

NOTICE OF INTENT

PREPARED FOR:

ROBERT M. & LISA A. MUSCARO

FOR PROPERTY LOCATED ON:

72 & 72A PARADISE LANE

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING, INC.

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

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USGS QUADRANGLE

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PROPOSED SITE PLAN 21098

HOUSE PLANS

Thomas Chamberland Tree Report

NARRATIVE

THE APPLICANT IS PROPOSING TO RAZE THE EXISTING HOUSE LOCATED AT 72 PARADISE LANE ON BIG ALUM AND BUILD A NEW HOME ON THE SITE. THE PARCEL SHOWN IS IN PLAN BOOK 58, PLAN 34 AT THE WORCESTER REGISTRY OF DEEDS. DESCRIPTION OF THE PROPERTY IS FOUND IN DEED BOOK 38862, PAGE 64.

THE EXISTING HOUSE WAS BUILT IN 1940 WITH THREE BEDROOMS AND THE NEW HOUSE WILL ALSO HAVE THREE BEDROOMS. THE EXISTING PRIVATE WELL WILL BE USED AND THE SEWAGE DISPOSAL SYSTEM WILL BE CONNECTED TO THE EXISTING MUNICIPAL SYSTEM ON THE SITE. THE LOT DOES NOT LIE WITHIN A MAPPED AREA OF PRIORITY HABITAT OF RARE WILDLIFE. THE SHORE AREA WILL NOT BE DISTURBED.

THE PARCEL CONFORMED TO ZONING WHEN CREATED, HOWEVER A PUBLIC HEARING WILL BE HELD BY THE ZONING BOARD OF APPEALS FOR A SPECIAL PERMIT BECAUSE OF THE ROAD SETBACK AND COVERAGE AFTER APPROVAL OF THE STURBRIDGE CONSERVATION COMMISSION.

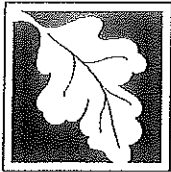
STORMTECH SC-310 CHAMBERS WILL BE INSTALLED TO PROVIDE DRAINAGE COLLECTION FOR THE SITE AND ROOF RUNOFF. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED. THE EROSION CONTROL BARRIER WILL BE INSTALLED PRIOR TO CONSTRUCTION AND WILL DEPICT THE LIMIT OF WORK AT THE SITE.

MR THOMAS A. CHAMBERLAND , CERTIFIED ARBORIST VISITED THE SITE ON OCTOBER 13, 2022 AND SUBMITTED A TREE REPORT AND A PLANTING PLAN FOR THE SITE. HIS REPORT IS ENCLOSED WITHIN OUR SUBMITTAL.

WE ARE REQUESTING A WAIVER WITHIN THE 50 FOOT BUFFER FOR CONSTRUCTION OF THE NEW RESIDENCE AS SHOWN ON PLAN 21098. THE CONSTRUCTION OF THE RESIDENCE WILL BE EQUAL TO THE EXISTING IMPERVIOUS AREA ON THE PRESENT SITE. DUE TO THE SITE CONSTRAINTS, THE HOME WILL BE 20 FEET FROM THE TRAVELED WAY. THIS WILL DECREASE THE IMPERVIOUS COVERAGE WITHIN THE 50 FOOT BUFFER.

THE RESTORATION OF THE AREA WITHIN PARCEL 72A WILL BE AROUND 1,300 SQ.FT WHICH WILL ENSURE A NATURAL BUFFER FOR THE RESOURCE AREA AND AN ADDITIONAL LAYER OF PROTECTION FOR THE LAKE. THE INSTALLATION OF THE STORMTECH CHAMBERS WILL DECREASE THE RUNOFF FROM THE SITE BECAUSE OF INFILTRATION.

Please refer to the Jalbert Engineering, Inc. Design plan Drawing No. 21098



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

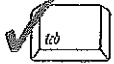
MassDEP File Number

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):

72 PARADISE LANE

a. Street Address

STURBRIDGE

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

42 52' 53.59" N

d. Latitude

71 50' 36.64." W

e. Longitude

9E

f. Assessors Map/Plat Number

72 & 72A

g. Parcel /Lot Number

2. Applicant:

ROBERT M. LISA A.

a. First Name

MUSCARO

b. Last Name

c. Organization

7 MONROE ROAD

d. Street Address

WELLESLEY

e. City/Town

MA

f. State

02481

g. Zip Code

617-797-0400

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.

a. First Name

JALBERT

b. Last Name

JALBERT ENGINEERING, INC.

c. Company

54 MAIN STREET

d. Street 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

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

500.00

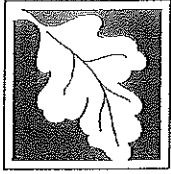
a. Total Fee Paid

237.50

b. State Fee Paid

262.50

c. City/Town Fee Paid



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City/Town

A. General Information (continued)

6. General Project Description:

RAZE EXISTING HOUSE AND REBUILD WITH SITE IMPROVEMENTS

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 checked="" type="checkbox"/> Other | |

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

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

WORCESTER

a. County

38862

c. Book

b. Certificate # (if registered land)

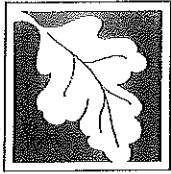
64

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.



