

**NOTICE OF INTENT**

**PREPARED FOR:  
JAMES R. & KATHLEEN RUDE  
25 HIGHRIDGE ROAD  
CROMWELL, CT 06416  
860-635-2700**

**FOR PROPERTY LOCATED ON:  
106 SOUTH SHORE DRIVE  
STURBRIDGE, MASSACHUSETTS**

**PREPARED BY:  
JALBERT ENGINEERING  
54 MAIN STREET  
STURBRIDGE, MA 01566  
(508) 347-5136  
JOB NO.: 16260**

## TABLE OF CONTENTS

NARRATIVE

FORM 3 – NOTICE OF INTENT

NOI WETLAND FEE TRANSMITTAL FORM

PROPERTY RECORD CARD

USGS QUADRANGLE MAP

NATURAL HERITAGE MAP

FIRM MAP

AFFIDAVIT OF SERVICE

CERTIFIED ABUTTERS LIST

NOTIFICATION TO ABUTTERS

STURBRIDGE FILING FEE WORKSHEET

FORM STT.A1

CHECK COPIES

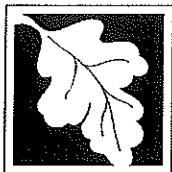
# NARRATIVE

THE APPLICANTS ARE PROPOSING TO CONSTRUCT A PORCH ON THE EXISTING LOWER DECK AND TO CONSTRUCT A ROOF OVER A PORTION OF THE NORTHERN DECK AT THEIR RESIDENCE LOCATED AT 106 SOUTH SHORE DRIVE ( MAP 6, STREET CODE 598, PARCEL 106). THERE IS NO SITE WORK ASSOCIATED WITH THIS PROJECT WITH THE EXCEPTION OF ADDITIONAL SONA TUBES OR TECHNO METAL POSTS BEING INSTALLED TO SUPPORT THE NEW CONSTRUCTION. THE PROPERTY AND EXISTING RESIDENCE PREDATE ZONING (CIRCA 1970). THE CONSTRUCTION PROPOSED IS LOCATED ENTIRELY WITHIN THE JURISDICTION OF THE WETLANDS PROTECTION ACT AND THE STURBRIDGE WETLAND BYLAW. THE PROPOSED WORK IS WITHIN 100 FEET OF THE BANK OF A GREAT POND (SOUTH POND). THE LOT DOES LIE WITHIN A MAPPED AREA OF PRIORITY HABITAT OF RARE WILDLIFE AS SHOWN ON THE LATEST MASSGIS DATA LAYERS PRODUCED BY NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP). THE ENTIRE DISTURBANCE TO THE SITE IS MINIMAL AND IS WITHIN AREAS OF EXISTING CONSTRUCTION. NO CONSTRUCTION OUTSIDE THE FOOTPRINT OF THE EXISTING STRUCTURES OR OUTSIDE OF EXISTING MAINTAINED AND LANDSCAPED AREAS ON SITE ARE PROPOSED. THEREFORE THIS PROJECT IS EXEMPT FROM MESA REVIEW PURSUANT TO 321 CMR 10.14 (4)

THE LOT WAS CREATED IN 1965 UNDER THE PROVISIONS OF THE SUBDIVISION CONTROL LAW AND THE RESIDENCE BUILT IN 1971. A COPY OF THE ASSESSOR'S FIELD CARD FOR 106 SOUTH SHORE DRIVE IS ATTACHED. THE EXISTING RESIDENCE IS SERVICED BY PRIVATE WATER SUPPLY WELL AND PRIVATE SEPTIC SYSTEM. THE LOT DOES NOT CONFORM TO CURRENT ZONING BYLAW IN LOT AREA (43,560 SQ.FT REQUIRED, 20,990 SQ.FT EXISTING). THE APPLICANT IS PROPOSING TO CONSTRUCT A COVERED PORCH ON THE EXISTING LOWER DECK AND CONSTRUCT A ROOF OVER A PORTION OF THE NORTHERN EXISTING DECK. THE PROPOSED CONSTRUCTION DOES NOT CREATE ANY NEW NON-CONFORMITIES IN REGARDS TO CURRENT ZONING.

ALL OF THE CONSTRUCTION IS WITHIN THE LOCAL 50 FOOT BUFFER AND IS ALL WITHIN THE FOOTPRINT OF THE EXISTING STRUCTURE. NO CONSTRUCTION IS PROPOSED WITHIN THE 25 FOOT BUFFER. THE PROPOSAL HAS BEEN DESIGNED TO MINIMIZE IMPACTS TO THE SITE. ANY EXCAVATION REQUIRED WILL BE LIMITED TO HAND DIGGING OR DRILLING WITH A HAND AUGER FOR ANY SONA-TUBE OR TECHNO METAL POST SUPPORTS REQUIRED WITHIN THE LIMITS OF THE EXISTING STRUCTURE. AN EROSION CONTROL BARRIER IS TO BE INSTALLED AND MAINTAINED AND SHALL DEFINE THE LIMIT OF WORK FOR THIS PROJECT.

