

# NOTICE OF INTENT

PREPARED FOR:

STEPHEN B. & MARCY L. REED

FOR PROPERTY LOCATED ON:

86-88 SOUTH SHORE DRIVE

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING, INC.

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

# TABLE OF CONTENTS

NARRATIVE

NOTICE OF INTENT

USGS QUADRANGLE

NATURAL HERITAGE MAP

FIRM MAP

DEED

FILING FEE CHECK

CERTIFIED ABUTTERS LIST

PROOF PAID TAX

PROPOSED SITE PLAN 21046

## NARRATIVE

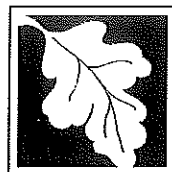
THE APPLICANT IS PROPOSING TO RAZE THE EXISTING COTTAGE LOCATED AT 86-88 SOUTH SHORE DRIVE ON SOUTH POND AND BUILD A NEW HOME ON THE SITE. THE PARCEL SHOWN IS IN PLAN BOOK 249, PLAN 70 AT THE WORCESTER REGISTRY OF DEEDS. DESCRIPTION OF THE PROPERTY IS FOUND IN DEED BOOK 65534 PAGE 7.

THE EXISTING PRIVATE WELL AT THE SITE WILL BE USED AND A NEW SEPTIC SYSTEM WILL BE INSTALLED. THE PARCEL CONTAINS 13,503 SQFT. WITH 110' OF FRONTAGE ON SOUTH POND AND 103' ON SOUTH SHORE DRIVE. THE WESTERLY PORTION OF THE PARCEL IS WITHIN THE 200' LIMIT OF THE RIPARIAN ZONE, AND PRESENTLY FULLY DEVELOPED. A CERTIFIED VERNAL POOL IS LOCATED ON THE SOUTHERLY SIDE OF SOUTH SHORE DRIVE. THE LOT DOES LIE WITHIN A MAPPED AREA OF PRIORITY HABITAT OF RARE WILDLIFE AND A REQUEST FOR A REGULATORY REVIEW OF THE SITE WAS SENT TO NHESP.

THE PARCEL CONFORMED TO ZONING WHEN CREATED AND THE RESIDENCE CONFORMS TO ZONING. THE EXISTING LOT DOES NOT CONFORM TO CURRENT ZONING BYLAW. A HEARING FOR A SPECIAL PERMIT WITH THE ZONING BOARD OF APPEALS WILL BE HELD AFTER APPROVAL OF THE SITE BY THE STURBRIDGE CONSERVATION COMMISSION.

A TRACMAT WILL BE CONSTRUCTED IN THE VICINITY OF THE PROPOSED DRIVEWAY AND WILL BE REMOVED UPON COMPLETION OF ALL SITE WORK. A 55 GALLON SPILL KIT WILL BE PLACED AS SHOWN ON THE SITE PLAN. 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 SEEDDED. AN EROSION CONTROL BARRIER WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION AND WILL DEPICT THE LIMIT OF WORK ON THE SITE.

Please refer to the Jalbert Engineering, Inc. Design plan, Drawing No. 21046 for additional information.


**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):

86-88 SOUTH SHORE DRIVE

a. Street Address

STURBRIDGE

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

42.09'42.16"N

d. Latitude

72.04'33.09"W

e. Longitude

6

f. Assessors Map/Plat Number

86-88

g. Parcel /Lot Number

2. Applicant:

STEPHEN B. &amp; MARCY L.

a. First Name

REED

b. Last Name

c. Organization

115 BLUEBERRY LANE

d. Street Address

CONCORD

e. City/Town

MA

f. State

01742-4709

g. Zip Code

978-505-8243

h. Phone Number

i. Fax Number

MARCYREED23@GMAIL.COM

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):

750.00

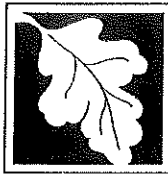
a. Total Fee Paid

362.50

b. State Fee Paid

387.50

c. City/Town Fee Paid



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

### A. General Information (continued)

6. General Project Description:

RAZE EXISTING HOUSE AND REBUILD NEW HOME 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 checked="" 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 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

65534

c. Book

b. Certificate # (if registered land)

7

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.



WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	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: 640 square feet

4. Proposed alteration of the Riverfront Area:

200	0	200
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

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

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

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

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



WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

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

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

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

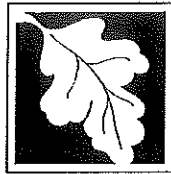
Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	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
	Size of Proposed Alteration	Proposed Replacement (if any)
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. ☐ 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. ☐ Project Involves Stream Crossings

a. number of new stream crossings                      b. number of replacement stream crossings



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

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

**C. Other Applicable Standards and Requirements**

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](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	80%
	percentage/acreage
(b) outside Resource Area	20%
	percentage/acreage

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

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

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

- (b) ☒ Photographs representative of the site

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

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

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





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

## WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

### C. Other Applicable Standards and Requirements (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](mailto:dmf.envreview-south@mass.gov)

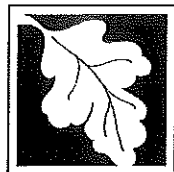
Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

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

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes    ☐ No

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



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

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

- a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

- a. ☐ Yes ☒ No

6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

- a. ☐ Yes ☒ No

7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

- a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. ☐ A portion of the site constitutes redevelopment
3. ☐ Proprietary BMPs are included in the Stormwater Management System.

- b. ☒ No. Check why the project is exempt:

1. ☒ Single-family house
2. ☐ Emergency road repair
3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

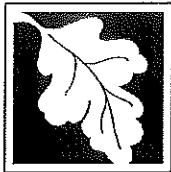
- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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



MassDEP File Number
Document Transaction Number
STURBRIDGE
City/Town

**D. Additional Information** (cont'd)

3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

SITE PLAN NUMBER 21046 SHEET 1 OF 2

a. Plan Title

JALBERT ENGINEERING, INC.

b. Prepared By

2/17/22

d. Final Revision Date

LEONARD S. JALBERT

c. Signed and Stamped by

1"=20'

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:

32779,32780

2. Municipal Check Number

32781

4. State Check Number

LEONARD S.

6. Payor name on check: First Name

3/1/22

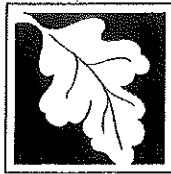
3. Check date

3/1/22

5. Check date

JALBERT

7. Payor name on check: Last Name



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

### 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.

Steven B. Reed  
1. Signature of Applicant

03-14-22  
2. Date

3. Signature of Property Owner (if different)

Donald J. Gilbert  
5. Signature of Representative (if any)

4. Date

03-14-22  
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.

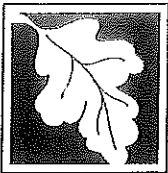
#### For MassDEP:

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:

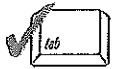
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

86-88 SOUTH SHORE DRIVE	STURBRIDGE
a. Street Address	b. City/Town
32781	362.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

LEONARD S.	JALBERT	
a. First Name	b. Last Name	
c. Organization		
54 MAIN STREET		
d. Mailing 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

3. Property Owner (if different):

STEPHEN B. & MARCY L.	REED	
a. First Name	b. Last Name	
c. Organization		
115 BLUEBERRY LANE		
d. Mailing Address		
CONCORD	MA	01742-0409
e. City/Town	f. State	g. Zip Code
978-505-8243		MARCYREED23@GMAIL.COM
h. Phone Number	i. Fax Number	j. Email Address

**B. Fees**

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

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

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

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

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

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

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

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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
CATEGORY 2A	1	1	500.00
RVERFRONT AREA			250.00
Step 5/Total Project Fee:			750.00
Step 6/Fee Payments:			
Total Project Fee:			500.00
			a. Total Fee from Step 5
State share of filing Fee:			362.50
			b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			387.50
			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.)