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Bureau of Resource Protection - Wetlands

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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 type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced

f. ☐ Riverfront Area

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

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

_____ 0

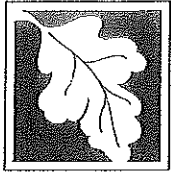
a. total square feet b. square feet within 100 ft. c. square feet between 100 ft. and 200 ft.

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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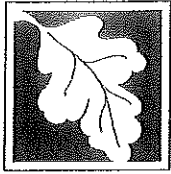
City/Town

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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. <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. a. square feet of BVW _____ b. square feet of Salt Marsh _____	
5. <input type="checkbox"/> 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.

- a. ☐ Yes ☒ No **If yes, include proof of mailing or hand delivery of NOI to:**

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

CURRENT GIS

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

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

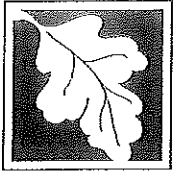
(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

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

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

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



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

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

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

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

- (d) ☐ Vegetation cover type map of site

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

- (f) OR Check One of the Following

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

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

North Shore - Hull to New Hampshire border:

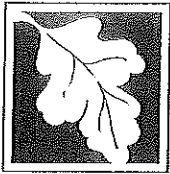
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☐ No

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



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

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.

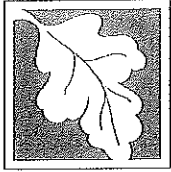
D. Additional Information

- ☐ 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)

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.

PROPOSED SITE PLAN FOR ROBERT M. & LISA A. MUSCARO

a. Plan Title

JALBERT ENGINEERING, INC.

LEONARD S. JALBERT

b. Prepared By

c. Signed and Stamped by

10/18/22

1"=10'

d. Final Revision Date

e. Scale

2/17/22

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:

32948

10/17/22

2. Municipal Check Number

3. Check date

32949

10/17/22

4. State Check Number

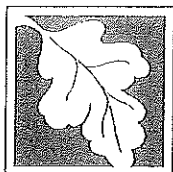
5. Check date

LEONARD S.

JALBERT

6. Payor name on check: First Name

7. Payor name on check: Last Name


Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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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.

1. Signature of Applicant

10/17/22

2. Date

3. Signature of Property Owner (if different)

10/17/22

4. Date

5. Signature of Representative (if any)

10/17/22

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

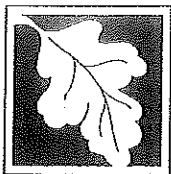
For MassDEP:

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

Other:

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

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
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:

72 PARADISE LANE

a. Street Address

STURBRIDGE

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

LEONARD

a. First Name

JALBERT

b. Last Name

JALBERT ENGINEERING, INC.

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):

ROBERT M. & LISA A.

a. First Name

MUSCARO

b. Last Name

c. Organization

7 MONROE ROAD

d. Mailing Address

WELLESLEY

e. City/Town

MA

f. State

02481-5443

g. Zip Code

617-797-0400

h. Phone Number

i. Fax Number

j. Email Address

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

B. Fees

Fee should be calculated using the following process & worksheet. ***Please see Instructions before filling out worksheet.***

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

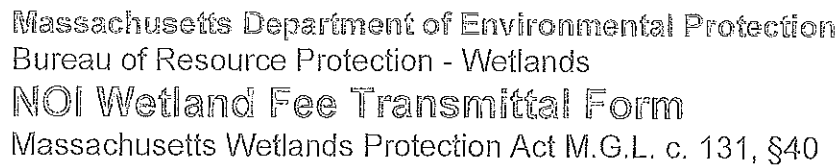
Step 2/Number of Activities: Identify the number of each type of activity.

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

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
CATEGORY 2A	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 filling Fee:	262.50
	c. 1/2 Total Fee plus \$12.50

