



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

Date 8/6/2023

Fill all white cells completely

Parcel Address Assessors Map/Plat Book & Page	14 Long Ave	Applicant name Address Email Phone	Stephen Gagnon 14 Long Ave Sturbridge, MA Grizz181@gmail.com 520-508-4364
Owner name Address Email Phone	same as applicant	Representative Address Email 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 <i>n/a</i>
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fees \$ <u>100</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information	
★ Certified abutters list (within 200')	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
★ Abutter notification form	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
★ Affidavit & proof -- bring to hearing	<i>Present them at the hearing</i>
Other Attachments, e.g.	

Conservation Commission Wetland Permit Process

NOI	Process
1	Obtain a Certified list of all abutters within 200' of property lines from the Assessor's Office. <i>(may take 10 business days)</i>
2	Obtain a Tax Form Sign-Off by the Finance Department
3	<p>Submit applications (see bullets below) by noon of the Tuesday deadline (16 days before the desired hearing):</p> <p>a. <u>To Sturbridge Conservation Commission</u>: 301 Main St., Sturbridge, MA 01566</p> <ul style="list-style-type: none"> • This coversheet (1 paper copy) • Complete application -- see the checklist on the other side of this page (2 paper copies and 1 pdf) <ul style="list-style-type: none"> • Plans must be stamped by an engineer if any component of the project requires engineering. • Check <p>b. <u>To Mass DEP Central Regional Office</u>: 8 New Bond Street, Worcester, MA 01606</p> <ul style="list-style-type: none"> • Complete application -- see the checklist on the other side of this page (1 paper copy) • Email a complete application to CERO_NOI@mass.gov <p>c. <u>To Property Owner</u>: (if different from Applicant) 8 New Bond Street, Worcester, MA 01606</p> <ul style="list-style-type: none"> • Complete application -- see the checklist on the other side of this page (1 paper copy)
4	<i>Upon receipt of a complete application, the Conservation Agent will schedule a Public hearing/meeting.</i>
5	Once you are provided the date and time of the hearing, notify all abutters within 200' of the property line using the Town's "Notification to Abutters Form" by certified mail, certificate of mailing, or hand delivery with signatures 7 business days prior to the Hearing. (Present proof of notification prior to the beginning of the public hearing.)
6	<i>The Conservation Agent will place a legal ad in a local newspaper and the Applicant will be billed for the ad.</i>
7	Stake the project. 2 weeks in advance of the public hearing, stake all proposed structures, erosion control barriers, stormwater systems, etc. within Con Com jurisdiction. <i>(Agent will confirm requirements)</i>
8	<i>The Conservation Commission and/or Agent will perform a site visit before the public hearing to confirm existing conditions and proposed work. If you wish to be informed of the time of the visit, please contact the Con Com office.</i>
9	<p>Attend the public hearing/meeting. The applicant or representative is required to provide proof of abutter notification (including Affidavit of Service), proof of legal advertisement, briefly present the project, and answer any questions about possible impacts on wetlands. At the end of the hearing, the Con Com will either:</p> <ul style="list-style-type: none"> • Issue a Determination (DET) or • Approve a continuation of the public hearing to allow time for additional information to be provided.
10	Receive and read the decision. Some Determinations may include conditions. Contact the Con Com if you have any questions.
11*	Wait-out the 10-Day appeal period. A decision of the Con Com can be appealed by MassDEP or by any abutter, applicant, or 10-citizen group within 10 business days of the decision.
12*	Install SCC file number sign and erosion controls.
13*	Schedule and attend a pre-construction site visit. Contact the Conservation office to schedule the site visit.
14*	Execute the project. The project must be completed within 3 years, unless an extension of the permit is issued; extensions must be requested at least 30 days prior to the expiration of the permit.

*may be applicable for some Determinations with conditions

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.



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:

Name Stephen Gagnon E-Mail Address Grizz181@gmail.com
 Mailing Address 14 Long Ave
 City/Town Sturbridge, MA State MA Zip Code 01566
 Phone Number 520-508-4364 Fax Number (if applicable) _____

2. Representative (if any):

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).