**TOWN OF STURBRIDGE CONSERVATION COMMISSION**

**Filing Fee Worksheet**

Under M.G.L. c 131, § 40 and the Town of Sturbridge Wetland Bylaw

Applicant Stephern B. & Marcy L. Reed  
Applicant Representative Jalbert Engineering, Inc.  
Project location 86-88 South Shore Drive

**TOTAL STATE FEE REQUIRED FOR PROJECT**

(Only subject to NOI and ANRAD filings—See Wetland Fee Transmittal Form):

State Fee Category(s) 2(a) & River  
Total State Fee for project (include Riverfront Area adjustment if applicable) \$750.00  
State share of State Fee \$362.50  
Local Share of State Fee \$387.50

**TOTAL ADDITIONAL LOCAL FEE REQUIRED FOR PROJECT\*:**

(See Sturbridge Wetland Bylaw Regulations Section 4.17)

Standard NOI Fee = \$50.00 XX (check if applicable)

Standard RDA Fee = \$25.00 \_\_\_\_\_ (check if applicable)

Standard ANRAD Fee = \$00.10 per foot for resource area delineation \_\_\_\_\_ (check if applicable).  
# feet 400' x \$00.10 = \$40.00

Standard DELINEATION Fee = \$00.10 per foot for resource area delineation \_\_\_\_\_ (for all projects).  
# feet \_\_\_\_\_ x \$00.10 = \$ \_\_\_\_\_  
(for all projects that do not include an approved wetland delineation boundary by the Commission within 3 years prior to application submittal)

REPLICATION Monitoring Fee = \$200.00 \_\_\_\_\_ (check if applicable)  
(for all projects that include wetland alteration and wetland replication)

**CUMULATIVE TOTAL FEES:**

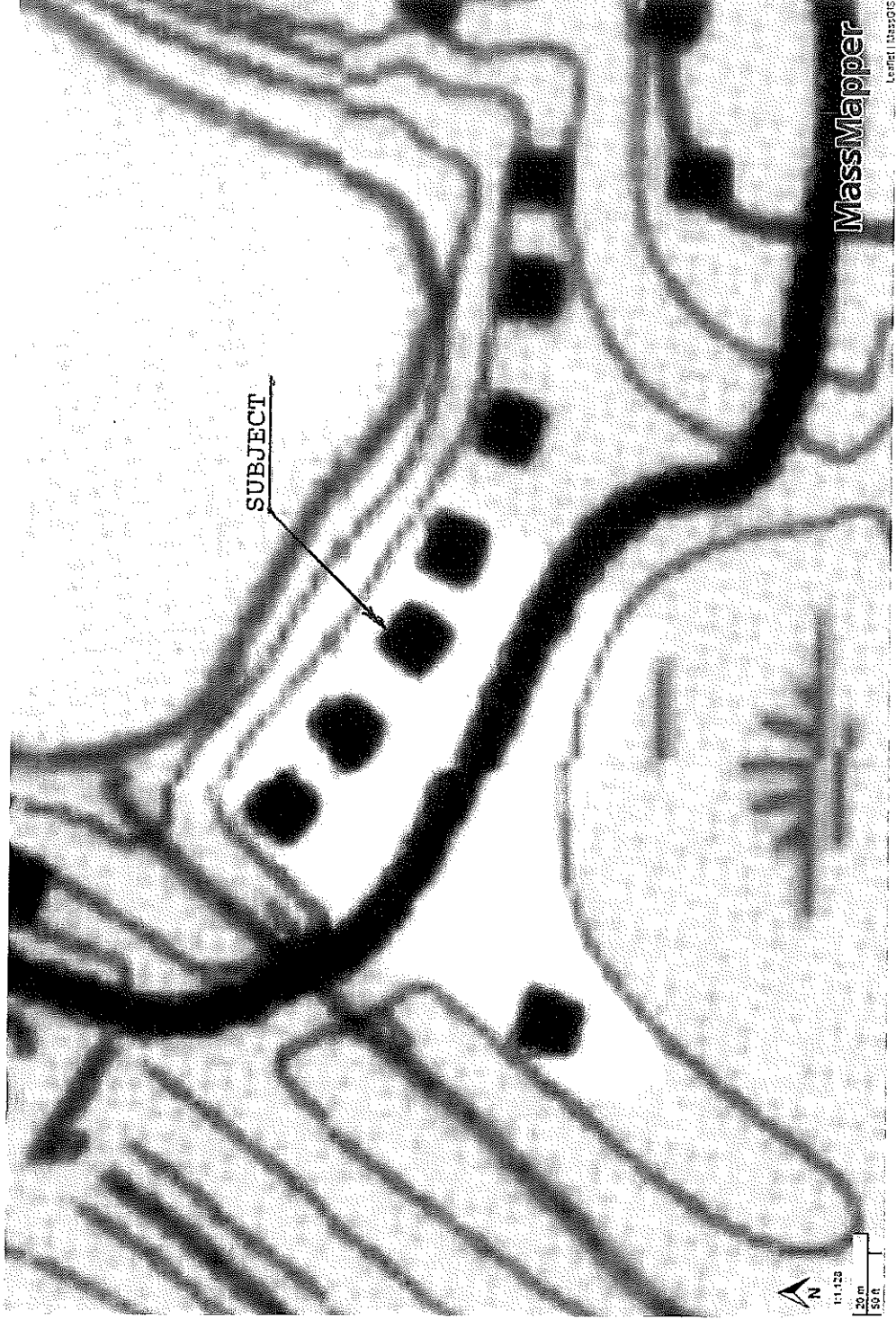
Total State fee: \$362.50  
Total Town share of State Fee: \$387.50  
Total Local fee: \$40.00

\*Notes:  
For each NOI and ANRAD filing, please submit two (2) checks to the Town of Sturbridge, one for the town's portion of the state fee and one for the local fee(s). RDA filings only have a Local fee at this time.

The advertising fee is not included in the calculation. The Applicant will pay the Southbridge News directly.

