



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Sturbridge
City/Town

WPA Form 1- Request for Determination of Applicability

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

A. General Information

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



1. Applicant:

SMichael Nickl

Name

188 New Boston Road

Mailing Address

Sturbridge

City/Town

413-246-8769

Phone Number

Walespd929@gmail.com

E-Mail Address

MA
State

01566
Zip Code

Fax Number (if applicable)

2. Representative (if any):

Firm

Contact Name

E-Mail Address

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

B. Determinations

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

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

Sturbridge

Name of Municipality

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



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C. Project Description

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

188 New Boston Road

Street Address

40428/0001

Assessors Map/Plat Number

Sturbridge

City/Town

455-02113-188

Parcel/Lot Number

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

The south west corner fo the abve mentiond parcell

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

Title

Date

Title

Date

Title

Date

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

The proposed work is to remove 6" of soil in a 24' x 24' area on the southwest most corner of the property to place a crushed stone pad. This will become a base for a 14' x 24' shed with an attached 10' x 24' overhang. The limited spoils will be used to level area directly under the pad and what is left will be placed in the southwest most corner. The area of work is depicted on the attached map. The removal of two dead trees in the work area.



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C. Project Description (cont.)

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

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

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

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



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D. Signatures and Submittal Requirements

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

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

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

Name and address of the property owner:

Michael Nickl

Name

188 New Boston Road

Mailing Address

Sturbridge

City/Town

MA

State

01566

Zip Code

Signatures:

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


Signature of Applicant

06/28/2022
Date

Signature of Representative (if any)

Date

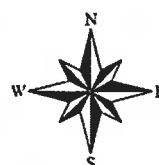


6/27/2022 9:31:50 AM

Scale: 1"=94'

Scale is approximate

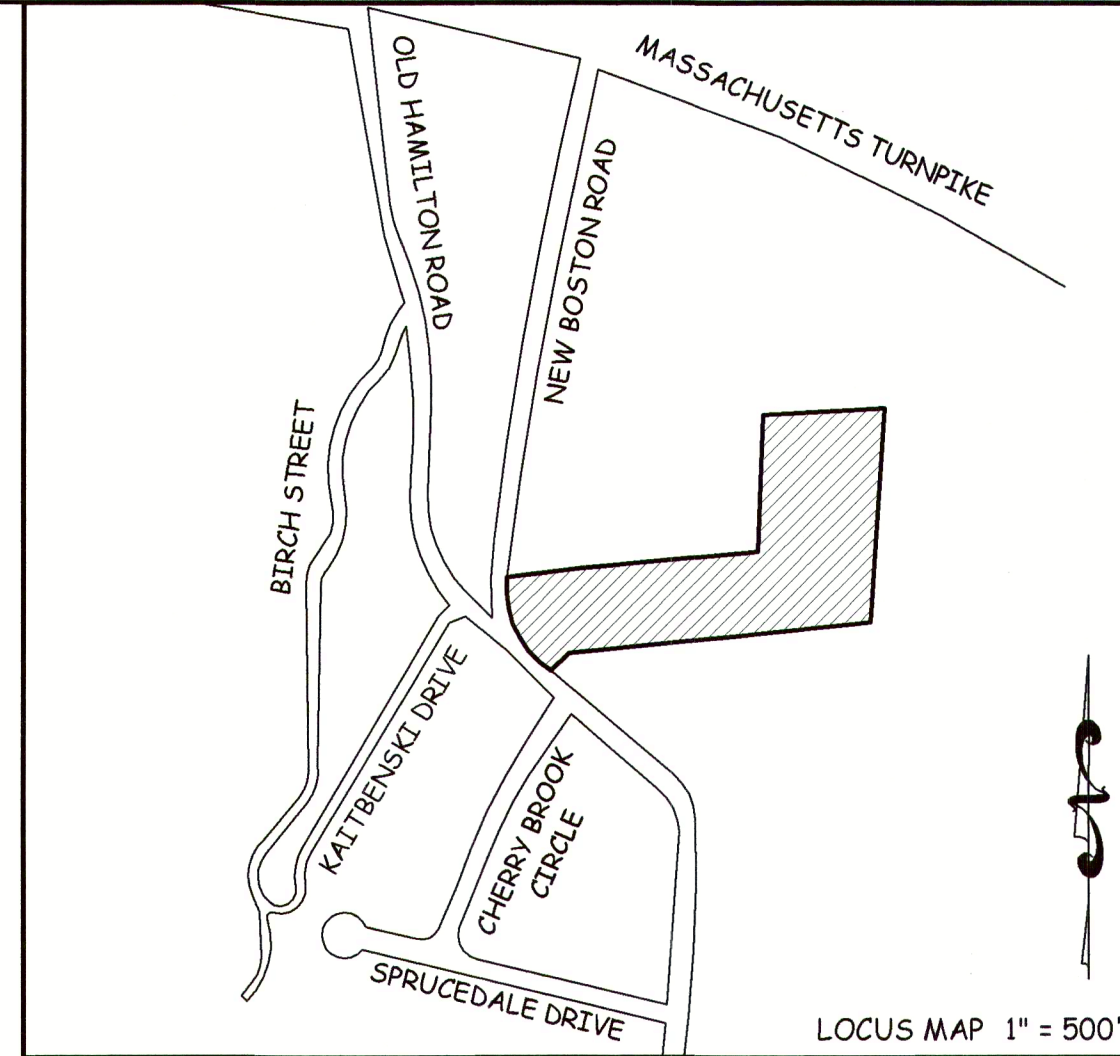
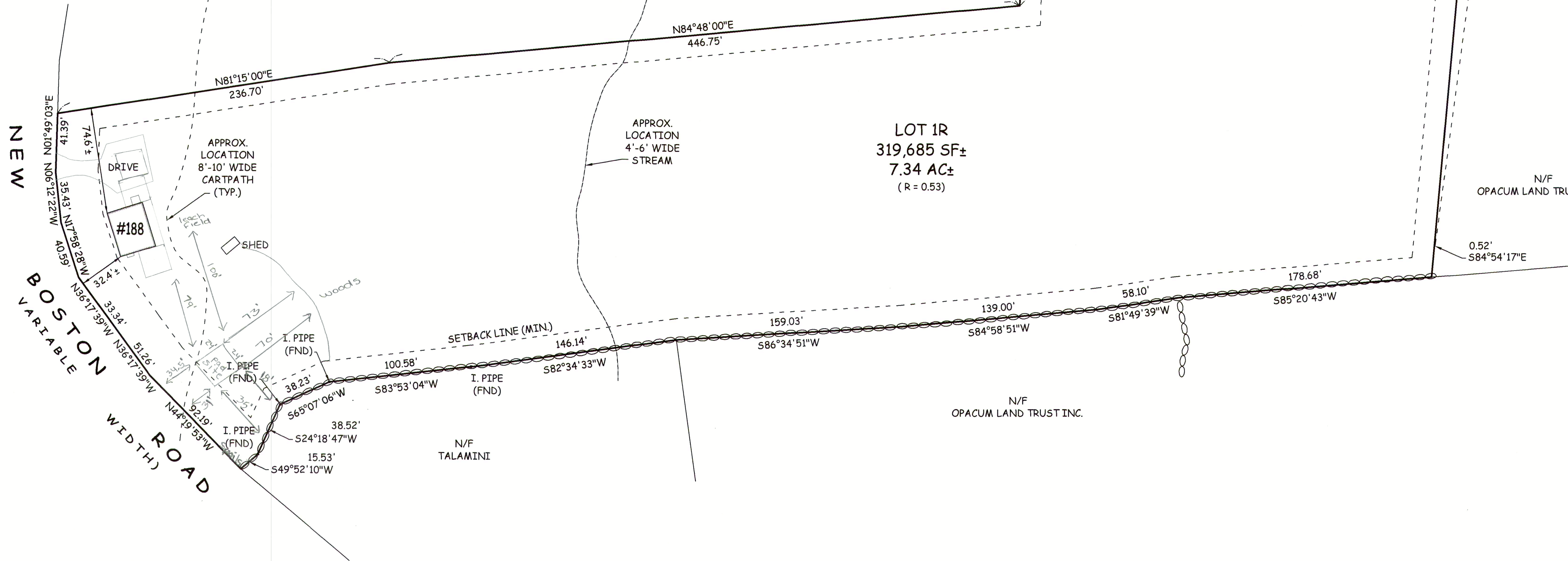
The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.



