

NOTICE OF INTENT

PREPARED FOR:

GLENN & KATHLEEN ELLIS

FOR PROPERTY LOCATED ON:

82 PARADISE LANE

STURBRIDGE, MA 01518

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566

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PROPERTY TAX RELEASE

PROPOSED SITE PLAN 22108

NARRATIVE

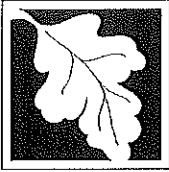
THE APPLICANT IS PROPOSING TO RAZE THE EXISTING HOUSE LOCATED AT 82 PARADISE LANE ON BIG ALUM AND BUILD A NEW HOME ON THE SITE. THE NEW HOME WILL BE LOCATED 50.67' FROM THE SHORE LINE. THE PARCEL IS SHOWN IN PLAN BOOK 61 PLAN 17 AT THE WORCESTER DISTRICT REGISTRY OF DEEDS. A DISCRIPTION OF THE PROPERTY IS FOUND IN DEED BOOK 23477, PAGE 353, THE PARCEL CONTAINS 0.16 ACRES WITH A PRIVATE WELL AND PUBLIC SEWER. A PUBLIC HEARING WILL BE REQUIRED BY THE ZBA FOR APPROVAL.

THE EXISTING HOME WAS BUILT IN 1960 AND IS NON-CONFORMING, AS THE LOT IS UNDER SIZED AND THE FRONTAGE IS 55.68'. AS PART OF THE DESIGN AND REPOSITIONING THE FRONT OF THE HOUSE (FACING THE LAKE) WILL BE OUTSIDE THE 50' SETBACK AND THE SIDE SETBACKS WILL CONFORM TO PRESENT ZONING.

DRAINAGE FOR THE STRUCTURE WILL BE PROVIDED BY USING DRIP STRIPS. A TRENCH DRAIN FOR THE GARAGE WILL BE CONNECTED TO THE DRIP STRIP LOCATED ON THE EASTERLY SIDE OF THE HOUSE.

ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED. THE LIMIT OF WORK IS DEPICTED WITHIN THE LIMITS OF THE EROSION CONTROL BARRIERS.

Please refer to the Jalbert Engineering, Inc. Design plan Drawing No. 22108



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

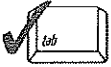
MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

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



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

82 PARADISE LANE	STURBRIDGE	01518
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.08°50.96"N	72.07°18.83"W
	d. Latitude	e. Longitude
9	82	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

GLENN	ELLIS	
a. First Name	b. Last Name	
OWNER		
c. Organization		
147 CRYSTAL LAKE ROAD		
d. Street Address		
ELLINGTON	CT	06029
e. City/Town	f. State	g. Zip Code
860 944 8488		
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

LEONARD S.	JALBERT	
a. First Name	b. Last Name	
JALBERT ENGINEERING , INC.		
c. Company		
54 MAIN STREET		
d. Street Address		
STURBRIDGE	MA	01566
e. City/Town	f. State	g. Zip Code
508-347-5136	508-347-7962	LSJALBERT@JALBERTENGINEERING.COM
h. Phone Number	i. Fax Number	j. Email address

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

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



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A. General Information (continued)

6. General Project Description:

RAZE AND REBUILD OF SINGLE FAMILY RESIDENTIAL HOME

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

WORCESTER

a. County

23477

c. Book

b. Certificate # (if registered land)

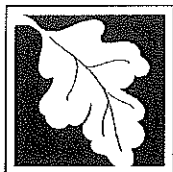
353

d. Page Number

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

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input 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	2. square feet
	3. cubic yards dredged	

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

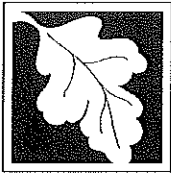
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

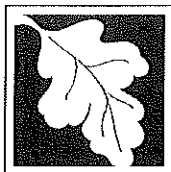
Online Users:
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<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 **

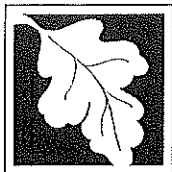
(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(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/mass-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:

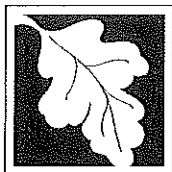
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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.

