



SHERMAN & FRYDRYK
Land Surveying and Engineering

A division of Hancock Survey Associates, Inc.

March 8, 2023

Town of Sturbridge
Conservation Commission
308 Main Street
Sturbridge, MA 01566

RE: Old Sturbridge Village
Towne Orchard Site Improvements (Parcel ID:491-02455-001)
Sturbridge, Massachusetts
RDA Application

Dear Commission Members:

Please find enclosed two (2) copies of the Request for Determination of Applicability filed on behalf of the above referenced project. Also enclosed is the filing fee for \$200.00 as required by the local ordinance.

This Request for Determination of Applicability will be mailed to The Department of Environmental Protection.

We look forward to meeting with you to discuss this project in greater detail.

Very truly yours,

Donald J. Frydryk, P.E., P.L.S.

C Brad King, OSV
DEP-Central Region

Request for Determination of Applicability

Under the

**Massachusetts Wetlands Protection Act
& Town of Sturbridge Wetland Bylaw**

For the

Towne Orchard Improvements at

Old Sturbridge Village

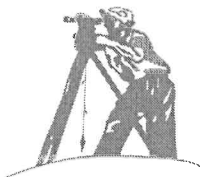
Sturbridge, Massachusetts

Prepared for:

Owner/Applicant:
Old Sturbridge Village
1 Old Sturbridge Road
Sturbridge, Massachusetts 01566

Prepared by:

Sherman & Frydryk
A Division of Hancock Associates, Inc.
Land Surveying and Engineering
3 Converse Street, Suite 203
Palmer, MA 01069





WPA Form 1- Request for Determination of Applicability

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

A. General Information

Important:

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



1. Applicant:

OLD STURBRIDGE VILLAGE

Name

bking@OSV.org

E-Mail Address

Brad King

Mailing Address

Sturbridge

City/Town

MA

State

01566

Zip Code

(508) 347-0314

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Sherman & Frydryk

Firm

Donald J. Frydryk, P.E., P.L.S.

Contact Name

dfrydryk@shermanfrydryk.com

E-Mail Address

3 Converse Street, Suite 203

Mailing Address

Palmer

City/Town

MA

State

01069

Zip Code

(413) 283-6210

Phone Number

(413)289-1025

Fax Number (if applicable)

B. Determinations

1. I request the Sturbridge Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Sturbridge

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

<u>Lot 2, Thompson Street</u>	<u>Sturbridge</u>
Street Address	City/Town
<u>491-02455-001</u>	
Assessors Map/Plat Number	Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

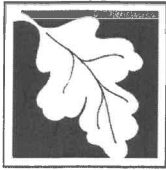
OSV plans to make site improvements to an existing orchard, located to the south of the Cider Mill in the center of the campus. The orchard is also located adjacent to the Quinebaug Riverfront area. The Riverfront areas (in the rear of the parcel) has been flagged by Keith Morris on February 2023. The improvements are not located with the flood plain limits.

c. Plan and/or Map Reference(s):

<u>Request for Determination Site Plan by Sherman Frydryk, 3 Converse Street, Suite 203, Palmer, MA 01069</u>	<u>03-06-2023</u>
	Date
<u>Title</u>	<u>Date</u>
<u>Title</u>	<u>Date</u>

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

The work consists of site improvements within Riverfront Area as defined in Section 5.5, as outline in the municipal bylaw adopted on November 22,2002, and Revision 1 (02-17-2004.)



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

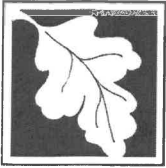
b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

None

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

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

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Old Sturbridge Village

Name

1 Old Sturbridge Road

Mailing Address

Sturbridge

City/Town

Massachusetts

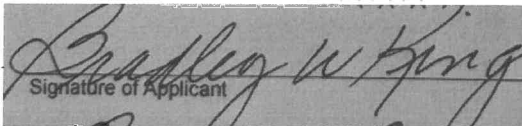
State

01566

Zip Code

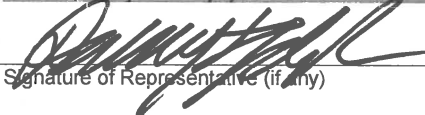
Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.


