

NOTICE OF INTENT

PREPARED FOR:

ROBERT M. & LISA A. MUSCARO

FOR PROPERTY LOCATED ON:

72 & 72A PARADISE LANE

STURBRIDGE, MA 01566

PREPARED BY:

JALBERT ENGINEERING, INC.

54 MAIN STREET

STURBRIDGE, MA 01566

508-347-5136

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NOTICE OF INTENT

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PROOF PAID TAX

PROPOSED SITE PLAN 21098

NARRATIVE

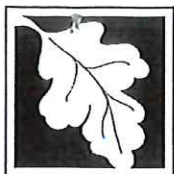
THE APPLICANT IS PROPOSING TO RAZE THE EXISTING HOUSE LOCATED AT 72 PARADISE LANE ON BIG ALUM AND BUILD A NEW HOME ON THE SITE. THE PARCEL SHOWN IS IN PLAN BOOK 58, PLAN 34 AT THE WORCESTER REGISTRY OF DEEDS. DESCRIPTION OF THE PROPERTY IS FOUND IN DEED BOOK 38862, PAGE 64.

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

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

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

Please refer to the Jalbert Engineering, Inc. Design plan, Drawing No. 21108 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):

72 PARADISE LANE

a. Street Address

STURBRIDGE

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

9E

f. Assessors Map/Plat Number

42 52' 53.59" N

d. Latitude

71 50' 36.64." W

e. Longitude

72 & 72A

g. Parcel /Lot Number

2. Applicant:

ROBERT M. LISA A.

a. First Name

MUSCARO

b. Last Name

c. Organization

7 MONROE ROAD

d. Street Address

WELLESLEY

e. City/Town

MA

f. State

02481

g. Zip Code

617-797-0400

h. Phone Number

i. Fax Number

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

LEONARD S.

a. First Name

JALBERT

b. Last Name

JALBERT ENGINEERING, INC.

c. Company

54 MAIN STREET

d. Street Address

STURBRIDGE

e. City/Town

MA

f. State

01566

g. Zip Code

508-347-5136

h. Phone Number

508-347-7962

i. Fax Number

LSJALBERT@JALBERTENGINEERING.COM

j. Email address

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

500.00

a. Total Fee Paid

237.50

b. State Fee Paid

262.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

RAZE EXISTING HOUSE AND REBUILD WITH SITE IMPROVEMENTS

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

WORCESTER

a. County

38862

c. Book

b. Certificate # (if registered land)

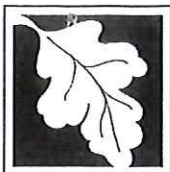
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d. Page Number

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

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

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



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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

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

f. ☐ Riverfront Area

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

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

_____ 0 _____

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

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

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

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

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



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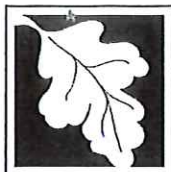
City/Town

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here. a. square feet of BVW _____ b. square feet of Salt Marsh _____	
5. <input type="checkbox"/> Project Involves Stream Crossings	a. number of new stream crossings _____ b. number of replacement stream crossings _____	



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

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

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

CURRENT GIS

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

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

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

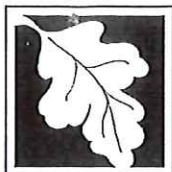
(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

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

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

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



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

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

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

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

- (d) ☐ Vegetation cover type map of site

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

- (f) OR Check One of the Following

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

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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

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

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



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STURBRIDGE

City/Town

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

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. ☐ A portion of the site constitutes redevelopment
3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☒ No. Check why the project is exempt:
1. ☒ Single-family house
2. ☐ Emergency road repair
3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

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

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


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D. Additional Information (cont'd)

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

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

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

a. Plan Title

JALBERT ENGINEERING, INC.

LEONARD S. JALBERT

b. Prepared By

c. Signed and Stamped by

4/7/22

1"=10'

d. Final Revision Date

e. Scale

2/17/21

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:

32835 & 32836

2. Municipal Check Number

May 9, 2022

3. Check date

32837

4. State Check Number

May 9, 2022

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.