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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):

14 Long Ave
Street Address

Sturbridge MA
City/Town

Assessors Map/Plat Number _____

Parcel/Lot Number _____

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

Single Family home developed lot near Cedar Lake

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

Title _____

Date _____

Title _____

Date _____

Title _____

Date _____

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

Proposed addition (14'x30.2') following removal of deck. Foundation with basement and 1st + 2nd floors. Proposed removal of tree (24") with replanting of 2 new trees (refer to proposed plan) in addition to 30" wide, 12" deep stone drip strips. Also, proposed landing & stairs (3.5'x40').



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D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Name Stephen Gagnon

Mailing Address 14 Long Ave

City/Town Storbridge

State MA Zip Code 01566

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 8/6/23

Signature of Representative (if any) _____ Date _____



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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.)



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: _____

Property Location: 14 Long Ave

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

for Meghan Dawch
Finance Director

7/18/23
Date

DISTRICT: SUBURBAN RESIDENTIAL (SR)	REQUIREMENT	EXISTING	PROPOSED
LOT SIZE	0.75 ACRES	0.12 ACRES	NO CHANGE
FRONTAGE	125'	82.55'	NO CHANGE
STREET SETBACK	30'	16.5'	11.6'
OTHER SETBACK	15'	4.2'	2.7'
MAX LOT COVERAGE	15%	24%	29%
MAX BUILDING STORIES	2	2	NO CHANGE
MAX HEIGHT	35'	29'	NO CHANGE
MAX IMPERVIOUS SURFACE	NA	36%	41%

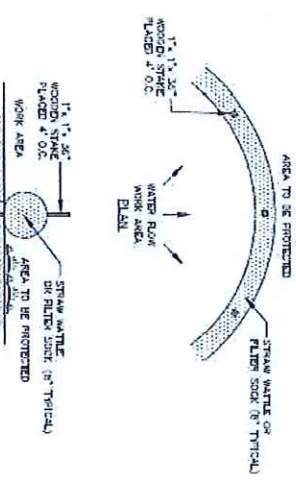
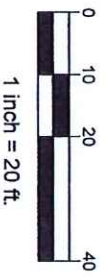
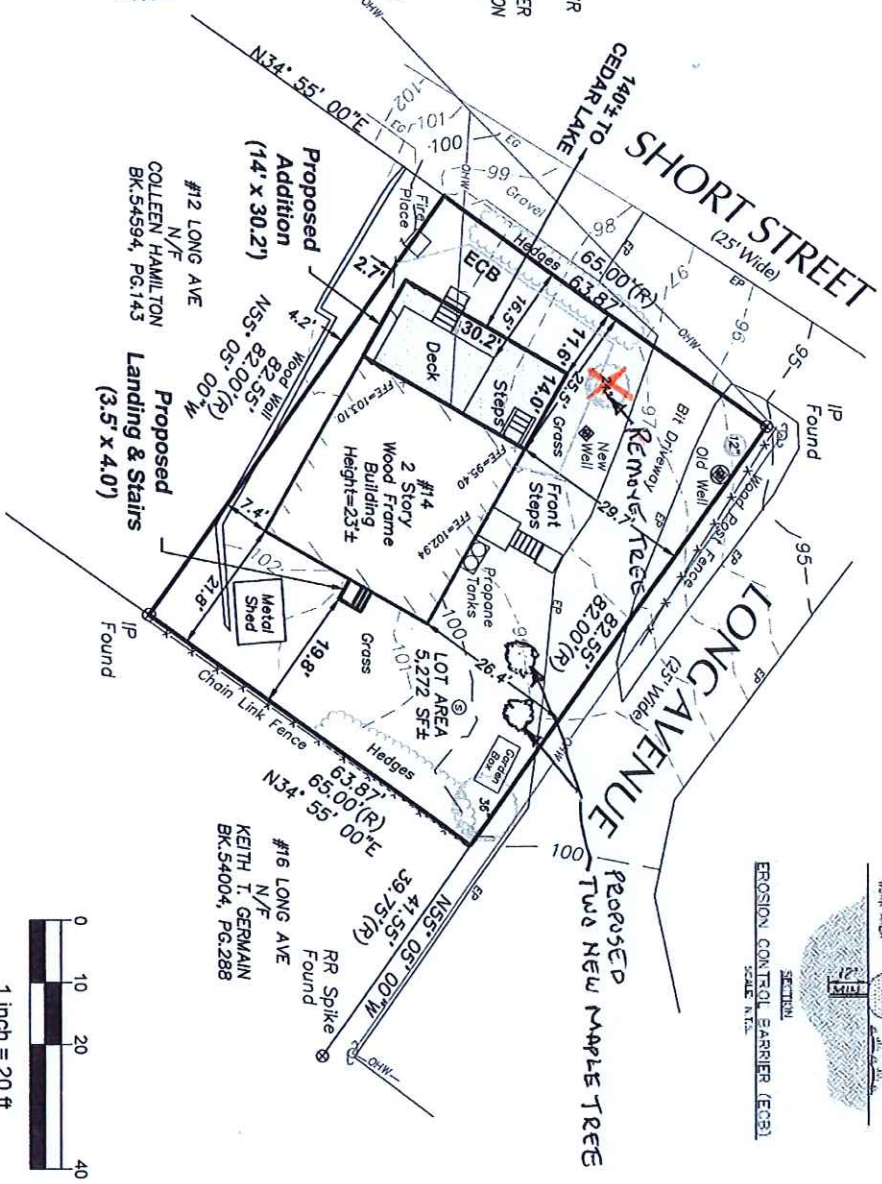