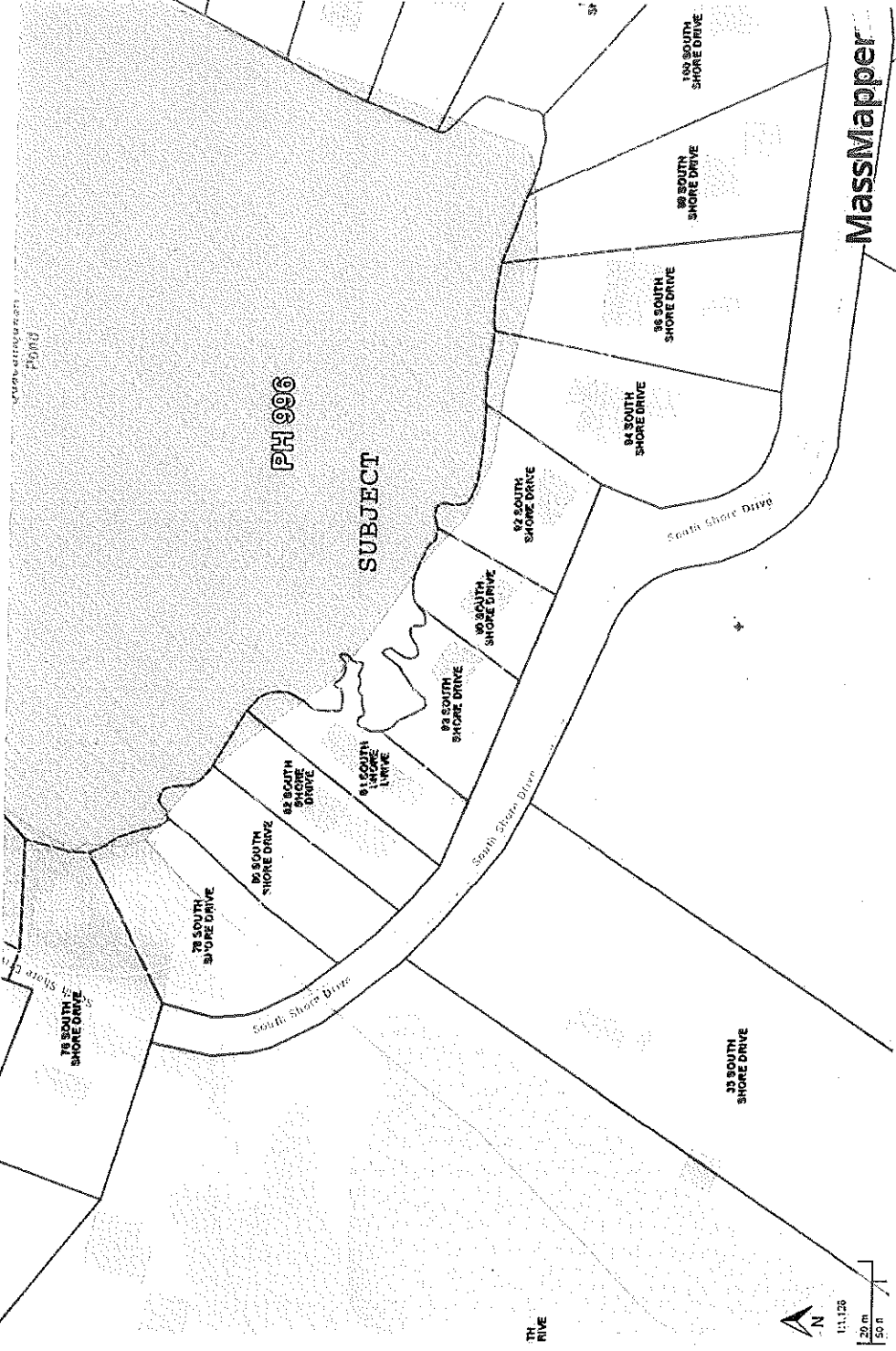
86-88 SOUTH SHORE DRIVE

USGS Topographic Maps  
Property Tax Parcels





86-88 SOUTH SHORE DRIVE



Potential Vernal Pools



NHESP Priority Habitats of Rare Species

NHESP Natural Communities



NHESP Estimated Habitats of Rare Wildlife



NHESP Certified Vernal Pools



NHESP Ecoregions



Property Tax Parcels

# National Flood Hazard Layer FIRMette

86-88 SOUTH SHORE DRIVE

72°45'2"W 42°9'55"N



## Legend

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

Without Base Flood Elevation (BFE)  
Zone A, V, AG9

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

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

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

Future Conditions 1% Annual Chance Flood Hazard Zone X

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

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

No SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMRPs

Area of Undetermined Flood Hazard Zone D

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

20.2

17.5

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

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

N

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 5/4/2021 at 1:46 PM 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.

Worcester South District Registry of Deeds  
Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number : 92606  
Document Type : DEED  
Recorded Date : July 01, 2021  
Recorded Time : 01:12:43 PM  
  
Recorded Book and Page : 65534 / 7  
Number of Pages(including cover sheet) : 3  
Receipt Number : 1356177  
Recording Fee (including excise) : \$155.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 07/01/2021 01:12 PM  
Ctrl# 225344 14888 Doc# 00092606  
Fee: \$.00 Cons: \$150,000.00  
\*\*\*\*\*

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

QUITCLAIM DEED

I, Mary-Lou Sitnik-Sanderson as Trustee of the William A. Sitnik Revocable Trust of October 25, 1996, for which a Trustee Certificate pursuant to MGL Chapter 184 Section 35 is recorded at Book 43635, Page 24,

For consideration of less than One Hundred Dollars (\$100.00),

Grant to Marcy L. Reed and Stephen B. Reed, husband and wife, as tenants by entirety, now of 86-88 South Shore Drive, Sturbridge, Worcester County, Massachusetts,

with QUITCLAIM COVENANTS,

All our rights, title, and interest in the land with the buildings thereon located in Sturbridge, Worcester County, Massachusetts bounded and described as follows:

The land with the buildings thereon in Sturbridge, Worcester County, Massachusetts situated on the southwesterly shore of Quacumquasit Lake, otherwise called South Pond and on the northeasterly side of South Shore Drive, being Lots 30 and 31 on plan of Quacumquasit Shores by Kenneth C. Sherman, Engineer-Surveyor, dated May 10, 1960 and filed with Worcester District Register of Deeds, Plan Book 249, Plan 70 bounded as follows:

NORWESTERLY by Lot 29 on said plan about 167 feet;  
NORTHEASTERLY by Quacumquasit Lake, 110 feet, more or less;  
SOUTHEASTERLY by Lot 32 on said plan about 104 feet;  
SOUTHWESTERLY by South Shore Drive, 103.06 feet.

Subject to rights of record for installation and maintenance of electric and telephone poles and wires across the premises, and to restrictions in a deed dated December 2, 1968 and recorded in the Worcester District Registry of Deeds in Book 4909, Page 421 and in a deed dated August 24, 1964 and recorded in said Registry in Book 4495, Page 275, if same are still in force and applicable to locus.

Meaning and intending to convey the same premises conveyed to Grantor by Deed dated December 29, 2008 and recorded with the Worcester District Registry of Deeds at Book 43635, Page 26.

Grantor hereby releases any and all rights of homestead that may exist in said premises and certifies under the pains and penalties of perjury that there were no other persons entitled to protection of the Homestead Act.

Property Address: 86-88 South Shore Drive, Sturbridge, Worcester County, Massachusetts

WITNESS our hands and seals this 15<sup>th</sup> day of June 2021.

Mary-Lou Sitnik-Sanderson  
Mary-Lou Sitnik-Sanderson  
as Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 15 day of June 2021, before me, the undersigned notary public, personally appeared, Mary-Lou Sitnik-Sanderson, proved to me through satisfactory evidence of identification, which was MA DLS 70663927, 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 as Trustee of the William A. Sitnik Revocable Trust of October 25, 1996.