Leonard J. Gilbert

1. Signature of Applicant

05/10/2022

2. Date

Robert M. Muscare

3. Signature of Property Owner (if different)

May 10, 2022

4. Date

Leonard J. Gilbert

5. Signature of Representative (if any)

05/10/2022

6. Date

For Conservation Commission:

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

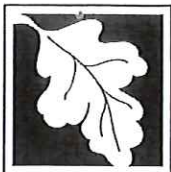
For MassDEP:

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

Other:

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

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



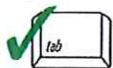
Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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

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



A. Applicant Information

1. Location of Project:

72 PARADISE LANE

a. Street Address

STURBRIDGE

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

LEONARD

a. First Name

JALBERT

b. Last Name

JALBERT ENGINEERING, INC.

c. Organization

54 MAIN STREET

d. Mailing Address

STURBRIDGE

e. City/Town

MA

f. State

01566

g. Zip Code

508-347-5136

h. Phone Number

508-347-7962

i. Fax Number

LSJALBERT@JALBERTENGINEERING.COM

j. Email Address

3. Property Owner (if different):

ROBERT M. & LISA A.

a. First Name

MUSCARO

b. Last Name

c. Organization

7 MONROE ROAD

d. Mailing Address

WELLESLEY

e. City/Town

MA

f. State

02481-5443

g. Zip Code

617-797-0400

h. Phone Number

i. Fax Number

j. Email Address

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).



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
CATEGORY 2A	1		500.00
Step 5/Total Project Fee:			500.00

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

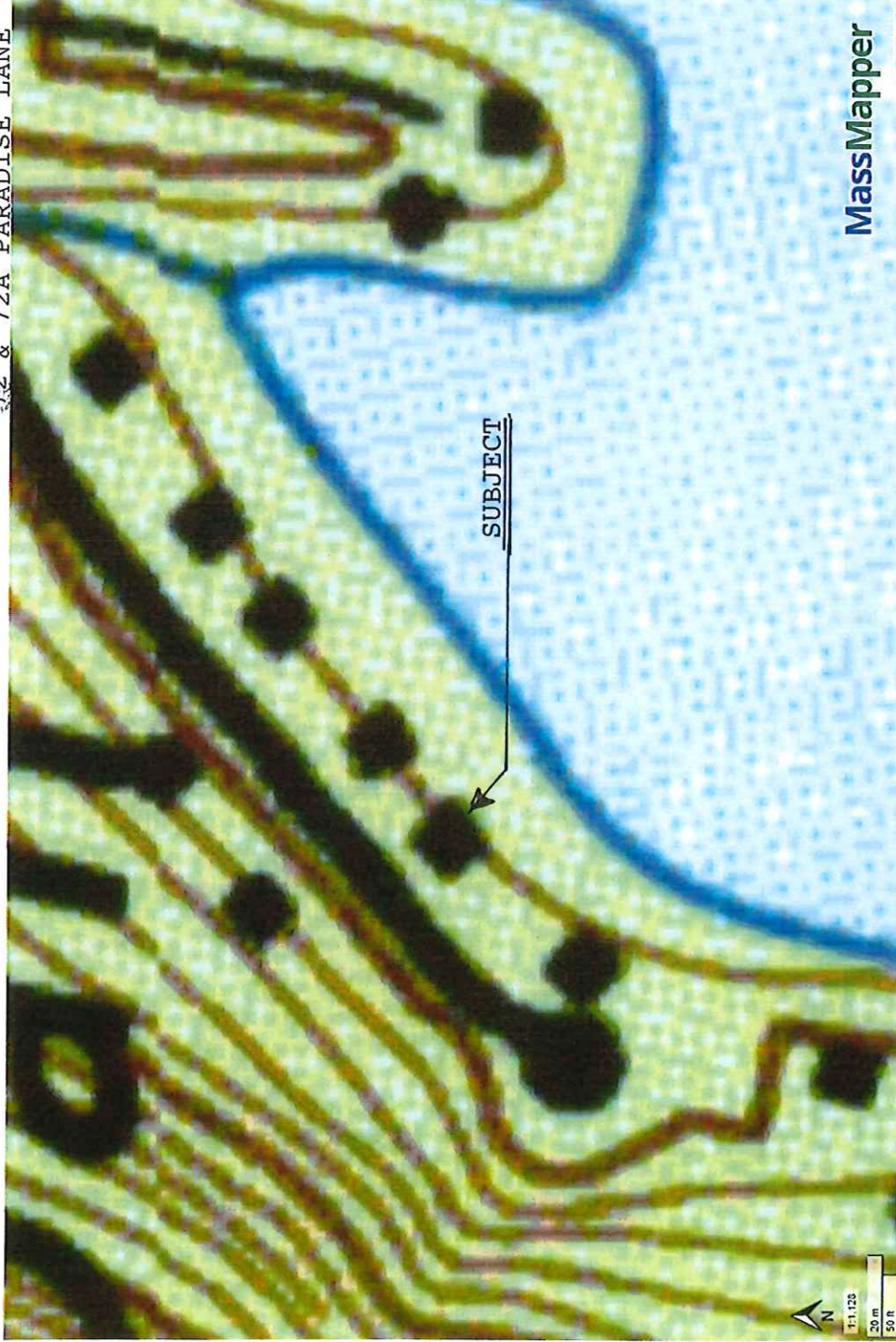
a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