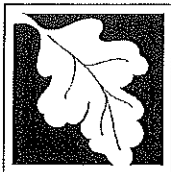
D. Additional Information

- 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.

SITE PLAN NUMBER 22108

a. Plan Title

JALBERT ENGINEERING, INC.

LEONARD S. JALBERT, P.E.

b. Prepared By

c. Signed and Stamped by

6/29/23

1"= 20'

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:

33113

2. Municipal Check Number

7/17/23

3. Check date

33114

4. State Check Number

7/17/23

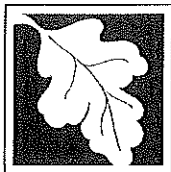
5. Check date

LEONARD

6. Payor name on check: First Name

JALBERT

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Green Ellis

1. Signature of Applicant

July 17, 2023

2. Date

3. Signature of Property Owner (if different)

Edward S. Gilbert

5. Signature of Representative (if any)

4. Date

07/17/2023

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.

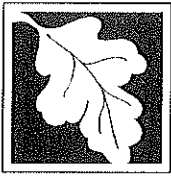
For MassDEP:

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:

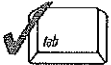
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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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:

82 PARADISE LANE

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):

GLENN

a. First Name

ELLIS

b. Last Name

OWNER

c. Organization

147 CRYSTAL LAKE ROAD

d. Mailing Address

ELLINGTON

e. City/Town

CT

f. State

06029

g. Zip Code

860 944 8488

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.

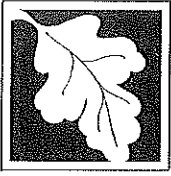
Step 2/Number of Activities: Identify the number of each type of activity.

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.



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
CATEGORY 2B	1	1	500.00

Step 5/Total Project Fee: 500.00

Step 6/Fee Payments:

Total Project Fee:	500.00
State share of filing Fee:	237.50
City/Town share of filling Fee:	262.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