Signature of Applicant

3-08-2023

Date


Signature of Representative (if any)

3-08-2023

Date

Request for Determination of Applicability

Towne Orchard Improvements at Old Sturbridge Village

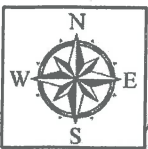
Sturbridge, Massachusetts
(Map 491, Block 02455 Parcel 001)

List of Attachments

Figure 1	Site Locus Map
Figure 2	Estimated Habitat Plan
Figure 3	FEMA Flood Plain Map
Appendix 1	Abutter Notification Form/Affidavit of Service
Appendix 2	Request for RDA Narrative
Appendix 3	Application for Conservation Permit
Supplement 1	Plans entitled "Towne Orchard Improvements, Old Sturbridge Village, 1 Old Sturbridge Road, Sturbridge, MA", prepared by Sherman & Frydryk, LLC, Land Surveying and Engineering, dated March 8, 2023; One (1) Sheets.

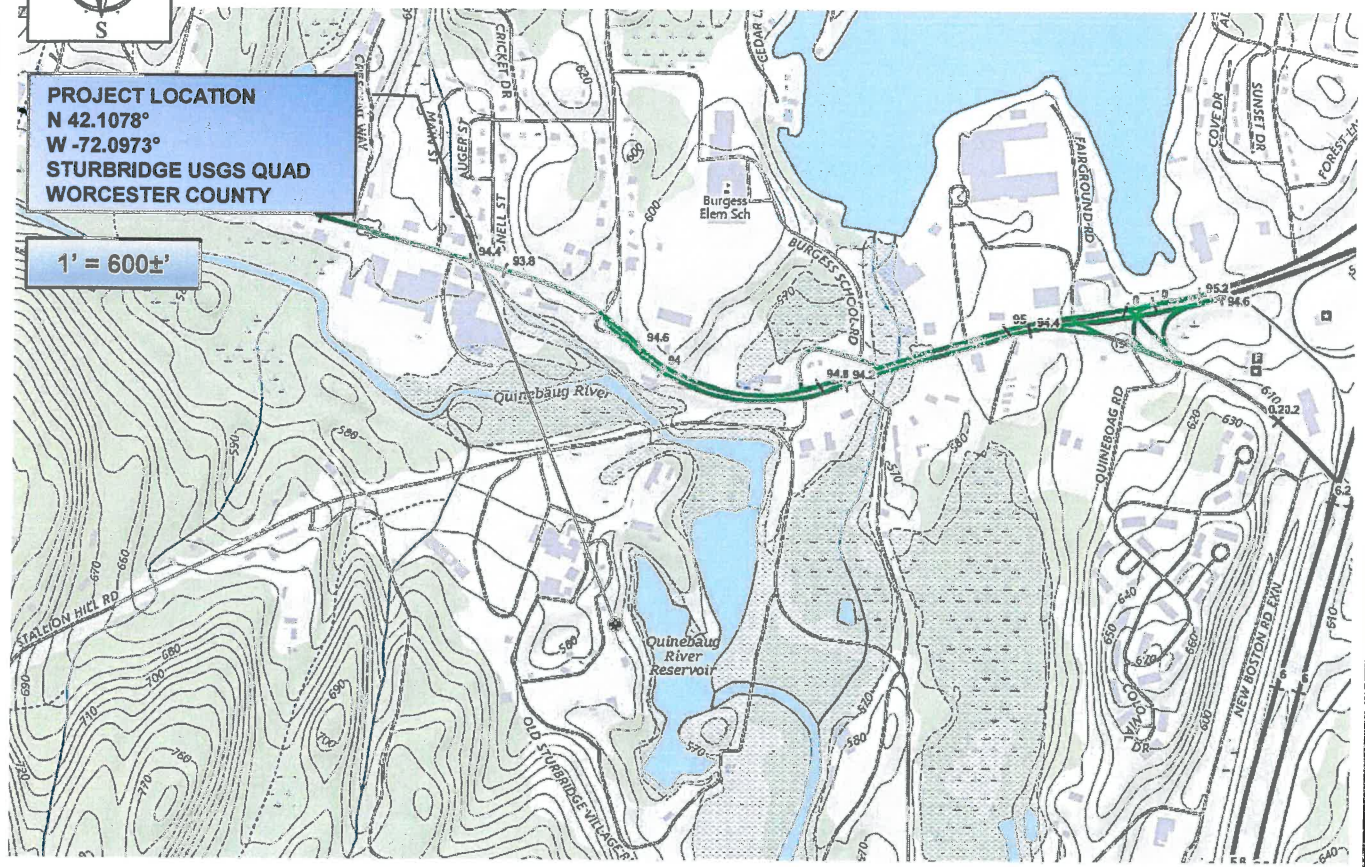
FIGURE 1

SITE LOCUS MAP



PROJECT LOCATION
N 42.1078°
W -72.0973°
STURBRIDGE USGS QUAD
WORCESTER COUNTY

1' = 600±'

