

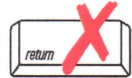


WPA Form 1- Request for Determination of Applicability

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:

New England Cold Storage LLC

Name

cbailey@comrealty.net

E-Mail Address

5 Webster Avenue

Mailing Address

Sandwich

City/Town

MA

State

02563

Zip Code

508-259-3408

Phone Number

Fax Number (if applicable)

2. Representative (if any):

EBT Environmental Consultants, Inc.

Firm

Glenn Krevosky

Contact Name

glenn.krevosky@charter.net

E-Mail Address

601 Main Street

Mailing Address

North Oxford

City/Town

MA

State

01537

Zip Code

508-769-3659

Phone Number

Fax Number (if applicable)

B. Determinations

1. I request the Sturbridge 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:

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):

6 & 8 Picker Road	Sturbridge
Street Address	City/Town
Parcel ID: 510-02215-006 & 510-02215-008	
Assessors Map/Plat Number	Parcel/Lot Number

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

Hardwood forest. The wetland boundary in the area was agreed upon by the Conservation Commission on 5/5/2020, for this reason we have not checked off area or boundaries.

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):

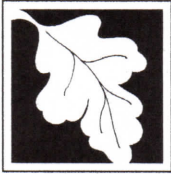
Construction of a temporary access road originating off 8 Picker and extending into 6 Picker which will have tracking pad, check dams and stabilization treatment of the roadway surface. Erosion control measures of staked straw wattles are shown on the attached plan. The applicant is taking all measures 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.

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

Project Location: 6 & 8 Picker Road, Sturbridge

Applicant: New England Cold Storage LLC

- 1A. Definitive Site Plan Set (Sheets 6 & 16): prepared for New England Cold Storage LLC by Summit Engineering & Survey, Inc., dated 5/12/2020
- 2A. Warren USGS Quad, dated 1982
- 3A. Sturbridge GIS Mapping, dated 5/8/2020
- 4A. Copy of RDA Fee Check
- 5A. Town of Sturbridge Abutters' Lists (6 Picker & 8 Picker), dated 5/6/2020 & 5/11/2020
- 6A. Abutters Notification, dated 5/13/2020
- 7A. Affidavit of Service, dated 5/13/2020



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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).

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:

8 Picker Road, LLC	One Picker Realty Trust
Name	
8 Picker Road	PO Box 2917
Mailing Address	
Sturbridge	Worcester
City/Town	
MA	01566
State	Zip Code
	01613

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(2)(b)(1) of the Wetlands Protection Act regulations.

Chris E. Kelly

Signature of Applicant

5-6-2020

Date

Glenn E. Kewosky

Signature of Representative (if any)

