

NOTICE OF INTENT

PREPARED FOR:

JANE E. & TIMOTHY R. SEITZ

FOR PROPERTY LOCATED ON:

97 SHORE ROAD

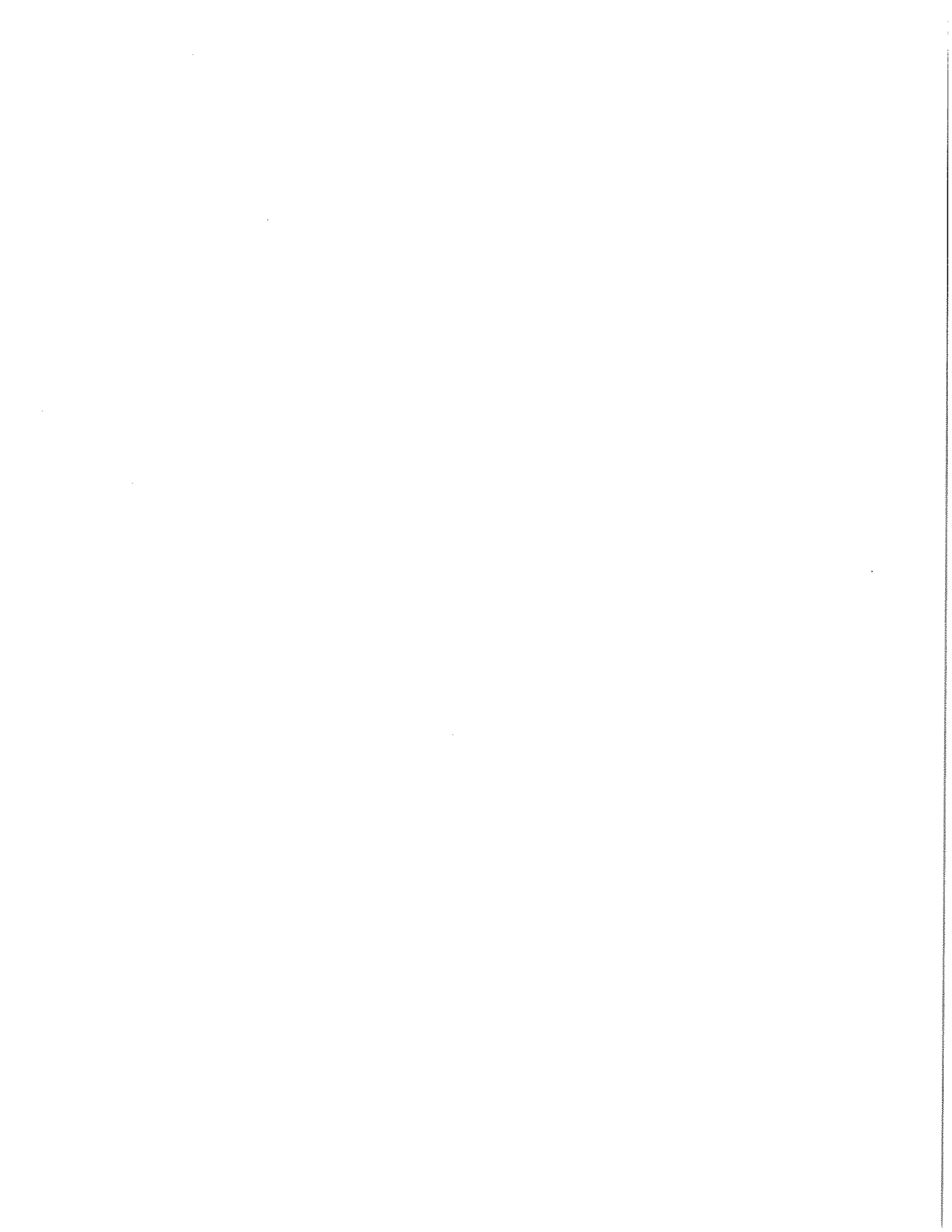
STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING