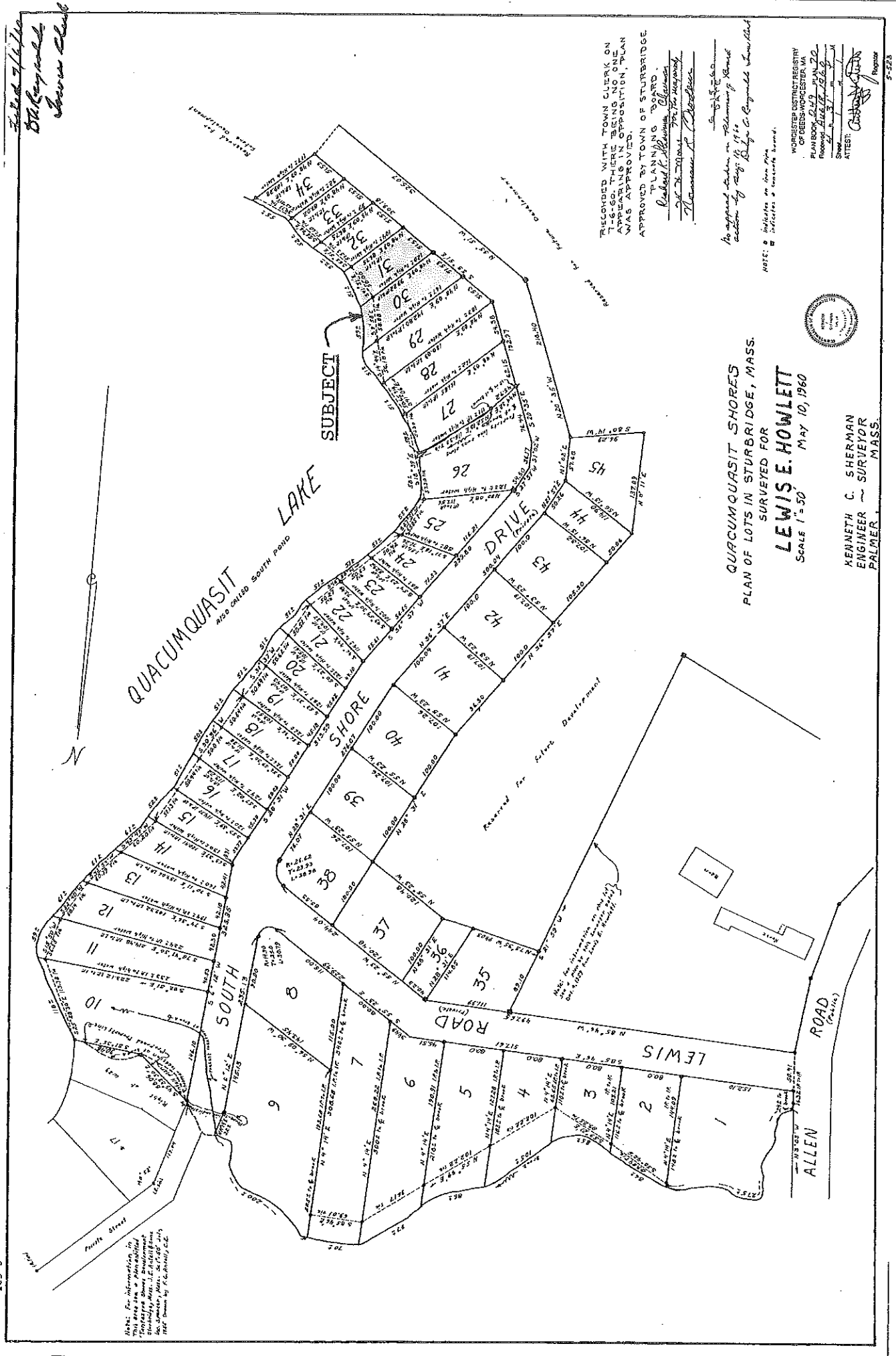


Carolyn Balicki  
Notary Public  
My Commission Expires: 3/11/2027

ATTEST: WORC Kathryn A. Toomey, Register

Filed 7/1/60  
Sturbridge  
Town Clerk

825-5



RECORDED WITH TOWN CLERK ON  
THIS DATE BEING NO ONE  
APPEARING IN OPPOSITION, PLAN  
WAS APPROVED.  
APPROVED BY TOWN OF STURBRIDGE  
PLANNING BOARD  
Richard E. [Signature]  
27th March 1960 For the Mayor  
Thomas C. [Signature]

As signed and attested in presence of [Signature]  
at Sturbridge, Mass. on 27th March 1960  
NOTE: [Signature] indicates an unrecorded deed.

REGISTERED DISTRICT REGISTRY  
OF DEEDS  
PLANNING BOARD  
27th March 1960  
[Signature]  
[Signature]




KENNETH C. SHERMAN  
ENGINEER - SURVEYOR  
PALMER, MASS.

JALBERT ENGINEERING, INC.  
7 OLD VILLAGE ROAD  
STURBRIDGE, MA 01566-1041

DATE	INVOICE	AMOUNT
Stephen & Marcy Reed		
86-88 South Shore Drive		
Conservation local fee		

53-7054/2113  
32779

PAY Ninety and 10/100 DOLLARS

CHECK  
AMOUNT  Security  
Features  
Included.  
Circle  
on back

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	CHECK AMOUNT
03/01/22	Town of Sturbridge		32779	\$ 90.00

JALBERT ENGINEERING, INC.  
STURBRIDGE, MA.



*Leonard J. Gallant*


⑈032779⑈ ⑆211370545⑆ 8242876677⑈

JALBERT ENGINEERING, INC.  
7 OLD VILLAGE ROAD  
STURBRIDGE, MA 01566-1041

DATE	INVOICE	AMOUNT
Stephen & Marcy Reed		
86-88 South Shore Drive		
NOI Fee - Sturbridge Conservation		

53-7054/2113  
32780

PAY Three hundred eighty seven and 50/100 DOLLARS

CHECK  
AMOUNT  Security  
Features  
Included.  
Circle  
on back

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	CHECK AMOUNT
03/01/22	Town of Sturbridge		32780	\$ 387.50

JALBERT ENGINEERING, INC.  
STURBRIDGE, MA.



*Leonard J. Gallant*

⑈032780⑈ ⑆211370545⑆ 8242876677⑈

JALBERT ENGINEERING, INC.  
7 OLD VILLAGE ROAD  
STURBRIDGE, MA 01566-1041

DATE	INVOICE	AMOUNT
Stephen & Marcy Reed		
86-88 South Shore Dr.		
Sturbridge		

53-7054/2113  
32781

PAY Three hundred sixty two and 50/100 DOLLARS

CHECK  
AMOUNT  Security  
Features  
Included.  
Circle  
on back

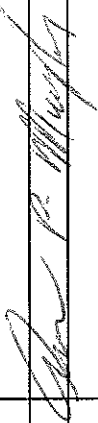
DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	CHECK AMOUNT
03/01/22	Commonwealth of Massachusetts		32781	\$ 362.50

JALBERT ENGINEERING, INC.  
STURBRIDGE, MA.



