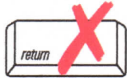


# WPA Form 1- Request for Determination of Applicability

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:

Silver Tree Realty LLC  
Name

710 Main Street  
Mailing Address

North Oxford  
City/Town

(508) 987-0025  
Phone Number

ges3@charter.net  
E-Mail Address

MA  
State

01537  
Zip Code

Fax Number (if applicable)

2. Representative (if any):

EBT Environmental Consultants, Inc.  
Firm

Glenn E. Krevosky  
Contact Name

601 Main Street  
Mailing Address

North Oxford  
City/Town

508-769-3659  
Phone Number

glenn.krevosky@charter.net  
E-Mail Address

MA  
State

01537  
Zip Code

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).



# WPA Form 1- Request for Determination of Applicability

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):

568 & 570 Route 15

Street Address

Sturbridge

City/Town

552

Assessors Map/Plat Number

04456-568 & 04456-570

Parcel/Lot Number

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

Red Oak and White Pine woodlands growing on Hinkley soil with ledge outcrops in the vicinity and containing two isolated areas subject to both groundwater and flooding. The purpose of this RDA is to receive an agreement that pool delineated with WF SIW 1 through 7 contained an obligate vernal pool species (Fairy Shrimp - observed on 4/22/2020 by Rebecca Gendreau and Glenn Krevosky) and can be certified as a vernal pool. The pool delineated with WF SIW A through D is exceedingly ephemeral and did not contain vernal pool species, nor any other type of macroinvertebrate – extensive netting was performed by Glenn Krevosky on 3/28, 4/1, 4/5 & 4/22.

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

(See attached C.1.c. Plan and/or Map Reference)

Title

Date

Title

Date

Title

Date

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

No work proposed at this time.

### **C.1.c. Plan and/or Map Reference**

**Project Location:** 568 & 570 Route 15, Sturbridge

**Applicant:** Silvertree Realty, Inc.

- 1A. A.N.R.A.D. Wetland Delineation Plan: prepared for Silver Tree Realty, LLC. by Tauper Land Survey Inc. dated 10/29/2018
- 2A. Southbridge USGS Quad, dated 1982
- 3A. Sturbridge GIS Mapping, dated 4/30/2020
- 4A. Copy of RDA Fee Check
- 5A. Sturbridge Abutters List, dated 5/4/2020
- 6A. Notification to Abutters, dated 6/11/2020
- 7A. Affidavit of Service, dated 6/11/2020
- 8A. Sturbridge Tax Signoff, dated 4/30/2020
- 9A. Photo Exhibit, dated 4/5/2020 & 4/22/2020



## 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:

Silver Tree Realty LLC	
Name	
710 Main Street	
Mailing Address	
North Oxford	
City/Town	
MA	01537
State	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

Date

Signature of Representative (if any)

