

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

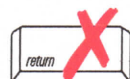
Document Transaction Number

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):

8 Picker Road
a. Street Address

Sturbridge
b. City/Town

01566
c. Zip Code

Latitude and Longitude:
42°07'50"N
d. Latitude

72°03'11"W
e. Longitude

Parcel ID: 510-02215-008
f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

a. First Name
New England Cold Storage LLC

b. Last Name

c. Organization

5 Webster Avenue
d. Street Address

Sandwich
e. City/Town

MA
f. State

02563
g. Zip Code

(508) 259-3408
h. Phone Number

i. Fax Number

cbailey@comrealty.net
j. Email Address

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

a. First Name
8 Picker Road, LLC

b. Last Name

c. Organization

8 Picker Road
d. Street Address

Sturbridge
e. City/Town

MA
f. State

01566
g. Zip Code

(508) 347-5288
h. Phone Number

i. Fax Number

cgrimes@smslabs.com
j. Email address

4. Representative (if any):

Glenn
a. First Name

Krevosky
b. Last Name

EBT Environmental Consultants, Inc.
c. Company

601 Main Street
d. Street Address

North Oxford
e. City/Town

MA
f. State

01537
g. Zip Code

508-769-3659
h. Phone Number

i. Fax Number

glenn.krevosky@charter.net
j. Email address

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

\$1,050.00 (+\$50.00)
a. Total Fee Paid

\$512.50
b. State Fee Paid

\$537.50 (+\$50.00 bylaw)
c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

See attached A.6. General Project Description

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

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" 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 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

61868

c. Book

b. Certificate # (if registered land)

24

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.

A.6. General Project Description

Site: 8 Picker Road, Sturbridge

Applicant: New England Cold Storage LLC

Construction of a temporary access road originating off 8 Picker and extending into 6 Picker. The access will have a tracking pad, check dams and stabilization treatment of the roadway surface. Erosion control measures of staked straw wattles are shown on the attached plan. The applicant is taking all measures to protect the resource areas. The purpose of the temporary access is twofold – to gain access to the eastern side of the proposed crossing in order to dig the northeastern footing and avoid BVW, bank and land under water body alteration and to commence clearing for the construction area. Once the use of the temporary roadway is completed, the temporarily altered area will be returned to its original grade, loamed and seeded.



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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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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. <input type="checkbox"/> 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.

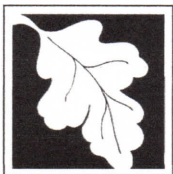
Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<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	
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 Oliver _____

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

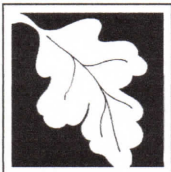
2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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 http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm). 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, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm; 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:

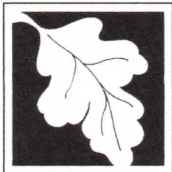
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

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@state.ma.us

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.



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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.

D. Additional Information

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

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

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

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

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



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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.

Erosion & Sedimentation Control

a. Plan Title

Summit Engineering & Survey Inc.

Andrew R. Baum

b. Prepared By

c. Signed and Stamped by

5/29/2020

1"=40'

d. Final Revision Date

e. Scale

See attached D.4. Additional Information

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:

133 (134 bylaw)

6/22/2020

2. Municipal Check Number

3. Check date

132

6/22/2020

4. State Check Number

5. Check date

24 6A Properties

6. Payor name on check: First Name

7. Payor name on check: Last Name

D.4. Additional Information

Project Location: 8 Picker Road, Sturbridge

Applicant: New England Cold Storage, LLC

- 1A. Erosion & Sedimentation Control Plan: prepared for New England Cold Storage LLC by Summit Engineering & Survey, Inc., dated 5/19/2020
- 2A. Warren USGS Quad, dated 1982
- 3A. Sturbridge GIS Mapping, dated 6/22/2020
- 4A. Fee Transmittal Form
 - Sturbridge Filing Fee Worksheet
 - Copies of Fee Checks
- 5A. Town of Sturbridge Abutters' List, dated 5/11/2020
- 6A. Abutters Notification, dated 6/22/2020
- 7A. Affidavit of Service, dated 6/22/2020
- 8A. Sturbridge Tax/Fee Status Sheet, dated 6/22/2020
- 9A. Order of Resource Area Delineation, dated 5/21/2020