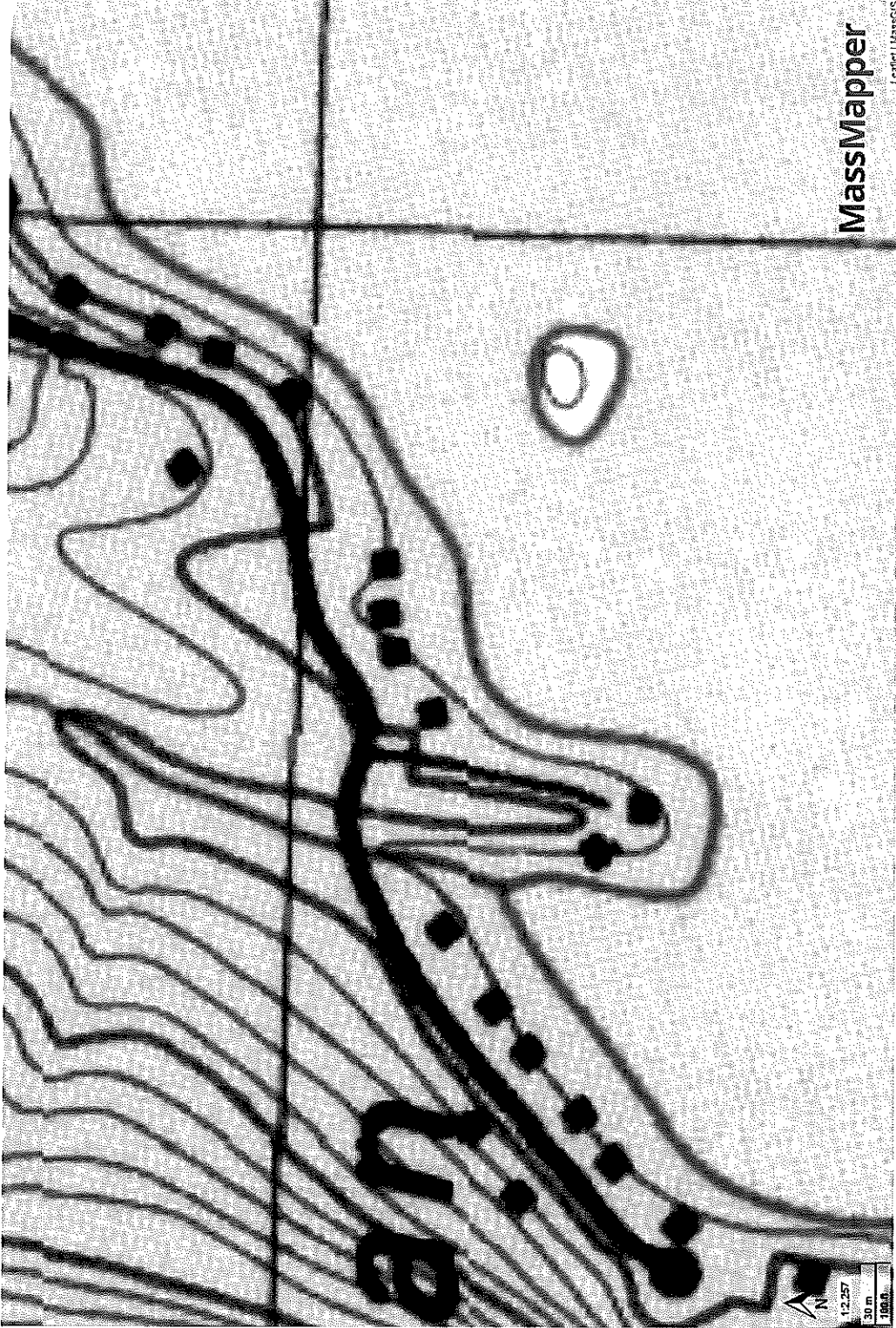
C. Submittal Requirements

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

 Department of Environmental Protection
 Box 4062
 Boston, MA 02211
- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.
- To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

82 PARADISE LANE

USGS Topographic Maps
Property Tax Parcels



National Flood Hazard Layer FIRMette

72°07'37"W 42°08'47"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 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

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/17/2023 at 8:51 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

