



Town of Sturbridge

Conservation Commission

Notice of Intent Application Checklist – Sturbridge Wetland Bylaw (Section 3.50)

Applicant / Property Owner Christina LaFortune
Representative Mark Farrell @ Green Hill Engineering
Project Location 61 New Boston Rd. Sturbridge, MA 01566
Assessor's Information Map 25-61
Date NOI filed with Conservation 6-7-2022

- ☒ Complete most recent NOI Form (Notice of Intent Application) and necessary attachments (2 copies)
- ☒ Plans and calculations clearly describing the location and nature of the work including all necessary Stormwater documents if applicable (2 copies)
- ☒ An 8.5 x 11 color section of the USGS Quadrangle (topo) identifying the locus and with a scale
- ☒ An 8.5 x 11 copy of the most recent Natural Heritage Map with WH, PH and VP data identifying the locus and with a scale
- ☒ An 8.5 x 11 copy of the FIRM Map identifying the locus and with a scale
- ☒ Copy of the Certified Abutters List (to include all abutters within 200-feet of the subject property) and a copy of the completed Abutter Certification Form
- ☒ Signed Affidavit of Service for Abutter Notification
- ☒ Filing fee check –made out to the Town of Sturbridge (See Local Filing Fee Worksheet) # 250.00
- ☒ Tax Form signed by the Sturbridge Tax Collector, notifying the Conservation Commission that the property taxes are paid-to-date (1 copy)

This Check list is to be filled out and submitted to the Sturbridge Conservation Commission at the time of filing the Notice of Intent Application.

Please contact the Conservation Department if you have any questions (508)-347-2506.



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Finance

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

Property Owner: Christina + Ryan LaFortune

Property Location: 161 New Boston Rd. Sturbridge, MA
01566

☒ The license/permit may be released.

☐ The license/permit may not be released.

[Signature]
for the Finance Director

06/02/2022
Date



Town of Sturbridge

Conservation Commission

STURBRIDGE CONSERVATION COMMISSION AFFIDAVIT OF SERVICE

Under the Town of Sturbridge Wetland Bylaw, I Christina LaFortune hereby certify under the pains and penalties of perjury that on (date) 6-6-2022, I gave notification to abutters, in compliance with this Bylaw and Regulations, in connection with a Notice of Intent filed under this Bylaw. This Notice of Intent was filed with the Sturbridge Conservation Commission on (date) 6-7-2022 for the property located at

161 New Boston Rd. Sturbridge, MA 01566

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

Christina LaFortune
(Signature of applicant) (Date)

Christina LaFortune
(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: Christina & Ryan LaFortune
- B. The address of the lot(s) where the activity is proposed is: 61 New Boston Rd. Sturbridge, MA
- C. The nature of the activity proposed includes: Construction of a SFH, driveway, & septic
- 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 at the Sturbridge Conservation Department, 301 Main Street, Sturbridge, MA. Times are available by appointment. Please call (508) 347-2506 for availability.
- F. Copies of the application may be obtained from either ☒ the applicant: Christina LaFortune or ☐ the applicant's representative: Mark Farrell, by calling telephone # 413-813-8010 on the following days of the week: _____ between the hours of _____ and _____.
@ Green Hill Engineering 508-347-5226

The Public Hearing for this application will be held in the Center Office Building, 301 Main Street, 2nd Floor on 6-23-2022 at 6:10 pm.

Please note that while an option for remote attendance and/or participation is being provided to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. Members of the public who wish to participate remotely may 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). 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>.