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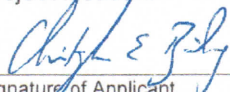
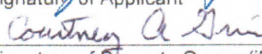
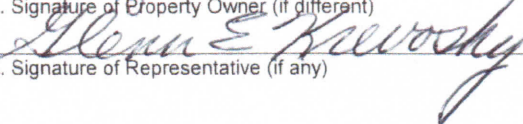
Document Transaction Number

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	06/20/2020
1. Signature of Applicant	2. Date
	06/20/2020
3. Signature of Property Owner (if different)	4. Date
	6/19/2020
5. Signature of Representative (if any)	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:

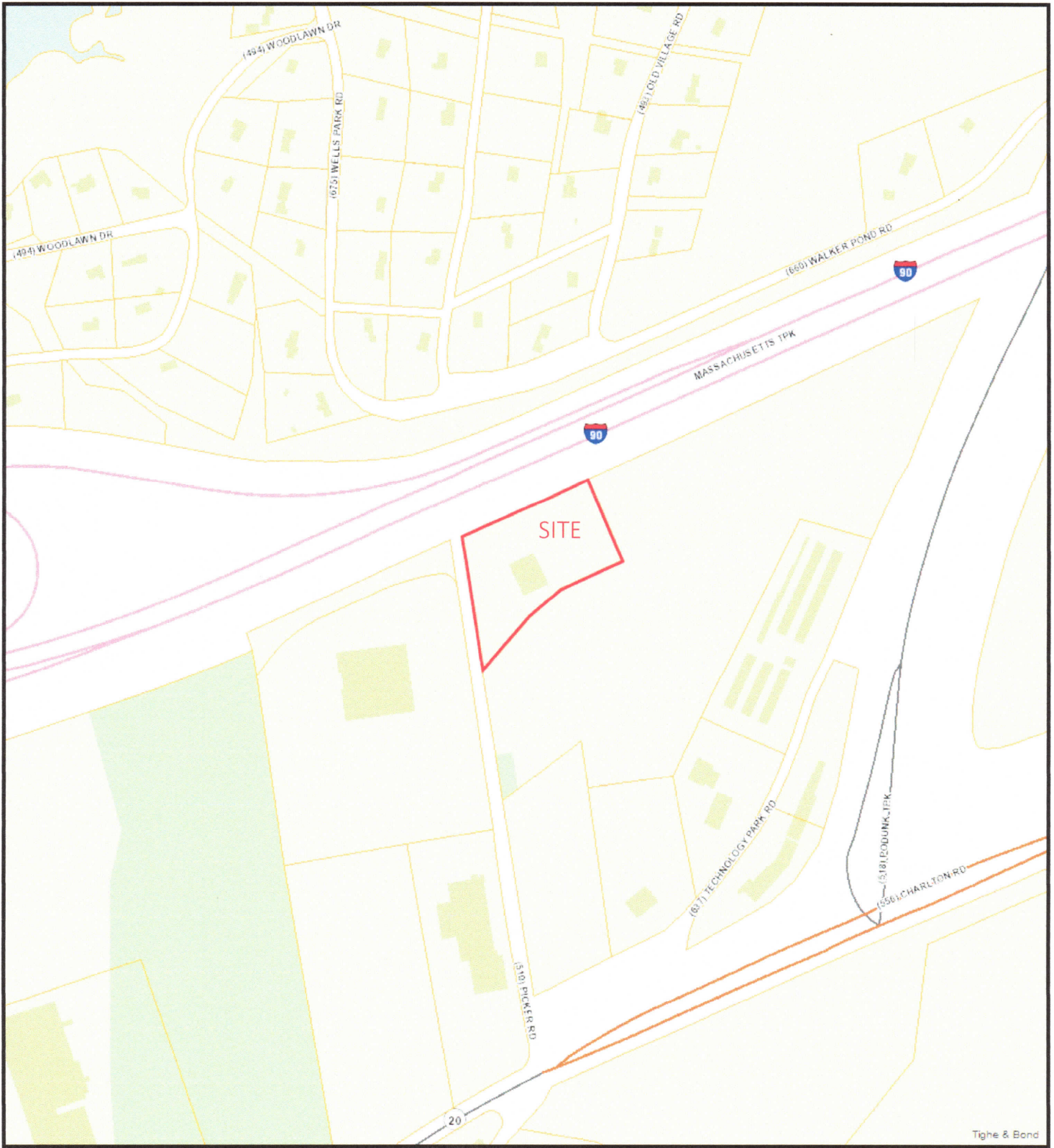
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