54 MAIN STREET

STURBRIDGE, MA 01566



NARRATIVE

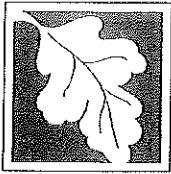
THE PROPERTY WAS CREATED IN 1949 AND RECORDED IN THE WORCESTER SOUTH REGISTRY OF DEEDS IN PLAN BOOK 164, PLAN 3. THE EXISTING HOUSE WAS LATER BUILT IN 1961. THE HOUSE IS NON-CONFORMING AND SITS 20.3' FROM SHORE ROAD, 41.7' FROM THE SHORE OF CEDAR POND WITH SIDE SETBACKS OF 11.2' ON THE SOUTH SIDE AND 9.3' ON THE NORTH SIDE. A NEW RESIDENCE WILL BE BUILT IN THE SAME VICINITY OF THE EXISTING FOUNDATION. SIDE SETBACKS WILL BE 9.9' ON THE NORTH SIDE AND 11.2' ON THE SOUTH SIDE. THE ROAD SETBACK WILL BE THE SAME AT 20.3' AND THE SHORE SETBACK WILL BE 42.21'.

THE OWNERS WILL HAVE A NEW HOME THAT IS MORE ENERGY EFFICIENT THROUGHOUT ALL SEASONS. THE MODIFICATIONS TO THE PATIO WILL ALLOW FOR MORE DRAINAGE. GRADING AROUND THE HOUSE WILL BE IMPROVED BY MITIGATING WATER RUNOFF WITH DRAINAGE DRIP STRIPS TO COLLECT THE ROOF RUNOFF FOR MORE INFILTRATION.

THE EXISTING HAND DUG WELL WILL BE DECOMMISSIONED AS PER BOARD OF HEALTH REGULATIONS AND A NEW ARTESIAN WELL WILL BE INSTALLED. THE E-ONE PUMP WILL BE RELOCATED OFF THE DRIVEWAY AS SHOWN.

STRAW WADDLES AND A SILT FENCE WILL BE INSTALLED TO PREVENT ANY EROSION OR RUNOFF AND WILL MARK THE AREA OF CONSTRUCTION.

Please refer to the Jalbert Engineering, Inc. Design plan



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

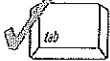
MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

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



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

A. General Information

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

97 SHORE ROAD

a. Street Address

STURBRIDGE

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

21E

f. Assessors Map/Plat Number

d. Latitude

97

g. Parcel /Lot Number

e. Longitude

2. Applicant:

JANE E. & TIMOTHY R.

a. First Name

SEITZ, TRUSTEES

b. Last Name

JANE E. BRUNELLE LIVING TRUST

c. Organization

17 HOWARD STREET

d. Street Address

ENFIELD

e. City/Town

CT

f. State

06082

g. Zip Code

413-439-5869

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant):

Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

LEONARD S.

a. First Name

JALBERT

b. Last Name

JALBERT ENGINEERING, INC.

c. Company

54 MAIN STREET

d. Street Address

STURBRIDGE

e. City/Town

MA

f. State

01566

g. Zip Code

508-347-5136

h. Phone Number

508-347-7962

i. Fax Number

LSJALBERT@JALBERTENGINEERING.COM

j. Email address

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

500.00

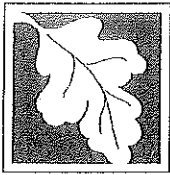
a. Total Fee Paid

237.50

b. State Fee Paid

262.50

c. City/Town Fee Paid



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City/Town

A. General Information (continued)

6. General Project Description:

RAZE EXISTING HOUSE AND REBUILD 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

50444

c. Book

b. Certificate # (if registered land)

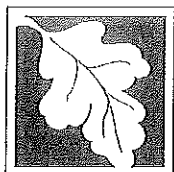
249

d. Page Number

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

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

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



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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:

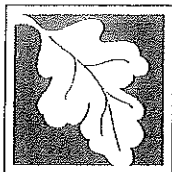
| | | |
|----------------------------|-------------------------------------|--|
| a. total square feet _____ | b. square feet within 100 ft. _____ | c. square feet between 100 ft. and 200 ft. _____ |
|----------------------------|-------------------------------------|--|

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 _____ | |
| i. <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.

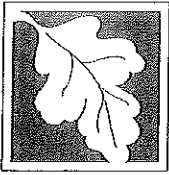
_____ a. square feet of BVW

_____ b. square feet of Salt Marsh

5. Project Involves Stream Crossings

_____ a. number of new stream crossings

_____ b. number of replacement stream crossings



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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
10
(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 **

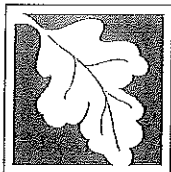
- (a) Project description (including description of impacts outside of wetland resource area & buffer zone)

- (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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MassDEP File Number _____

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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:

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

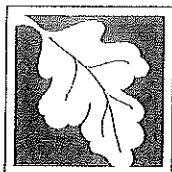
North Shore - Hull to New Hampshire border:

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

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

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

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



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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.