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

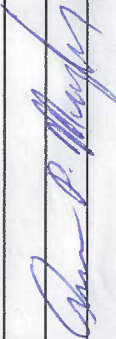
- In a local newspaper at least five days in advance of the hearing
- In the Town Hall at the Town Clerks office, not less than 48 hours in advance of the hearing
- On the Town's Meeting Calendar not less than 48 hours in advance of the hearing (www.town.sturbridge.gov)
- On the Conservation Commission 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

The Town of Sturbridge is an Equal Opportunity Organization

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
455-02513-067	BEU KARL F	241 BROOKFIELD ROAD	FISKDALE	MA	01518	67 NEW BOSTON ROAD
455-02523-66A	BIRRI STEVEN A	66A NEW BOSTON ROAD	STURBRIDGE	MA	01566	66A NEW BOSTON ROAD
455-02521-059	BREUER MICHAEL A	PO BOX 252	FISKDALE	MA	01518	59 NEW BOSTON ROAD
455-02513-068	DAWSON MARTIN H II	68 NEW BOSTON ROAD	STURBRIDGE	MA	01566	68 NEW BOSTON ROAD
410-02511-016	GERMAIN KEITH T	39 MCDONALD CIRCLE	LUDLOW	MA	01056	16 LONG AVENUE
455-02521-063	GOESS CHRISTIAN A	63 NEW BOSTON ROAD	STURBRIDGE	MA	01566	63 NEW BOSTON ROAD
455-02521-055	LULU SUZANNE E	114 DAVIS HILL ROAD	PAXTON	MA	01612	55 NEW BOSTON ROAD
455-02521-057	LULU SUZANNE E	114 DAVIS HILL ROAD	PAXTON	MA	01612	57 NEW BOSTON ROAD
455-02523-066	MANBECK JEANNE E	PO BOX 162	STURBRIDGE	MA	01566	66 NEW BOSTON ROAD
455-02523-064	MANNERS HAROLD E	64 NEW BOSTON RD	STURBRIDGE	MA	01566	64 NEW BOSTON ROAD
105-02522-026	MOOSEY CYNTHIA DOW	26 ADAMS ROAD	STURBRIDGE	MA	01566	26 ADAMS ROAD
410-02511-020	SOSIK DORIS B TRUSTEE	7 COUNTRY HILL ROAD	STURBRIDGE	MA	01566	20 LONG AVENUE
	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: 61 NEW BOSTON ROAD						
Certified Copy						
Assessor:						
Date:	6-2-2022					



Sturbridge Conservation Commission

Notice of Intent

Sturbridge Wetland Bylaw Section 3.50

SCC File Number

A. General Information

1. Project Location:

61 New Boston Rd.
a. Street Address

Sturbridge, MA 01566
b. City/Town c. Zip Code

Map 25
d. Assessors Map/Plat Number

Parcel 55 (portion)
e. Parcel /Lot Number 455-02521-061

2. Applicant:

Christina
a. First Name

LaFortune
b. Last Name

c. Organization

d. Street Address

43 Draper Woods Rd.

e. City/Town

Fiskdale

f. State

MA

g. Zip Code

01518

h. Phone Number

(413) 813-8010

i. Fax Number

j. Email Address

Christina.lafortune@gmail.com

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

☒ Check if more than one owner

Ryan
a. First Name

LaFortune
b. Last Name

c. Organization

d. Street Address

Fiskdale

e. City/Town

f. State

MA

g. Zip Code

01518

h. Phone Number

(413) 668-8754

i. Fax Number

j. Email address

ryla283@yahoo.com

4. Representative (if any):

Mark
a. First Name

Farrell
b. Last Name

c. Company

Green Hill Engineering

d. Street Address

10 Main St.
Sturbridge

e.

f. State

MA

g. Zip Code

01566

h. Phone Number

508-347-5226

i. Fax Number

508-347-9857

j. Email address

5. Total Fee Paid (Attach with submittal from Filing Fee Worksheet):

Fee Paid



Sturbridge Conservation Commission

Notice of Intent

Sturbridge Wetland Bylaw Section 3.50

SCC File Number

6. General Project Description:

Construction of a single family home, driveway, septic system, & associated grading outside the

7. Project Type Checklist:

1. ☒ Single Family Home

2. ☐ Residential Subdivision

3. ☐ Commercial/Industrial

4. ☐ Dock/Pier

5. ☐ Utilities

6. ☐ Coastal engineering Structure

7. ☐ Agriculture (e.g., cranberries, forestry)