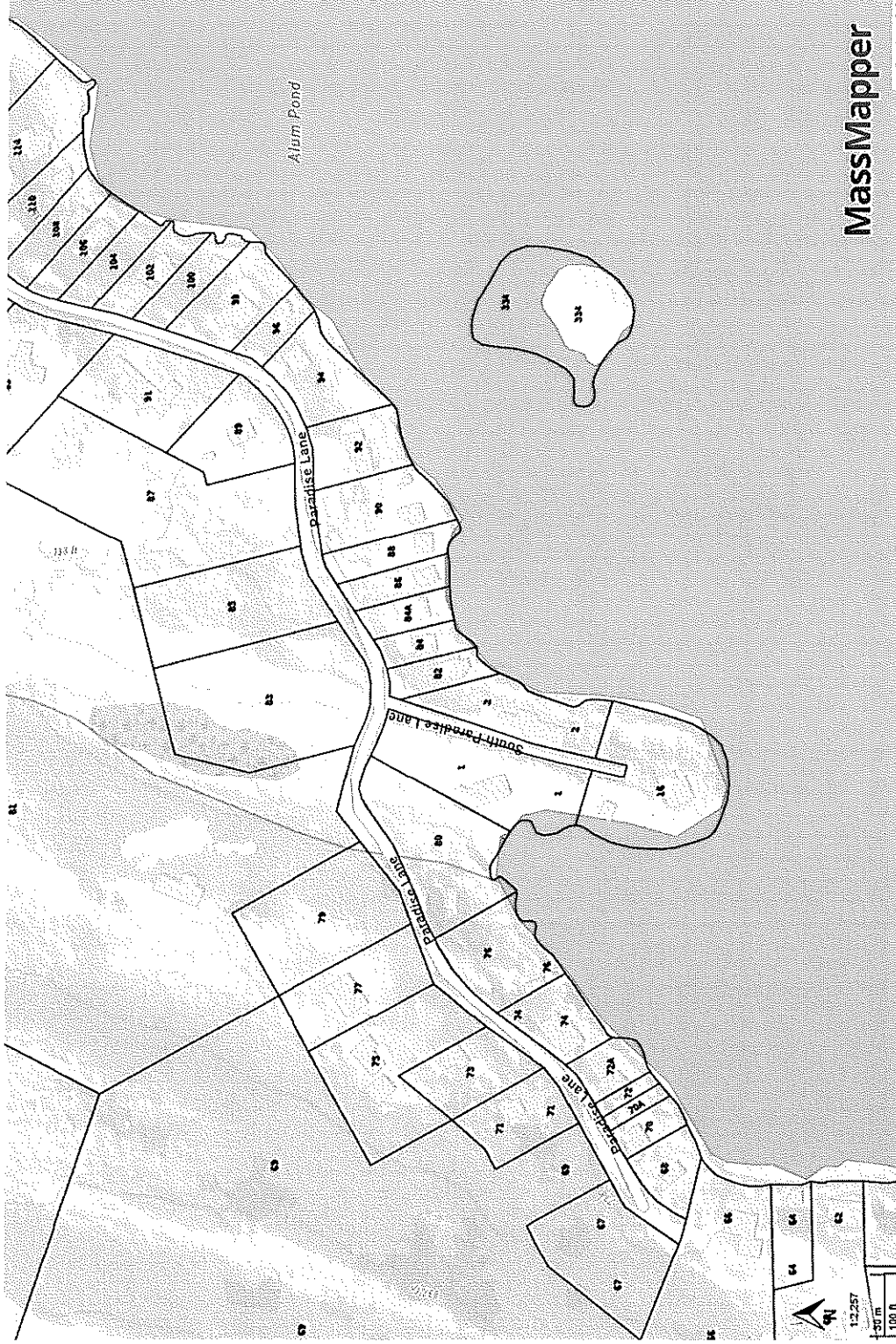
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



72°07'37"W 42°08'37"N



82 PARADISE LANE



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

11216

05/20 UB

QUIT-CLAIM DEED

We, DONALD S. ELLIS and LENICE G. ELLIS, both of 14 Teaberry Ridge Road in the Town of Ellington, County of Tolland and State of Connecticut, for the consideration of ONE (\$1.00) DOLLAR and less than \$100.00, paid, grant to GLENN G. ELLIS and KATHLEEN L. ELLIS, husband and wife as tenants by the entirety, of 147 Crystal Lake Road in the Town of Ellington, County of Tolland and State of Connecticut, with Quit Claim covenants, all of our remaining interest in the land in Sturbridge, Massachusetts, being lot #25 (twenty-five) according to a plan of lots recorded in Worcester District Registry of Deeds, Plan book 58, plan 34. Said plan being called REVISED plan of lots of Glendale by the Lake. Be any of the measurements of the said lot more or less. Said lot #25 is known as 82 Paradise Lane, Fiskdale, MA 01518.

Said premises are 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 duly recorded in Worcester District Registry of Deed, Book 2492, Page 355 and also in a deed given by Anna C. Ewig, Trustee for Anna Marjorie Ewig, dated November 10, 1930 and duly recorded in Worcester District Registry of Deed, Book 2532, Page 465.

Said lot #25 is subject to any and all municipal taxes and assessments whether not levied or to be levied and subject to any liens, if any.