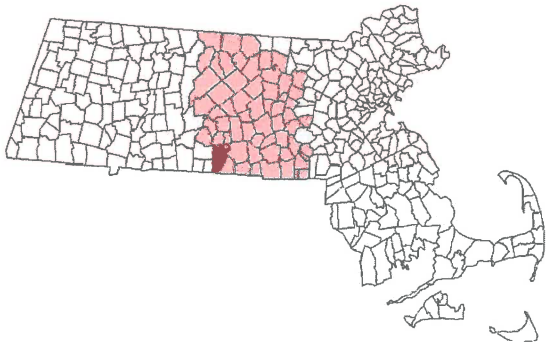


Legend

Jurisdiction

Jurisdiction

- Massachusetts Department of Transportation
- Other State Agency
- Department of Conservation and Recreation
- Federal
- County Institutional
- City or Town accepted road



AERIAL IMAGERY FROM OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MASSGIS) COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS

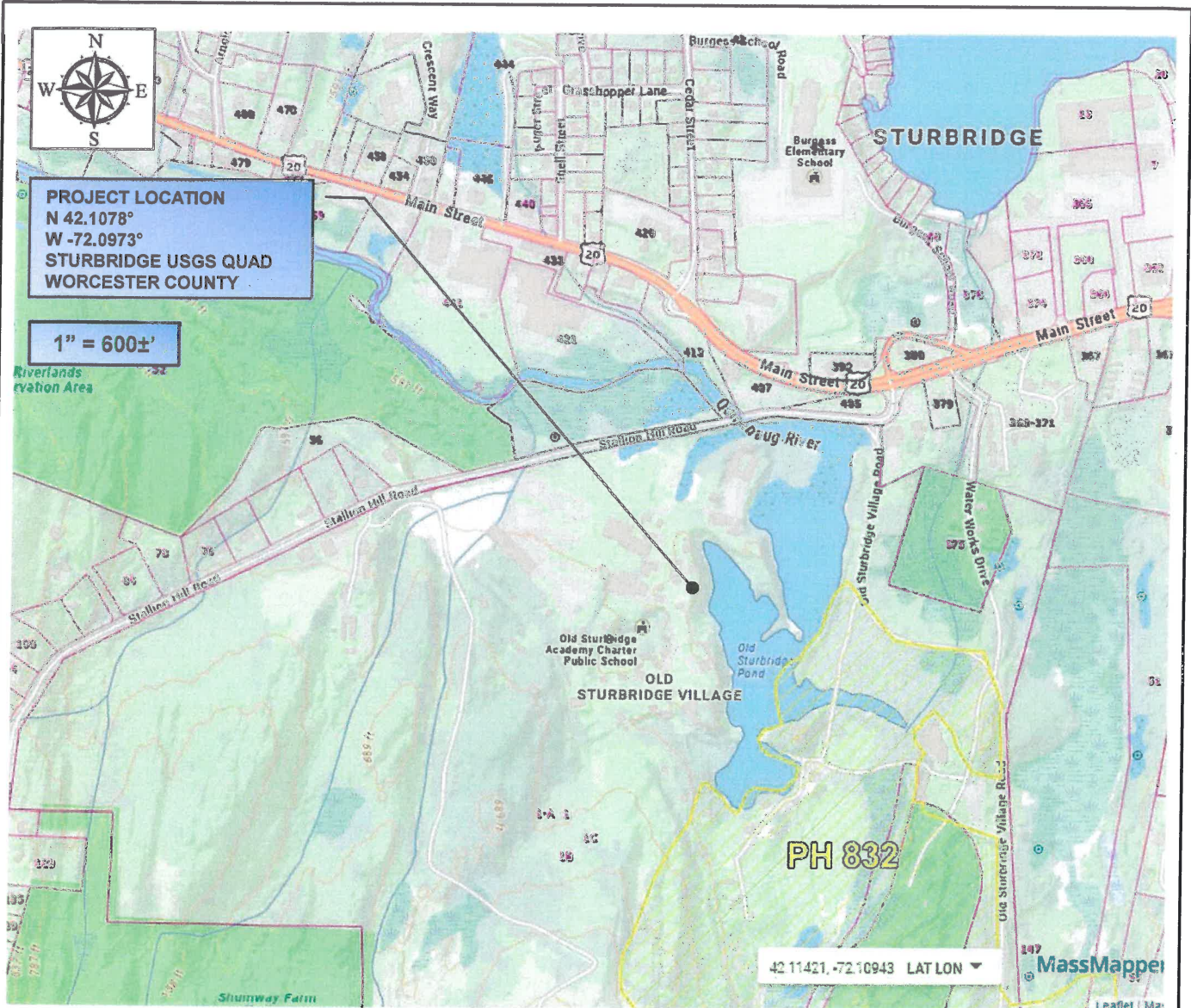







OLD STURBRIDGE VILLAGE
1 OLD STURBRIDGE VILLAGE ROAD
STURBRIDGE, MASSACHUSETTS
WORCESTER COUNTY