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

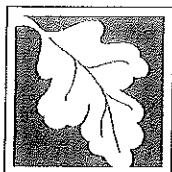
D. Additional Information

- 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 FOR JANE E. AND TIMOTHY R. SEITZ

a. Plan Title

JALBERT ENGINEERING, INC.

LEONARD S. JALBERT

b. Prepared By

c. Signed and Stamped by

12/12/23

1"=10'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. Attach NOI Wetland Fee Transmittal Form
9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

33211

2. Municipal Check Number

January 30, 2024

3. Check date

33212

4. State Check Number

January 30, 2024

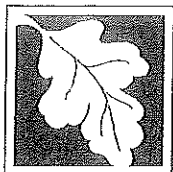
5. Check date

LEONARD S.

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.

Jonathan R. Seitz

1. Signature of Applicant

Jan. 30, 2024

2. Date

3. Signature of Property Owner (if different)

Leonard J. Albert

5. Signature of Representative (if any)

4. Date

Jan. 30, 2024

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.

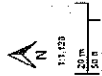
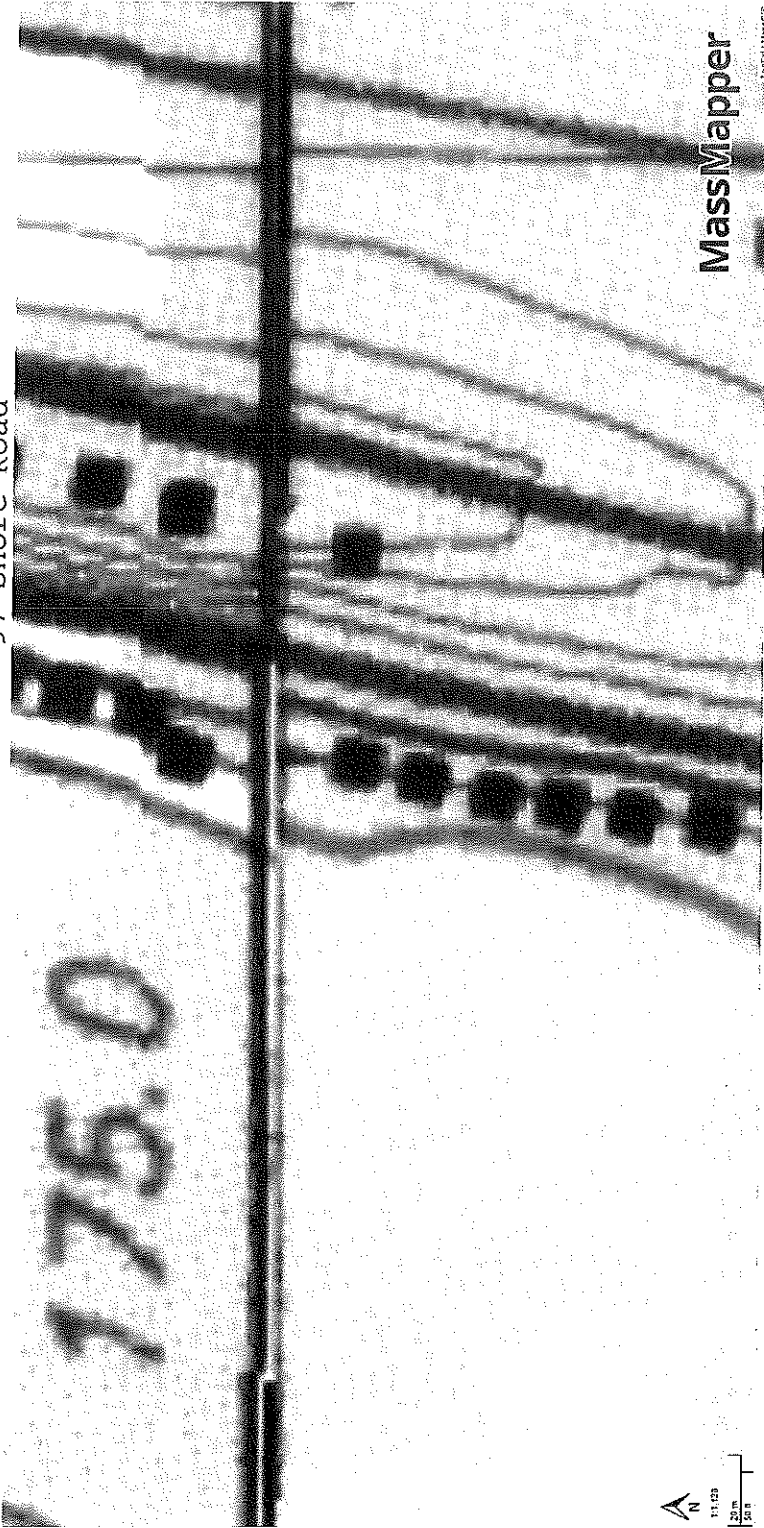
Other:

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.

97 Shore Road

USGS Topographic Maps
Property Tax Parcels



MassMapper

© 2008 USGS

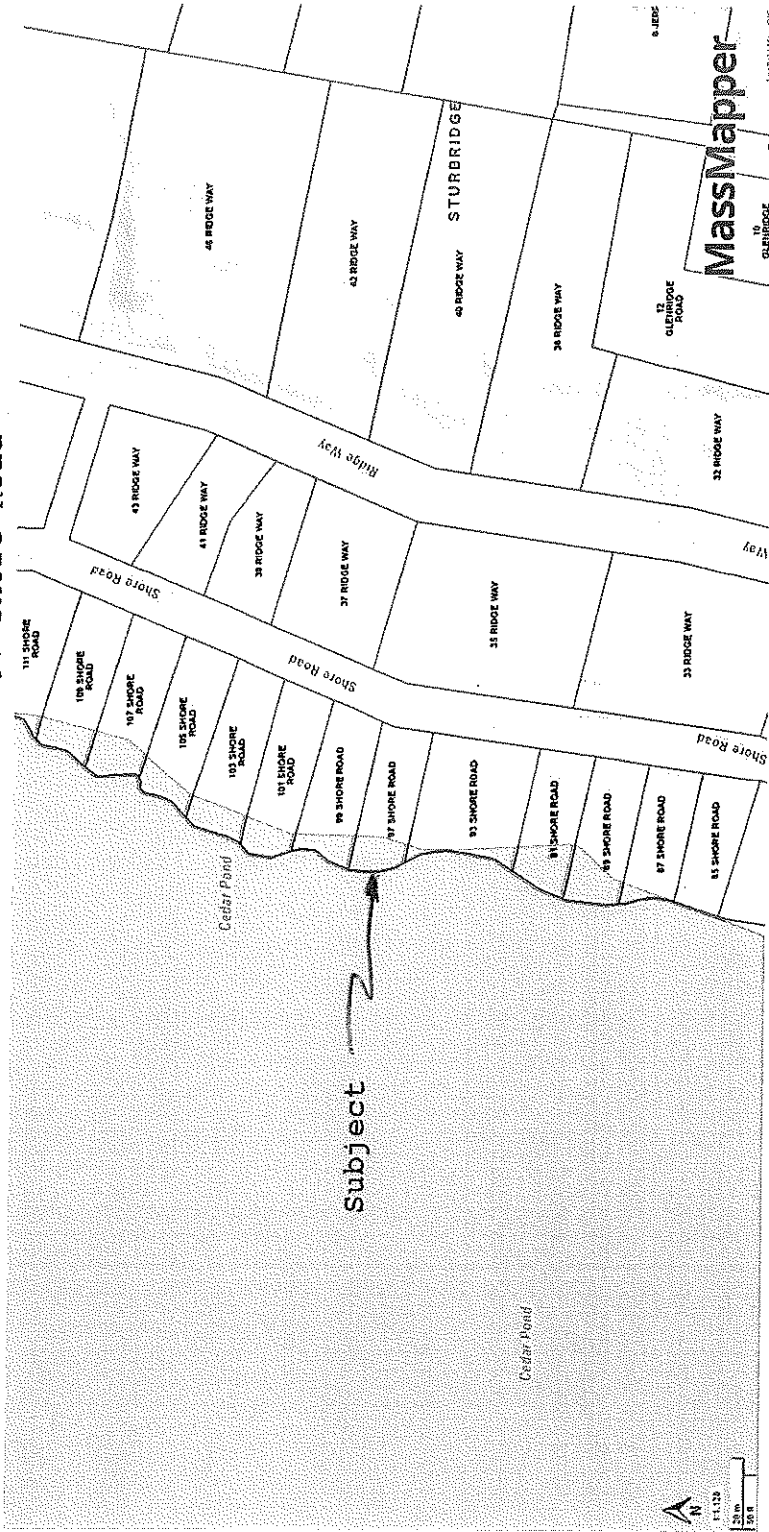
97 Shore Road

NHESP Priority Habitats of Rare Species

NHESP Estimated Habitats of Rare Wildlife



Property Tax Parcels



MassMapper
LAWRENCE, MASSACHUSETTS

National Flood Hazard Layer FIRMette



72°52'5"W 42°7'43"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 drainage areas of less than one square mile (Zone 1)
 - 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 X
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transsect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transsect 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 10/26/2023 at 2:41 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.



Blk: 50444 Pg: 249
Page: 1 of 2 02/14/2013 12:39 PM WD

QUITCLAIM DEED

I, Jane E. Seitz

of Enfield, CT

in consideration of less than One Hundred and 00/100ths (\$100.00) Dollars

hereby grant to Jane E. Seitz and Timothy R. Seitz, Trustees of the Jane E. Brunelle Living Trust u/d/t dated October 27, 2006, as evidenced by a Certificate of Trust dated May 1, 2009 and recorded in Book 44361, Page 65

of 17 Howard Street, Enfield, CT 06082

with QUITCLAIM covenants

on Shore Road, Sturbridge, Massachusetts

The land with any buildings thereon, situated on the easterly shore of Cedar Lake in Sturbridge, Worcester County, Massachusetts, bounded and described as follows:

Northerly by Lot #11, as shown on a plan hereinafter referred to, one hundred six and 05/100 (106.05) feet, more or less;

Easterly by Shore Road a distance of forty-six and 85/100 (46.85) feet;

Southerly by Lot #9, as shown on said plan, ninety-eight and 05/100 (98.05) feet, more or less;

Westerly by Cedar Lake a distance of fifty (50) feet, more or less.