LEGEND

- WELL
- UTILITY POLE
- DECIDUOUS TREE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- OVERHEAD WIRE
- EROSION CONTROL BARRIER
- FINISHED FLOOR ELEVATION
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- MONUMENT
- SEWER GRINDER COVER
- RECORD



DANIEL F. FLEMING - P.L.S. NO. 55476
 REGISTERED PROFESSIONAL
 LAND SURVEYOR FOR
 SAMIOTES CONSULTANTS, INC.



SECTION
 EROSION CONTROL BARRIER (ECB)
 SCALE: N.T.S.

Samiotes Consultants Inc.
 Civil Engineers • Land Surveyors
 20 A Street
 Framingham, MA 01701
 T 508.877.6688
 F 508.877.8349
 www.samiotes.com

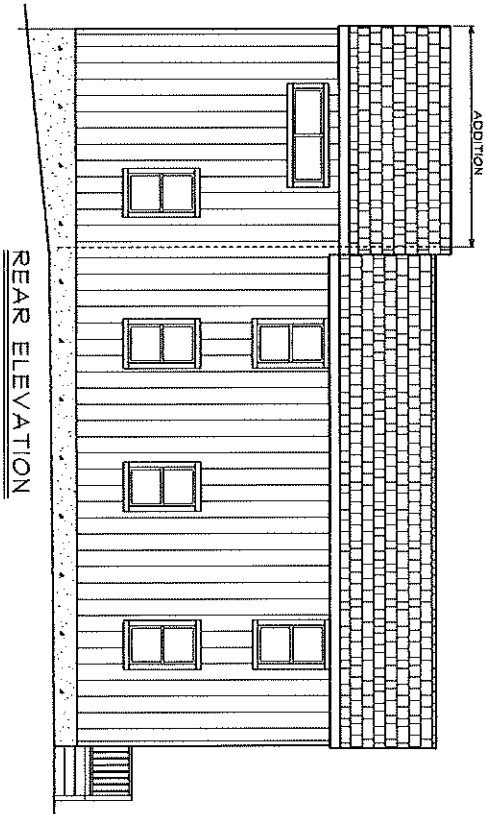
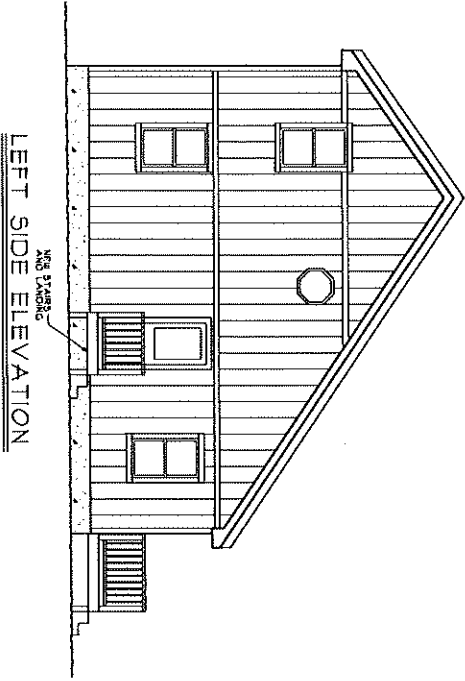
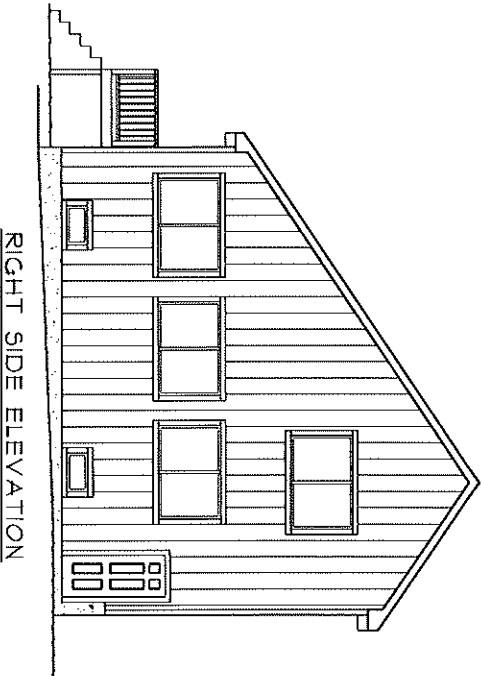
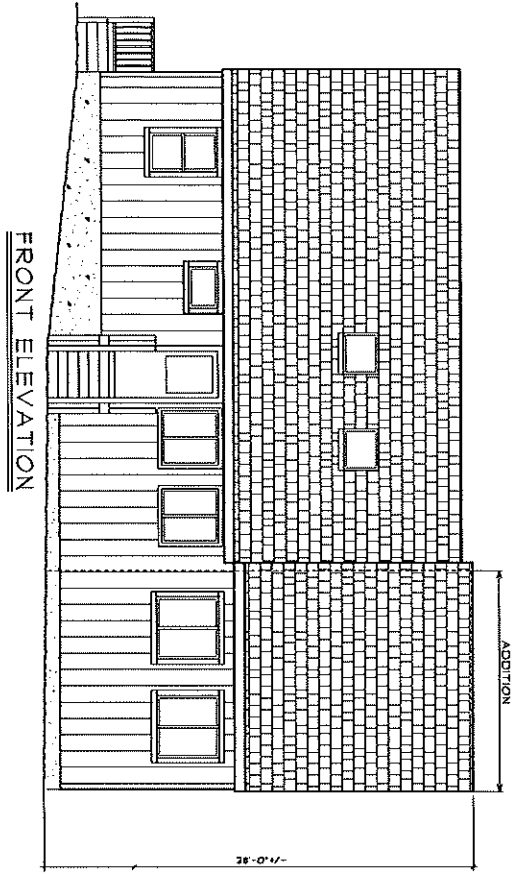


NOTES:

1. ELEVATIONS SHOWN REFER TO AN ASSUMED DATUM.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON JUNE 16, 2021.
3. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT INCLUDED IN THE SCOPE OF THIS SURVEY.
4. THE SUBJECT LAND AS SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 2502700927E, HAVING AN EFFECTIVE DATE OF JULY 4, 2011.
5. PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OR RECORD FILED AT THE WORCESTER COUNTY REGISTRY OF DEEDS:
 -Plan Book 53, Plan 31
 -Plan Book 332, Plan 117
 -Plan Book 402, Plan 99
6. THE CURRENT RECORD OWNER IS STEPHEN F. GAGNON, FOR RECORDS DEED, SEE BOOK 33708, PAGE 126 RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
8. SEE RIGHTS TO WELL IN DEEDS OF #12 & #14 LONG AVENUE.
9. ALL DISTURBED AREAS TO BE LOAMED & SEEDED.
10. EXCESS MATERIAL TO BE REMOVED FROM THE SITE.