*Leonard J. Gallant*

⑈032781⑈ ⑆211370545⑆ 8242876677⑈

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
598-00625-031	ALLARD GARY	31 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	31 SOUTH SHORE DRIVE
598-00625-078	ALLARD GARY	31 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	78 SOUTH SHORE DRIVE
598-00625-092	GIGUERE THOMAS D	92 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	92 SOUTH SHORE DRIVE
598-00615-080	GIGUERE THOMAS D	92 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	80 SOUTH SHORE DRIVE
598-00625-037	QUINK STEPHEN M	37 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	37 SOUTH SHORE DRIVE
598-00625-090	RANDALL SUZANNE F	90 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	90 SOUTH SHORE DRIVE
598-00625-084	REED STEPHEN B	84 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	84 SOUTH SHORE DRIVE
598-00625-035	SEGUIN JOHN J JR	35 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	35 SOUTH SHORE DRIVE
598-00615-082	SMITH JAMES M	82 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	82 SOUTH SHORE DRIVE
598-00625-094	TETREAULT WILLIAM R	PO BOX 1509	GUILDERLAND	NY	12084	94 SOUTH SHORE DRIVE
	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: 88 SOUTH SHORE DRIVE						
Certified Copy						
Assessor:						
Date:	2-15-2022					





# Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: CONSERVATION COMMISSION

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

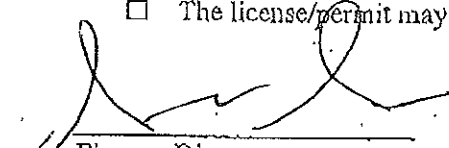
Property Owner: STEVEN B. & MARCY L. REED

Property Location: 88 SOUTH SHORE ROAD

Please be advised that all taxes:

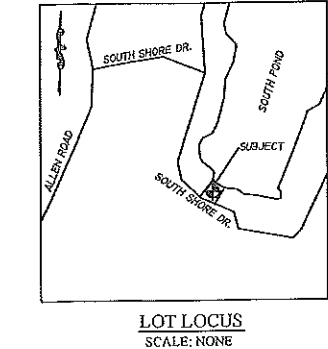
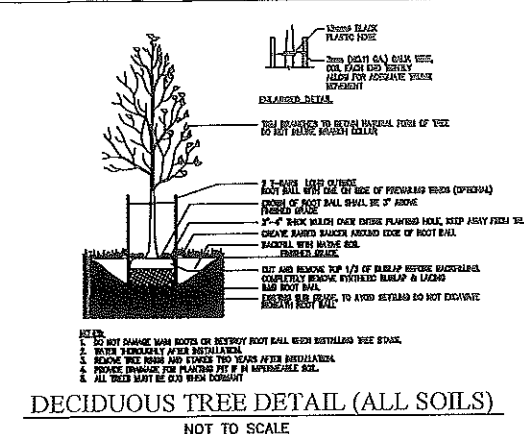
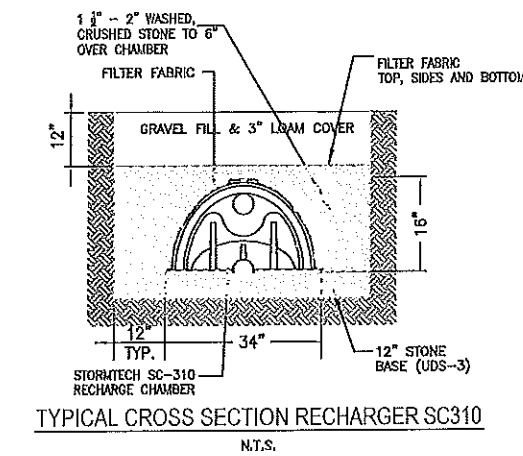
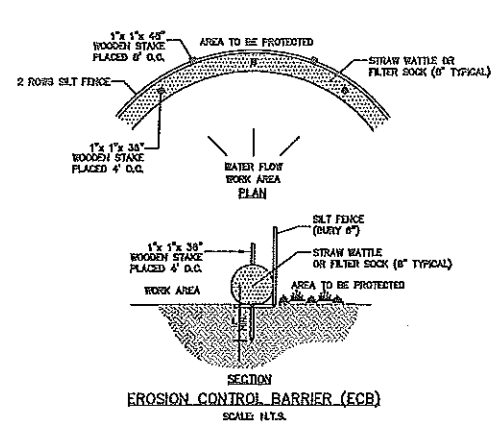
☒ The license/permit may be released.

☐ The license/permit may not be released.