BASIS OF BEARINGS
PLAN BOOK 592 PLAN 72

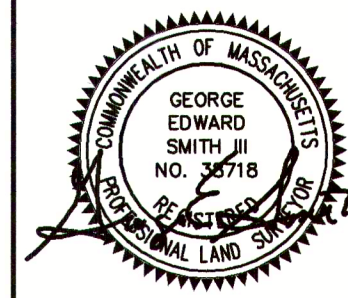


NEW
PUBLIC-
BOSTON
VARIABLE
ROAD
WIDTH



- NOTE:
1. THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 1 & 2 IN PLAN BOOK 592 PLAN 72 (W.D.R.D.) TO CREATE LOT 1R.
 2. STREAM & CARPATH LOCATIONS DERIVED FROM PLAN RECORDED IN PLAN BOOK 592 PLAN 72 W.D.R.D.

ZONING DISTRICT: SR	
MIN. LOT AREA:	0.75 AC
MIN. SIDE SETBACK:	15'
MIN. FRONT SETBACK:	30'
MIN. REAR SETBACK:	15'
MIN. LOT FRONTAGE:	125'



THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

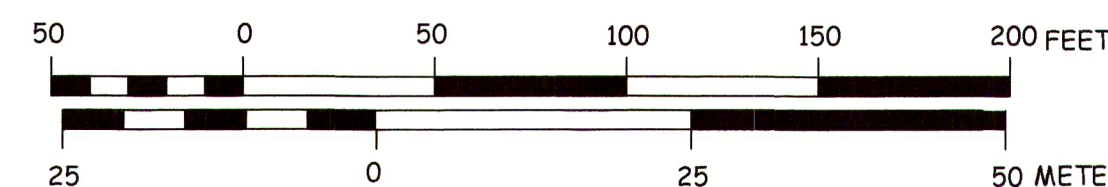
George Edward Smith, II DATE: July 5, 2018

PLAN OF LAND IN STURBRIDGE, MASSACHUSETTS

OWNER: MICHAEL NICKL
188 NEW BOSTON ROAD STURBRIDGE, MA
WORCESTER COUNTY

REFERENCES:
DB. 40428 PG. 1
PB. 592 PG. 72

JOB#: 18FS86
CAD BY: EPJ
SCALE: 1" = 50'

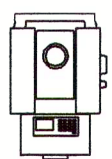


APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED BY THE TOWN OF STURBRIDGE PLANNING BOARD.

DATE: _____

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL RESTRICTIONS AND ENCUMBRANCES THAT SUCH A REPORT MAY REVEAL.



New England
Land Survey Inc.
710 MAIN STREET
NORTH OXFORD, MA 01537
508-987-0025