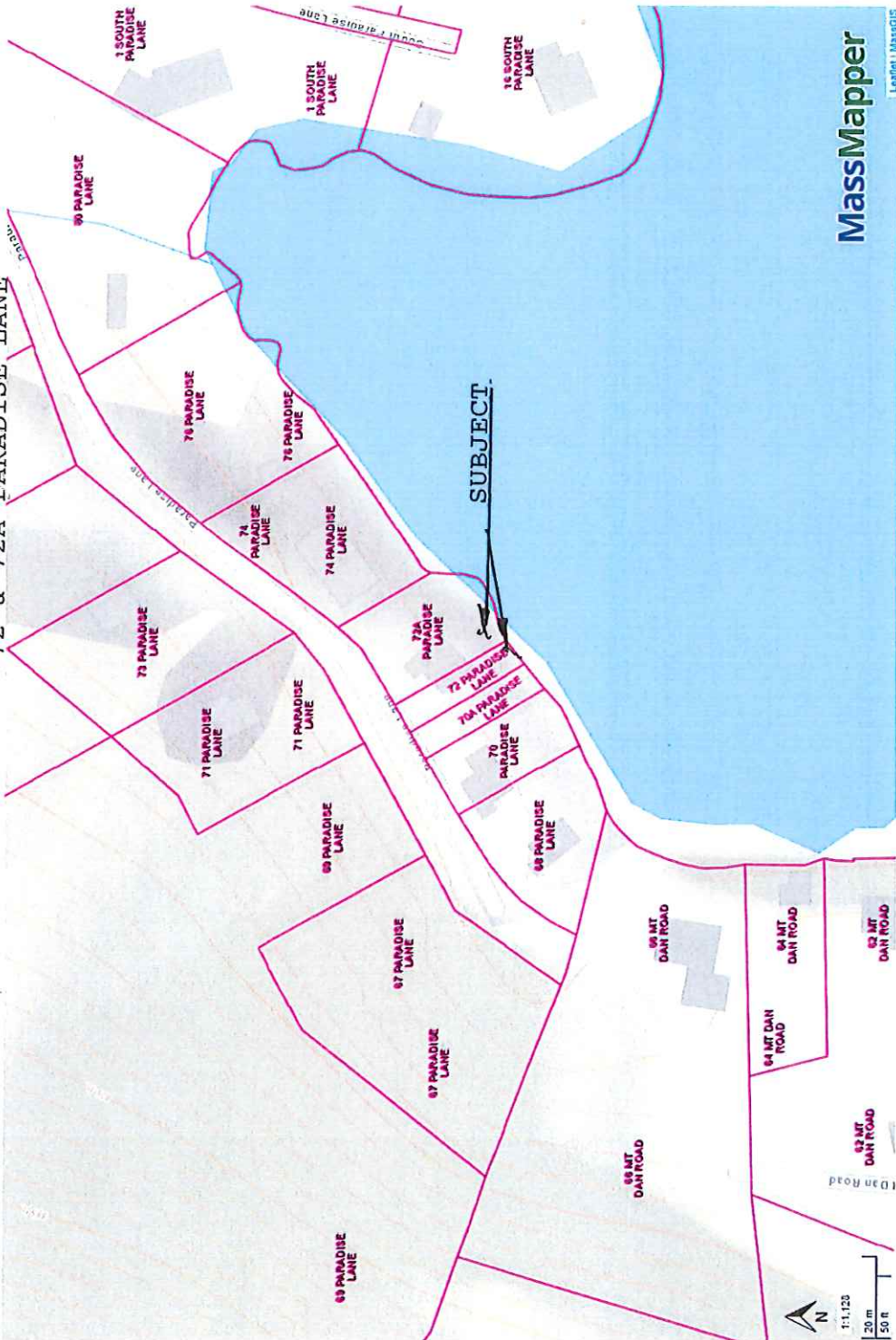
Page 2 of 2

72 & 72A PARADISE LANE

USGS Topographic Maps
Property Tax Parcels



72 & 72A PARADISE LANE



National Flood Hazard Layer FIRMette

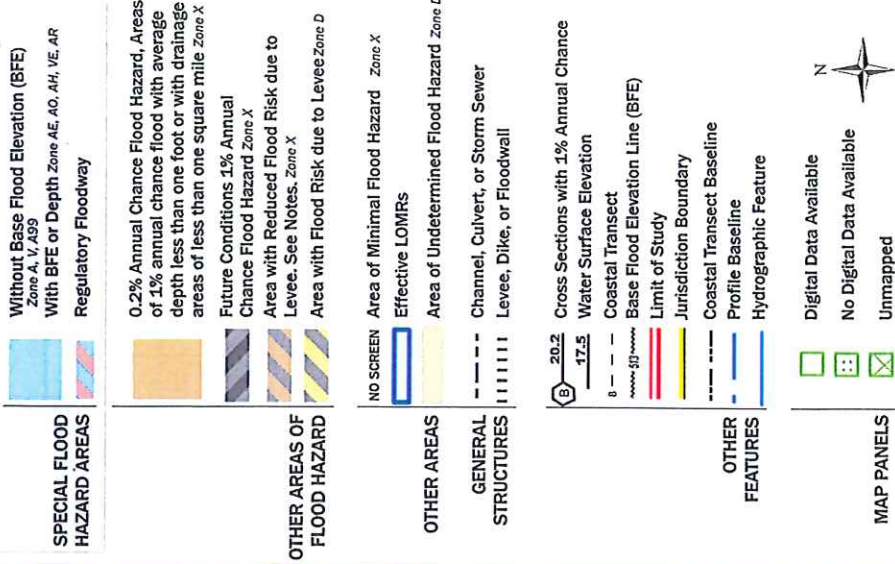
72°57'46"W 42°09'27"N

72 & 72A PARADISE LANE



Legend

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



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 **3/10/2022 at 9:39 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



72°57'46"W 42°09'27"N

Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

617 797 0400

Bk: 38862 Pg: 64



2006 00081369

Bk: 38862 Pg: 64 Doc: DEED
Page: 1 of 4 04/28/2008 03:35 PM

7 Monroe Rd
Wellesley 02481

QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/28/2008 03:35 PM
Ctrl# 050812 17176 Doc# 00081369
Fee: \$2,325.80 Cons: \$510,000.00

KNOW ALL MEN BY THESE PRESENTS

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

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

GRANT to

ROBERT M. MUSCARO & husband and wife

LISA A. MUSCARO, of 48 Grove Road, Ashland, Middlesex County, Massachusetts, as tenants by the entirety

with **QUITCLAIM COVENANTS**

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

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

Signed in the presence of:)

Paul E. Abrahamson

) Paul E. Abrahamson

Beatrice A. Abrahamson

) Beatrice A. Abrahamson

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

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

Joanne M. Sypek

Official Signature and seal of notary

Joanne M. Sypek, Notary Public

My commission expires: Sept. 26, 2008

MAIL: **ROBERT MUSCARO**

72 Paradise Ln

STURBRIDGE, MA 01566



72 Paradise Lane, Sturbridge, MA

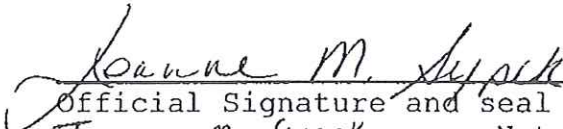
(4)

