



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

Date 6/19/23

Fill all white cells completely

Parcel		Applicant name	<i>Same as owner</i>
Address	<i>126 Leadmine Lane</i>	Address	
Assessors		Email	
Map/Plat		Phone	
Book & Page			
Owner name	<i>John Zajac</i>	Representative	<i>Same as owner</i>
Address	<i>PO Box 437 Sturbridge MA 01526</i>	Address	
Email	<i>john.zajac@aol.com</i>	Email	
Phone	<i>508-347-2105</i>	Phone	

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 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 type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Fees \$ <u>100</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information	<i>Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</i>
★ Certified abutters list (within 200')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Abutter notification form	
★ Affidavit & proof -- bring to hearing	<i>Present them at the hearing</i>
Other Attachments, e.g.	



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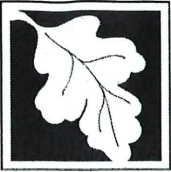
Date 6/19/23

Fill all white cells completely

Parcel		Applicant name	Robert G. Cerny
Address	124 Leadmine Lane	Address	124 Leadmine Lane
Assessors		Email	Fiskdale MA 01518
Map/Plat		Phone	rgcerny1@gmail.com
Book & Page			508-244-1435
Owner name	Robert T. Cerny	Representative	Same as applicant.
Address	124 Leadmine Lane	Address	
Email	Fiskdale MA 01518	Email	
Phone	rgcerny1@gmail.com	Phone	
	508-244-1435		

Components of a Complete RDA

State Form: WPA Form 1	Included? <input 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 type="checkbox"/> Yes <input type="checkbox"/> No
Narrative	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Fees \$ _____	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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★ Certified abutters list (within 200')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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★ Affidavit & proof -- bring to hearing	Present them at the hearing
Other Attachments, e.g.	



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

City/Town _____

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:

① John Zajac + Robert Cerny
 Name
 ① johnsgajac@aol.com
 ② rgcerny1@aol.com
 E-Mail Address
 ① Po Box 737
 ② 124 Leadmine Lane
 Mailing Address
 Sturbridge MA 01566 Fiskdale MA 01518
 City/Town State Zip Code
 508-344-2103 508-244-1435
 Phone Number Fax Number (if applicable)

2. Representative (if any):

N/A
 Firm
 Contact Name E-Mail Address
 Mailing Address
 City/Town State Zip Code
 Phone Number Fax Number (if applicable)

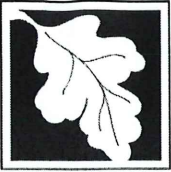
B. Determinations

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).



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

City/Town

WPA Form 1 - Request for Determination of Applicability

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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):

124+126 Leadmine Lane

Street Address

Sturbridge

City/Town

04

Assessors Map/Plat Number

124, 126

Parcel/Lot Number

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

Developed lakefront properties.

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

Sketch plan

Title

6-19-23

Date

Title

Date

Title

Date

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

see attached.



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).

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:

Name Thomas R. Cerny

Mailing Address 6243 Meadowwood

City/Town Grand Blanc

State MI Zip Code 48439

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 [Signature] Date 6/20/23

Signature of Representative (if any) [Signature] Date 6-29-23



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: John Zajac & Rob Cereny
- B. The address of the lot(s) where the activity is proposed is: 124 & 126 Leadmine Lane
- C. The nature of the activity proposed includes: Improvements to an existing driveway
- 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 or within the buffer zone
 - Request for Determination seeking permission to either conduct work within a buffer zone to a wetland or seeking a determination if work is subject to review
 - 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

July 13, 2023 at 6:20 PM

Date and Time of Hearing: _____

Public Hearing can be accessed remotely:


- **From your computer using:** http://global.gotomeeting.com/join/846062197 or
- **From your phone: +1 872 240 3212, followed by the access code** 846-062-197

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>

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.