8. ☐ Transportation

9. ☐ Other:

8. Property recorded at the Registry of Deeds for:

Worcester

a. County

b. Certificate # (if registered land)

47564

327

c. Book

d. Page Number

D. Signatures and Submittal Requirements

1. Attach a narrative and any supporting documentation describing how the project will protect the jurisdictional resource areas during construction and what Best Management Practices have been incorporated to ensure there will be no long-term impacts to the Resource Areas. Indicate distance to Resource Areas.
2. On a separate sheet, list the titles and dates for all plans and other materials submitted with this NOI.
3. If there is more than one property owner, please attach a list of these property owners not listed on this form.
4. Include the Town of Sturbridge Notice of Intent Application Checklist Signatures and Submittal Requirements
5. 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. The Commission will provide legal advertisement to the applicant and it is the applicants requirement to post in accordance to the applicable Sturbridge Bylaw and/or supporting regulations. I further certify under penalties of perjury that all abutters were notified of this application. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 200 feet of the property line of the project location.

1. Signature of Applicant

Christina LaFortune

date

2. Signature of Property Owner (if different)

[Signature]

date

3. Signature of Representative (if any)

date



Town of Sturbridge

Conservation Commission

Following the submittal of a complete Notice of Intent Application package, the Conservation Agent will draft a Legal Advertisement Form to be given to the Applicant (or Applicant's Representative). The Applicant is responsible for placing the legal advertisement in the Southbridge News and is responsible for the cost of the advertisement. At the first public hearing, the Applicant must submit to the Conservation Agent a copy of the "tear sheet" of the public notice with the date the notice was run.

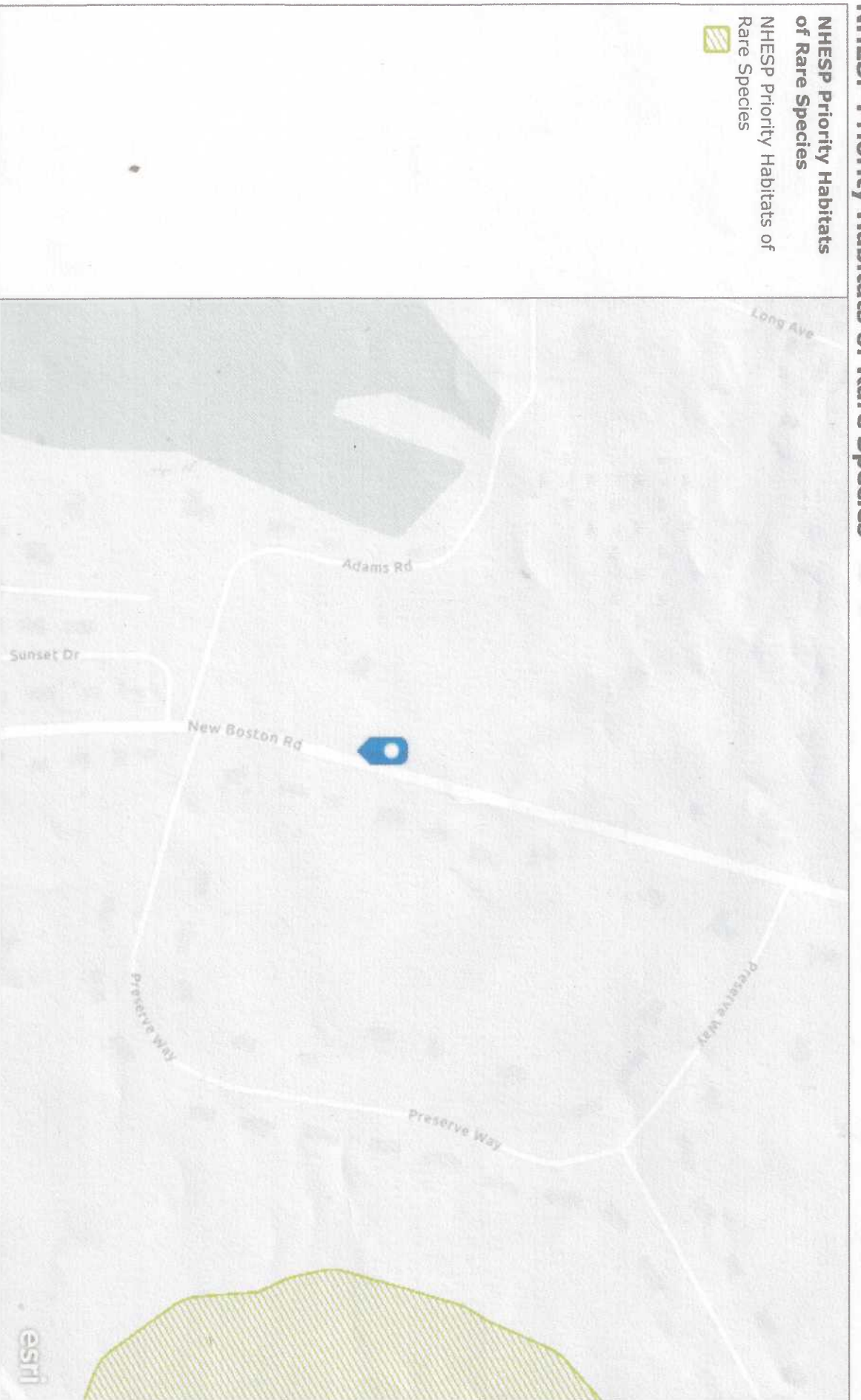
PLEASE NOTE: Applicants should keep one complete copy of all materials and documents.