JP

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

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


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

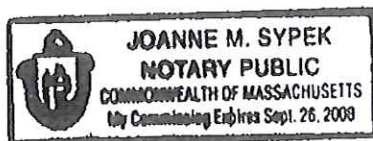


EXHIBIT A

PARCEL 1

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

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

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

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

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

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

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

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

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

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

PARCEL 2

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

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

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

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

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

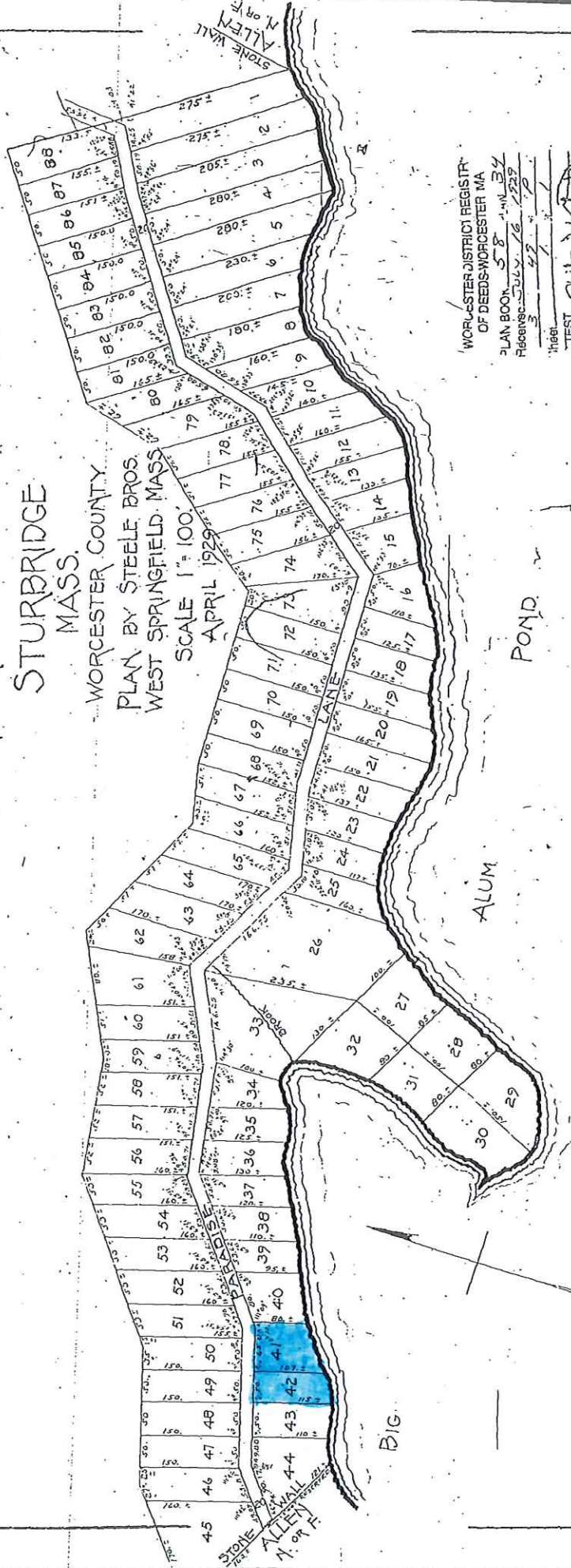
THENCE northerly by the westerly line of Lot #41 (forty-one) one hundred seven (107) feet, more or less, to the southerly line of said Paradise Lane to the point of beginning.

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

ATTEST: WORC. Anthony J. Vigliotti, Register

GLENDALE BY THE LAKE STURBRIDGE MASS.