Warren USGS Quad
1982

2A



8 Picker Road

6/22/2020 10:44:13 AM

Scale: 1"=400'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

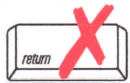


3A



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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:

8 Picker Road Sturbridge
 a. Street Address b. City/Town
 132 (133 municipal & 134 bylaw) \$512.50 (+\$537.50 municipal & +\$50 bylaw)
 c. Check number d. Fee amount

2. Applicant Mailing Address:

a. First Name b. Last Name
 New England Cold Storage, LLC
 c. Organization
 5 Webster Avenue
 d. Mailing Address
 Sandwich MA 02563
 e. City/Town f. State g. Zip Code
 (508) 259-3408 cbailey@comrealty.net
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

a. First Name b. Last Name
 8 Picker Road, LLC
 c. Organization
 8 Picker Road
 d. Mailing Address
 Sturbridge MA 01566
 e. City/Town f. State g. Zip Code
 (508) 347-5288 cgrimes@smslabs.com
 h. Phone Number i. Fax Number j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3.c.	1	\$1,050.00	\$1,050.00

Step 5/Total Project Fee: \$1,050.00 (+\$50 bylaw)

Step 6/Fee Payments:

Total Project Fee:	\$1,050.00 (+\$50 bylaw)
State share of filing Fee:	a. Total Fee from Step 5 \$512.50
City/Town share of filling Fee:	b. 1/2 Total Fee less \$12.50 \$537.50 (+\$50 bylaw)
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



Town of Sturbridge

Conservation Commission

Filing Fee Worksheet

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

Applicant New England Cold Storage, LLC

Applicant Representative EBT Environmental Consultants, Inc.

Project location 8 Picker Road, Sturbridge

TOTAL STATE FEE REQUIRED FOR PROJECT

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

State Fee Category(s) Category 3.c.

Total State Fee for project (include Riverfront Area adjustment if applicable) \$1,050.00

State share of State Fee \$512.50

Local share of State Fee \$537.50

TOTAL ADDITIONAL LOCAL FEE REQUIRED FOR PROJECT*:

(See Sturbridge Wetland Bylaw Regulations Section 4.17)

- Standard NOI Fee = \$50.00 _____ (check if applicable)
- Standard RDA Fee = \$25.00 _____ (check if applicable)
- Standard ANRAD Fee = \$00.10 per foot for resource area delineation _____ (check if applicable).
feet _____ x \$00.10 = \$ _____
- Standard DELINEATION Fee = \$00.10 per foot for resource area delineation _____ (for all projects).
feet _____ x \$00.10 = \$ _____
(for all projects that do not include an approved wetland delineation boundary by the Commission within 3 years prior to application submittal)
- REPLICATION Monitoring Fee = \$200.00 _____ (check if applicable)
(for all projects that include wetland alteration and wetland replication)

