

**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 #:

eDEP Transaction #:1228931

City/Town:STURBRIDGE

**A.General Information**

**1. Project Location:**

a. Street Address	168 SHEPARD ROAD	c. Zip Code	01566
b. City/Town	STURBRIDGE	e. Longitude	72.06823W
d. Latitude	42.07734N	g.Parcel/Lot #	168
f. Map/Plat #	38		

**2. Applicant:**

Individual  Organization

a. First Name	MICHAEL	b. Last Name	YERARDI
c. Organization	TURNING POINT INVESTMENTS, LLC		
d. Mailing Address	P.O. BOX 773		
e. City/Town	HUDSON	f. State	MA
g. Zip Code	01749		
h. Phone Number	978-239-3017	i. Fax	
j. Email	mike.yerardi@homevestors.com		

**3. Property Owner:**

more than one owner

a. First Name		b. Last Name	
c. Organization	TURNING POINT INVESTMENTS, LLC		
d. Mailing Address	P.O. BOX 773		
e. City/Town	HUDSON	f. State	MA
g. Zip Code	01749		
h. Phone Number	978-239-3017	i. Fax	
j. Email	mike.yerardi@homevestors.com		

**4. Representative:**

a. First Name	MARK	b. Last Name	FARRELL
c. Organization	GREEN HILL ENGINEERING		
d. Mailing Address	10 MAIN STREET		
e. City/Town	STURBRIDGE	f. State	MA
g. Zip Code	01566		
h. Phone Number	508-347-5226	i. Fax	508-347-9857
j. Email	admin@greenhillengineering.com		

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

a. Total Fee Paid	110.00	b. State Fee Paid	42.50	c. City/Town Fee Paid	67.50
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**6. General Project Description:**

REPAIR OF SEPTIC SYSTEM - SINGLE FAMILY HOME

**7a. Project Type:**

- |   |  |
|---|--|
| 1. <input checked="" type="checkbox"/> Single Family Home     | 2. <input type="checkbox"/> Residential Subdivision                  |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial                    |
| 5. <input type="checkbox"/> Dock/Pier                         | 6. <input type="checkbox"/> Utilities                                |
| 7. <input type="checkbox"/> Coastal Engineering Structure     | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation                    | 10. <input type="checkbox"/> Other                                   |

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

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1.  Yes  No If yes, describe which limited project applies to this project:  
 2. Limited Project

8. Property recorded at the Registry of Deeds for:

<b>a. County:</b>	<b>b. Certificate:</b>	<b>c. Book:</b>	<b>d. Page:</b>
WORCESTER		62907	95

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - 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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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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	
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 any)

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

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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)**

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

c. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
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d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
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e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
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f. <input type="checkbox"/> Coastal Banks	1. linear feet	
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g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
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h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
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i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
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	2. cubic yards dredged	
--	------------------------	--

j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
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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	
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	1. cubic yards dredged	
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l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	
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**4.Restoration/Enhancement**

Restoration/Replacement

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 entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

**5.Projects Involves Stream Crossings**

Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.



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a. number of new stream crossings

b. number of replacement stream crossings

**C. Other Applicable Standards and Requirements**

**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 of Endangered Species program (NHESP)?

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

b. Date of map: FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review \* (Check boxes as they apply)

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

3.  Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c.  MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. 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, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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 Number

b. Date submitted to NHESP

3.  Separate MESA review completed.

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

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

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

a.  Not applicable - project is in inland resource area only

b.  Yes  No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 S. Rodney French Blvd  
New Bedford, MA 02744

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930

If yes, it 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.

3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. 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

5. 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

6. 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, Explain why the project is exempt:

1.  Single Family Home

2.  Emergency Road Repair

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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**

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 by regular mail delivery.

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.
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.

**a. Plan Title:                      b. Plan Prepared By:      c. Plan Signed/Stamped By:      e. Scale:**

PROPOSED SEPTIC SYSTEM - PROJECT #2020-100	MARK FARRELL	MARK FARRELL	OCTOBER 5, 2020
AFFIDAVIT OF SERVICE	CAROL KOZLOWSKI	MARK FARRELL	OCTOBER 27, 2020
NOTIFICATION TO ABUTTERS	CAROL KOZLOWSKI		OCTOBER 12, 2020
ABUTTERS LIST	ANN P. MURPHY	ANN P. MURPHY	OCTOBER 8, 2020
PROJECT NARRATIVE	MARK FARRELL		OCTOBER 12, 2020
NOI CHECKS - COPY	MARK FARRELL	MARK FARRELL	OCTOBER 12, 2020

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.