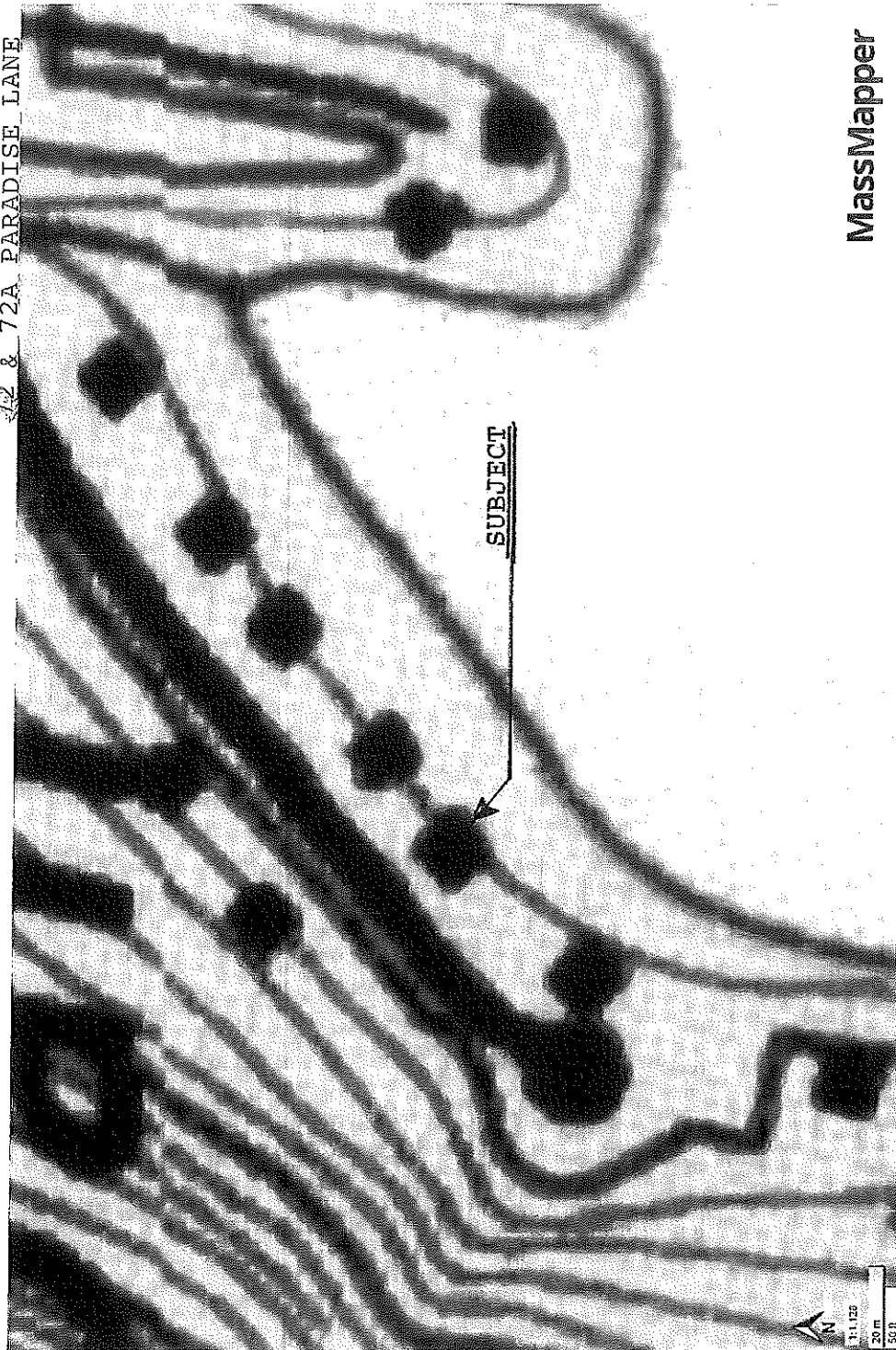
a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

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.

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.)

72 & 72A PARADISE LANE

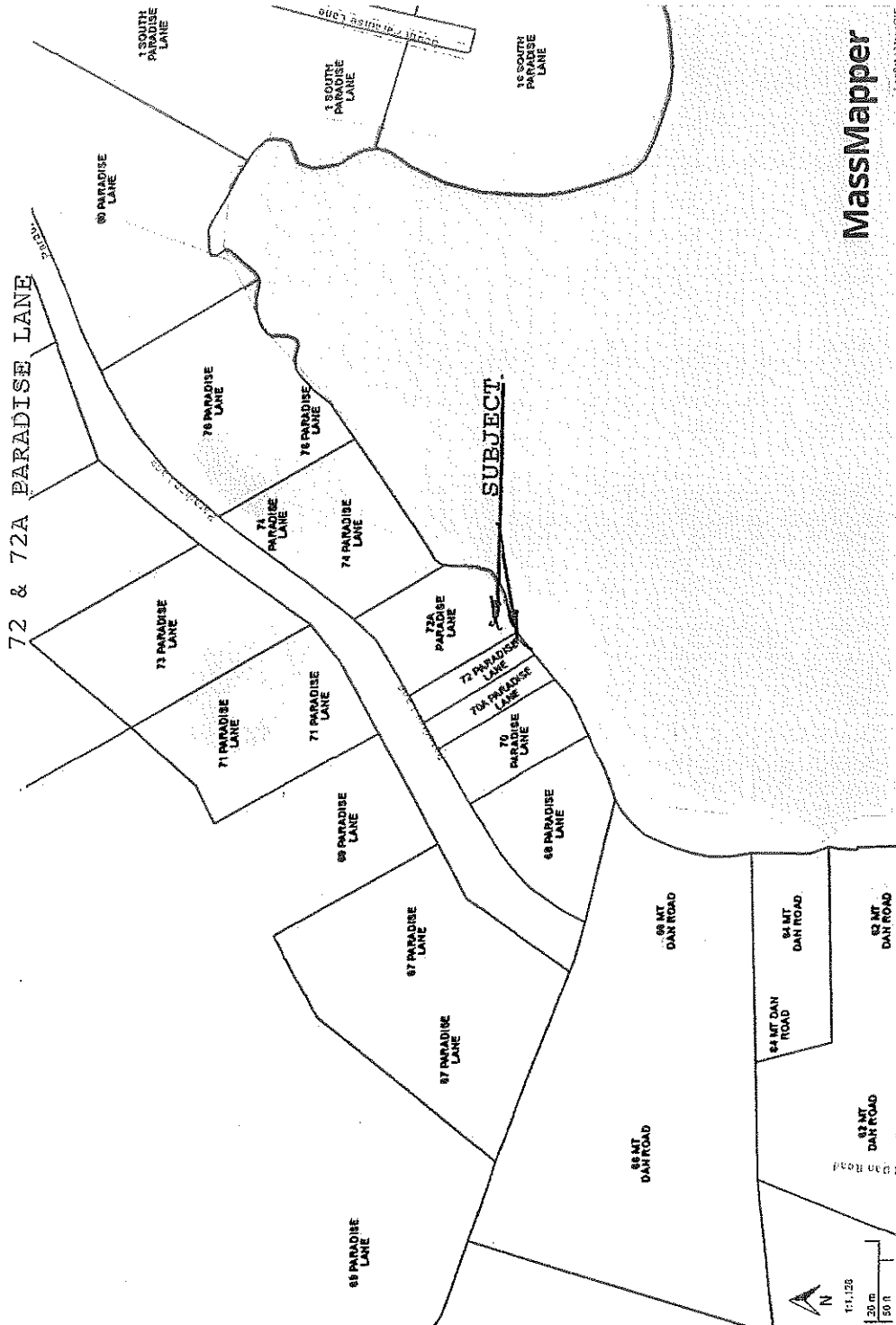
USGS Topographic Maps
Property Tax Parcels