CUMULATIVE TOTAL FEES:

Total State Fee: \$512.50

Total Town Share of State Fee: \$537.50

Total Local Fee: \$50.00

*Please Note:

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

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

24 6A PROPERTIES
5 WEBSTER AVE
SANDWICH, MA 02563-1818

132

53-447/113
946

6/22/2020
Date

Pay to the
Order of

Commonwealth of Massachusetts

\$ 512.50

Five hundred twelve and 50/100

Dollars



ROCKLAND TRUST

For Sturbridge NO1

ChH Juby

Harland Clarke

ISLAND BREEZE 5P

24 6A PROPERTIES
5 WEBSTER AVE
SANDWICH, MA 02563-1818

133

53-447/113
946

6/22/2020
Date

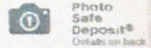
Pay to the
Order of

Town of Sturbridge

\$ 537.50

Five hundred thirty-seven 50/100

Dollars



ROCKLAND TRUST

For Sturbridge No1

ChH Juby

Harland Clarke

ELOQUENT

24 6A PROPERTIES
5 WEBSTER AVE
SANDWICH, MA 02563-1818

134

53-447/113
946

6/22/2020
Date
Fecha

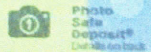
Pay to the Order of
Páguese a la Orden de

Town of Sturbridge

\$ 50.00

Fifty

Dollars
Dólares



ROCKLAND TRUST

For
Para Sturbridge No1

ChH Juby

Harland Clarke

©2008 Rapid Random, Ltd.

CAPRIS

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
510-02225-007	ELEVEN COUSINS LP	160 MIDDLESEX TURNPIKE	BEDFORD	MA	01730	7 PICKER ROAD
510-02215-006	PROUTY DANIEL TR OF ONE PICKER RT	PO BOX 2917	WORCESTER	MA	01613	6 PICKER ROAD
510-02215-017	VEREIT MT STURBRIDGE MA LLC	PO BOX 460389 - DEPT 250	HOUSTON	TX	77056	17 PICKER 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: 8 PICKER ROAD						
Certified Copy						
Assessor:	<i>Don P. Murphy</i>					
Date:	<i>5-11-2020</i>					

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act**

(This form must be completed and copies sent, by certified mail, certificate of mailing or hand-delivered, to all abutters within 200 feet of the location of the project)

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the Applicant is New England Cold Storage, LLC.
- B. The Applicant has filed a Notice of Intent (NOI) with the Sturbridge Conservation Commission.
- C. The address or location of the lot where the activity is proposed is 8 Picker Road, Sturbridge, MA.
- D. Construction of a temporary access road originating off 8 Picker and extending into 6 Picker. The access will have a tracking pad, check dams and stabilization treatment of the roadway surface. Erosion control measures of staked straw wattles are shown on the attached plan. The applicant is taking all measures to protect the resource areas. The purpose of the temporary access is twofold – to gain access to the eastern side of the proposed crossing in order to dig the northeastern footing and avoid BVW, bank and land under water body alteration and to commence clearing for the construction area. Once the use of the temporary roadway is completed, the temporarily altered area will be returned to its original grade, loamed and seeded.
- E. Copies of the NOI may be obtained or examined by calling Glenn E. Krevosky of EBT Environmental Consultants, Inc., 601 Main Street, North Oxford, MA 01537 at (508)987-0979 between the hours of 9:00 am and 3:30 pm, Monday through Friday.
- F. Information regarding the date, time and place of the Public Hearing may be obtained by contacting the Sturbridge Conservation Commission at (508)347-2506 between the hours of 8am to 4pm Mondays, Wednesdays and Thursdays, 8am to 7pm Tuesdays and 8am to 12pm Fridays.