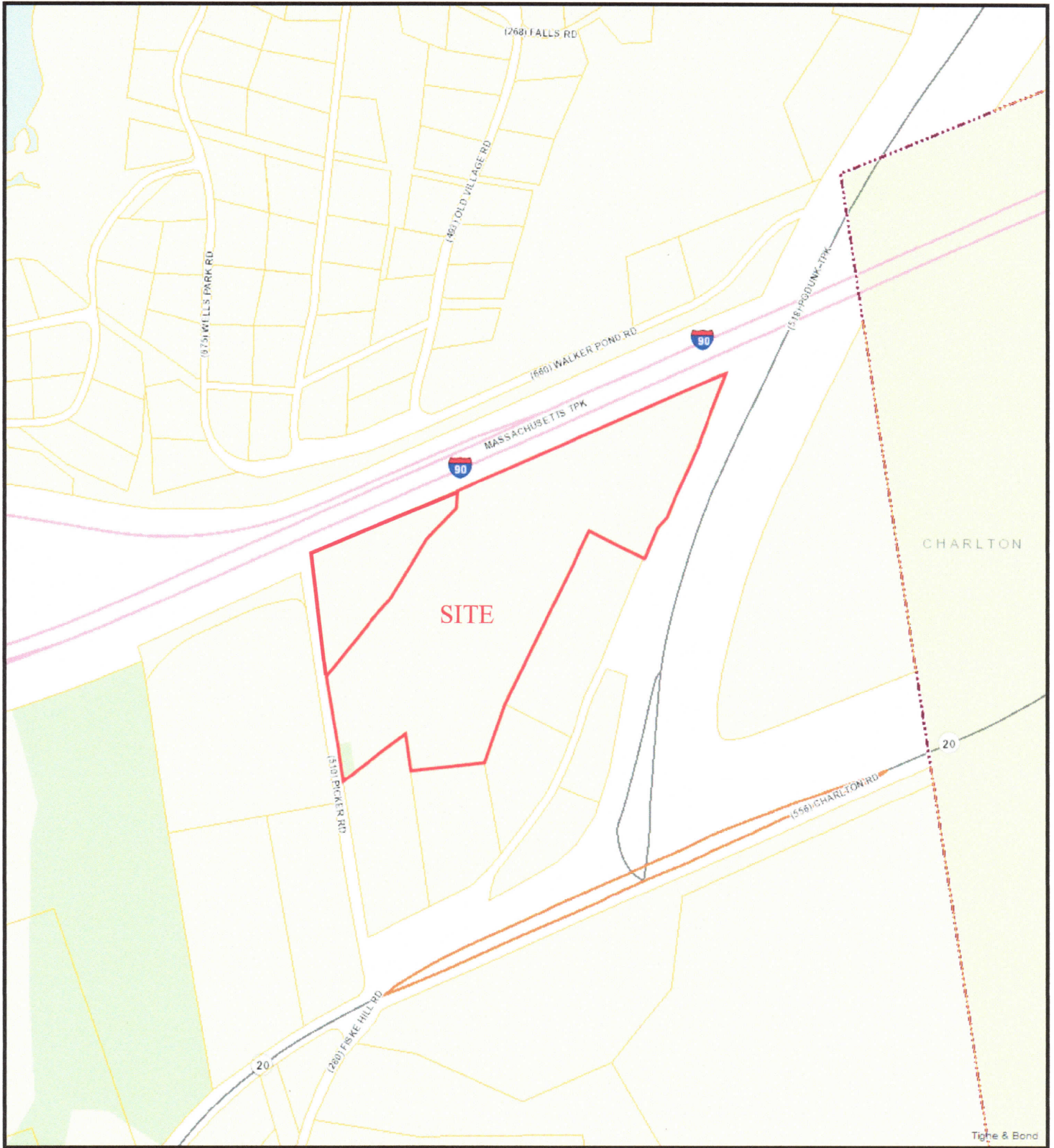
5/6/2020

Date



Warren USGS Quad
1982

2A



5/8/2020 9:48:09 AM

Scale: 1"=500'

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

ARCO Design/Build - BTS, LLC

380 Interstate North Pkwy., Ste 210

Atlanta, GA 30339

Phone: 770-541-1700

Parkside Financial
Clayton, MO 63105

80-1940810

5626

Memo _____

VENDOR NO.	CHECK DATE	CHECK NO.	AMOUNT OF CHECK
88580	5/11/20	5626	25.00

PAY ***Twenty-five and xx / 100 Dollars***

PAY
TO THE
ORDER
OF

Town of Sturbridge
308 Main Street
Sturbridge, MA 01566

ARCO Design/Build - BTS, LLC



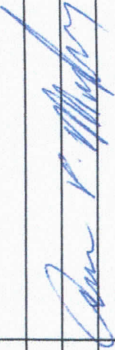
Michael Bgh

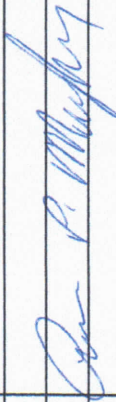
AUTHORIZED SIGNATURE

MP

FACE OF DOCUMENT IS A COLORED BACKGROUND ON WHITE PAPER

⑈000005626⑈ ⑆081019405⑆ 8121402⑈

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
637-02215-051	51 TECHNOLOGY LLC	55 WESSON STREET	N GRAFTON	MA	01536	51 TECHNOLOGY PARK ROAD
637-02215-063	CUBE HHF NORTHEAST MA LLC	PO BOX 320099	ALEXANDRIA	VA	22320	63 TECHNOLOGY PARK ROAD
510-02225-007	ELEVEN COUSINS LP	160 MIDDLESEX TURNPIKE	BEDFORD	MA	01730	7 PICKER ROAD
510-02215-008	8 PICKER ROAD LLC	8 PICKER ROAD	STURBRIDGE	MA	01566	8 PICKER ROAD
637-02226-059	SAIL ENERGY LLC	210 COMMERCE WAY	PORTSMOUTH	NH	03801	59 TECHNOLOGY PARK ROAD
510-02224-001	VENTURE COMMUNITY SERVICES INC	1 PICKER ROAD	STURBRIDGE	MA	01566	1 PICKER ROAD
637-02225-053	WHM III LLC	3 LIBRARY LANE	STURBRIDGE	MA	01566	53 TECHNOLOGY PARK 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: 6 PICKER ROAD						
Certified Copy						
Assessor:						
Date:	5/10/2020					

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:						
						
Date: 5-11-2020						

**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 Request for Determination of Applicability (RDA) with the Sturbridge Conservation Commission.
- C. The address or location of the lot where the activity is proposed is 6 Picker Road, Sturbridge.
- D. Construction of a temporary access road originating off 8 Picker and extending into 6 Picker which will have 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 RDA 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 Southbridge News.
- 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

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 May 13, 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 Leicester Conservation Commission on May 13, 2020 for a property located at, 6 & 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

5-13-2020
Date