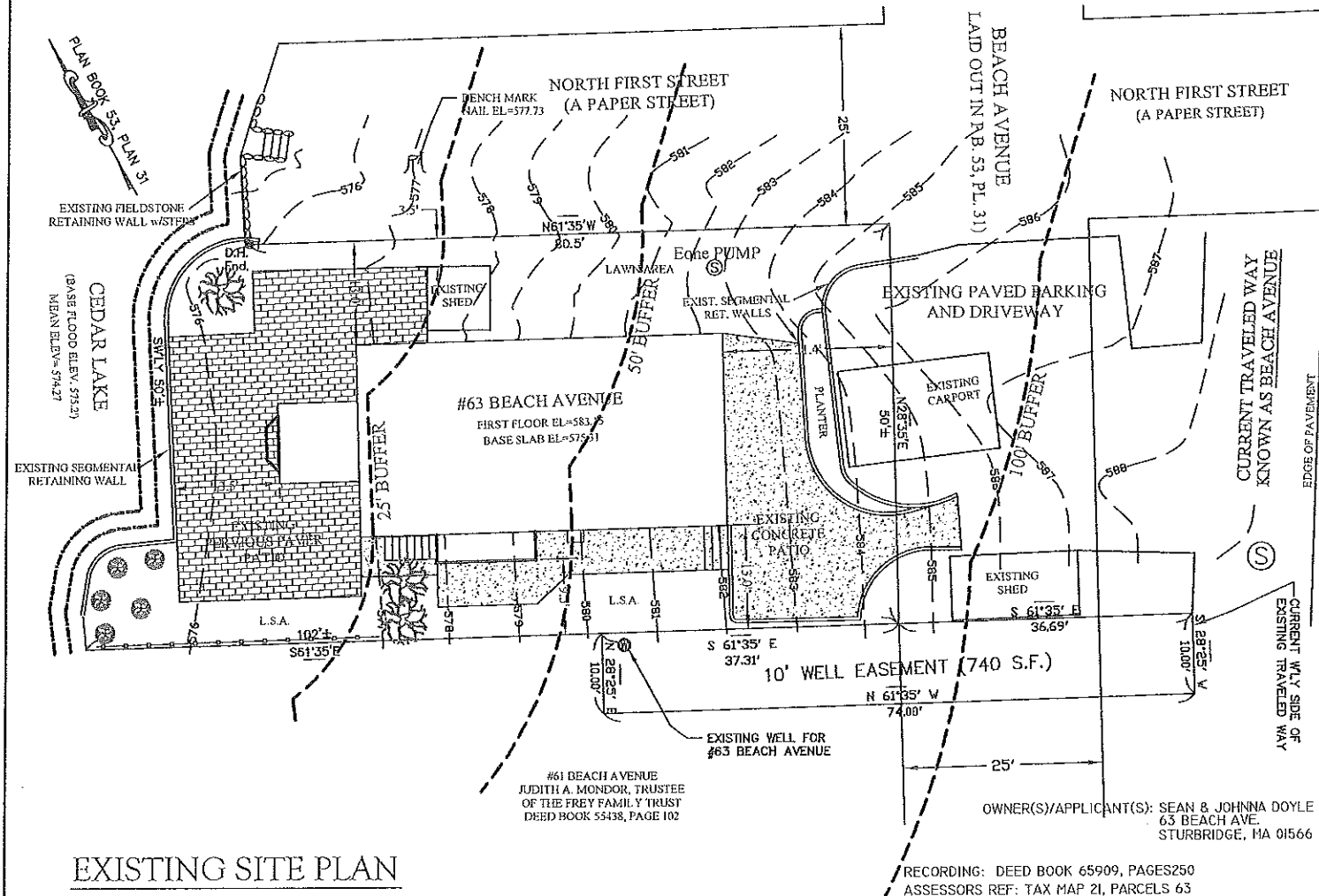
LOT IS SERVICED BY TOWN SEWER AND PRIVATE WELL

EXISTING LOT COVERAGE COMPUTATIONS	
EXISTING HOUSE & PORCH	1246 S.F.
EXISTING CARPORT	78 S.F.
EXISTING SHED	64 S.F.
TOTAL	1388 S.F.

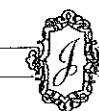
1,328 X 100 = 32.09%
4,356

PROPOSED LOT COVERAGE	
EXISTING HOUSE	1104 S.F.
ADDITION	192 S.F.
OVERHANGS	8 S.F.
RELOCATED CARPORT	70 S.F.
TOTAL	1374 S.F.

1,374 X 100 = 31.54%
4,356



ORIGINAL		REVISIONS			
DATE	BY	REV.	DATE	DESCRIPTION	MADE
DATE 10/11/22	BY	REV.	DATE	DESCRIPTION	MADE
DRAFTED BY:	AMT				
CHECKED:	LSJ				
SUPERVISOR	LSJ				
REVIEWED	MLJ				
REVIEWED					
REVIEWED					

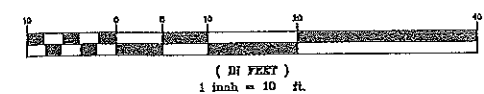


JALBERT ENGINEERING, INC.