PLEASE REFER TO THE JALBERT ENGINEERING, INC. DESIGN PLAN, DRAWING NO. 16260 FOR ADDITIONAL INFORMATION.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

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



**Note:**  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

106 SOUTH SHORE DRIVE

a. Street Address

STURBRIDGE

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

42.1618N

d. Latitude

72.0736W

e. Longitude

6

f. Assessors Map/Plat Number

106

g. Parcel /Lot Number

2. Applicant:

JAMES R. & KATHLEEN

a. First Name

RUDE

b. Last Name

c. Organization

25 HIGHRIDGE ROAD

d. Street Address

e. City/Town

CT

f. State

06416

g. Zip Code

860-635-2700

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant):

Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

LEONARD S.

a. First Name

JALBERT

b. Last Name

JALBERT ENGINEERING, INC.

c. Company

54 MAIN STREET

d. Street Address

STURBRIDGE

e. City/Town

MA

f. State

01566

g. Zip Code

508-347-5136

h. Phone Number

508-347-7962

i. Fax Number

LSJALBERT@JALBERTENGINEERING.COM

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$110.00

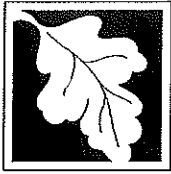
a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



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

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**A. General Information** (continued)

6. General Project Description:

CONSTRUCT PORCHES AND OVERHANGS ON NORTHERLY SIDE OF HOUSE WITHIN EXISTING FOOT PRINT.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |                                                                       |                                                           |
|-----------------------------------------------------------------------|-----------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Single Family Home             | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> Other                                     |                                                           |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

WORCESTER

a. County

53213

c. Book

b. Certificate # (if registered land)

47

d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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MassDEP File Number

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STURBRIDGE

City/Town

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

- f.  Riverfront Area
- Name of Waterway (if available) - specify coastal or inland
  - Width of Riverfront Area (check one):
    - 25 ft. - Designated Densely Developed Areas only
    - 100 ft. - New agricultural projects only
    - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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

MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above 1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BWV

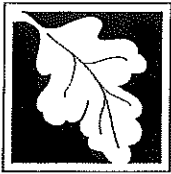
b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings





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

MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

STURBRIDGE

City/Town \_\_\_\_\_

## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program  
 Division of Fisheries and Wildlife  
 1 Rabbit Hill Road  
 Westborough, MA 01581

CURRENT GIS  
 b. Date of map \_\_\_\_\_

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage

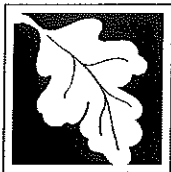
2.  Assessor's Map or right-of-way plan of site

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

\* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mass-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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

MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

**C. Other Applicable Standards and Requirements (cont'd)**

- (c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and *mail to NHESP* at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a.  Not applicable -- project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

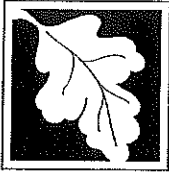
Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

MassDEP File Number

Document Transaction Number

STURBRIDGE

City/Town

**C. Other Applicable Standards and Requirements (cont'd)**

Online Users:  
Include your  
document  
transaction  
number  
(provided on your  
receipt page)  
with all  
supplementary  
information you  
submit to the  
Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

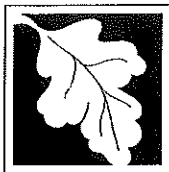
**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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Bureau of Resource Protection - Wetlands

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

MassDEP File Number

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STURBRIDGE

City/Town

**D. Additional Information (cont'd)**

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

SITE PLAN FOR JAMES R. & KATHLEEN RUDE

a. Plan Title

JALBERT ENGINEERING, INC.

LEONARD S. JALBERT

b. Prepared By

c. Signed and Stamped by

8/13/20

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

**E. Fees**

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

32351 & 32352

8/13/20

2. Municipal Check Number

3. Check date

32354

8/13/20

4. State Check Number

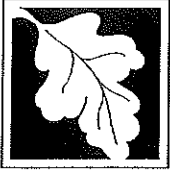
5. Check date

LEONARD S.

JALBERT

6. Payor name on check: First Name

7. Payor name on check: Last Name



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**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

*Jane R. Rude*  
1. Signature of Applicant

08/14/2020

2. Date

3. Signature of Property Owner (if different)

*Leonard S. Gilbert*  
5. Signature of Representative (if any)

4. Date

08/14/2020

6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

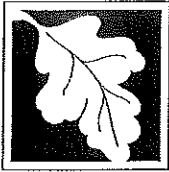
**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

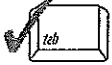
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



**A. Applicant Information**

1. Location of Project:

<u>106 SOUTH SHORE DRIVE</u> a. Street Address	<u>STURBRIDGE</u> b. City/Town
<u></u> c. Check number	<u></u> d. Fee amount

2. Applicant Mailing Address:

<u>JAMES R. &amp; KATHLEEN</u> a. First Name	<u>RUDE</u> b. Last Name	
<u></u> c. Organization		
<u>25 HIGHRIDGE ROAD</u> d. Mailing Address		
<u>CROMWELL</u> e. City/Town	<u>CT</u> f. State	<u>06416</u> g. Zip Code
<u>860-966-3229</u> h. Phone Number	<u></u> i. Fax Number	<u></u> j. Email Address

3. Property Owner (if different):

<u></u> a. First Name	<u></u> b. Last Name	
<u></u> c. Organization		
<u></u> d. Mailing Address		
<u></u> e. City/Town	<u></u> f. State	<u></u> g. Zip Code
<u></u> h. Phone Number	<u></u> i. Fax Number	<u></u> j. Email Address

**B. Fees**

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

Fee should be calculated using the following process & worksheet. *Please see Instructions before filling out worksheet.*

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

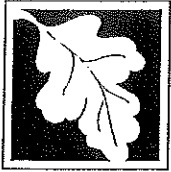
**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
	1	\$110.00	\$110.00

Step 5/Total Project Fee: \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$110.00
State share of filing Fee:	\$42.50
City/Town share of filing Fee:	\$67.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) To the Conservation Commission: Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Deed



Bk: 53213 Pg: 47  
Page: 1 of 3 12/29/2014 03:39 PM WD

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/29/2014 03:39 PM  
Ctil# 130143 27970 Doc# 00123388  
Fee: \$1,516.20 Cons: \$332,500.00

I, Adam A. Paszkowski, of 47 Jacobs Rd,  
Southbridge, Massachusetts, in consideration of  
Three Hundred, Thirty-Two Thousand, Five  
Hundred and 00/00 dollars (\$332,500.00) grants to  
James R. Rude and Kathleen Rude, both of 25  
Highridge Rd, Cromwell, Connecticut, 06416,  
husband and wife as tenants by the entirety, with

Warranty Covenants

The land with the buildings thereon, . . . at 106 South Shore Drive, Sturbridge,  
Massachusetts bounded and described in Exhibit A which is attached hereto and  
made a part hereof.