Parcel ID	Owner	Owner Address	City	State	Zip Code	Property Address
398-04055-124	CERNY R THOMAS	6243 MEADOWWOOD	GRAND BLANC	MI	48439	124 LEADMINE LANE
398-04055-132	CRANE ANTHONY R	132 LEADMINE LANE	FISKDALE	MA	01518	132 LEADMINE LANE
398-04045-120	FITZGERALD JOHN R	120 LEADMINE LANE	FISKDALE	MA	01518	120 LEADMINE LANE
398-04045-118	KELLAHER GARY F	118 LEADMINE LANE	FISKDALE	MA	01518	118 LEADMINE LANE
398-04035-087	KLAGES KURT	83 LEADMINE LANE	FISKDALE	MA	01518 1290	87 LEADMINE LANE
398-04045-114	WATSKY MATTHEW & GOTTLIEB NANCY R TRUSTEES	65 MAYFAIR DRIVE	WESTWOOD	MA	02090	114 LEADMINE LANE
398-04056-128	ZAJAC JOHN S	P.O. BOX 737	STURBRIDGE	MA	01566	128 LEADMINE LANE
398-04055-126	ZAJAC JOHN S	PO BOX 737	STURBRIDGE	MA	01566	126 LEADMINE LANE
398-04056-130	ZAJAC JOHN S	P.O. BOX 737	STURBRIDGE	MA	01566	130 LEADMINE LANE
	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 - 200'					
RE: 124 LEADMINE LANE						
Certified Copy						
Assessor:						
Date:	6-21-2023					