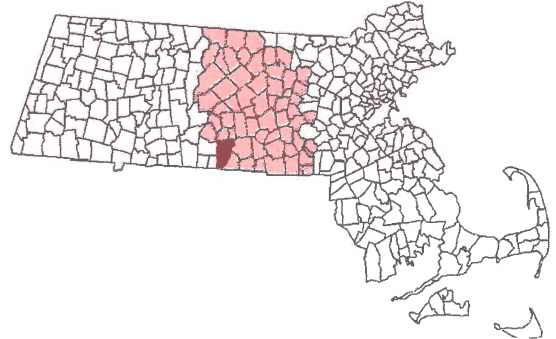
USGS PLAN
PROJECT LOCUS
MARCH 2023 FIGURE 1

FIGURE 2

ESTIMATED HABITAT PLAN



-   [Potential Vernal Pools](#)
-   [NHESP Priority Habitats of Rare Species](#)
-   [NHESP Estimated Habitats of Rare Wildlife](#)
-   [Property Tax Parcels](#)



AERIAL IMAGERY FROM OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MASSGIS) COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS



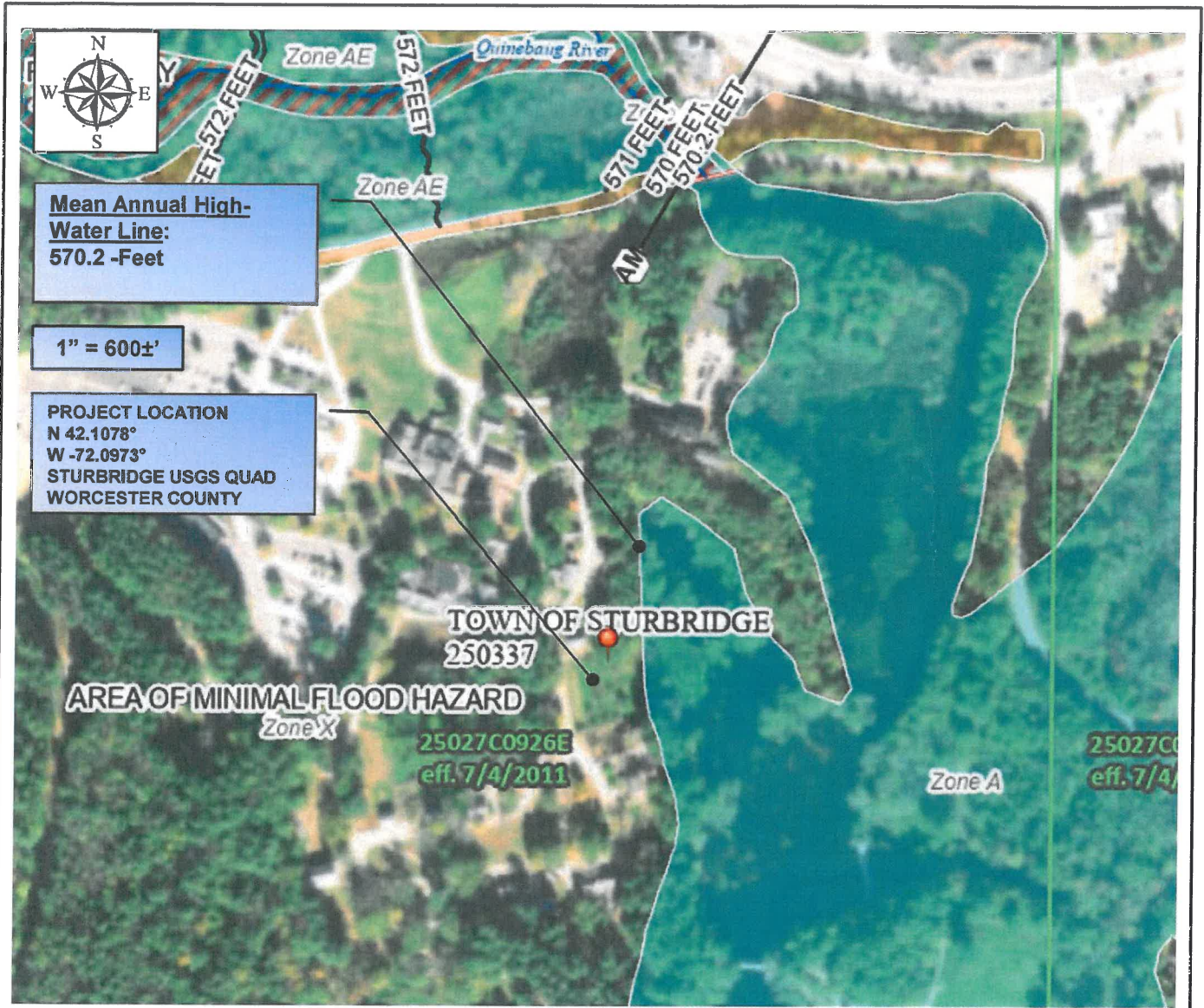
OLD STURBRIDGE VILLAGE
1 OLD STURBRIDGE VILLAGE ROAD
STURBRIDGE, MASSACHUSETTS
WORCESTER COUNTY