Applicants should also be familiar with the Town of Sturbridge Wetland Bylaw and Regulations.

NHESP Priority Habitats of Rare Species

NHESP Priority Habitats
of Rare Species

NHESP Priority Habitats of
Rare Species



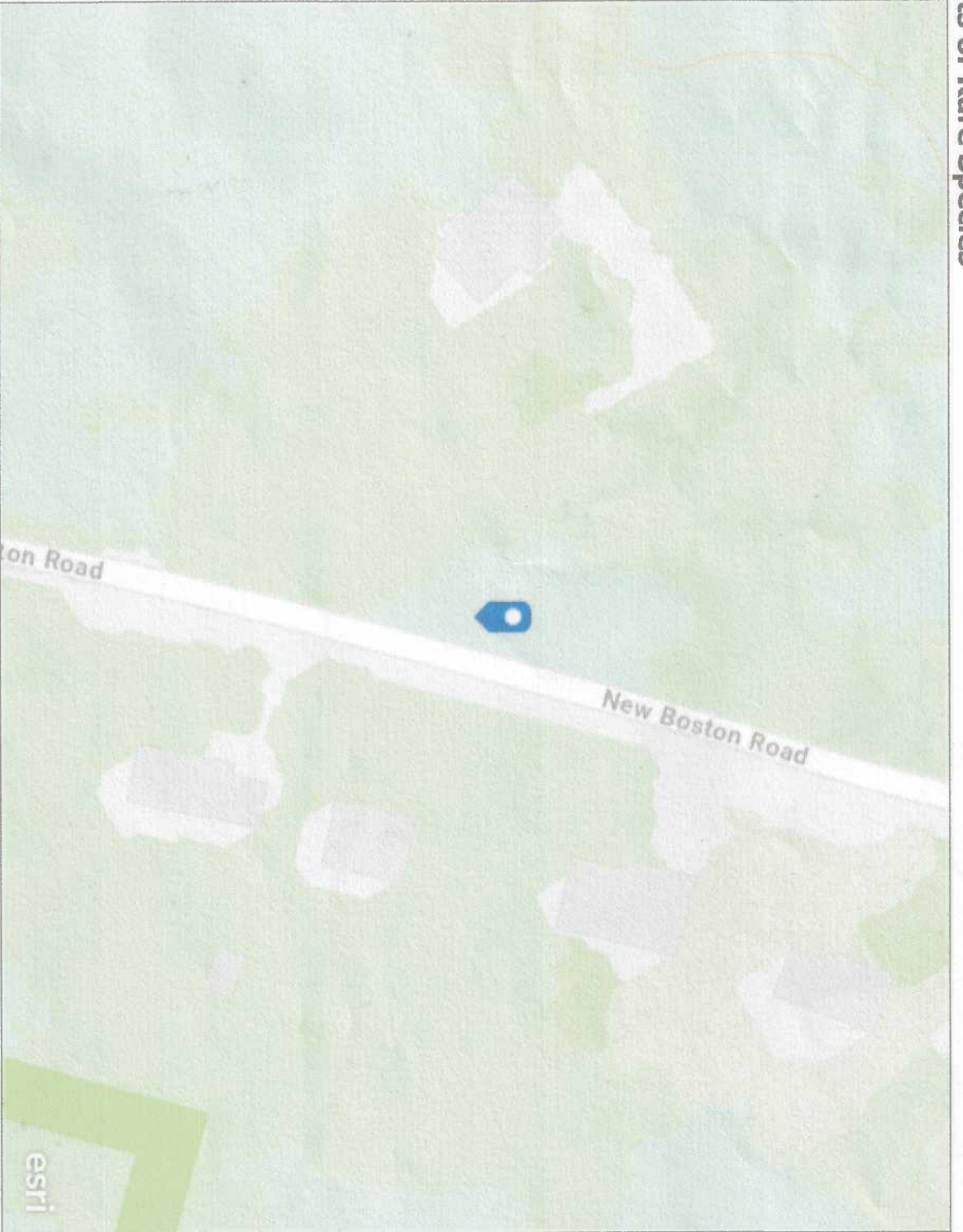
Areas delineated as Priority Habitats in Massachusetts are protected and can include wetlands, uplands, and marine habitats. Published as a map service by MassGIS.