Reference is hereby made to a deed from April F. Rich to Donald S. Ellis and Lenice G. Ellis dated October 3, 1986 and recorded in the Worcester District Registry of Deed in Book 9900, Page 120.

Witness our hands and seal this 24th day of January, 2001.

82 Paradise Lane, Fiskdale, MA 01518

Donna M. Peterson
Donna M. Peterson
Witness

Donald S. Ellis
Donald S. Ellis

Margaret P. Flick
Margaret P. Flick
Witness

Lenice G. Ellis
Lenice G. Ellis

RECORDED 9 AM JAN 30 2001

STATE OF CONNECTICUT)
) ss: Manchester January 24, 2001
COUNTY OF HARTFORD)

Personally appeared, Donald S. Ellis and Lenice G. Ellis, signers and sealers of the foregoing instrument who acknowledged the same to be their free act and deed, before me.

Mall
Marte, Keith etc
113 EAST CENTER ST
MANCHESTER, CT 06040-5543

Margaret P. Flick
Margaret P. Flick
Notary Public
My commission expires: 9-30-2003

ATTEST: WORC. Anthony J. Vigilotti, Register



STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

WETLANDS FILING FEE CALCULATION WORKSHEET

GLENN & KATHLEEN ELLIS

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	1 _____	\$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:	GLENN & KATHLEEN ELLIS -82 Paradise Lane		
Single Family	_____	\$50	_____
Subdivision or Multi-Unit	_____	\$150	_____
Commercial or Industrial:	_____	\$150	_____
If Order of Conditions has Expired	_____	Add an additional \$150	_____
OOC 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>262.50</u> \$ 300.00
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
505-09E34-081	BRAUNS ALLEN J	81 PARADISE LANE	FISKDALE	MA	01518	81 PARADISE LANE
505-09E45-088	HANSON THOMAS	187 NORTH MAIN STREET	MILLBURY	MA	01527	88 PARADISE LANE
505-09E43-080	HARRINGTON PATRICIA C	634 RIVER ROAD	STOCKBRIDGE	VT	05772	80 PARADISE LANE
593-09E53-016	LAMBERT JOSEPH M TRUSTEE OF THE	80 STONELEIGH ROAD	HOLDEN	MA	01520	16 SOUTH PARADISE LANE
593-09E44-002	MOLTA COLLEEN	2 SOUTH PARADISE LANE	FISKDALE	MA	01518	2 SOUTH PARADISE LANE
505-09E34-083	MOLTA DANIEL J JR	2 SOUTH PARADISE LANE	FISKDALE	MA	01518	83 PARADISE LANE
505-09E44-84A	MOONEY JOSEPH S	84A PARADISE LANE	FISKDALE	MA	01518	84A PARADISE LANE
505-09E44-086	SANDERSON BEVERLY A TRUSTEE OF	33 HIGH PINE CIRCLE	WILBRAHAM	MA	01095	86 PARADISE LANE
505-09E34-085	SANDERSON BEVERLY A TRUSTEE OF	33 HIGH PINE CIRCLE	WILBRAHAM	MA	01095	85 PARADISE LANE
593-09E44-001	HARRINGTON RYAN PAUL	1 SOUTH PARADISE LANE	FISKDALE	MA	01518	1 SOUTH PARADISE LANE
505-09E45-090	WELCH ELLEN H & JOHN W TRUSTEES	8 EVERGREEN CIRCLE	WILBRAHAM	MA	01095	90 PARADISE LANE
505-09E44-084	WHITE ROGER L	125 SILVER STREET	WILBRAHAM	MA	01095	84 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 -						
RE: 82 PARADISE LANE						
Conservation Commission - 200'						
Certified Copy						
Assessor:						
Date: 6/1/2023						

Assessor's Signature



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: Glenn G. & Kathleen Ellis

Property Location: 82 Paradise Lane

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

for Meghan Sacher
Finance Director

5/30/23
Date

Please Fax to: Jalbert Engineering, Inc.
at 1-508-347-5136