MassMapper

Leaflet | Mapbox

- 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



MassMapper

Legend 1/13/2015



Bk: 38862 Pg: 64 Doc: DEED
 Page: 1 of 4 04/28/2006 03:35 PM

7 Monroe Rd
 Wellesley 02481

QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 04/28/2006 03:35 PM
 Ctr# 050812 17178 Doc# 00081369
 Fee: \$2,325.60 Cons: \$510,000.00

KNOW ALL MEN BY THESE PRESENTS

that WE, PAUL E. ABRAHAMSON and BEATRICE A. ABRAHAMSON, husband and wife, of Wilbraham, Hampden County, Massachusetts

for consideration of FIVE HUNDRED TEN THOUSAND and NO/100 (\$510,000.00) DOLLARS paid,

GRANT to

ROBERT M. MUSCARO & husband and wife
 LISA A. MUSCARO, /of 48 Grove Road, Ashland, Middlesex County, Massachusetts, as tenants by the entirety

with QUITCLAIM COVENANTS

the real estate located in Sturbridge, Worcester County, Massachusetts, as described in EXHIBIT A attached hereto.

EXECUTED AS A SEALED INSTRUMENT this 26th day of April, 2006.

Signed in the presence of:

) Paul E. Abrahamson
) Paul E. Abrahamson
) Beatrice A. Abrahamson
) Beatrice A. Abrahamson

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

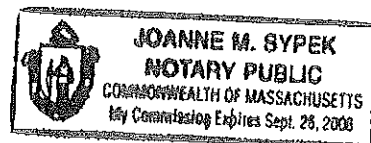
On this 26th day of April, 2006, before me, the undersigned notary public, personally appeared Paul E. Abrahamson, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

MAIL: Robert Muscaro

72 Paradise Ln

Sturbridge, MA 01566

Joanne M. Sypek
 Official Signature and seal of notary
 Joanne M. Sypek, Notary Public
 My commission expires: Sept. 26, 2008



72 Paradise Lane, Sturbridge, MA

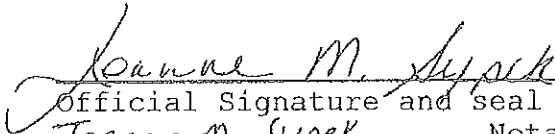
(4)

JP

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 26th day of April, 2006, before me, the undersigned notary public, personally appeared **Beatrice A. Abrahamson**, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Official Signature and seal of notary
Joanne M. Sypek, Notary Public
My commission expires: Sept. 26, 2008

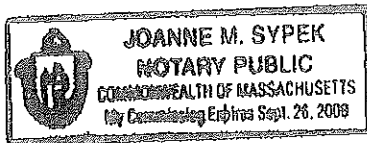


EXHIBIT A

PARCEL 1

The land in Sturbridge, Worcester County, Massachusetts, in that part of Sturbridge called Glendale by the Lake, and being Lot #41 (forty-one) together with the buildings thereon as shown on a plan of lots entitled "Revised Plan of Glendale by the Lake, Sturbridge, Massachusetts, by Steele Bros., April-- , 1929," recorded with the Worcester District Deeds, Plan Book 58, Plan 34, which said lot is bounded and described as follows:

BEGINNING at a point on the southerly line of Paradise Lane as shown on said plan and at the northwesterly corner of Lot #40 (forty) as shown on said plan;

THENCE southerly by the westerly line of said Lot #40 (forty) eighty (80) feet, more or less, to Big Alum Pond;

THENCE westerly by said pond to the southeasterly corner of Lot #42 (forty-two) as shown on said plan;

THENCE northerly by the easterly line of said Lot #42 (forty-two) one hundred seven (107) feet, more or less, to the southerly line of said Paradise Lane;

THENCE easterly by the southerly line of said Paradise Lane sixty-five (65) feet, more or less, to a point;

THENCE on an angle still by the southerly line of said Paradise Lane, ten (10) feet to the place of beginning.