BEING shown as Lot #10 on a plan of Glen Ridge by R.O. and G.P. Dingman, dated November 17, 1949, on file with Worcester District Registry of Deeds in Plan Book 164, Plan 3.

Together with a right of way over Glen Drive and Shore Road as shown on said plan from New Boston Road westerly and northerly to the northerly boundary of said premises.

Together with the fee in the westerly half of the portion of said Shore Road abutting the premises.

Subject to rights of way therein and rights of poles and wires to Webster and Southbridge Gas & Electric Company.


Together with all interest of Clifford F. Chamberlain in land abutting the premises included between extensions of the northerly and southerly boundaries thereof, which if flowed by said Lake, subject to the rights of others therein.

Subject to restrictions that the premises shall not be used for the purposes of any trade or business and that no cesspool or outside toilet shall be maintained thereon less than 50 feet from the high water mark line of said Lake, and that no building shall be constructed or maintained less than 10 feet from the side line of said premises.

BEING the same premises conveyed to me by Deed of Jane E. Seitz and Timothy R. Seitz, Trustees of the Jane E. Brunelle Living Trust u/d/t dated October 27, 2006 dated July 28, 2009 and recorded with the Worcester District Registry of Deeds, Book 44660, Page 26.

Total Pages: 2

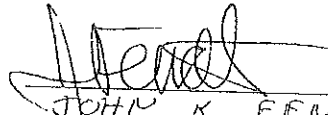
Executed as a sealed instrument this 11 day of Feb., 2013.


Jane E. Seitz

State of CT
COMMONWEALTH OF MASSACHUSETTS

Hartford County
Worcester, ss.

On this 11th day of Feb, 2013, before me, the undersigned notary public, personally appeared Jane E. Seitz, proved to me through satisfactory evidence of identification, which was US 11.1.1ay ID 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 her free act and deed.