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**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:

2. Municipal Check Number	17131	3. Check date	10/12/20
4. State Check Number	ACH payment # 198649	5. Check date	10/27/20
6. Payer name on check: First Name	Green Hill Eng.	7. Payer name on check: Last Name	Mark Farrell

**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.

MICHAEL YERARDI-TURNING POINT INV	10/27/2020
1. Signature of Applicant <i>Mark Farrell for Turning Pt.</i>	2. Date
TURNING POINT INVESTMENTS LLC	10/27/2020
3. Signature of Property Owner (if different) <i>Mark Farrell for Turning Pt.</i>	4. Date
MARK FARRELL-GREEN HILL ENG	10/27/2020
5. Signature of Representative (if any) <i>Mark Farrell</i>	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 Section C, Items 1-3, 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**  
**WPA Form 3 - Notice of Wetland Fee Transmittal**  
**Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
MassDEP File #:  
eDEP Transaction #:1228931  
City/Town:STURBRIDGE

**A. Applicant Information**

1. Applicant:

a. First Name	MICHAEL	b. Last Name	YERARDI		
c. Organization	TURNING POINT INVESTMENTS, LLC				
d. Mailing Address	P.O. BOX 773				
e. City/Town	HUDSON	f. State	MA	g. Zip Code	01749
h. Phone Number	9782393017	i. Fax		j. Email	mike.yerardi@homevestors.com

2. Property Owner:(if different)

a. First Name		b. Last Name			
c. Organization	TURNING POINT INVESTMENTS, LLC				
d. Mailing Address	P.O. BOX 773				
e. City/Town	HUDSON	f. State	MA	g. Zip Code	01749
h. Phone Number	9782393017	i. Fax		j. Email	mike.yerardi@homevestors.com

3. Project Location:

a. Street Address	168 SHEPARD ROAD	b. City/Town	STURBRIDGE
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Are you exempted from Fee?  (YOU HAVE SELECTED 'NO')

**Note:** Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

**B. Fees**

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) WORK ON SINGLE FAMILY LOT; ADDITION, POOL, ETC.;	1	110.00		110.00
		City/Town share of filing fee	State share of filing fee	Total Project Fee
		\$67.50	\$42.50	\$110.00



**Transaction Overview** Trans# 1228931 ID# WPA Form 3 - NOI



**Payment**

Print Exit

DEP TRANS # 1228931

Payment Type

Payment amount:

DEP Payment Confirmation ID:

Payment Code from bank:

Payment Date:

Next

# Receipt



## Summary/Receipt

Your submission is complete. Thank you for using DEP's online reporting system. You can select "My eDEP" to see a list of your transactions.

DEP Transaction ID: 1228931  
Date and Time Submitted: 10/27/2020 10:02:06 AM  
Other Email :

### Form Name: WPA Form 3 - NOI

Project Location  
City/Town Name: STURBRIDGE  
location: 168 SHEPARD ROAD  
General Description: REPAIR OF SEPTIC SYSTEM - SINGLE FAMILY HOME

Applicant Information  
Name: MICHAEL YERARDI  
Company: TURNING POINT INVESTMENTS, LLC  
Address: P.O. BOX 773, HUDSON, MA, 01749

Payment Information  
Your fee for the state share is \$: 42.50  
If you have paid by credit card or ACH, thank you for your payment. If you are paying by check or money order, please send your check (payable to the Commonwealth of Massachusetts) to MassDEP, Box 4062, Boston, MA 02211

Additional Forms Submitted  
WPA Form 3 - NOI (Fee Transmittal)(ONLINE ONLY)

**Ancillary Document Uploaded/Mailed**  
Abutters List-168 Shepard Rd Sturbridge  
Affidavit of Service-Turning Point Inv.  
NOI Checks-copy-Turning Point Inv.  
Notice to Abutters-Turning Point Inv  
PROJECT NARRATIVE- TURNING POINT INVESTMENTS  
TURNING POINT INVEST SEPTIC

[My eDEP](#)



# Town of Sturbridge

## Conservation Commission

### STURBRIDGE CONSERVATION COMMISSION AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetland Bylaws

I, Mark Farrell, hereby certify under the pains and penalties of perjury that on (date) October 28, 2020, I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws Chapter 131, § 40, and the DEP Guide to Abutter Notification as well as the Town of Sturbridge Wetland Bylaws, in connection with the following matter:

- A Notice of Intent OR
- A Request for Determination OR
- An Abbreviated Notice of Resource Area Delineation

that was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by Turning Point Invest. with the Sturbridge Conservation Commission on (date) Oct. 27, 2020 for the property located at

168 Shepard Road

The form of the Notification and a list of abutters to whom it was given and their addresses are included in the application file.