Executed as a sealed instrument this 20<sup>th</sup> day of December, 2014.

Adam A. Paszkowski  
Adam A. Paszkowski

The Commonwealth of Massachusetts

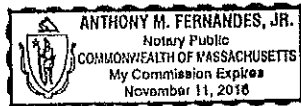
Worcester, ss.

December 28, 2014

On this 28<sup>th</sup> day of Dec, 2014, before me, the undersigned notary  
public, personally appeared Adam A. Paszkowski personally known to this  
notary and known to be the person whose name is signed on within this  
document, and acknowledged to me that he executed this deed voluntarily and as  
his free act and deed and for its stated purpose.

Anthony M. Fernandes Jr.  
Anthony M Fernandes Jr., Notary

My commission expires: November 11, 2016



Adams & Assoc. Legal Svcs.  
Title Division  
14-986  
(508)791-3800

106 South Shore Drive, Sturbridge, Massachusetts

3.

M



EXHIBIT A  
106 SOUTH SHORE DRIVE, STURBRIDGE, MASS.  
PASZKOWSKI TO RUDE  
12/26/14

The land in Sturbridge, Worcester County, Massachusetts, with the buildings thereon and all privileges and appurtenances thereto belonging, situated on the southeasterly shore of Quacumquasit Lake, otherwise known as South Pond, being Lot 53 on plan of Quacumquasit Shores by Kenneth C. Sherman, Engineer-Surveyor, dated April 20, 1965 and filed with Worcester Registry of Deeds in Plan Book 291, Plan 19

bounded and described as follows:

**NORTHEASTERLY** By Lot 54 on said plan about 264 feet;

**SOUTHEASTERLY** by South Shore Drive, about 90 feet;

**SOUTHWESTERLY** by lot 52 on said plan, about 263 feet; and

**NORTHWESTERLY** by Quacumquasit Lake about 71 feet;

Subject to rights of record for installation and maintenance of electric and telephone poles and wires across the premises, and to the following restrictions:

1. No building other than one structure for private residential use by one family, not more than two stories in height nor less than 600 square feet in area exclusive of porches and additional structures, and garage and other buildings in connection and in keeping therewith shall be erected or maintained on said lot.
2. No trailer, quonset hut or building with paper siding shall be erected or maintained thereon. The exterior of any building shall be completely finished within one year from start of construction. Dwellings shall be equipped with flush toilets and all sewage disposed of through septic tanks.
3. Premises shall not be used for any trade or business.
4. No building or structure shall be maintained nearer than twenty feet from the high water line of said Lake nor nearer than five feet from any street or boundary of land owned by another person.

Being the same premises conveyed to the Grantor by deed of Adam A. Paszkowski and Hanna I. Paszkowski dated Feb 12, 1992 and recorded with the Worcester District Registry of Deeds, in Book 13960, Page 105.

Grantor also derives his title to this property by a Judgment of Divorce issued by the Worcester Probate and Family Court, Docket # WO08D0672-DV1, Exhibit D of the incorporated Separation Agreement, t

The Grantor hereby releases any and all homestead rights he has, had or may have had and there are no other persons entitled to any rights, protection or benefits under the Massachusetts Homestead Act, Ch. 188.

ATTEST: WORC, Anthony J. Vigilotti, Register

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT	
RUDE JAMES R & KATHLEEN 25 HIGHBRIDGE ROAD CROMWELL CT 06416	4 Rolling 6 Waterfront 6 Drainage 6 Septic	EASEMENT 2 Suburban	TRAFFIC VIEW	CORNER COMMUNITY	RESIDENTL RES LAND RESIDENTL	Code 1013 1013 1013	Assessed 148100 179600 7100
SUPPLEMENTAL DATA Alt Prc# ID 598-00626-106 Parcel User_ STD: Parcel User_ TOPO Parcel User_ WF CHAR Parcel User_ USE POND SOUTH: Assoc Plct# SEPTIC STD: 3 Unpaved FEATURES STD: TOPO STEEP: WF CHAR STD: YR RND:							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
RUDE JAMES R	53213	0047	12-29-2014	U	I	332,500	1
PASZKOWSKI ADAMA	13960	0105	02-12-1992	U	I	100	1A
PASZKOWSKI ADAMA	09504	0390	06-11-1986	Q	I	117,000	00
GOERLITZ JEAN E	5748	0326				0	

EXEMPTIONS		Year	Code	Description	Amount	Number	Amount	Corrct Int
<b>OTHER ASSESSMENTS</b>								
PINK IG								
221-00626-106								
2 BR IN SFB								
LISTED FOR \$389K 9/2014								
NEW PROP GEN 2015								