NHESP
RESOURCE AREA
MAP

MARCH 2023 FIGURE 2

FIGURE 3

FEMA FLOOD PLAIN MAP



Mean Annual High-Water Line:
570.2 -Feet

1" = 600±'

PROJECT LOCATION
N 42.1078°
W -72.0973°
STURBRIDGE USGS QUAD
WORCESTER COUNTY

TOWN OF STURBRIDGE
250337

AREA OF MINIMAL FLOOD HAZARD
Zone X

25027C0926E
eff. 7/4/2011

Zone A

25027C0926E
eff. 7/4/2011

<p>MAP PANELS</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location Selected Floodmap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LDRMS Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, X, etc. With BFE or Depth Regulatory Flooding Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage area 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, 2-43.2 Area with Flood Risk due to Levee Zone D 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall <p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation SFE Coastal Transect: Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
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THIS MAP COMPLIES WITH FEMA'S STANDARDS FOR THE USE OF DIGITAL FLOOD MAPS IF IT IS NOT VOID AS DESCRIBED BELOW. THE BASE MAP SHOWN COMPLIES WITH FEMA'S BASE MAP ACCURACY STANDARDS THE FLOOD HAZARD INFORMATION IS DERIVED DIRECTLY FROM THE AUTHORITATIVE NFHL WEB SERVICES PROVIDED BY FEMA. THIS MAP WAS EXPORTED ON 3/03/2023 AT 8:21 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.



OLD STURBRIDGE VILLAGE
1 OLD STURBRIDGE VILLAGE ROAD
STURBRIDGE, MASSACHUSETTS
WORCESTER COUNTY

FEMA FLOOD MAP
PANEL NO. 25027 C0926E
EFF. DATE: 07-04-2011
MARCH 2023 FIGURE 3

APPENDIX 1

**ABUTTER NOTIFICATION FORM/
AFFIDAVIT OF SERVICE**



Town of Sturbridge

Conservation Commission

Notification to Abutters

under the MA Wetlands Protection Act and the Town of Sturbridge Wetland Bylaw Regulations

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, § 40, as well as the Town of Sturbridge Wetland Bylaw, 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: Old Sturbridge Village
- B. The address of the lot(s) where the activity is proposed is: 1 Old Sturbridge Village Road, Sturbridge, MA 01566
- C. The nature of the activity proposed includes: Site Improvements with the Riverfront Area
- 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-_____

**The Public Hearing for this application will be held in person and remotely via GoTo Meeting
at the Center Office Building, 301 Main Street, 2nd Floor**

Date and Time of Hearing: _____

Public Hearing can be accessed remotely:

- **From your computer using:** _____ **or**
- **From your phone: +1 872 240 3212, followed by the access code** _____

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. Please note that meetings can also be watched either online via the Town's on demand video broadcast or on cable television on channel 191, however, there is no public participation through these options.

PLEASE NOTE: Copies of the application and related materials including agendas and staff notes can be found here:

- <https://www.sturbridge.gov/conservation-commission/pages/meeting-calendar-and-documents>

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 application process or the Wetlands Protection Act.



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, Donald J. Frydryk, P.E., P.L.S., hereby certify under the pains and penalties of perjury that on (date) _____, 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

was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by Donald J. Frydryk, P.E., P.L.S. with the Sturbridge Conservation Commission on (date) 3/10/2023 for the property located at

Old Sturbridge Village, 1 Old Sturbridge Village Road, 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.