MassGIS, NHESP | Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

NHESP Priority Habitats of Rare Species

NHESP Priority Habitats
of Rare Species

NHESP Priority Habitats of
Rare Species



Areas delineated as Priority Habitats in Massachusetts are protected and can include wetlands, uplands, and marine habitats. Published as a map service by MassGIS.

National Flood Hazard Layer FIRMette



72°52'1\"W 42°7'15\"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 A1, V, A39
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

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

OTHER AREAS

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

GENERAL STRUCTURES

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

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

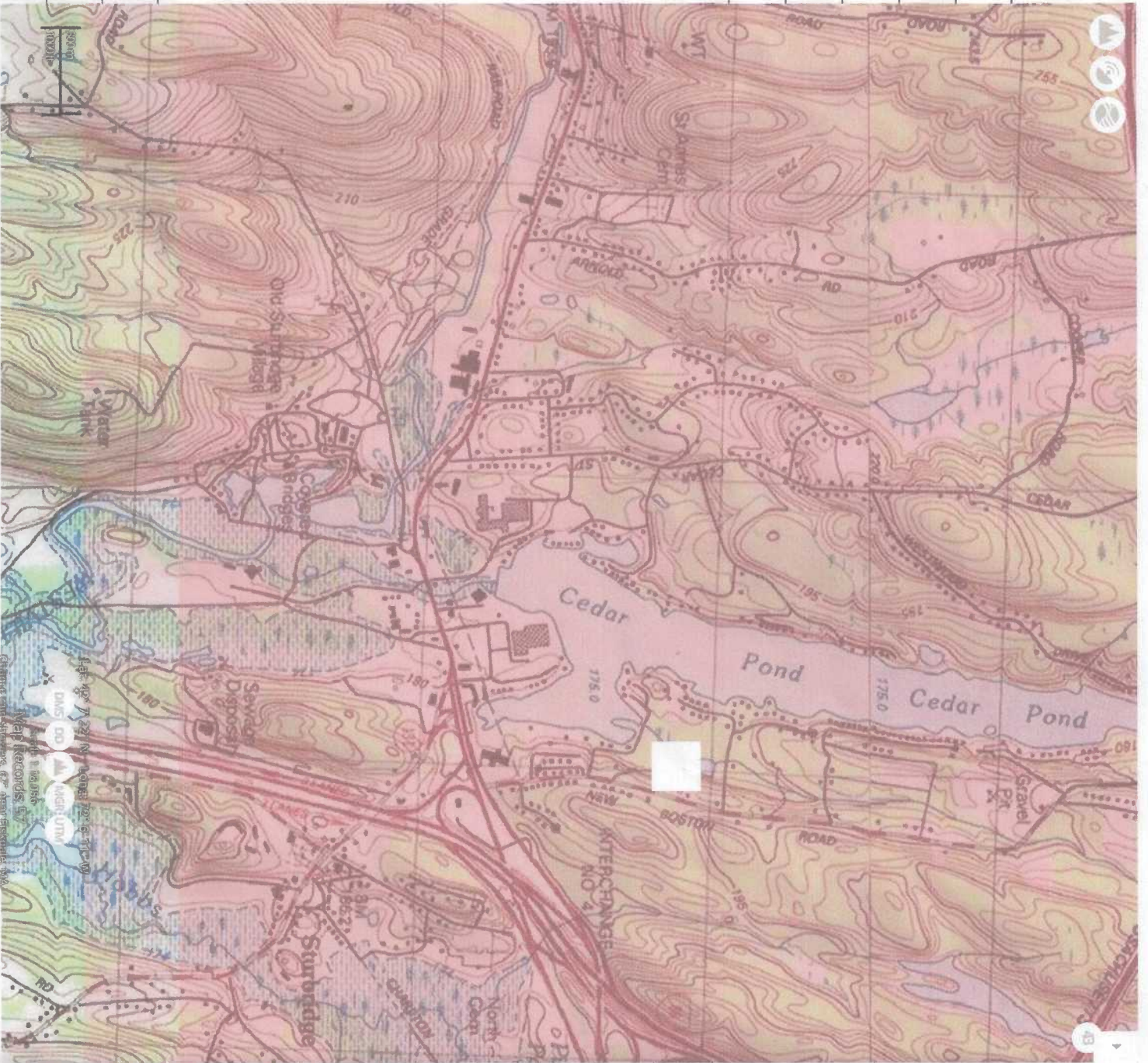


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/4/2022 at 3:50 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, FIRL panel number, and FIRL effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.