ASSESSING NEIGHBORHOOD		Nbhnd	Nbhnd Name	Tracing	Batch
Total		7			

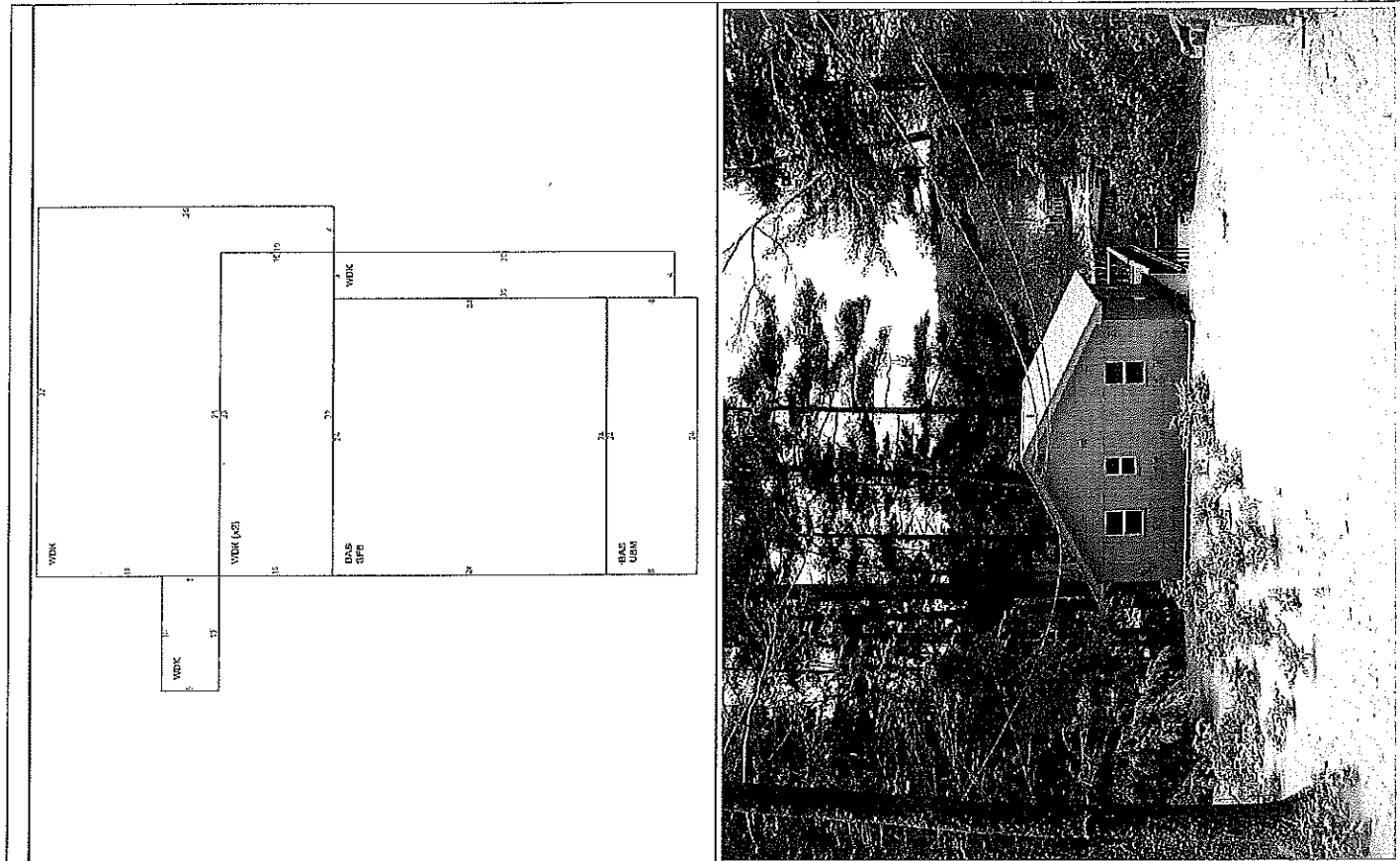
BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
APPRaised VALUE SUMMARY		GP0001	01-15-2016	RS	Residential			0		GAS FP
		GP0067	09-17-2015	RS	Residential			100		GAS GENERATOR
		PP0033	03-24-2015	RS	Residential			100		RENOVATION BATH

VISIT / CHANGE HISTORY		Date	Type	Is	Id	Cd	Purpose/Result
APPRaised Bldg. Value (Card)		11-12-2015	02		AJ	54	BUILDING PERMIT
APPRaised Xf (B) Value (Bldg)		09-03-2014	03		AJ	55	DESKTOP REVIEW
APPRaised Ob (B) Value (Bldg)		12-09-2013	02		AJ	50	VISITED FOR CYC RE
APPRaised Land Value (Bldg)		10-22-2009	01		BM	52	ABATEMENT REVIEW
Special Land Value		07-11-1996			RF	00	Measur+Listed
Total APPRAised Parcel Value		09-26-1988			LW	01	Measur+1Visit
Valuation Method							
Exemption							
Adjustment							