JOHN K FENDT

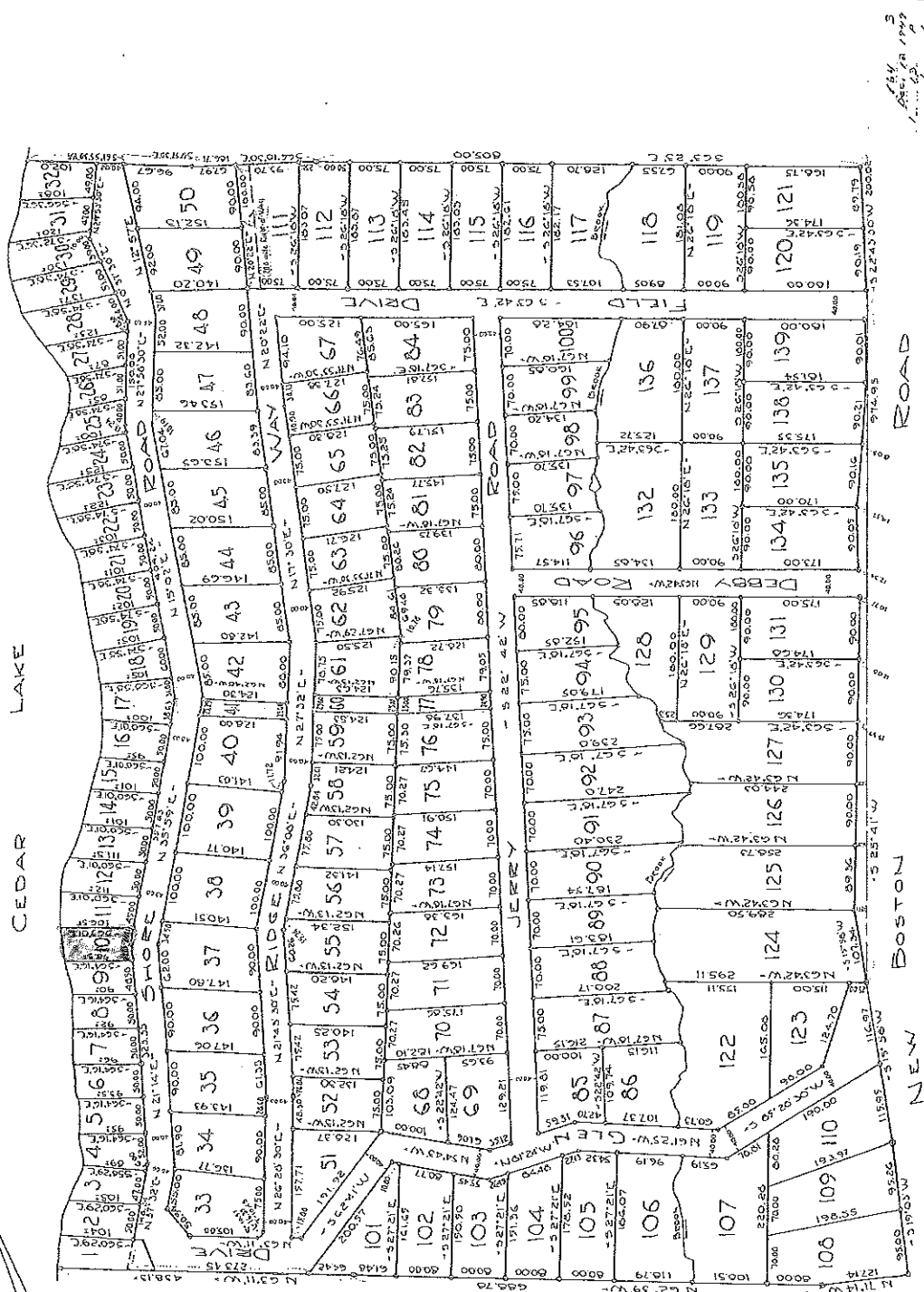
Notary Public

My Commission Expires:

10/31/14

JOHN FENDT
NOTARY PUBLIC - STATE OF CT
MY COMMISSION EXPIRES
OCTOBER 31st, 2014

CEDAR LAKE



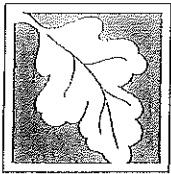
GLEN RIDGE
CLIFFORD G. DINGMAN
DEVELOPER

NOV. 17, 1949
SCALE: 1"=100'

Bearings indicate angular position of the various courses.
Lots 71 thru 82 from a survey by others.
The Grant-of-Lake over Lot #111 is the benefit of Lot #109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121 and address 40 Park Drive and Edge Way.