Location Map Name

61 New Boston Rd, Sturbridge...



1893 2022

All 1893 1904 1916 1928 1936 1942 1950 1962 1974 1980 1987 1993 1999 2004 2010 2015 2022

43 maps here | Scale: All, Date: 1890-2022, Series: All
Elevation @ 42.118, -72.084 is 578 ft (176 m)

Filter records



Time Date

Brookfield, MA

1887 (HTMC, 1887 ed.) Scale 1:62500

JPEG (5MB) GeoTIFF (5MB)

KMZ (2MB) GeopDF (7 MB)

GeoPDF (7 MB)

GeoPDF (7 MB)

GeoPDF (7 MB)

1890 (HTMC, 1890 ed.) Scale 1:62500

Brookfield, MA

1893 (HTMC, 1893 ed.) Scale 1:62500

Brookfield, MA

1893 (HTMC, 1898 ed.) Scale 1:62500

Brookfield, MA

1893 (HTMC, 1904 ed.) Scale 1:62500

Brookfield, MA

1893 (HTMC, 1909 ed.) Scale 1:62500

Brookfield, MA

1893 (HTMC, 1916 ed.) Scale 1:62500

Brookfield, MA

1893 (HTMC, 1936 ed.) Scale 1:62500

Brookfield, MA

1893 (HTMC, 1942 ed.) Scale 1:62500

Brookfield, MA

1908 (HTMC, 1908 ed.) Scale 1:125000

Ware, MA