PLEASE NOTE:

- 1. Notice of the public hearing, including its date, time and place will be published at least five (5) business days in advance in the Telegram & Gazette.
- 2. Notice of the public hearing including date, time and place will be posted in the Town Hall not less than forty-eight (48) hours in advance.
- 3. You also may contact the Department of Environmental Protection (DEP) Regional Office for more information about this application or the Wetlands Protection Act. To contact the DEP:

CENTRAL REGION: (508) 792-7650

NORTHEAST REGION: (617) 654-6500

WESTERN REGION: (413) 784-1100

SOUTHEAST REGION: (508) 946-2700

6/22/2020

6A

AFFIDAVIT OF SERVICE

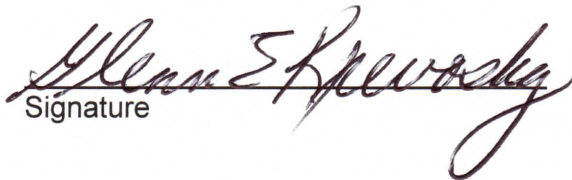
**UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT
AND TOWN OF STURBRIDGE WETLAND PROTECTION BYLAW**

(To be submitted to the Massachusetts Department of Environmental Protection & the Conservation Commission when filing a Notice of Intent)

I, Glenn E. Krevosky, hereby certify under the pains and penalties of perjury that on June 22, 2020, I gave notification to abutters within 200 feet of the proposed project in compliance with the second paragraph of the Massachusetts General Laws, Chapter 131, Section 40 and the DEP Guide to Abutter Notification, dated April 8, 1994, in connection with the following matter:

A Notice of Intent application filed under the Massachusetts Wetlands Protection Act and The Town of Sturbridge Wetland Protection Bylaw by EBT Environmental Consultants, Inc., 601 Main Street, North Oxford, MA 01537, with the Sturbridge Conservation Commission on June 22, 2020 for a property located at, 8 Picker Road, Sturbridge.

The form of the notification and the list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.


Signature

6-22-2020
Date



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation Commission

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

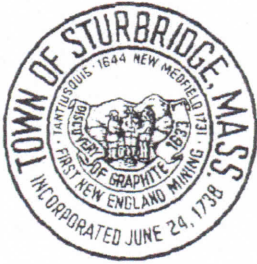
Property Owner: 8 Picker Road, LLC

Property Location: 8 Picker Road

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

Barbara A. Barry
For the Finance Director

06/22/2020
Date



Town of Sturbridge

Conservation Commission

May21 2020

8 Picker Road, LLC
8 Picker Road
Sturbridge, MA 01566

RE: Order of Resource Area Delineation (ORAD)
DEP #300-1057
8 Picker Road, Sturbridge

To Whom It May Concern,

Enclosed is **your original copy of the Order of Resource Area Delineation**, issued pursuant to the Wetlands Protection Act and the Sturbridge Wetland Bylaw for the above-referenced project. This ORAD must be recorded in the chain of title of the property at the Worcester County Registry of Deeds. This is required and is explained in 310 CMR 10.05(6)(g). Please bring this original copy of the Order to the registry and return a copy, completed and stamped, to the Conservation Department office.

Please note that there are additional wetland resource areas on this property which have not been requested to be confirmed. This is outlined on page 2a for your review and consideration as any potential projects progress on this site.

If you have any questions, please don't hesitate to contact the office at 508-347-2506.