Said premises are conveyed subject to any and all rights and reservations set forth or included by reference in a deed given by James Leyden to Julius Ewig, Trustee dated April 8, 1929, and recorded with the Worcester District Deeds, Book 2492, Page 355, if the same now exists and affect the premises herein conveyed. Said rights and reservations are the same as referred to in the deed from Charles L. Ayer to Fiskdale Mills dated December 4, 1890 and recorded with the Worcester District Deeds, Book 1343, Page 9 and also referred to in the deed from Edward P. Ayer to Fiskdale Mills dated October 15, 1890 and recorded with the Worcester District Deeds, Book 1343, Page 10, and are therein described as follows:

"The right and privilege of keeping up and maintaining at all times and seasons of the year the water on Big Alum Pond situated in said Sturbridge and thereby flooding and flowing the land and

all the land owned by said Ayer bordering upon said Pond so far as the same can be flooded by a dam maintained at the southerly outlet of said Pond of the height of that now constructed and to the height fixed by a bolt in the north face of the wall in a stone west of flume, being the upper one of two bolts in said stone and the right also of drawing down and using the water of said Pond for power to the extent that the same can be drawn from the Pond aforesaid through the gates in said flume in said dam as now placed and heretofore used."

PARCEL 2

The land in that part of Sturbridge, Worcester County, Massachusetts called Glendale by the Lake and being the easterly one-half of Lot #42 (forty-two) as shown on a plan of lots entitled "Revised Plan of Glendale by the Lake, Sturbridge, Massachusetts, by Steele Bros., April, 1929," recorded with Worcester District Registry of Deeds in Plan Book 58, Plan 34, which said easterly half of said lot is bounded and described as follows:

BEGINNING at a point on the southerly line of Paradise Lane as shown on said plan and at the northwesterly corner of Lot #41 (forty-one) as shown on said plan; and

THENCE running westerly by the southerly line of Paradise Lane, twenty-five (25) feet;

THENCE turning a right angle and running southerly in a line parallel to and twenty-five (25) feet westerly from the westerly line of said Lot #41 (forty-one) a distance of one hundred eleven (111) feet more or less to Big Alum Pond;

THENCE running easterly by said pond to the southwesterly corner of said Lot #41 (forty-one) as shown on said plan;

THENCE northerly by the westerly line of Lot #41 (forty-one) one hundred seven (107) feet, more or less, to the southerly line of said Paradise Lane to the point of beginning.

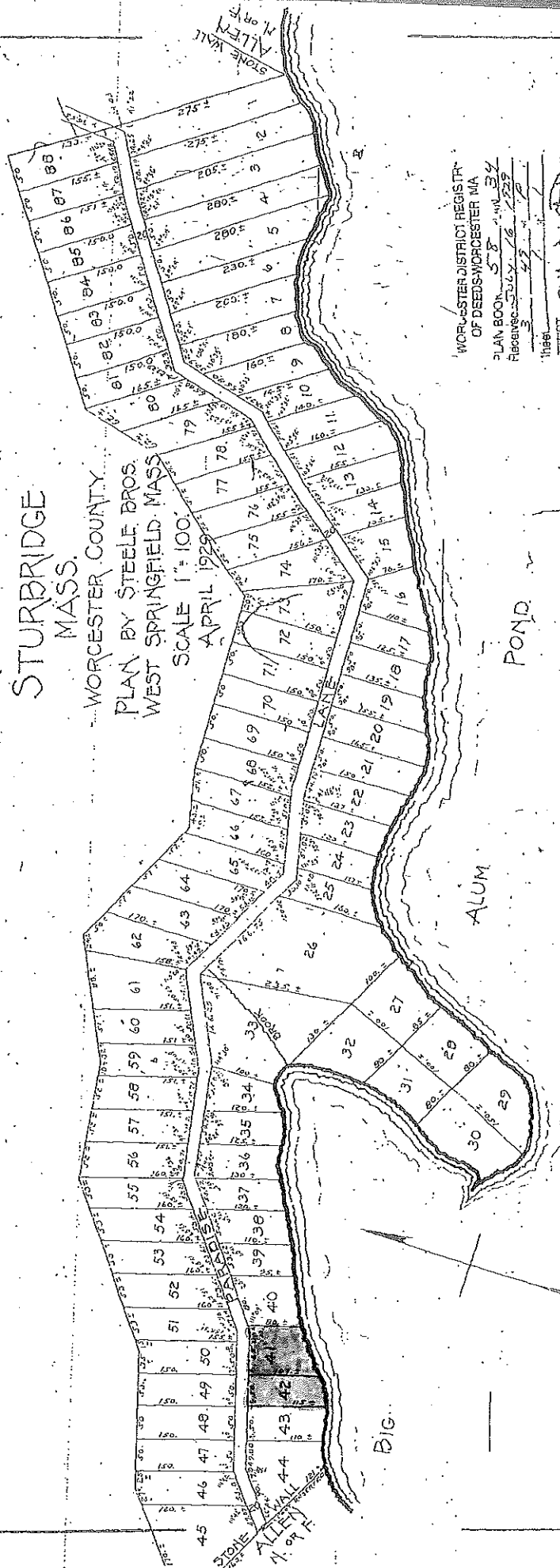
BEING the same premises conveyed to the mortgagors herein by deed dated July 1, 2003 and recorded as aforesaid in Book 30664, Page 81.

ATTEST: WORC. Anthony J. Vigliotti, Register

GLENDALE BY THE LAKE STURBRIDGE MASS.

WORCESTER COUNTY
PLAN BY STEELE BROS.
WEST SPRINGFIELD MASS.

SCALE 1" = 100'
APRIL 1929



WORCESTER DISTRICT REGISTER
OF DEEDS-WORCESTER MA
PLAN BOOK 58, VOL 34
Received JULY 16 1929
11:00 AM
TEST. *[Signature]*
Register

THE FOLLOWING LOTS ARE 50 FEET
WIDE MEASURED AT RIGHT ANGLES TO
THE SIDE LINES.