Bradley W King 3/8/23
(signature of applicant) (date)

Bradley W King
(name of applicant) printed



Town of Sturbridge

Ann P. Murphy, MAA. - Principal Assessor

ABUTTER LIST REQUEST (Please allow 10 days for final list)

PARCEL ADDRESS REQUESTED 491-02455-001

OWNER OF RECORD Old Sturbridge Village

CONTACT PERSON Steven J. Pikul

SIGNATURE 

DATE 3-01-2023 TELEPHONE # (413) 283 - 6210

COST: \$5.00 FOR EACH PARCEL REQUESTED
\$3.00 PER SHEET OF MAILING LABELS

- Direct Abutter
- Conservation (200')
- Planning / Zoning Board of Appeals (300')
- Board of Selectmen Forest Cutting (200')
- Liquor License (Contact assessors office for requirements)
- Miscellaneous (Contact assessors office for instructions)

Town Hall, 308 Main Street
Sturbridge, MA 01566

Telephone (508) 347-2503
Fax (508) 347-2521
Email: amurphy@town.sturbridge.ma.us

Project:19134D OSV (2023-03-01)

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
605-02813-078	ALGER CHRISTOPHER	78 STALLION HILL ROAD	FSKDALE	MA	01518	78 STALLION HILL ROAD
605-02812-094	ANDERSEN BRIAN P	94 STALLION HILL ROAD	STURBRIDGE	MA	01566	94 STALLION HILL ROAD
415-02445-421	ARLAND TOOL MFG CO	P O BOX 207	STURBRIDGE	MA	01566	421 MAIN STREET
605-02814-064	CABRERA JACOB R	64 STALLION HILL ROAD	FSKDALE	MA	01518	64 STALLION HILL ROAD
605-02454-056	CADARETTE KATHLEEN	56 STALLION HILL ROAD	STURBRIDGE	MA	01566	56 STALLION HILL ROAD
605-02813-072	CASEY JACQUELINE M	72 STALLION HILL ROAD	FSKDALE	MA	01518	72 STALLION HILL ROAD
415-02551-357	COMMONWEALTH OF MASS	P.O. BOX 885	WORCESTER	MA	01613	357 MAIN STREET
605-02832-125	DUGUAY ROGER A	125 STALLION HILL ROAD	FSKDALE	MA	01518	125 STALLION HILL ROAD
605-02813-076	CARMONA COLMENERO ERICK OMAR	76 STALLION HILL ROAD	FSKDALE	MA	01518	76 STALLION HILL ROAD
605-02812-084	HENNESSEY JENNIFER M	84 STALLION HILL ROAD	FSKDALE	MA	01518	84 STALLION HILL ROAD
415-02444-441	JEL ASSOCIATES LIMITED PARTNERSHIP	P.O. BOX 517	STURBRIDGE	MA	01566	441 MAIN STREET
605-02832-129	LATOUR BARRY	129 STALLION HILL ROAD	STURBRIDGE	MA	01566	129 STALLION HILL ROAD
415-02457-407	MARIN REALTY INC	97 ARNOLD ROAD	FSKDALE	MA	01518	407 MAIN STREET
605-02821-118	RICHARD ROGER D	118 STALLION HILL ROAD	FSKDALE	MA	01518	118 STALLION HILL ROAD
605-02812-096	ROCHE MICHAEL W	104 STALLION HILL ROAD	STURBRIDGE	MA	01566	96 STALLION HILL ROAD
605-02812-100	ROCHE MICHAEL W	104 STALLION HILL ROAD	STURBRIDGE	MA	01566	100 STALLION HILL ROAD
605-02822-104	ROCHE MICHAEL W	104 STALLION HILL	FSKDALE	MA	01518	104 STALLION HILL ROAD
415-02457-379	S-BNK STURBRIDGE LLC	3234 RIVERVIEW LANE	DAYTONA BEACH	FL	32118	379 MAIN STREET
605-02454-060	SIVULA AARON R	69 STALLION HILL ROAD	FSKDALE	MA	01518	60 STALLION HILL ROAD
415-02445-433	SLATE CAROL TRUSTEE OF	102 WOODCLIFF DRIVE	WESTFIELD	MA	01085	433 MAIN STREET
605-02812-092	SOPER PAMELA A TRUSTEE	BOX 134	STURBRIDGE	MA	01566	92 STALLION HILL ROAD
415-02458-371	STURBRIDGE CORP	1 OLD STURBRIDGE VILLAGE RD	STURBRIDGE	MA	01566	369-371 MAIN STREET
605-02841-136	THOMAS T K	PO BOX 900	STURBRIDGE	MA	01566	136 STALLION HILL ROAD
605-02454-052	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	52 STALLION HILL ROAD
415-02456-405	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	405 MAIN STREET
415-02448-375	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	375 MAIN STREET
605-02823-127A	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	127A STALLION HILL ROAD
550-02911-051	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	51 ROUTE 84
457-02931-003	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	3 NEW BOSTON ROAD EXT
570-03337-010	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	10 SHATTUCK ROAD
550-02848-147	U S ARMY CORPS OF ENGINEERS	696 VIRGINIA ROAD	CONCORD	MA	01742	147 ROUTE 84
415-02446-413	YERVANT REALTY LLC	266 MAIN STREET	STURBRIDGE	MA	01566	413 MAIN STREET
605-02813-070	ZAFIRIS CHRISTOPHER J	70 STALLION HILL ROAD	FSKDALE	MA	01518	70 STALLION HILL ROAD