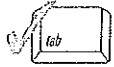
Indicates Iron Pin
Indicates Concrete Monument

ROLAND G. DINGMAN
SURVEYOR
PLANNERS



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:

97 SHORE ROAD

a. Street Address

STURBRIDGE

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

JANE E. & TIMOTHY R.

a. First Name

SEITZ

b. Last Name

c. Organization

17 HOWARD STREET

d. Mailing Address

ENFIELD

e. City/Town

CT

f. State

06082

g. Zip Code

413-439-5869

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

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.

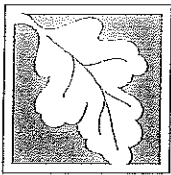
Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

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 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Step 5/Total Project Fee: 500.00

Step 6/Fee Payments:

| | |
|--------------------------------|-------------------------------|
| Total Project Fee: | <u>500.00</u> |
| State share of filing Fee: | <u>237.50</u> |
| City/Town share of filing Fee: | <u>262.50</u> |
| | 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.)

STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

WETLANDS FILING FEE CALCULATION WORKSHEET

| Application Type | Qty | Town Filing Fee | TOTAL |
|---|-------|--------------------------|----------|
| Notice of Intent (NOI): | | | |
| Residential – Single Family: | | | |
| Accessory (Deck, Shed, Pool Septic) | _____ | \$150 | _____ |
| Shoreline Work | _____ | \$150 | _____ |
| New Construction | _____ | \$300 | \$300.00 |
| Residential – Other: | | | |
| Subdivision/Multi-Unit | _____ | \$750 | _____ |
| Commercial/Industrial: | | | |
| New | _____ | \$1500 | _____ |
| Redevelopment | _____ | \$1000 | _____ |
| Limited Project (as defined in SWB & WPA) | _____ | Equal to full WPA fee | _____ |
| Alterations – located within Riverfront Area | _____ | Additional 50% of Fee | _____ |
| Application filed after Enforcement Order | | Double the Municipal fee | _____ |
| Request for Amended Order of Conditions | _____ | 50% of initial fee | _____ |
| Request for Determination of Applicability (RDA): | | | |
| No Wetland Boundary Confirmation | | | |
| Residential: | _____ | \$100 | _____ |
| No Wetland Boundary Confirmation | | | |
| All Other: | _____ | \$200 | _____ |
| For Wetland Boundary Confirmation File ANRAD or NOI | | | |
| Abbreviated Notice of Resource Area Delineation (ANRAD): | | | |
| Residential – Single Family: | _____ | \$100 | _____ |
| All Other: | | | |
| Base Review | _____ | \$300 | _____ |
| Resource Area Boundary | | | |

| Certificate of Compliance (COC): | | | |
|---|-------|-------------------------|--------------|
| Residential: | | | |
| Single Family | _____ | \$50 | <u>50.00</u> |
| Subdivision or Multi-Unit | _____ | \$150 | _____ |
| Commercial or Industrial: | | | |
| | _____ | \$150 | _____ |
| If Order of Conditions has Expired | _____ | Add an additional \$150 | _____ |
| OOE Extension Request | _____ | \$50 | _____ |
| Emergency Certification (NOI may be required to be filed following issuance of Emergency Cert) | _____ | \$50 | _____ |

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

*Additional Consultant Fee may be required for reasons which may include:

- o Significant amount of wetland impact;
- o Extensive resource areas on a site;
- o Lack of information supplied;
- o Incomplete plans, reports, forms submitted;
- o Supplemental information submitted.