LOTS 1 TO 14 INCL.
17 25
35 39
42 AND 43
46 TO 60 INCL.
75 89
63 72

OWNER, JULIUS EWIG, TRUSTEE

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):			
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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	_____
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Emergency Certification	_____	\$50	_____
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(NOI may be required to be filed following issuance of Emergency Cert)			
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Local Bylaw Fee (includes Town Filing Fee)	\$ <u>300.00</u>
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State Filing Fee (from DEP Wetland Transmittal Form)	\$ <u>237.50</u>
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<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.

[illegible]

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
450-00945-066	BUCHANAN JEFFREY D TR	66 MT DAN ROAD	FIKDALE	MA	01518	66 MT DAN ROAD
505-09E42-067	CRAWFORD NANCY B & CAROLA	1119 BROOKER HOLLOW ROAD	RICHMONDVILLE	NY	12149	67 PARADISE LANE
505-09E43-076	JOHNSON D ALDEN	18 OLD VILLAGE ROAD	STURBRIDGE	MA	01566	76 PARADISE LANE
505-09E43-073	JOHNSON ESTATE PATRICIA A	18 OLD VILLAGE ROAD	STURBRIDGE	MA	01566	73 PARADISE LANE
505-09E42-068	BUCHANAN JEFFREY D TR	66 MT DAN ROAD	FIKDALE	MA	01518	68 PARADISE LANE
505-09E42-072	MUSCARO ROBERT M & LISA A	7 MONROE ROAD	WELLESLEY	MA	02481	72 PARADISE LANE
505-09E42-071	OUTLAND KEVIN C	63 BREAKNECK ROAD	STURBRIDGE	MA	01566	71 PARADISE LANE
505-09E24-069	REARDON TIMOTHY F	70 PARADISE LANE	FIKDALE	MA	01518	69 PARADISE LANE
505-09E42-70A	REARDON TIMOTHY F	70 PARADISE LANE	FIKDALE	MA	01518	70A PARADISE LANE
505-09E42-070	REARDON TIMOTHY F	70 PARADISE LANE	FIKDALE	MA	01518	70 PARADISE LANE
505-09E33-075	ROY PAUL	75 PARADISE LANE	FIKDALE	MA	01518	75 PARADISE LANE
505-09E43-074	SANDERSON SCOTT M	74 PARADISE LANE	FIKDALE	MA	01518	74 PARADISE LANE
	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: 72A PARADISE LANE						
Certified Copy						
Assessor:						
Date:	10-17-2022					



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: CONSERVATION & ZONING BOARDS

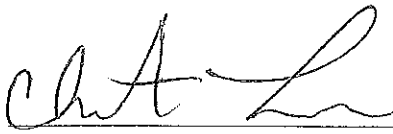
Please verify outstanding tax/fee status for the following property owner:

Property Owner: Robert M. Muscaro & Lisa A. Muscaro

Property Location: 72 & 72A Paradise Lane

☒ The license/permit may be released.

☐ The license/permit may not be released.


Finance Director

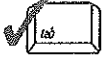
10/14/22
Date



Checklist for Stormwater Report

A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

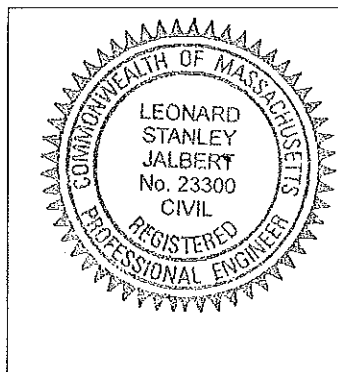
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



Leonard S. Jalbert
Signature and Date

10/19/2022

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- ☐ New development
- ☒ Redevelopment
- ☐ Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☐ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
 - ☐ Credit 1
 - ☐ Credit 2
 - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

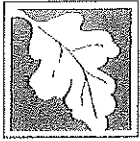
Standard 2: Peak Rate Attenuation

- ☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- ☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- ☐ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- ☐ Soil Analysis provided.
- ☐ Required Recharge Volume calculation provided.
- ☐ Required Recharge volume reduced through use of the LID site Design Credits.
- ☐ Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - ☐ Static
 - ☐ Simple Dynamic
 - ☐ Dynamic Field¹
- ☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.
- ☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- ☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
 - ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
 - ☒ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- ☐ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- ☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

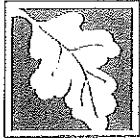
- ☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- ☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

- ☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
- ☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - ☐ is within the Zone II or Interim Wellhead Protection Area
 - ☐ is near or to other critical areas
 - ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - ☐ involves runoff from land uses with higher potential pollutant loads.
- ☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.
- ☐ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- ☐ The BMP is sized (and calculations provided) based on:
 - ☐ The ½" or 1" Water Quality Volume or
 - ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- ☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the proprietary BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- ☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- ☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- ☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted *prior to* the discharge of stormwater to the post-construction stormwater BMPs.
- ☐ The NPDES Multi-Sector General Permit does *not* cover the land use.
- ☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- ☐ All exposure has been eliminated.
- ☐ All exposure has *not* been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- ☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- ☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- ☐ Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- ☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- ☐ Limited Project
 - ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - ☐ Bike Path and/or Foot Path
 - ☒ Redevelopment Project (Single Family Lot)
 - ☐ Redevelopment portion of mix of new and redevelopment.
- ☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- ☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- ☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- ☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- ☒ The project is **not** covered by a NPDES Construction General Permit.
- ☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- ☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- ☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - ☒ Name of the stormwater management system owners;
 - ☒ Party responsible for operation and maintenance;
 - ☒ Schedule for implementation of routine and non-routine maintenance tasks;
 - ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
 - ☒ Description and delineation of public safety features;
 - ☒ Estimated operation and maintenance budget; and
 - ☒ Operation and Maintenance Log Form.
- ☐ The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- ☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- ☒ An Illicit Discharge Compliance Statement is attached;
- ☐ NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

STORMWATER OPERATION AND MAINTENANCE PLAN
for
Robert and Lisa Muscaro

This Operation and Maintenance Plan for 72 and 72A Paradise Lane.