APPENDIX 2

RDA NARRATIVE

REQUEST FOR DETERMINATION OF APPLICABILITY

Old Sturbridge Village
Towne Orchard Site Improvements
1 Old Sturbridge Village Road
Sturbridge, Massachusetts
(Parcel ID: 491-02455-001)

The project proposed by Old Sturbridge Village consists of improvements to the existing orchard to the south of the Cider Mill building in the center of the campus. The proposed improvements will include the removal of all existing fruit trees, planting of eighty (80) new fruit trees, the installation of an above ground irrigation system, installation of a perimeter four (4) foot high vinyl barricade fence with steel post(s). The new orchard will be accessed by an existing road adjacent to the orchard.

310 CMR 10.55 BORDERING VEGETATED WETLANDS

No impacts to bordering vegetated wetlands are anticipated as part of this project.

Buffer Zone

The proposed project will the work listed above within the 100-foot buffer zone and the local buffer zones as shown on the site plan.

310 CMR 10.57 LAND SUBJECT TO FLOODING

No filling within a land subject to flooding is anticipated as part of this project. The work area is not within the 100-year flood plain "Zone X" as shown on FEMA Community Panel # 25027 C0926E. The mean annual high-water line is at elevation 570.2. (See Figure 3).

310 CMR 10.58 RIVERFRONT AREA

Work within the rivers area is as listed above. No permanent impacts to riverfront area are anticipated as part of this project.

321 CMR 10

The project not located within a Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife delineated area as shown on the latest Massachusetts Natural Heritage Mapping dated June 2021 (See Figure 2).

Mitigating measures for this project include the installation of straw wattles as shown on the plan and details to provide sediment containment before overland flow reaches the bordering Riverfront Area. All disturbed areas shall be loamed and seeded.

Erosion controls shall be installed prior to any disturbance on the site. Erosion controls shall be maintained until the Sturbridge Conservation Commission approves removal of the controls.

APPENDIX 3

APPLICATION FOR CONSERVATION PERMIT



**Town of Sturbridge
Conservation Commission
Request for Determination of Applicability Application
Coversheet/Checklist**

Date	03-06-2023
-------------	------------

Fill all white cells completely

Parcel	491-02455-001 1 Old Sturbridge Village RD	Applicant name	Old Sturbridge Village
Address		Address	1 Old Sturbridge Village Road
Assessors		Email	bking@OSV.org
Map/Plat	BK 4793, PG 0523	Phone	(508) 347-0314
Book & Page			
Owner name		Representative	Sherman & Frydryk a Division of Hancock Associates, Inc.
Address		Address	3 Converse Street, Suite 203 Palmer, MA 01069
Email		Email	dfrydryk@shermanfrydryk.com
Phone		Phone	(413) 283-6210 (O) (413) 289-1025 (F)

Components of a Complete RDA

State Form: WPA Form 1	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Property Owner Permission (if applicable)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Narrative	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
Natural Heritage Map with WH, PH, & VP data	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fees \$ <u>200.00</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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.	Project Locus and FEMA Firmette.