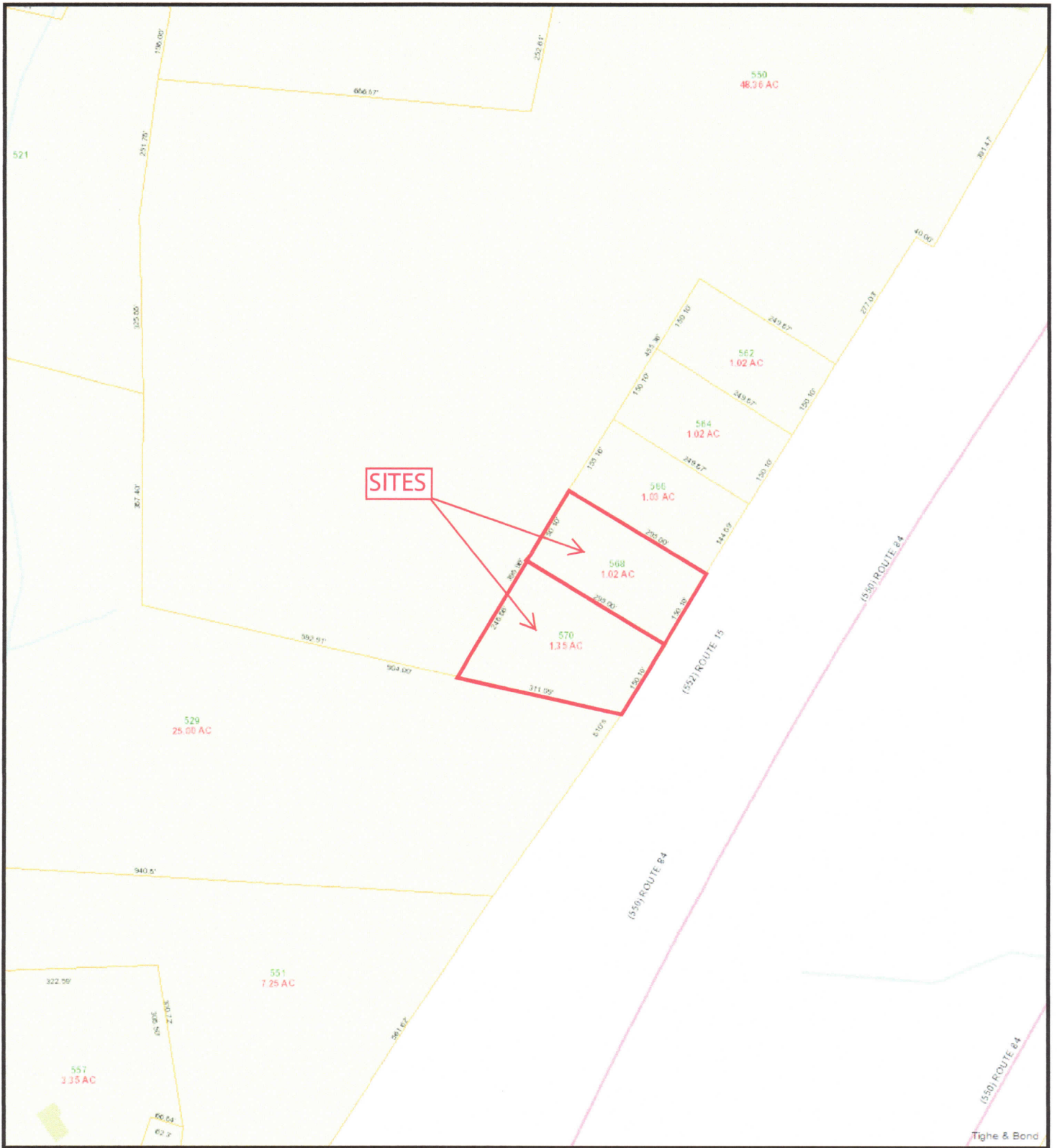
Date



**SITE**

Southbridge USGS Quad  
1982

**2A**

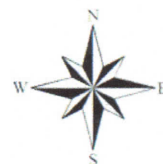


4/30/2020 1:47:52 PM

Scale: 1"=250'

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**

Security features are included. Details on back.  
CHECKSAFE

Webster Five Cents Savings Bank  
53-7285/2113

002000

Silver Tree Realty LLC  
710 Main St  
North Oxford, MA 01537-1141

June 9, 2020

PAY TO THE  
ORDER OF

Town of STURBRIDGE

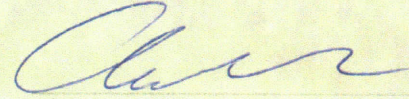
\$ 25.00

Twenty Five And  $\frac{00}{100}$

DOLLARS

MEMO

Lot 1/2 Awood



MP

⑈002000⑈ ⑆211372857⑆ 510 03593 4⑈

4A





Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
552-04456-566	SILVER TREE REALTY LLC	710 MAIN STREET	NORTH OXFORD	MA	01537	566 ROUTE 15
552-04456-568	SILVER TREE REALTY LLC	710 MAIN STREET	NORTH OXFORD	MA	01537	568 ROUTE 15
552-04456-531	SILVER TREE REALTY LLC	710 MAIN STREET	NORTH OXFORD	MA	01537	550 ROUTE 15
400-04714-529	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	529 LEADMINE RD
	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: 570 ROUTE 15						
Certified Copy						
Assessor:	<i>Ann P. Murphy</i>					
Date:	<i>5-4-2020</i>					



# 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 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 Silver Tree Realty LLC.
- B. The address of the lot(s) where the activity is proposed is 568 & 570 Route 15, Sturbridge.
- C. The nature of the activity proposed includes an agreement on vernal pool designation.
- D. The applicant has filed Request for Determination in accordance with the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Sturbridge Wetland Bylaws.
- 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 the applicant's representative EBT Environmental Consultants, Inc. by calling 508-769-3659 between the hours of 9am to 3pm, Monday through Friday.

---

#### The Public Hearing for this application will be held in the Sturbridge Town Hall, Veterans Hall, 308 Main Street, 2nd Floor on July 7<sup>th</sup>, 2020 at 7:00pm.

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 regard to the Notice of Intent application process or the Wetlands Protection Act.

---

Town Hall  
308 Main Street  
Sturbridge, MA 01566

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

*The Town of Sturbridge is an Equal Opportunity Organization*

**AFFIDAVIT OF SERVICE**

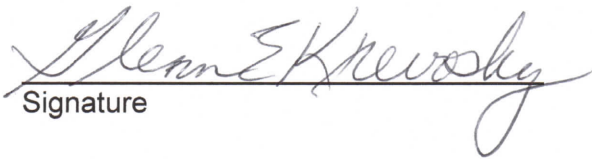
**UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT  
AND TOWN OF STURBRIDGE WETLAND PROTECTION BYLAW**

(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 11, 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 Request for Determination of Applicability 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 11, 2020 for a property located at, 568 & 570 Route 15, 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

6-11-2020  
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: Silver Tree Realty, LLC

Property Location: 568 & 570 Route 15

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

Sandi Sears - Asst. Treas/Coll

~~Finance Director~~

04/30/2020

Date

**Site:** 568 & 570 Route 15, Sturbridge  
**Applicant:** Silver Tree Realty LLC



**Photo 1 taken by EBT, Inc. on 4/5/2020 – Showing the pool on lot 1 (570 Route 15).**



**Photo 2 taken by EBT, Inc. on 4/5/2020 – Showing the pool on lot 2 (568 Route 15).**



**Photo 3 taken by EBT, Inc. on 4/22/2020 – Showing Fairy Shrimp caught in the pool on lot 1.**