Current Owners:

Robert and Lisa Muscaro

Long term Operator of Stormwater System:

Owners of Site

STORMWATER MANAGEMENT SYSTEMS

The stormwater management system for the site is as follows:

Erosion Control Barrier
Driveway Tracking Pad
Underground Recharge Chambers

INSPECTION SCHEDULE

The inspection log shall be completed after every inspection of each component listed below. (see attached Inspection Log sheet)

Erosion Control Barrier
After major rain events
Driveway Tracking Pad
Weekly during site construction
Underground Recharge Chambers
Twice a year for first year and then as needed

MAINTENANCE PROCEDURES

Maintenance log shall be completed after any maintenance is performed on any component listed. (See attached Maintenance Log sheet)

Erosion Control Barrier

Upon visual inspection, remove sediment if found to be an average of 3". Replace haybales or wattles and siltation fence as needed.

Driveway Tracking Pad

Inspect for sediment buildup and signs of erosion between stones. Remove sediment that accumulates and replace stone as needed to allow proper use of tracking pad and prevent silt from vehicles entering the street.

Underground Recharge Chambers

Upon bisual inspection, if sediment is found to be an average of 3", a cleanout should be performed using a JetVac. Once JetVac has been performed, a vacume should be used to suck out sediment in the chambers.

Plans:

Plans indicating the location and features of the stormwater management system can be found on the Site Plan.

Description of Public Safety Features:

All features associated with the controls are located above ground and should not pose any danger to the public.

Operation and Maintenance Budget

The woner will have to pay for a service to perform the operation and maintenance described above; therefore the budget is mainly for labor and disposal of sediment collected during construction.

The estimated cost is approximately \$3,000.00

Log of Operation and Maintenance Activities
Weekly Inspections Required for Erosion Controls
Street sweeping required if sediment enters _____ Road.
INSPECTION LOG

[illegible]

Long-term Pollution Prevention Plan

This is a Long-term Pollution Prevention Plan for the above-mentioned site.

Current Operator:

Mr. Robert and Lisa Muscaro
72 Paradise Lane
Sturbridge, MA

Long term Operator of Plan:

Owner of the Site

Good Housekeeping:

Good housekeeping practices, outlined below, will be used on site:

An effort will be made to store only enough products that will be needed.

All materials stored on site will be stored neatly, in their appropriate containers, and, if possible, under a roof or other enclosure.

Products will be kept in their original containers with the original manufacturer's label.

Substances will not be mixed with one another unless recommended by the manufacturer.

Whenever possible, all of a product will be used up before disposing of the container.

Manufacturer's recommendations for proper use and disposal will be followed.

Routine Inspections:

Routine inspections and procedures are outlined in the Stormwater Operation & Maintenance Plan.

Waste Materials:

All waste materials will be collected and stored in a metal dumpster. All trash and debris from the site will be deposited in the dumpsters. Dumpsters will be emptied weekly or more often if necessary, and the trash will be hauled off-site to an approved waste facility. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedures for waste disposal. Individual(s) managing day-to-day operations will be responsible for seeing that these procedures are followed.

Hazardous Waste:

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in these practices and the individual managing day-to-day operations will be responsible for implementing these practices.

Hazardous Materials:

These practices will be used to reduce the risks associated with hazardous materials.

Products will be kept in original containers unless they are not re-sealable. Original labels and material safety data sheets (MSDS) will be retained; they contain important product information.

Manufacturers' and local and/or state recommended methods for proper disposal of excess materials will be followed.

Spill Control Practices:

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be used for spill prevention and cleanup:

Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be familiar with the procedures and location of the information and cleanup supplies.

Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include, but not be limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.

All spills will be cleaned up immediately upon discovery.

Spill areas will be kept well ventilated, and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size of the spill.

The spill prevention plan will be adjusted to include measures to prevent this type of spill from re-occurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.

Snow and Ice Management:

Any deicing materials will be stored indoors and used per manufacturer's recommendations. Site personnel will be instructed in these practices and the individual managing day-to-day operations will be responsible for implementing these practices.

Grass Cutting:

The grass shall be cut to a depth of no less than 3 inches and should be cut as needed during the growing season.

Supporting Plans & Analyses:

Proposed Site Plan and Detail Drawings

Stormwater Operation and Maintenance Plan, Stormwater Drainage Analysis

STORMWATER MANAGEMENT CALCULATIONS

Standard #1, No New Untreated Discharges:

No new untreated discharges are proposed. The proposed site development will follow the same drainage patterns as the existing.