| Parcel ID | Owner | Owner Address | Owner City | State | Zip | Property Address |
|---|-----------------------------------|-------------------|------------|-------|-------|------------------|
| 578-21E33-101 | AYLSWORTH JOHN | 37 RIDGE WAY | STURBRIDGE | MA | 01566 | 101 SHORE ROAD |
| 540-21E33-037 | AYLSWORTH JOHN | 37 RIDGE WAY | STURBRIDGE | MA | 01566 | 37 RIDGE WAY |
| 578-21E33-093 | BONIN TIMOTHY J | 93 SHORE ROAD | STURBRIDGE | MA | 01566 | 93 SHORE ROAD |
| 578-21E33-091 | BOUCHARD RICHARD P | 32 SILVER LANE | ENFIELD | CT | 06082 | 91 SHORE ROAD |
| 578-21E33-103 | CARTER LISA DIANE | 103 SHORE ROAD | STURBRIDGE | MA | 01566 | 103 SHORE ROAD |
| 578-21E33-099 | FAIRBANKS JOHN E & MARY ELLEN TRS | 50 CHAMPEAUX ROAD | BRIMFIELD | MA | 01010 | 99 SHORE ROAD |
| 578-21E43-087 | GIROUARD ROBERT A | 87 SHORE ROAD | STURBRIDGE | MA | 01566 | 87 SHORE ROAD |
| 578-21E43-089 | GIROUX GERALD A | 89 SHORE ROAD | STURBRIDGE | MA | 01566 | 89 SHORE ROAD |
| 578-21E33-105 | HACKETT KATHARINE E TR | 271 FOXBORO DRIVE | NEWINGTON | CT | 06111 | 105 SHORE ROAD |
| 540-21E34-041 | LUCCHESI ROBIN | 41 RIDGE WAY | STURBRIDGE | MA | 01566 | 41 RIDGE WAY |
| 578-21E33-107 | MORAN KIMBERLY A HICKS | 9 CRICKET DRIVE | STURBRIDGE | MA | 01566 | 107 SHORE ROAD |
| 540-21E32-035 | POPE JONATHAN A | 35 RIDGE WAY | STURBRIDGE | MA | 01566 | 35 RIDGE WAY |
| 540-21E32-033 | PRZYBYCIEN LYNDA M | 33 RIDGE WAY | STURBRIDGE | MA | 01566 | 33 RIDGE WAY |
| 540-21E33-039 | RODRIGUEZ VICTOR E | 39 RIDGE WAY | STURBRIDGE | MA | 01566 | 39 RIDGE WAY |
| | | | | | | |
| | 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: 97 SHORE ROAD | | | | | | |
| Certified Copy | | | | | | |
| Assessor: | | | | | | |
| Date: 10/26/2023 | | | | | | |

David P. Murphy



Town of Sturbridge

Barbara A. Barry, Finance Director

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

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

Property Owner: Jane E. & Timothy R., Trustees

Property Location: 97 Shore Road

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

Meghan Becker
for: Finance Director

1/29/24
Date

NOTE: Please Fax Back to 508-347-7962 or E-mail to lsjalbert@jalbertengineering.com



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

Date 01/25/24

in all white cells completely

| | | | |
|-------------|--------------------------------------|----------------|---------------------------|
| Parcel | | Applicant name | Jane & Timothy Reitz |
| Address | 97 Shore Road | Address | 17 Howard Street |
| Assessors | 578-21E33-097 | Email | Enfield, CT 06082 |
| Map/Plat | 21E | Phone | 413-439-5869 |
| Book & Page | 50444/0249 | | |
| Owner name | Jane E. & Timothy R. Séitz, Trustees | Representative | Jalbert Engineering, Inc. |
| Address | 17 Howard Street | Address | 54 Main Street |
| Email | Enfield, CT 06082 | Email | Sturbridge, MA 01566 |
| Phone | 413-439-5869 | Phone | 508-347-5136 |

in all white cells completely

| | | | | | |
|--------------|------------|----------------|------|--------------------------|-----------|
| Wetland type | Lake | sf/cf affected | 50' | Relevant Perf. Standards | 10. _____ |
| Wetland type | Shore Line | sf/cf affected | wall | Relevant Perf. Standards | 10. _____ |
| Wetland type | Stone wall | sf/cf affected | 0 | Relevant Perf. Standards | 10. _____ |

Components of a Complete NOI Application

| | |
|---|---|
| State Form: NOI Form 3 | Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Engineered Plan | Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Proof of Mailing to DEP | Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Narrative | Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Proof that all relevant perf. standards are met | Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| TOPO Map identifying locus with scale | Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| FIRM Map identifying locus with scale | Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Natural Heritage Map with WH, PH, & VP data | Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Included? <input type="checkbox"/> |
| Delineation lines (backup material) | Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Tax Form | Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Fees | |
| ★ Fee Transmittal form | Included? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| ★ Filing Fee Worksheet | Included? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| ★ Town portion of state filing fee | Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| ★ Sturbridge local filing fee \$ 300. | Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Abutter Information | |
| ★ Certified abutters list (within 200') | Included? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| ★ Abutter notification form | Included? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| ★ Affidavit & proof -- bring to hearing | <i>Present them at the hearing</i> |
| Other Attachments, e.g. | |
| Confirmation of submission to NHESP | Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable |
| Planting Plan | Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable |
| Floodplain analysis | Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable |
| Stormwater analysis | Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable |

Components of a Complete NOI Application