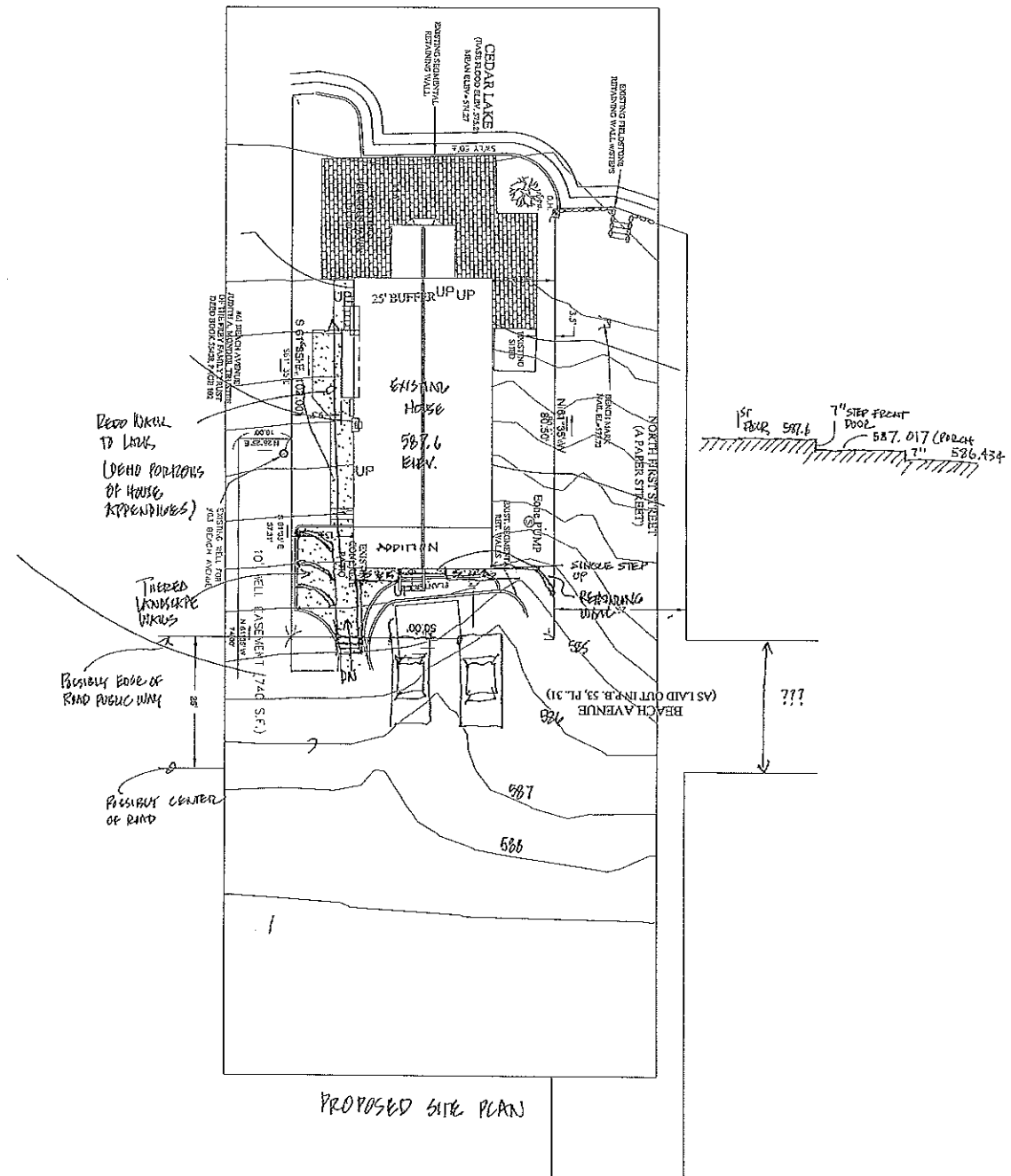
CIVIL ENGINEERS & SURVEYORS

54 Main Street
Sturbridge, Massachusetts 01566-1244
Telephone: (508) 347-5135 • Toll Free: 1-800-339-5136
Fax: (508) 347-7962

SITE PLAN FOR:
SEAN AND JOHNNA DOYLE
63 BEACH AVENUE, STURBRIDGE, MA
GRAPHIC SCALE



PLAN DATE:
10/11/22
DWG NUMBER
22035



AI Proj. # 22-05

PROPOSED NEW CONSTRUCTION FOR:
DOYLE RESIDENCE
63 BEACH AVENUE
STURBRIDGE, MASSACHUSETTS

22-82-7
Rt Hand

CONVENS STREET PAPER, N.Y. 10013
415-242-2315 FAX 415-344-2315
e-mail: adn@convenspaper.com
http://www.cpm

BUILDING SECTIONS

Class No.
22-05
Date Recd
PNH

OWNERSHIP OF DOCUMENTS NOTICE