WORCESTER COUNTY
PLAN BY STEELE BROS.
WEST SPRINGFIELD MASS.
SCALE 1" = 100'
APRIL 1929



WORCESTER DISTRICT REGISTER
OF DEEDS-WORCESTER MA
PLAN BOOK 58 PLAN 34
RECEIVED JULY 16 1929
TEST. *[Signature]*
Register

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

LOTS	1 TO 14	INCL.
"	17	25
"	35	39
"	42	AND 43
"	46	TO 60
"	75	AND 88
"	63	AND 72

OWNER, JULIUS EWIG, TRUSTEE



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

Date 05/10/22

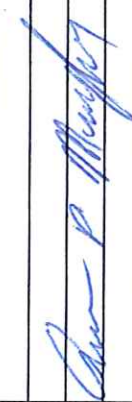
Fill all white cells completely

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

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

Components of a Complete NOI Application

State Form: NOI Form 3	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Engineered Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of Mailing to DEP	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Narrative	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof that all relevant perf. standards are met	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
TOPO Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FIRM Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Natural Heritage Map with WH, PH, & VP data	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delineation lines (backup material)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fees	
★ DEP Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Town portion of state filing fee	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Sturbridge local filing fee \$ <u>50</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Approved delineation by the Commission within 3 years? \$ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no provide # ft <u>240</u> x \$.10= \$ <u>24.00</u>
Abutter Information	
★ Certified abutters list (within 200')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Abutter notification form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Affidavit & proof -- bring to hearing	<i>Present them at the hearing</i>
Other Attachments, e.g.	
Confirmation of submission to NHESP	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Planting Plan	Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
Floodplain analysis	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Stormwater analysis	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
450-00945-066	BUCHANAN JEFFREY D TR	66 MT DAN ROAD	FISDALE	MA	01518	66 MT DAN ROAD
505-09E42-067	CRAWFORD NANCY B & CAROLA	1119 BROOKER HOLLOW ROAD	RICHMONDVILLE	NY	12149	67 PARADISE LANE
505-09E43-076	JOHNSON D ALDEN	18 OLD VILLAGE ROAD	STURBRIDGE	MA	01566	76 PARADISE LANE
505-09E43-073	JOHNSON PATRICIA A	18 OLD VILLAGE ROAD	STURBRIDGE	MA	01566	73 PARADISE LANE
505-09E42-068	MILLER STEVEN K	8412 35TH AVENUE APT 6C	JACKSON HEIGHTS	NY	11372	68 PARADISE LANE
505-09E42-72A	MUSCARO ROBERT M	7 MONROE ROAD	WELLESLEY	MA	02481	72A PARADISE LANE
505-09E42-071	OUTLAND KEVIN C	63 BREAKNECK ROAD	STURBRIDGE	MA	01566	71 PARADISE LANE
505-09E24-069	REARDON TIMOTHY	70 PARADISE LANE	FISDALE	MA	01518	69 PARADISE LANE
505-09E42-70A	REARDON TIMOTHY F	70 PARADISE LANE	FISDALE	MA	01518	70A PARADISE LANE
505-09E42-070	REARDON TIMOTHY F	70 PARADISE LANE	FISDALE	MA	01518	70 PARADISE LANE
505-09E43-074	SANDERSON SCOTT M	74 PARADISE LANE	FISDALE	MA	01518	74 PARADISE LANE
	BOARD OF ASSESSORS					
Above persons listed are record owners as they appear on the most recent applicable tax list.						
Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11						
Abutters List -	Conservation Commission - 200'					
RE: 72 PARADISE LANE						
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:

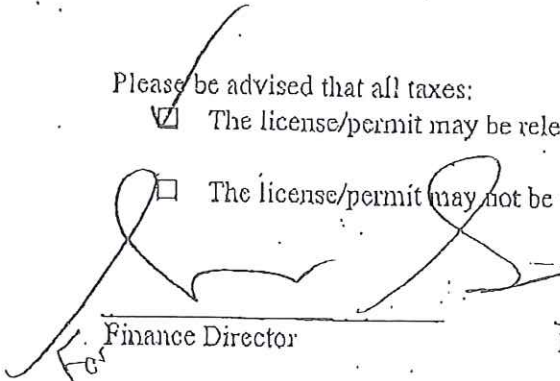
Property Owner: ROBERT M. & LISA L. MUSCARO

Property Location: 72 PARADISE LANE

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 LSJALBERT@JALBERTENGINEERING.COM