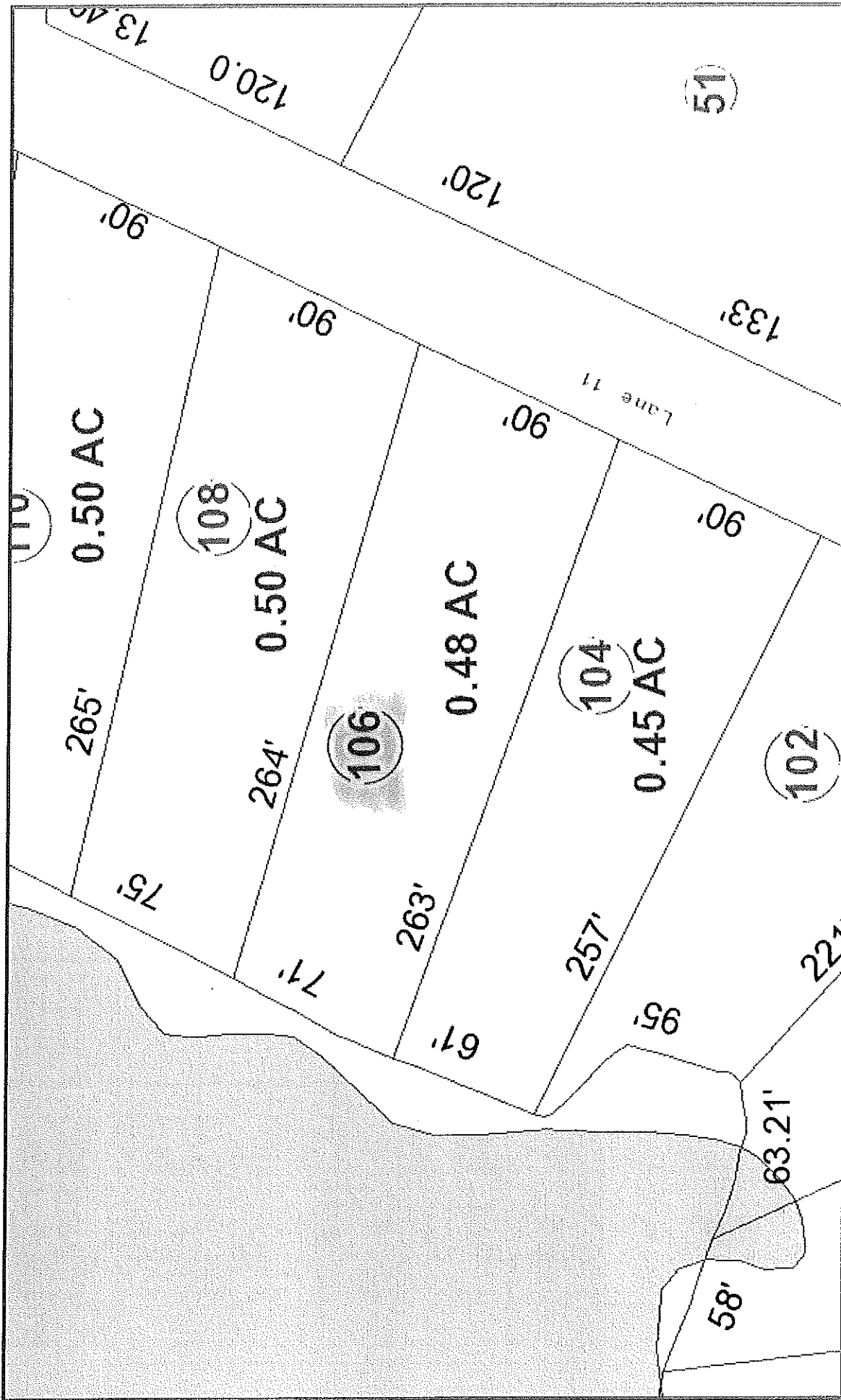
LAND LINE VALUATION SECTION		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes
Total Card Land Units		2.53	4.250	1	1.000	0.80	0530	1.00	
Parcel Total Land Area:		0.00	1.000	0	1.000	1.00		1.00	

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed	Year	Code	Assessed
Total		2020	1013	148,100	2019	1013	137,100
			1013	179,600	1013	1013	185,400
			1013	7,100	1013	1013	7,100
Total				334,800			334,800

LAND VALUE SUMMARY		Year	Code	Assessed	Year	Code	Assessed
APPRaised Bldg. Value (Card)							145,800
APPRaised Xf (B) Value (Bldg)							2,300
APPRaised Ob (B) Value (Bldg)							7,100
APPRaised Land Value (Bldg)							179,600
Special Land Value							0
Total APPRAised Parcel Value							334,800
Valuation Method							C
Exemption							0
Adjustment							0
Total				329,600			313,500

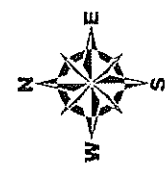


CONSTRUCTION DETAIL		Element	Cd	Description								
Style	01	Ranch										
Model	01	Residential										
Grade:	04	Average +10										
Stories:	1	1 Story										
Occupancy	1	Pre-Fab Wood										
Exterior Wall 1	13											
Exterior Wall 2												
Roof Structure:	03	Gable/Hip										
Roof Cover	03	Asph/F GlS/Cmp										
Interior Wall 1	05	Drywall/Sheet										
Interior Wall 2												
Interior Flr 1	12	Hardwood										
Interior Flr 2	11	Ceram Clay Til										
Heat Fuel	02	Oil										
Heat Type:	05	Hot Water										
AC Type:	01	None										
Total Bedrooms:	03	3 Bedrooms										
Total Bthrms:	2											
Total Half Baths	0											
Total Xtra Fixtrs	0											
Total Rooms:	3											
Bath Style:	03	Modern										
Kitchen Style:	03	Modern										
Num Kitchens	01											
<b>MIXED USE</b>												
Code	1013	SFR WATER R	Percentage	100								
				0								
				0								
<b>COST / MARKET VALUATION</b>												
Adj Base Rate			130.59									
Replace Cost			189,371									
Net Other Adj												
Year Built			1971									
Effective Year Built			1995									
Depreciation Code			VG									
Remodel Rating												
Year Remodeled												
Depreciation %			23									
Functional Obsol			0									
Economic Obsol			0									
Cost Trend Factor			1									
Condition												
% Complete			77									
Overall % Condition			145,800									
Deprec Value												
Dep % Ovr												
Dep Ovr Comment												
Misc Imp Ovr												
Misc Imp Ovr Comment												
Cost to Cure Ovr												
Cost to Cure Ovr Comment												
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>												
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Bilt	% Dep.	Cond	Gra	Qual	Apprais Va
FGR1	GARAGE-AV		L	528	18.00	1985	75	0.00				7,100
GEN	WH GENERA		B	1	3000.00	1993	77	1.00				2,300
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value						
BAS	First Floor	768	768	768	147.95	113,623						
SFB	Superior fin bsmt	0	576	346	88.87	51,189						
UBM	Basement, Unfinished	0	192	38	29.28	5,622						
WDK	Deck, Wood	0	1,282	128	14.77	18,937						
Ttl Gross Liv/Lease Area		768	2,818	1,280								