* * * * *

*



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation

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

Property Owner: John Zajac

Property Location: 126 Leadmine Lane

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

For Wendy MacAnegar
Finance Director

6/22/2023
Date



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation

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

Property Owner: Robert Cerney

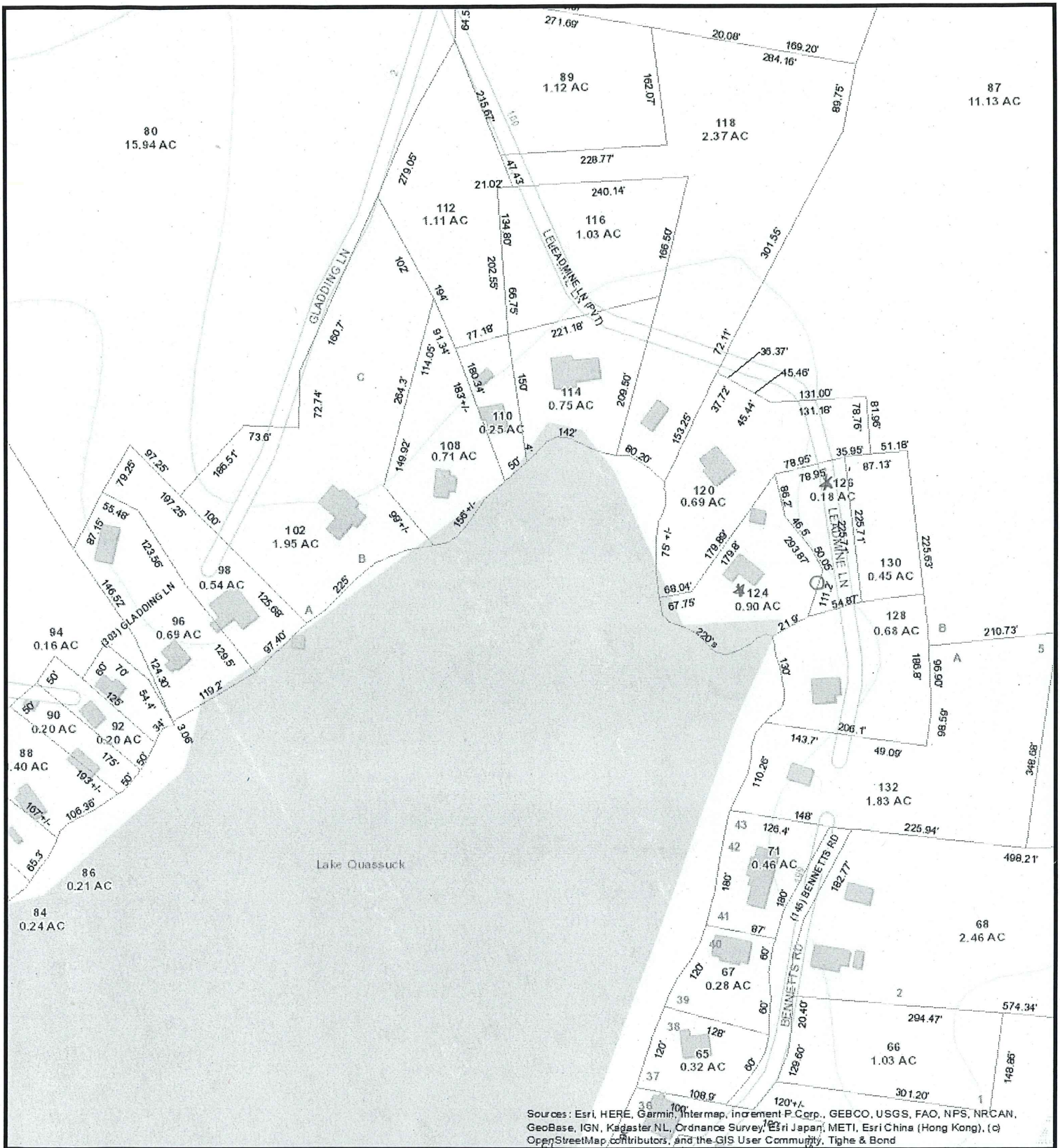
Property Location: 127 Leadmine Lane

The license/permit may be released.

The license/permit may not be released.

For Wendy Mac Angus
Finance Director

6/22/23
Date



124 and 126 Leadmine Lane

6/20/2023 5:41:46 PM

Scale: 1"=188'

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.



Narrative for Driveway Project at 126 and 124 Leadmine Lane

Please refer to the included sketch plan for context, dimension, and proximity information for driveway project portions I, II, III, and IV.

Portion I

This portion of the driveway project is a drainage system designed to control the flow of seeping ground water so as to eliminate existing usability and environmental problems.

The water in question is not runoff from the lane. It flows out of the ground in portion III (where a low point in the driveway meets a fluctuating high point in the water table), travels north and west down driveways, producing mud, then south down a beach, carrying silt into the pond.

The flow is substantial in late winter and early spring, when snow melts. It is also significant after heavy rains, when water later emerges up from the ground.

At such times it produces mud which can be as much as 1' deep in portion III, making the east side of that driveway portion difficult, if not impossible, impossible to use (refer to included photos).

The flow can also result in plumes of silt flowing out into the pond as far as 30' from the shoreline.

Portion I has three sections:

- A. 50' of 4" perforated pipe in a fabric-lined French drain, designed to filter and collect seeping ground water.
- B. 65' of 4" non-perforated pipe, designed to carry collected water away from the driveways.
- C. A stone catch basin 2' wide by 2' deep by 20' long, designed to absorb collected water.

The catch basin will end at least 25' from the pond, and a temporary silt fence will be placed between it and the pond.

Portion II

This portion of the project requires the careful preservation and protection of infiltrated tree roots. As a result, no digging will occur. A thin layer of 7/8" crushed granite screenings (a mixture of sizes no larger than 7/8") will form the finished surface. An arborist from Bartlett Tree Experts (who has outruled paving, millings, and T-base) has assured me that this approach will allow sufficient water and air to reach the roots and not harm the trees.

Portion III

This portion is the muddiest and consequently requires the most excavation. Soft organics will be removed as required in order to produce a suitable base, after which stone will be added to an appropriate thickness and grade.

Portion IV

This portion is used the most (vehicles often turn here rather than at the end of the lane). Consequently, it has been worn down the most and reworked the most. The major objective here is to eliminate an existing depression running across the entire west end where water currently pools. Once the appropriate organics have been removed stone will be added to an appropriate thickness and grade.

Generally

The various stone layers of portions II, II, and IV will be machine compacted as required.

Driveway Project at 126 and 124 Leadmine Lane
 Sketch Plan - 6/19/23 S

Leadmine Lane

Leadmine Pond