Conservation Commission Wetland Permit Process

NOI	Process
1	Obtain a Certified list of all abutters within 200' of property lines from the Assessor's Office. <i>(may take 10 business days)</i>
2	Obtain a Tax Form Sign-Off by the Finance Department
3	Submit applications (see bullets below) by noon of the Tuesday deadline (16 days before the desired hearing): <ol style="list-style-type: none"> a. <u>To Sturbridge Conservation Commission</u>: 301 Main St., Sturbridge, MA 01566 <ul style="list-style-type: none"> • This coversheet (1 paper copy) • Complete application -- see the checklist on the other side of this page (2 paper copies and 1 pdf) <ul style="list-style-type: none"> • <i>Plans must be stamped by an engineer if any component of the project requires engineering.</i> • Check b. <u>To Mass DEP Central Regional Office</u>: 8 New Bond Street, Worcester, MA 01606 <ul style="list-style-type: none"> • Complete application -- see the checklist on the other side of this page (1 paper copy) • Email a complete application to CERO_NOI@mass.gov c. <u>To Property Owner</u>: (if different from Applicant) 8 New Bond Street, Worcester, MA 01606 <ul style="list-style-type: none"> • Complete application -- see the checklist on the other side of this page (1 paper copy)
4	<i>Upon receipt of a complete application, the Conservation Agent will schedule a Public hearing/meeting.</i>
5	Once you are provided the date and time of the hearing, notify all abutters within 200' of the property line using the Town's " Notification to Abutters Form " by certified mail, certificate of mailing, or hand delivery with signatures 7 business days prior to the Hearing. (Present proof of notification prior to the beginning of the public hearing.)
6	<i>The Conservation Agent will place a legal ad in a local newspaper and the Applicant will be billed for the ad.</i>
7	Stake the project. 2 weeks in advance of the public hearing, stake all proposed structures, erosion control barriers, stormwater systems, etc. within Con Com jurisdiction. <i>(Agent will confirm requirements)</i>
8	<i>The Conservation Commission and/or Agent will perform a site visit before the public hearing to confirm existing conditions and proposed work. If you wish to be informed of the time of the visit, please contact the Con Com office.</i>
9	Attend the public hearing/meeting. The applicant or representative is required to provide proof of abutter notification (including Affidavit of Service), proof of legal advertisement, briefly present the project, and answer any questions about possible impacts on wetlands. At the end of the hearing, the Con Com will either: <ul style="list-style-type: none"> • Issue a Determination (DET) or • Approve a continuation of the public hearing to allow time for additional information to be provided.
10	Receive and read the decision. Some Determinations may include conditions. Contact the Con Com if you have any questions.
11*	Wait-out the 10-Day appeal period. A decision of the Con Com can be appealed by MassDEP or by any abutter, applicant, or 10-citizen group within 10 business days of the decision.
12*	Install SCC file number sign and erosion controls.
13*	Schedule and attend a pre-construction site visit. Contact the Conservation office to schedule the site visit.
14*	Execute the project. The project must be completed within 3 years, unless an extension of the permit is issued; extensions must be requested at least 30 days prior to the expiration of the permit.

*may be applicable for some Determinations with conditions

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

WETLANDS FILING FEE CALCULATION WORKSHEET

Application Type	Qty	Town Filing Fee	TOTAL
Notice of Intent (NOI):			
Residential – Single Family:			
Accessory (Deck, Shed, Pool Septic)	_____	\$150	_____
Shoreline Work	_____	\$150	_____
New Construction	_____	\$300	_____
Residential – Other:			
Subdivision/Multi-Unit	_____	\$750	_____
Commercial/Industrial:			
New	_____	\$1500	_____
Redevelopment	_____	\$1000	_____
Limited Project (as defined in SWB & WPA)	_____	Equal to full WPA fee	_____
Alterations – located within Riverfront Area	_____	Additional 50% of Fee	_____
Application filed after Enforcement Order		Double the Municipal fee	_____
Request for Amended Order of Conditions	_____	50% of initial fee	_____
Request for Determination of Applicability (RDA):			
No Wetland Boundary Confirmation Residential:	_____	\$100	_____
No Wetland Boundary Confirmation All Other:	<u> ✓ </u>	\$200	<u> \$200.00 </u>
For Wetland Boundary Confirmation File ANRAD or NOI			
Abbreviated Notice of Resource Area Delineation (ANRAD):			
Residential – Single Family:	_____	\$100	_____
All Other:			
Base Review	_____	\$300	_____
Resource Area Boundary			

Certificate of Compliance (COC):

Residential:

Single Family _____ \$50 _____

Subdivision or Multi-Unit _____ \$150 _____

Commercial or Industrial: _____ \$150 _____

If Order of Conditions has Expired _____ Add an additional \$150 _____

OOE Extension Request _____ \$50 _____

Emergency Certification _____ \$50 _____
(NOI may be required to be filed following issuance of Emergency Cert)

Local Bylaw Fee (includes Town Filing Fee) \$ _____

State Filing Fee (from DEP Wetland Transmittal Form) \$ _____

Total Payable to "Town of STURBRIDGE" \$ 200.00

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

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



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: Old Strubridge Village

Property Location: 1 Old Sturbridge Village Road, Sturbridge, MA 01566

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

Barbara A. Barry
Finance Director

3/7/2023
Date