Standard #2, Post-development peak Discharge Rates:

Due to the development of the property, portions of the existing vegetation on the lots will become impervious areas (roofs & driveway/parking areas). Post-development peak discharge rates will increase due to the reduction in pervious areas. Due to site constraints such as existing wetland resource areas, small lot sizes, and high groundwater table, stormwater controls are proposed to the maximum extent practicable. We have provided pea gravel diaphragms for driveway runoff and roof recharge chambers to handle roof water. Proposed runoff patterns will follow existing conditions.

Standard #3, Recharge to groundwater

Site recharge has been mitigated to the maximum extent practicable. Due to site constraints such as existing wetland resource areas, property line offsets, and high groundwater table, recharge areas have been designed to the maximum extent practicable.

Standard #4, 80% TSS Removal

Water quality volume for the site is calculated utilizing 0.5-inch of runoff over impervious areas not including roof water, which is considered to be clean water.

Due to site constraints such as existing wetland resource areas, property line offsets, and high groundwater table, recharge areas have been designed to the maximum extent practicable through the installation of a pea gravel diaphragm for driveway runoff.

Standard #5, Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

The proposed Land Use is not a listed Higher Potential Pollutant Load.

Standard #6, Critical Areas

The site does not discharge to a critical area

Standard #7, Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

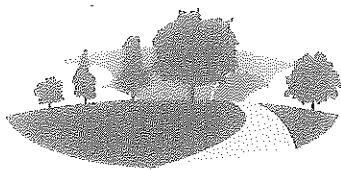
The site is part of a single family residential project of 30 houses. The lots are small (approximately 1/4 acre). The proposed development are proposed to be developed on a small portion of the lot to minimize impacts to wetland resource areas and buffer zones. We have proposed a new home and driveway/parking areas located on the lots. Due to the small lot size and certain offsets, we have mitigated stormwater to the maximum extent practicable per DEP requirements.

Standard #8, Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Plan that shows stormwater controls has been provided under the title of "Site Plan Number 21098."

Standard #9, Operation/maintenance plan

See attached operation and maintenance plan.



Trees and Trails

Landscape Consulting

ISA Certified Arborist #NE1075A

Thomas A. Chamberland
Cell: 508-735-5683

25 Bennetts Rd., Sturbridge MA 01566
Email: tchamberland301@gmail.com

Robert & Lisa Muscaro
72/72A paradise Ln
Sturbridge Ma., 01566

DRAFT DRAFT DRAFT 13 Oct 2022

Site visit and Arborist report on 5 individual trees and the row of 29 trees along the fence line located at 72/72A Paradise Ln. Assess tree health located on the property which is proposed to undergo teardown & reconstruction of the home.

Tree report:

24" Oak, Northern along shoreline, North corner of the property by Paradise Ln: Tree has some die back limbs, but appears in overall good health, with sound trunk and root flair, recommend pruning and weight reduction on extended limbs

30 " Red Maple Northeast corner of property along lake shore, this tree has a significant lean, however it appears to still be well anchored with no obvious signs of root plate failure. This tree can be saved but should have a weight reduction pruning to reduce weight load on anchoring roots.

24" White Ash, shoreline Northeast corner: This tree is in decline from Emerald Ash Borer and has a significant lean with root plate heaving and obvious root rot decay as evidence by fungi. Root plate has heaved exposing roots and creating cavities into which one can place their hand. Compromised tree, recommend removal.

24" Red Maple, east side, along shoreline. This tree is in decline, with die back, has significant rot and decay in the trunk and large previous trimming cuts that have not healed, leading to water intrusion and center rot/decay. Compromised tree, recommend removal.

18" Red Oak, southeast corner of lot along shoreline. This tree has some die back but displays good growth on remaining natural limb structure. The rock patio is intruding into the root zone, and I recommend the rock patio be cutback/removed at least 2' from around the root flair of the tree, and dead wood pruning.

21 trees located along the fence on 72A property. All these trees are in various stages of dead, dying, All Hemlock trees have HWA infestation and the White Ash prone to EAB. With the relocation of the house, all trees in this area will need removal to allow for construction.

A planting plan is proposed to replant this are setback with 13 new trees and 22 various shrubs for a total re-naturalization of this strip with 35 new plants, and saving the approx. 100 sq ft natural area existing along the shoreline.



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

Date 05/10/22

Fill all white cells completely

Parcel	72 & 72A	Applicant name	Robert & Lisa Muscaro
Address	Paradise Lane	Address	72 Paradise Lane
Assessors	9E-72&72A	Email	
Map/Plat	9E-72&72A	Phone	617-797-0400
Book & Page	38862/65		
Owner name	SAME	Representative	Jalbert Engineering, Inc.
Address		Address	54 Main Street
Email		Email	lsjalbert@jalbertengineering.com
Phone		Phone	508-347-5136

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

Components of a Complete NOI Application

State Form: NOI Form 3	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Engineered Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of Mailing to DEP	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Narrative	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof that all relevant perf. standards are met	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
TOPO Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FIRM Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Natural Heritage Map with WH, PH, & VP data	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delineation lines (backup material)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fees	
★ DEP Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Town portion of state filing fee	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Sturbridge local filing fee \$ 50	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Approved delineation by the Commission within 3 years? \$ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no provide # ft <u>240</u> \$.10= \$24.00
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	<i>Present them at the hearing</i>
Other Attachments, e.g.	
Confirmation of submission to NHESP	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Planting Plan	Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
Floodplain analysis	Included? <input 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