Sincerely,

Rebecca Gendreau
Conservation Agent

Enclosures: Orders of Resource Area Delineation

cc: Glenn Krevosky, EBT Environmental Consultants, Inc.
MA DEP Central Region, Wetlands Section

Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4B - Order of Resource Area Delineation

Provided by MassDEP:
 MassDEP File #:300-1057
 eDEP Transaction #:1195548
 City/Town:STURBRIDGE

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

A. General Information

1. Conservation Commission STURBRIDGE

2. This Issuance is for (Check one):

- a. Order of Resource Area Delineation
- b. Amended Order of Resource Area Delineation

3. Applicant Details

a. First Name		b. Last Name	
c. Organization	8 PICKER ROAD LLC		
d. Mailing Address	8 PICKER ROAD		
e. City/Town	STURBRIDGE	f. State	MA
		g. ZIP	01566

4. Property Owner (if different from applicant):

a. First Name		b. Last Name	
c. Organization	8 PICKER ROAD LLC		
d. Mailing Address	8 PICKER ROAD		
e. City/Town	STURBRIDGE	f. State	MA
		g. ZIP	01566

5. Project Location

a. Street Address	8 PICKER ROAD		
b. City/Town	STURBRIDGE	c. Zip	01566
d. Assessors Map/Plat#	22	e. Parcel/Lot#	8
f. Latitude	42.13072N	g. Longitude	72.053219W

6. Dates

a. Date ANRAD Filed	3/11/2020	b. Date Public Hearing Closed	05/052020	c. Date Of Issuance	05/19/2020
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7. Final Approved Plans and Other Documents

Plan Title	Plan Prepared By	Plan Signed By	Plan Final Date	Plan Scale
ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION, 8 PICKER ROAD, STURBRIDGE, MA	SUMMIT ENGINEERING & LAND SURVEY	ANDREW R. BAUM	02/18/2020	1 INCH = 30 FEET

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable)

a. **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

- 1. Bordering Vegetated Wetlands
- 2. Other resource area(s), specifically
 - a. See Page 2a for Additional Findings.

b. **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

- 1. Bordering Vegetated Wetlands

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
**WPA Form 4B - Order of Resource Area
Delineation**

Provided by MassDEP:
MassDEP File #:300-1057
eDEP Transaction #:1195548
City/Town:STURBRIDGE

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

2. Other resource area(s), specifically
- a.
- c. **Inaccurate::** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):
1. Bordering Vegetated Wetlands
2. Other resource area(s), specifically
- a.
3. The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, S 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation. This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant. Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination. The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, S 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.

**Order of Resource Area Delineation
Additional Findings by the Sturbridge Conservation Commission (SCC)
under the Sturbridge Wetland Bylaw and Supporting Regulations**

**DEP File #300-1057
8 Picker Road
8 Picker Road LLC**

Additional Findings

The ANRAD application has only requested review and approval of the Bordering Vegetated Wetland (BVW) found on the property. This property includes an Intermittent Stream which flows within the delineated BVW. The stream enters the property from the south to the north along the western property border. Bank is an additional wetland resource areas present on this property. Therefore, this approval does not conclude any review or approval of this resource area (Bank) on the property. Should work be proposed which may impact Bank, the extent of this resource area shall be delineated. This delineation shall require separate review and approval from the SCC per the Wetlands Protection Act (WPA) and the Sturbridge Wetland Bylaw (SWB).

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
**WPA Form 4B - Order of Resource Area
Delineation**
Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

Provided by MassDEP:
MassDEP File #:300-1057
eDEP Transaction #:1195548
City/Town:STURBRIDGE

E. Signatures

/s/Ed Goodwin

/s/Steven Chidester

/s/David Barnicle

/s/Steve Halterman

1. Date of Original Order _____
2. No. of Signatures required * 3

/s/Erik Gaspar

Pursuant to the vote taken by the Sturbridge Conservation Commission on May 5, 2020, the following signatures are made in accordance with M.G.L. c. 110G and pursuant to said Council's/Board's/Commission's electronic signature authorization vote recorded on May 11, 2020 with the Worcester Registry of Deeds.

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, and the Amended Order will expire on the date of the Original Final Order unless extended in writing by the Department.

This Order is issued to the applicant and the property owner (if different) as follows:

3. By hand delivery on

4. By certified mail, return receipt requested on

a. Date _____

a. Date _____

7108 3090 0002 0637 8479
5/21/20