

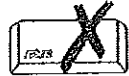
# WPA Form 1- Request for Determination of Applicability

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

RECEIVED  
OCT 28 2008

## 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:

Name BRS Realty Trust E-Mail Address ROUFAIL@hotmail.com  
 Mailing Address 29-31 Brookfield Rd.  
 Sturbridge MA 01566  
 City/Town State Zip Code  
 Phone Number 508-395-5692 Fax Number (if applicable)

2. Representative (if any):

Firm BRS Realty Trust  
 Contact Name NABIL ROUFAIL E-Mail Address  
 Mailing Address 7 DEER RUN  
 Sturbridge MA 01507  
 City/Town State Zip Code  
 Phone Number 508-395-5692 Fax Number (if applicable)

## B. Determinations

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

- 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:

Conservation Commission 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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**C. Project Description**

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

29-31 BROOKFIELD Rd. Sturbridge, MA  
Street Address City/Town

173 29+31  
Assessors Map/Plat Number Parcel/Lot Number

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

Paved Parking lot as described on  
attached plan.

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

existing site layout. Nov 09, 2011  
Title Date

Title Date

Title Date

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

Resurface of damaged existing  
pavement and clean up over grown  
bushes & grass as described on  
the plan attached.

A. The back of the building & left side

B. The 2 sides of the garage.



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### 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).

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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.

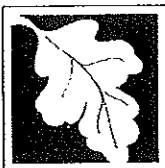
- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture 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.)

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## 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:

Name Marlene Royfar  
Mailing Address 7 DEER RUN  
City/Town CHARLTON  
State MASS Zip Code 01507

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 Marlene Royfar Date 10/27/2020

Signature of Representative (if any) \_\_\_\_\_ Date \_\_\_\_\_



# 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, Marlene Royfart, hereby certify under the pains and penalties of perjury that on (date) 10/27/2020, I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws Chapter 131, § 40, and the DEP Guide to Abutter Notification as well as the Town of Sturbridge Wetland Bylaws, in connection with the following matter:

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

was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by Marlene Royfart with the Sturbridge Conservation Commission on (date) 10/28/2020 for the property located at 29-31 BROOKFIELD Rd.

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

Marlene Royfart 10/27/2020  
(signature of applicant) (date)

Marlene A. Royfart  
(name of applicant-printed or typed)

F:\Home\CONSERVATIONForms\COVID 19 FORMS\Covid Affidavit of Service.doc



# Town of Sturbridge

## Conservation Commission

### Filing Fee Worksheet

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

Applicant Marlene Roufar

Applicant Representative Natal Roufar

Project location 29-31 BROOKFIELD Rd.

#### TOTAL STATE FEE REQUIRED FOR PROJECT

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

State Fee Category(s) \_\_\_\_\_

Total State Fee for project (include Riverfront Area adjustment if applicable) \_\_\_\_\_

State share of State Fee \_\_\_\_\_

Local share of State Fee \_\_\_\_\_

#### 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: \_\_\_\_\_

Total Town Share of State Fee: \_\_\_\_\_

Total Local Fee: \$ 25.00

#### \*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.



# 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: BRS REALITY TRUST.
- B. The address of the lot(s) where the activity is proposed is: 29-31 BROOKFIELD Rd.
- C. The nature of the activity proposed includes: Resurface of pavement.
- D. The applicant has filed the following in accordance with the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Sturbridge Wetland Bylaws.
- Notice of Intent seeking permission to conduct work within a wetland, water body or resource area
- Request for Determination seeking permission to conduct work within a buffer zone to a wetland, waterbody or resource area
- Abbreviated Notice of Resource Area Delineation seeking to confirm the wetland resource area boundaries.
- Request to amend an existing Order of Conditions for DEP File #300-\_\_\_\_\_
- E. Copies of the application may be examined on the Sturbridge Conservation Commission webpage under Recent Filings on the Town of Sturbridge Website [www.sturbridge.gov](http://www.sturbridge.gov). For additional questions regarding availability contact us at (508)347-2506
- F. Copies of the application may be obtained from either  the applicant: \_\_\_\_\_ or  the applicant's representative: \_\_\_\_\_, by calling telephone # \_\_\_\_\_ on the following days of the week: \_\_\_\_\_ between the hours of \_\_\_\_\_ and \_\_\_\_\_.

The Public Hearing for this application will be held virtually from Sturbridge Town Hall, Veterans Hall, 308 Main Street, 2nd Floor on Nov 17, 2020 at 8:45 pm.

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

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

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

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

Town Hall  
308 Main Street  
Sturbridge, MA 01566

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

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
173-02327-025	GUYETTE FREDERICK & BARBARA	323 1/2 POPLAR AVENUE	STURBRIDGE	MA	01566	25 BROOKFIELD ROAD
173-02317-047	CHAMBERLAND WILLIAM	7 NORTH DRIVE	FSKDALE	MA	01518	47 BROOKFIELD ROAD
632-02326-005	HUANG RUI JUN	5 TANNERY ROAD	FSKDALE	MA	01518	5 TANNERY ROAD
632-02326-001	BRODEUR MEGAN	1 TANNERY ROAD	FSKDALE	MA	01518	1 TANNERY ROAD
173-02327-023	LAKE ALUM REALTY TRUST	294 CLARKE ROAD EXT	FSKDALE	MA	01518	23 BROOKFIELD ROAD
173-02327-036	JONES MANZELL	36 BROOKFIELD ROAD	FSKDALE	MA	01518	36 BROOKFIELD ROAD
632-02326-003	MILLS MARK D	3 TANNERY ROAD	FSKDALE	MA	01518	3 TANNERY ROAD
173-02317-044	MOULTON SUZANNE L	44 BROOKFIELD RD	FSKDALE	MA	01518	44 BROOKFIELD ROAD
220-02317-008	OHLUND SUSAN	8 COLLETTE ROAD	FSKDALE	MA	01518	8 COLLETTE ROAD
487-02327-004	PG STAGECOACH ASSOCIATES LLC	PO BOX 905	STURBRIDGE	MA	01566	4 OLD STAGECOACH ROAD
215-02318-010	ST ANNE & ST PATRICK CHURCH	16 CHURCH STREET	FSKDALE	MA	01518	10 CLARKE ROAD
632-02326-007	STERNDALÉ JASON L	7 TANNERY ROAD	FSKDALE	MA	01518	7 TANNERY ROAD
215-02317-011	SWEET JOHN H JR	11 CLARKE ROAD	FSKDALE	MA	01518	11 CLARKE 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: 29 & 31 BROOKFIELD ROAD						
Certified Copy						
Assessor:	<i>John P. McLaughlin</i>					
Date:	10-29-19					