  
Finance Director

2-15-2022  
Date

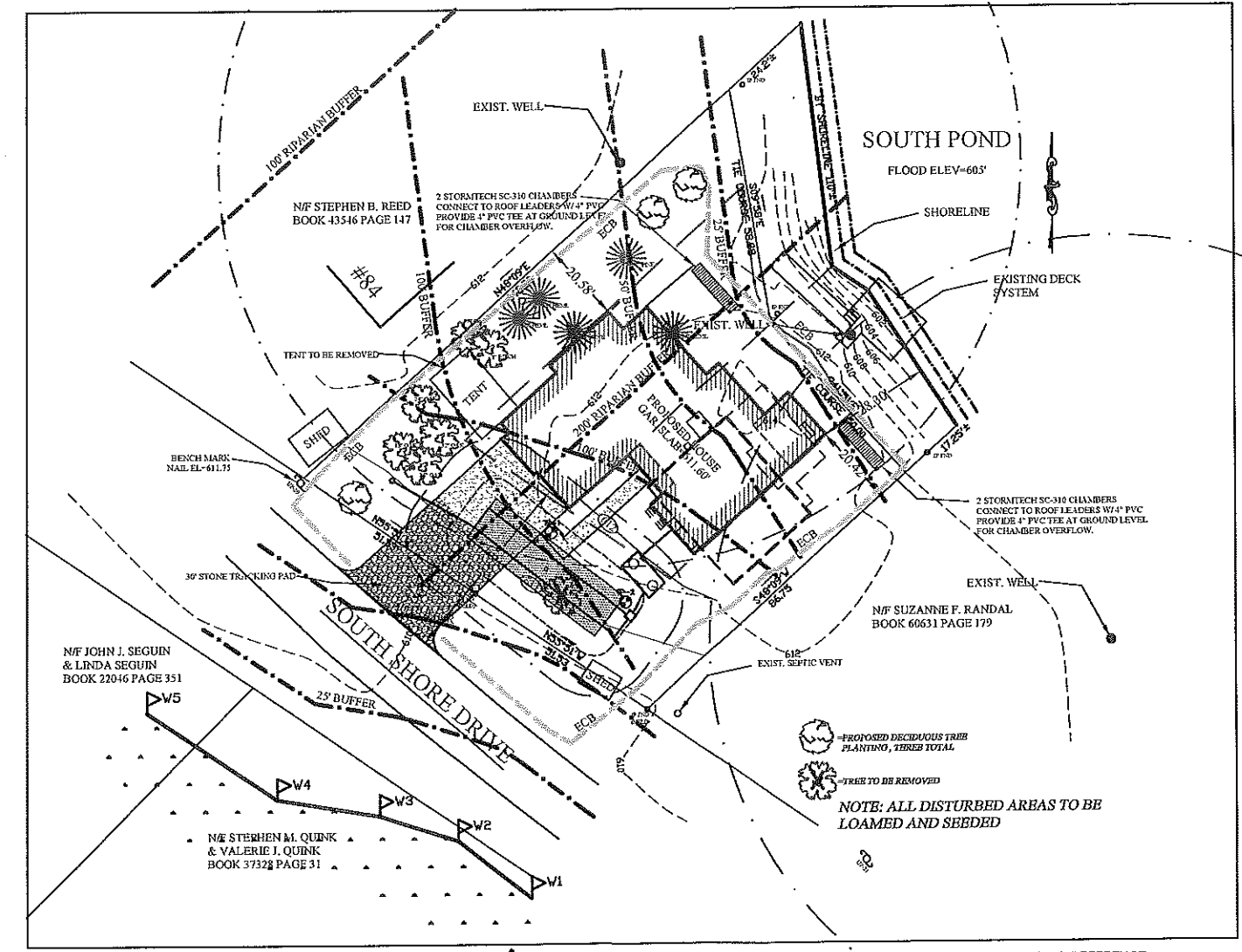
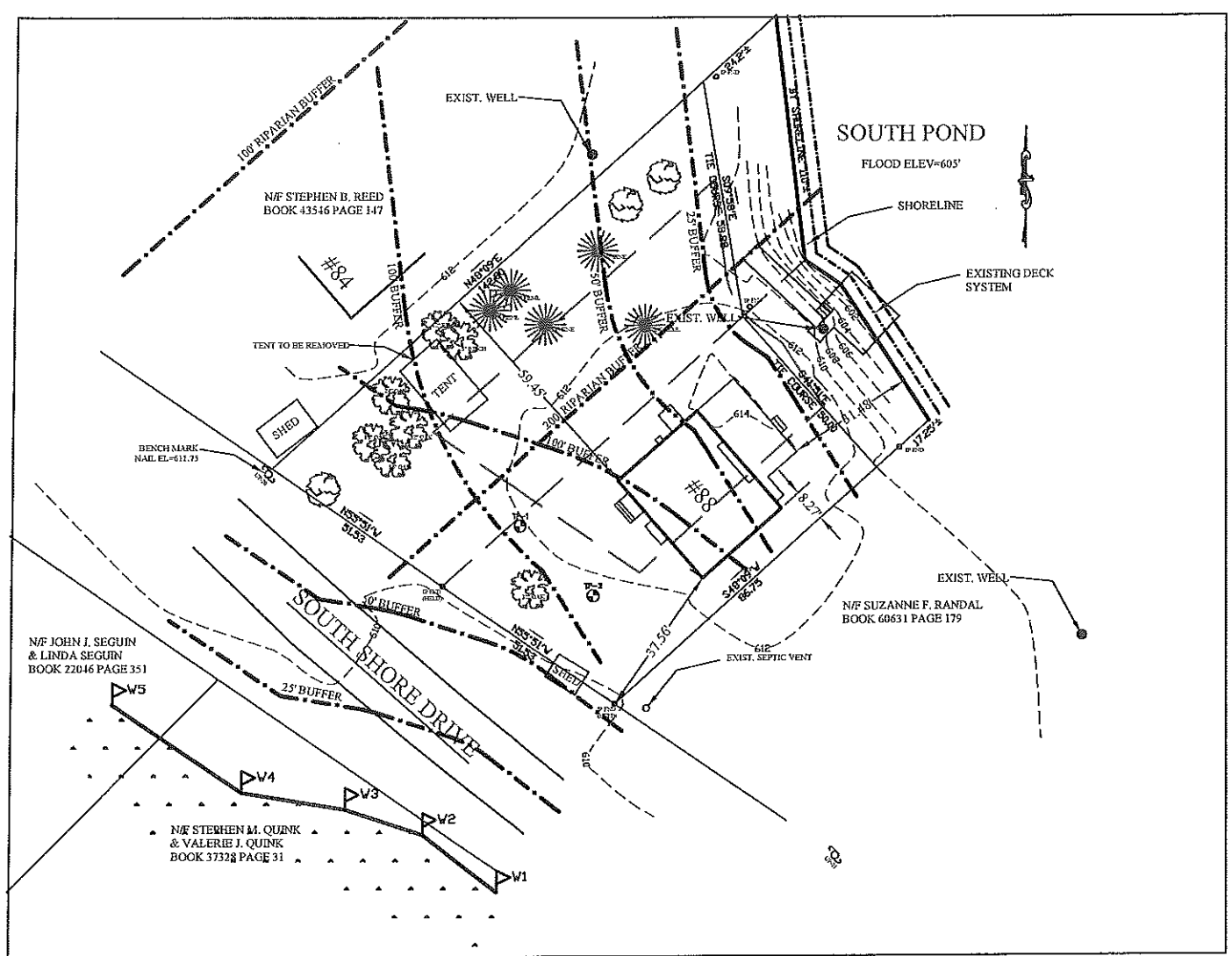
PLEASE FAX TO 508-347-7962 OR LEJALBERT@JALBERTENGINEERING.COM



STURBRIDGE ZONING: RURAL RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 1 ACRE	AREA: 0.31 ACRES	AREA: 0.31 ACRES
FRONTAGE: 150'	FRONTAGE: 103.08'	FRONTAGE: 103.08'
FRONT YARD: 30'	FRONT YARD: 37.58'	FRONT YARD: 48.45'
SIDE YARD: 20'	SIDE YARD: 8.27/59.45'	SIDE YARD: 20.58/20.42'
REAR YARD: 20'	REAR YARD: 31.48'	REAR YARD: 28.30'
%COVERAGE: 15	%COVERAGE: 11.72	%COVERAGE: 18.49

**EXISTING LOT COVERAGE COMPUTATIONS**  
EXISTING HOUSE & DECK 1184 S.F.  
EXISTING DECK SYSTEM 344 S.F.  
EXISTING SHED 55 S.F.  
TOTAL 1583 S.F.  
1583 X 100 = 11.72%  
13,503

**PROPOSED LOT COVERAGE COMPUTATIONS**  
PROPOSED HOUSE & DECK 2442 S.F.  
EXISTING DECK SYSTEM 344 S.F.  
EXISTING SHED 55 S.F.  
TOTAL 2497 S.F.  
2497 X 100 = 18.49%  
13,503



EXISTING SITE PLAN

PROPOSED SITE PLAN

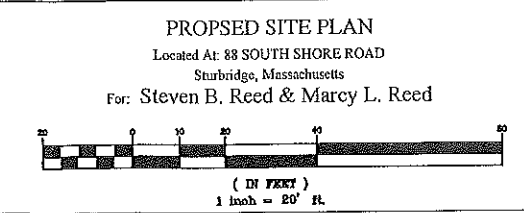
ORIGINAL		REVISIONS		MADE		CHK'D		APVD	
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APVD	DATE	BY
DATE 2/17/22	BY AMT	REV.	DATE	DESCRIPTION	MADE	CHK'D	APVD		
DRAFTED BY:	AMT								
CHECKED	LSJ								
SUPERVISOR	LSJ								
REVIEWED	MLJ								
REVIEWED	AMT								
REVIEWED	AMT								



*Leonard J. Quirk*

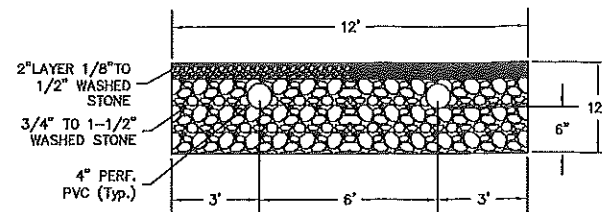
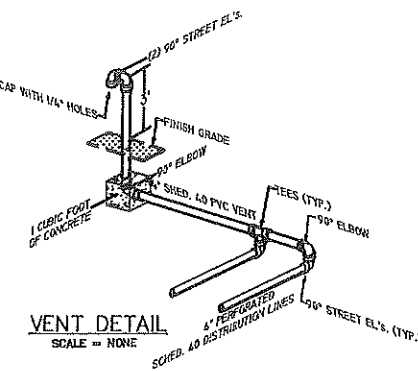