# Property Map

1 inch = 77 feet

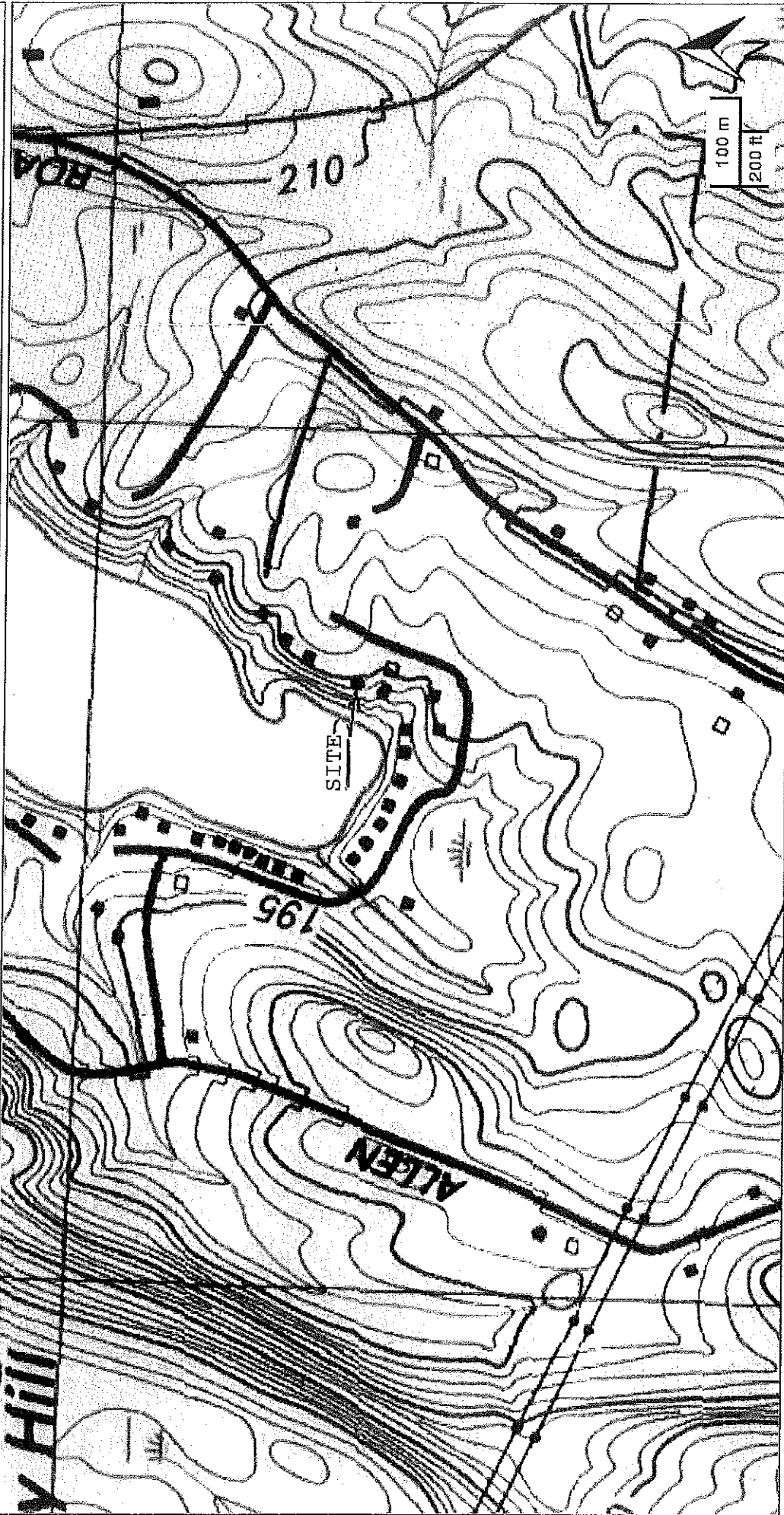


Data and scale shown on this map are provided for planning and informational purposes only. STURBRIDGE (MA) and Vision Government Solutions are not responsible for any use for other purposes or misuse or misrepresentation of this information.