Mark Farrell for Turning Point  
(signature of applicant) (date)

Mark Farrell for Turning Point  
(name of applicant-printed or typed)





# Town of Sturbridge

## Conservation Commission

### Notification to Abutters under the MA Wetlands Protection Act and the Town of Sturbridge Wetland Bylaw Regulations

(certificates of mailing, certified mail, or hand-delivery with abutter signature required as proof of notification)

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, § 40, as well as the Town of Sturbridge Wetland Bylaws, you are hereby notified of the following permit application for work within a wetland resource area and/or within the 200-foot buffer zone to a resource area:

- A. The name of the applicant is: Turning Point Investments LLC
- B. The address of the lot(s) where the activity is proposed is: 168 Shepard Road
- C. The nature of the activity proposed includes: Repair of Septic System
- D. The applicant has filed the following in accordance with the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Sturbridge Wetland Bylaws.
- Notice of Intent seeking permission to conduct work within a wetland, water body or resource area
- Request for Determination seeking permission to conduct work within a buffer zone to a wetland, waterbody or resource area
- Abbreviated Notice of Resource Area Delineation seeking to confirm the wetland resource area boundaries.
- Request to amend an existing Order of Conditions for DEP File #300-\_\_\_\_\_
- E. Copies of the application may be examined on the Sturbridge Conservation Commission webpage under Recent Filings on the Town of Sturbridge Website [www.sturbridge.gov](http://www.sturbridge.gov). For additional questions regarding availability contact us at (508)347-2506
- F. Copies of the application may be obtained from either  the applicant: \_\_\_\_\_ or  the applicant's representative: Shrew Hill Eng., by calling telephone # 508-347-5269 the following days of the week: M-F between the hours of 9 and 5.

**The Public Hearing for this application will be held virtually from Sturbridge Town Hall, Veterans Hall, 308 Main Street, 2nd Floor on November 17, 2020 at \_\_\_\_\_ pm.**

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting law, G.L. c. 30A Section 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number people that may gather in one place, this meeting of the Sturbridge Conservation Commission will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation can be found on the Town's website at <https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting>. For this meeting, members of the public who wish to listen and or watch the meeting may do so either online via the Town's on demand video broadcast, on cable television on channel 191, or dial into the meeting at 774-304-1455, enter 1428# for the meeting number and 12345 for the access code. (This phone number is only active for the public during public meetings). No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post of the Town's website an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible after the meeting.


**PLEASE NOTE: Notice of this Public Hearing will be published as follows:**

- In The Southbridge Evening News at least five days in advance of the hearing
- In the Town Hall at the Town Clerks office, not less than 48 hours in advance of the hearing
- On the Town's Meeting Calendar not less than 48 hours in advance of the hearing ([www.town.sturbridge.ma.us](http://www.town.sturbridge.ma.us))
- On the Conservation Commission webpage not less than 48 hours in advance of the hearing

You may contact the Sturbridge Conservation Commission Office (508) 347-2506 or the Department of Environmental Protection Central Regional Office at 508-792-7650 with questions in regards to the Notice of Intent application process or the Wetlands Protection Act.

Town Hall  
308 Main Street  
Sturbridge, MA 01566

508-347-2506  
(f) 508-347-5886

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
575-03858-169	BANK OF AMERICA TRUSTEE	PO BOX 460329 DEPT 909	HOUSTON	TX	77056	169 SHEPARD ROAD
665-04311-116	BONIFACE LAURIE	116 WALLACE ROAD	STURBRIDGE	MA	01566	116 WALLACE ROAD
575-03858-165	BONIFACE LAWRENCE TRUSTEE	1 NORTH DRIVE	SOUTHBRIDGE	MA	01550	165 SHEPARD ROAD
575-03818-174	ELLIOTT SALLY	174 SHEPARD ROAD	STURBRIDGE	MA	01566	174 SHEPARD ROAD
575-03818-170	GABOURY ROBERT L	170 SHEPARD ROAD	STURBRIDGE	MA	01566	170 SHEPARD ROAD
575-03858-167	POULIN ANN L	167 SHEPARD ROAD	STURBRIDGE	MA	01566	167 SHEPARD ROAD
575-03858-166	ROSCIOLI ROMALDO P	188 SHEPARD ROAD	STURBRIDGE	MA	01566	166 SHEPARD ROAD
	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: 168 SHEPARD ROAD						
Certified Copy						
Assessor:						
Date:	10-8-2020					

**PROJECT NARRATIVE**  
**168 Shepard Road, Sturbridge, MA**  
**NOI Filing**

The proposed work includes installation of a new septic system (tank, pump chamber, and leach field) to bring the property into compliance with Title 5.

No work is proposed within a wetland resource area. To protect the wetland resource area during construction, straw wattles are proposed below the work area.

All disturbed areas will be loamed and seeded after completion of the work.

Mark Farrell  
October 12, 2020