**JALBERT ENGINEERING, INC.**  
CIVIL ENGINEERS & SURVEYORS  
54 Main Street  
Sturbridge, Massachusetts 01566-1244  
Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136  
Fax: (508) 347-1962

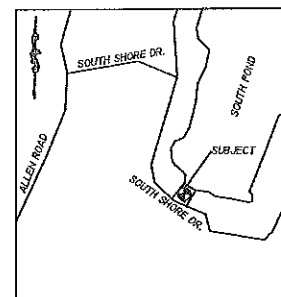


PLAN REFERENCE  
BOOK 249 PLAN 70  
DEED REFERENCE  
BOOK 43635 PAGE 26

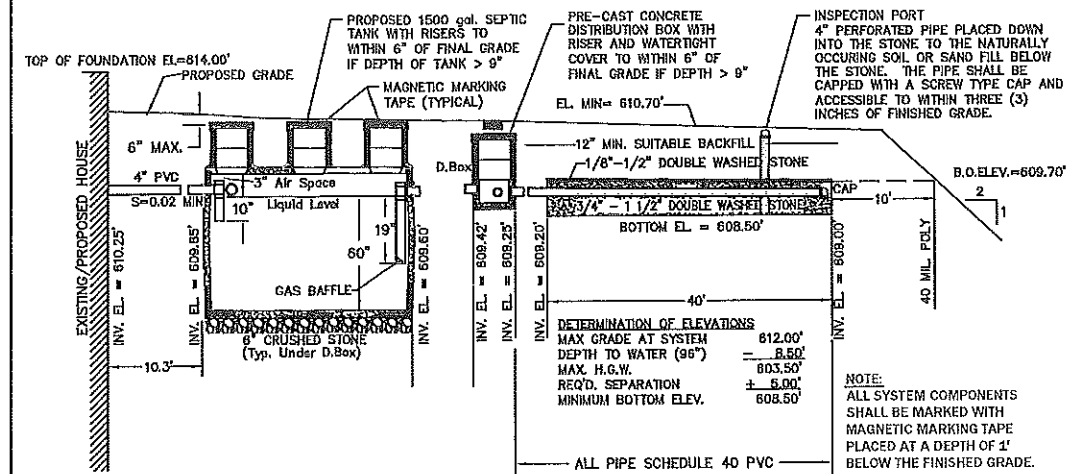
PLAN DATE: 2/17/22	
DWG NUMBER 21046	
SHEET 1 OF 2	



**TYPICAL FIELD SECTION**  
SCALE = NONE



LOT LOCUS  
SCALE: NONE



DESCRIPTION	PROPOSED	AS-BUILT
TOP OF FOUNDATION	614.00'	
INVERT AT FOUNDATION	610.25'	
INVERT IN SEPTIC TANK	609.85'	
INVERT OUT SEPTIC TANK	609.60'	
INVERT IN D.BOX	609.42'	
INVERT OUT D.BOX	609.25'	
INVERT BEGINNING FIELD	609.20'	
INVERT END OF FIELD	609.00'	

X 610.70 DENOTES SPOT FINISH GRADE  
 ----- 100 ----- DENOTES EXISTING CONTOUR  
 (100) ----- DENOTES PROPOSED CONTOUR

TEST PERFORMED AS PER TITLE 5.  
DATE OF TEST: 5/12/21  
TEST TAKEN 46" BELOW EXISTING GRADE.  
RESULT: 2 MINUTES PER INCH  
DESIGNED AT 5 MINUTES PER INCH.  
PERFORMED BY: LEONARD JALBERT  
WITNESSED BY: KENNETH B. LACEY JR.

PIT #1						PIT #2					
Depth	Interval	Well	Interval	Notes	Remarks	Depth	Interval	Well	Interval	Notes	Remarks
1-2'	A	B	3750-425'	Flow		1-2'	A	B	3750-425'	Flow	
0-2'	B	B.L.	2.75' H <sub>2</sub> O	Flow		0-2'	B	B.L.	2.75' H <sub>2</sub> O	Flow	
11-50'	C	B.L.	3.6' H <sub>2</sub> O / 1'		WASTY BEING TO RECOVER. RECOVER	11-50'	C	B.L.	3.1' H <sub>2</sub> O / 1'		WASTY BEING TO RECOVER. RECOVER

ZONING: RURAL RESIDENTIAL		
LOT SIZE	REQ'D.	PLA
AREA:	1 AC	0.31
FRONTAGE:	150'	103.3'
SETBACKS		
STREET:	30'	48.4'
SIDE LINE:	20'	20.4'
REAR:	20'	28.3'

F.I.R.M. REFERENCE	
COMMUNITY NO:	250270
PANEL NO.:	0762E
DATE:	7/4/2011

THE DESIGN SHOWN HEREON DOES NOT  
LIE WITHIN A SPECIAL FLOOD HAZARD  
ZONE.

DESIGN FLOW FOR 3 BEDROOMS  
3 Bedrooms x 110 gal./bedroom/day = 330 gallons/day

THIS SYSTEM IS NOT DESIGNED TO ACCOMMODATE A GARBAGE DISPOSAL.  
THE USE OF GARBAGE DISPOSALS IS NOT RECOMMENDED WITH SUBSURFACE  
DISPOSAL FACILITIES.

SEPTIC TANK CAPACITY: 1500 GALLON

SQUARE FOOTAGE:	
SIDEWALL: NOT APPLICABLE	sq. ft.
BOTTOM: 12 ft. x 40 ft.	480 sq. ft.
TOTAL:	<u>480 sq. ft.</u>

SOIL CLASSIFICATION: CLASS I  
L/TAR: 0.75

LEACHING CAPACITY:		
SIDEWALL:	NOT APPLICABLE	= 0 gallons
BOTTOM:	0.75 gal./sq.ft. x 480 sq.ft.	= 360 gallons
TOTAL:		<u>360 gallons</u>

1. ALL WORK TO BE CONCEALED MUST BE INSPECTED BY THE BOARD OF HEALTH OR ITS AGENT PRIOR TO BEING BACKFILLED.
2. THE BUILDING SEWER (THE PIPE FROM 10' OUTSIDE THE BUILDING TO THE SEPTIC TANK) MUST BE CONSTRUCTED OF SCHEDULE 40 PVC PIPE AND MUST BE WATER-TIGHT.
3. SEPTIC TANK AND DISTRIBUTION BOX TO BE PRE-CAST CONCRETE AS PER TITLE 5.
4. SEPTIC TANK AND D.BOX MUST BE SET ON A LEVEL STABLE BASE AND MUST BE WATER TIGHT.
5. THE FINISH GRADE ABOVE AND ADJACENT TO THE FIELD SHALL SLOPE AT LEAST 2% TO PREVENT THE ACCUMULATION OF SURFACE WATER.
6. FILL MATERIAL REQUIRED SHALL CONSIST OF CLEAN GRANULAR SAND FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. MIXTURES AND LAYERS OF DIFFERENT CLASSES OF MATERIALS SHALL NOT BE USED. A SEIVE ANALYSIS SHALL BE PERFORMED IN ACCORDANCE WITH 310 CMR 15.255 (3).
7. STONE SHALL CONSIST OF DOUBLE-WASHED STONE AND SHALL BE FREE OF IRON, FINES AND DUST IN PLACE.
8. ALL DISTURBED AREAS TO BE LOAMED (3" MIN.), FINE RAKED AND SEEDED.
9. ALL WELLS WITHIN 200' OF THE PROPOSED SYSTEM ARE SHOWN OR REFERRED TO BY NOTATION.
10. ALL WETLANDS WITHIN 100' OF THE CONSTRUCTION ARE SHOWN, IF ANY.
11. OFFSETS ARE NOT TO BE USED FOR THE REPRODUCTION OF PROPERTY LINES.
12. THE PROPOSED WELL IS WITHIN 100' OF ANY KNOWN LEACHING FACILITIES.
13. REMOVE TOPSOIL, PEAT AND OTHER IMPERVIUOUS MATERIALS FROM ALL AREAS BENEATH THE LEACH FIELD AND FOR A DISTANCE OF 5' THEREFROM (AS SHOWN) AND REPLACE WITH FILL MATERIAL AS SPECIFIED NOTE 8 COMPACTED IN 6" LIFTS TO AN ELEVATION EQUAL TO THE TOP OF PEA STONE WITHIN THE SYSTEM.