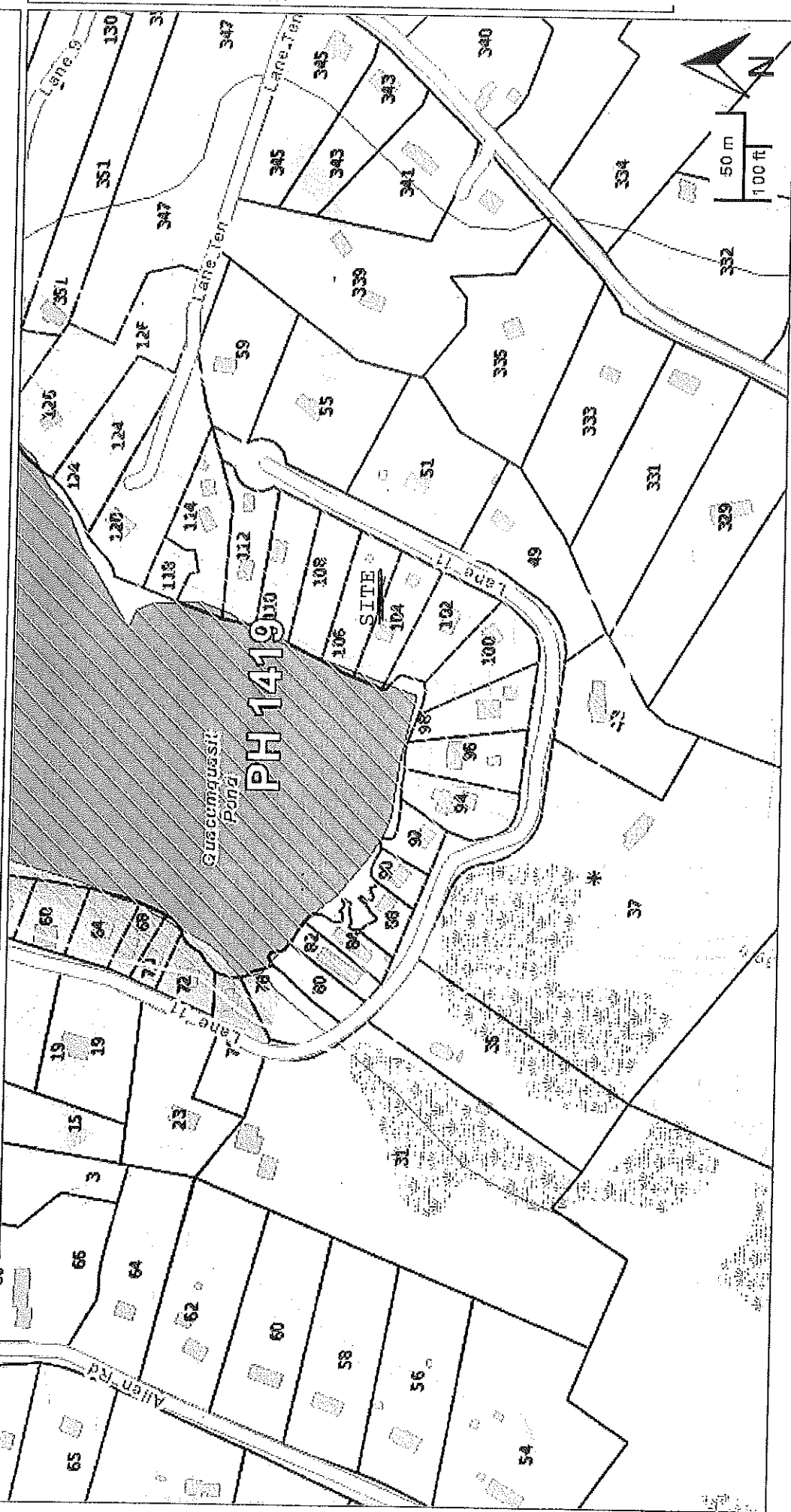
6/14/2016

Rude - USGS Map

106 SOUTH SHORE DRIVE



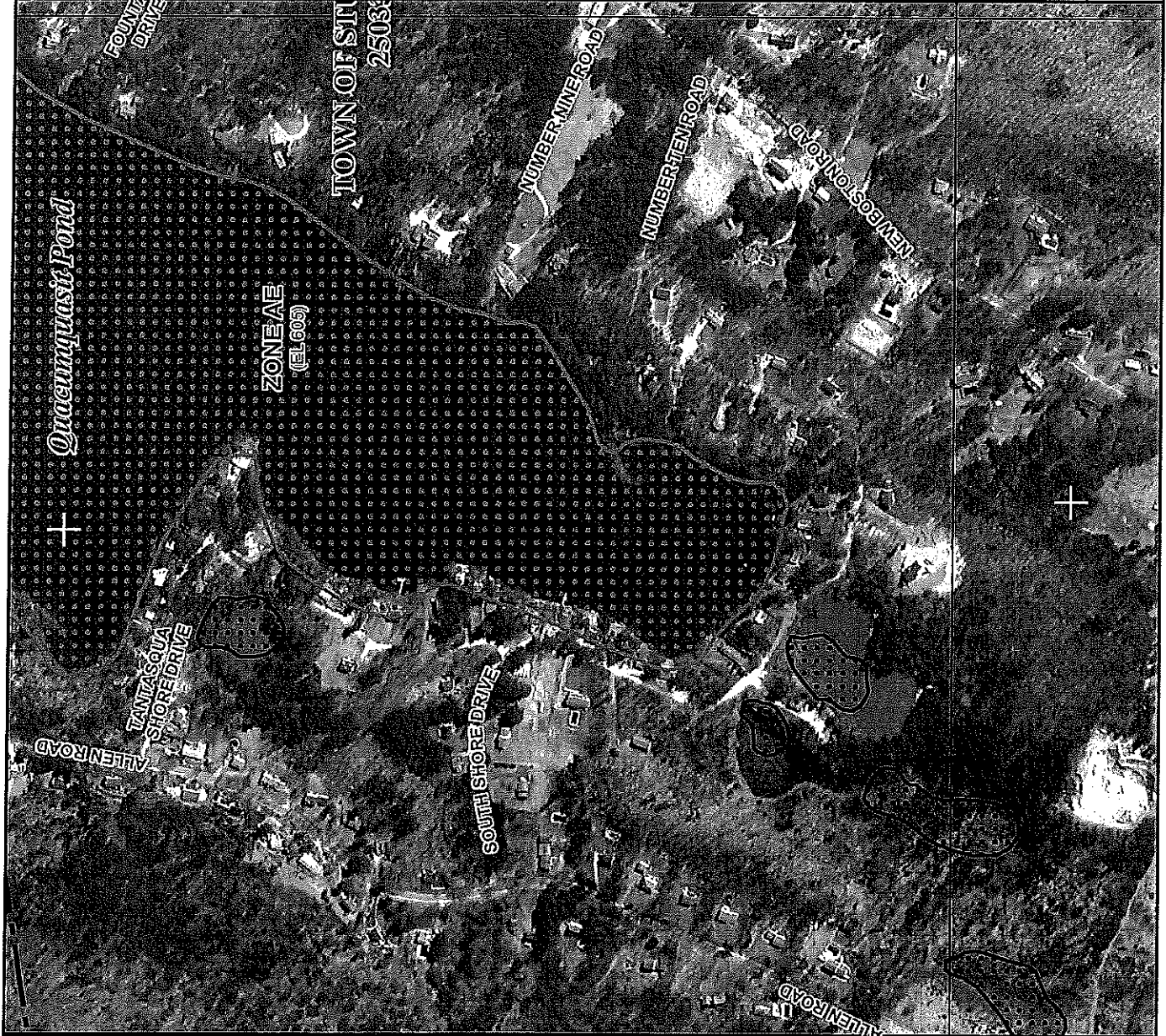
Rude - NHESP Map



Lane 11 a.k.a. South Shore Drive



MAP SCALE 1" = 500'



**NFP**  
**NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0762E

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**WORCESTER COUNTY,**  
**MASSACHUSETTS**  
**(ALL JURISDICTIONS)**

PANEL 762 OF 1075  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BROOKFIELD, TOWN OF	250298	0762	E
EAST BROOKFIELD,	250303	0762	E
TOWN OF			
STURBRIDGE, TOWN OF	250337	0762	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
**25027C0762E**  
EFFECTIVE DATE  
**JULY 4, 2011**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



**STURBRIDGE CONSERVATION COMMISSION**  
**AFFIDAVIT OF SERVICE**

Under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetland Bylaws

I, Leonard S. Jalbert, P.E., hereby certify under the pains and penalties of perjury that on 8/18/20, 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 X Notice of Intent or \_\_\_ Request for Determination or \_\_\_ Abbreviated Notice of Resource Area Delineation was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by James R. & Kathleen Rude with the Sturbridge Conservation Commission on \_\_\_\_\_ (date) for the property located at 106 South Shore Drive.