## F.I.R.M. REFERENCE

LOT SIZE	REQ'D.	PLA
AREA:	1 AC	0.31
FRONTAGE:	150'	103.6
SETBACKS		
STREET:	30'	48.4
SIDE LINE:	20'	20.4
REAR:	20'	28.3

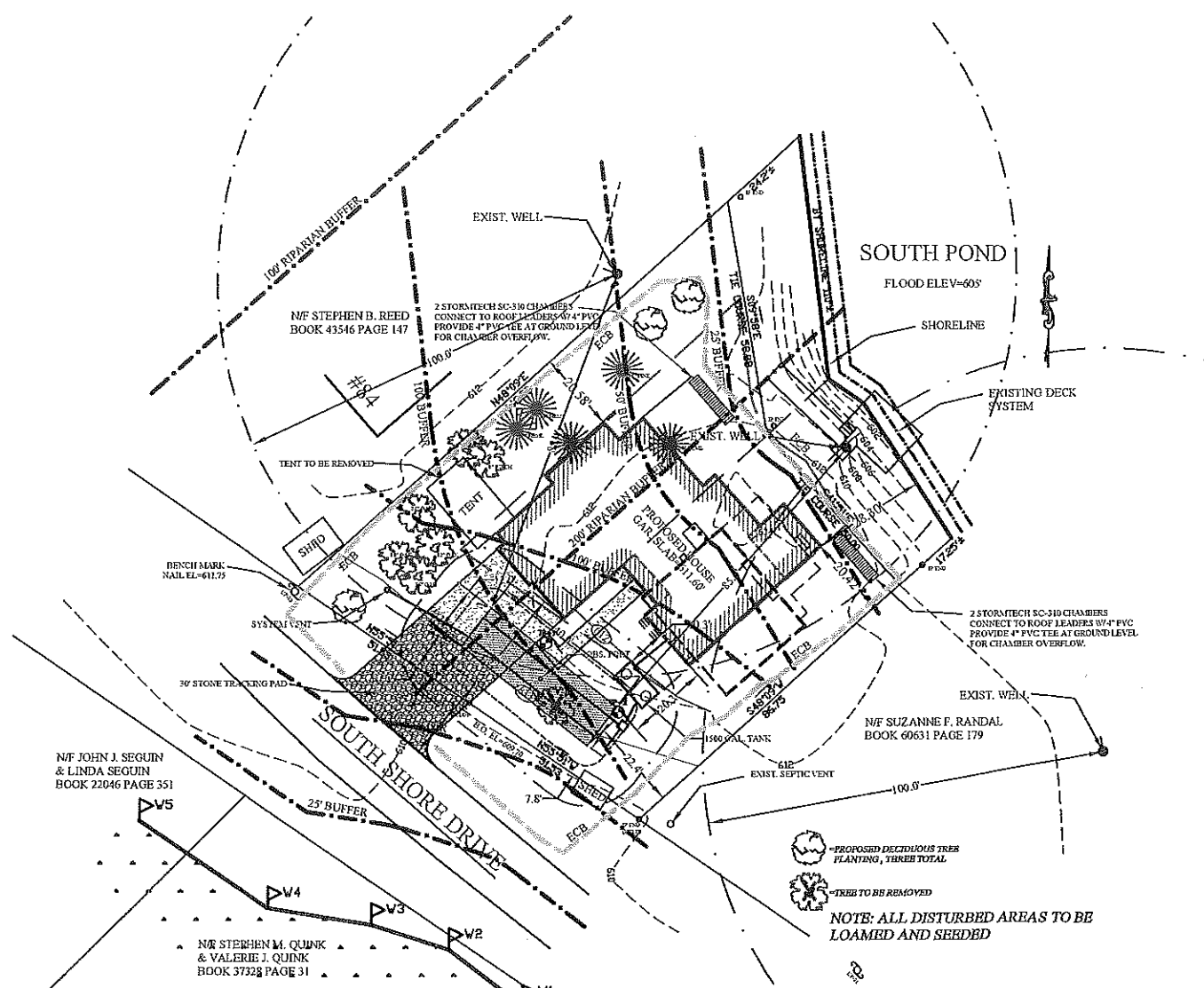
COMMUNITY NO: 25027C  
PANEL NO.: 0762E  
DATE: 7/4/2011

THE DESIGN SHOWN HEREON DOES NOT  
LIE WITHIN A SPECIAL FLOOD HAZARD

## SCOPE OF WORK

THE CONTRACTORS SCOPE OF WORK INCLUDES BUT IS NOT LIMITED TO:

1. ALL LABORS AND MATERIALS TO INSTALL THE SEWAGE DISPOSAL SHOWN, COMPLETE AND PLACED IN SERVICE
2. INSURING ALL PERMITS HAVE BEEN OBTAINED.
3. PERFORMING ALL WORK IN ACCORDANCE WITH TITLE 5.
4. ANY MEASURES TO PROTECT THE WETLAND, IF ANY.
5. TIMELY EXECUTION OF THE WORK.



ORIGINAL		REVISIONS					MAINTENANCE NOTE	
Date: 2/17/22		Rev	Date	Description	Made	Check	App.	THE STATE ENVIRONMENTAL CODE, STATES: "SEPTIC TANKS SHOULD BE INSPECTED AND CLEANED AT LEAST ANNUALLY."
Designed	AMT							NO PERMANENT STRUCTURES ARE TO BE ERECTED IN THE RESERVE AREA.
Checked	LSJ							DO NOT PLANT TREES OVER OR NEAR THE FIELD.
Drawn	AMT							AVOID VEHICULAR TRAFFIC OVER SYSTEM.
Reviewed								
Reviewed	LSJ							
Approved	AMT							

LOCAL UPGRADE APPROVAL REQUIRED.  
REDUCE SYSTEM DISTANCE TO A PRIVATE  
WELL FROM 100' TO 88.4' AND 85.0' AS  
ALLOWED UNDER 310 CMR 15.405(1)G



JALBERT ENGINEERING, INC.

CIVIL ENGINEERS &amp; SURVEYORS

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

### Soil Absorption System - "Upgrade"

Located At: 88 SOUTH SHORE ROAD  
Sturbridge, Massachusetts

For: Steven B. Reed & Marcy L. Reed



2/17/22
PLAN NUMBER

21046

SHEET 2 OF 2