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

Leonard S. Jalbert 8/18/2020  
(signature of applicant) (date)

Leonard S. Jalbert, P.E. (agent for)  
(name of applicant-printed or typed)

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
598-00626-100	BROCHU MATTHEW	100 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	100 SOUTH SHORE DRIVE
598-00616-110	CURBELO RAUL H	174 CEDAR STREET	STURBRIDGE	MA	01566	110 SOUTH SHORE DRIVE
598-00626-055	FACTEAU PAUL	55 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	55 SOUTH SHORE DRIVE
598-00626-096	GLIHA KATHRYN J TRUSTEE	96 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	96 SOUTH SHORE DRIVE
598-00626-102	LAFRENIERE ROGER E TR	102 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	102 SOUTH SHORE DRIVE
598-00626-098	MCCLEARY BRIAN	98 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	98 SOUTH SHORE DRIVE
598-00626-049	MCLAUGHLIN DAWN	PO BOX 521	STURBRIDGE	MA	01566	49 SOUTH SHORE DRIVE
598-00626-051	NEUENSCHWANDER FRED M	51 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	51 SOUTH SHORE DRIVE
598-00626-108	SER HOWARD L	108 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	108 SOUTH SHORE DRIVE
598-00616-112	TASSE MARITA	PO BOX 747	STURBRIDGE	MA	01566	112 SOUTH SHORE DRIVE
598-00626-104	VERSCHURE ROBERT & CAROL TR	104 SOUTH SHORE DRIVE	STURBRIDGE	MA	01566	104 SOUTH SHORE DRIVE
	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: 106 South Shore Drive						
Certified Copy						
Assessor:	<i>Shawn P. McKeough</i>					
Date:	8-11-2020					

# NOTIFICATION TO ABUTTERS UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT

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 work within a wetland resource area or within the 200-foot buffer zone of a resource area:

- A. The name of the applicant is: James R. & Kathleen Rude
- B. The address of the lot where the activity is proposed is: 106 South Shore Drive
- C. The applicant has filed a  Notice of Intent or a \_\_\_\_\_ Request for Determination seeking permission to conduct work within a wetland, water body or resource area or a buffer zone to a wetland, waterbody or resource area subject to protection under the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Sturbridge Wetland Bylaws.  
**OR**  
The applicant has filed a \_\_\_\_\_ Resource Area Delineation Request with the Sturbridge Conservation Commission seeking to confirm the wetland resource area boundaries.
- D. Copies of the application may be examined at the office of the Sturbridge Conservation Commission, Town Hall, 308 Main Street, Sturbridge, MA between the hours of **8:30 a.m. - 4:00 p.m. on Monday through Friday. Telephone: (508) 347-2506.** Additional times are available by appointment.
- E. Copies of the application may be obtained from either (check one) the \_\_\_\_\_ applicant, or  the applicant's representative, by calling this telephone number (508)347-5136 on the following days of the week: **Monday-Friday** between the hours of: **8:00 am and 4:00 pm**.
- F. Information regarding the date, time and place of the public hearing may be obtained from the Sturbridge Conservation Commission. Telephone: (508) 347-2506. If available from the applicant, check here  and see the information available in # E.

NOTE: At least five days in advance, notice of the Public hearing will be published in **The Southbridge News**. The notice will include the hearing date, time and place.

NOTE: The Notice of the Public Hearing will be posted in the Town Hall not less than forty-eight (48) hours in advance at the Town Clerks office and at the Conservation Commission Office. Additionally, the public hearing agenda is posted on the Town's website Meeting Calendar ([www.town.sturbridge.ma.us](http://www.town.sturbridge.ma.us)) not less than forty-eight hours in advance of the hearing.

NOTE: You may contact the Sturbridge Conservation Commission Office 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 OF STURBRIDGE CONSERVATION COMMISSION

## Filing Fee Worksheet

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

Applicant James R. & Kathleen Rude  
Applicant Representative Jalbert Engineering, Inc.  
Project location 106 South Shore Drive

### TOTAL STATE FEE REQUIRED FOR PROJECT

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

State Fee Category(s) Category 1 (a) work on a single-family lot  
Total State Fee for project (include Riverfront Area adjustment if applicable) \$110.00  
State share of State Fee \$42.50  
Local Share of State Fee \$67.50

### TOTAL ADDITIONAL LOCAL FEE REQUIRED FOR PROJECT\*:

(See Sturbridge Wetland Bylaw Regulations Section 4.17)

Standard NOI Fee = \$50.00 X (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 71 x \$00.10 = \$ 7.10

(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: \$110.00  
Total Town share of State Fee: \$67.50  
Total Local fee: \$57.10

#### \*Notes:

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

Barbara A. Barry, Finance Director

Department/Board/Committee: Planning Board & Conservation

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

Property Owner: James R. & Kathleen Rude

Property Location: 106 South Shore Road

Please be advised that all taxes:

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

Barbara A. Barry  
for the Finance Director

08/07/2020  
Date

NOTE: Please Fax Back to Jalbert Engineering, Inc. at  
1-508-347-7962  
By: Leonard S. Jalbert at 1-508-347-5136