CERTIFIED PLOT PLAN
14 LONG AVENUE
STURBRIDGE, MA

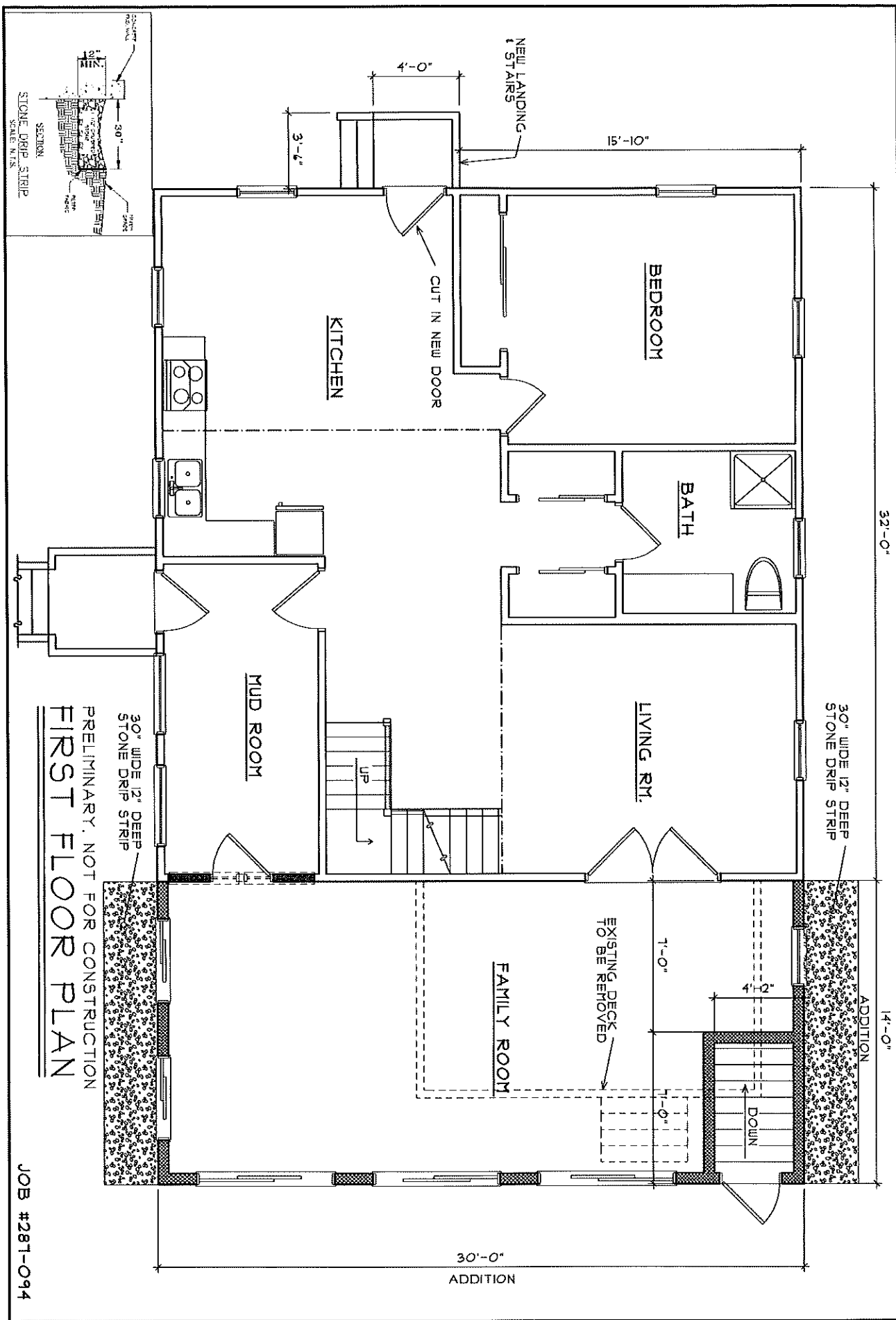
SCALE: 1"=20' DATE: 3/27/2023
 DRAWN BY: AJD APPROVED BY: DFF JOB # 51071
 FILE: 14 LONG AVE STURBRIDGE.DWG



PRELIMINARY, NOT FOR CONSTRUCTION

JOB #287-094

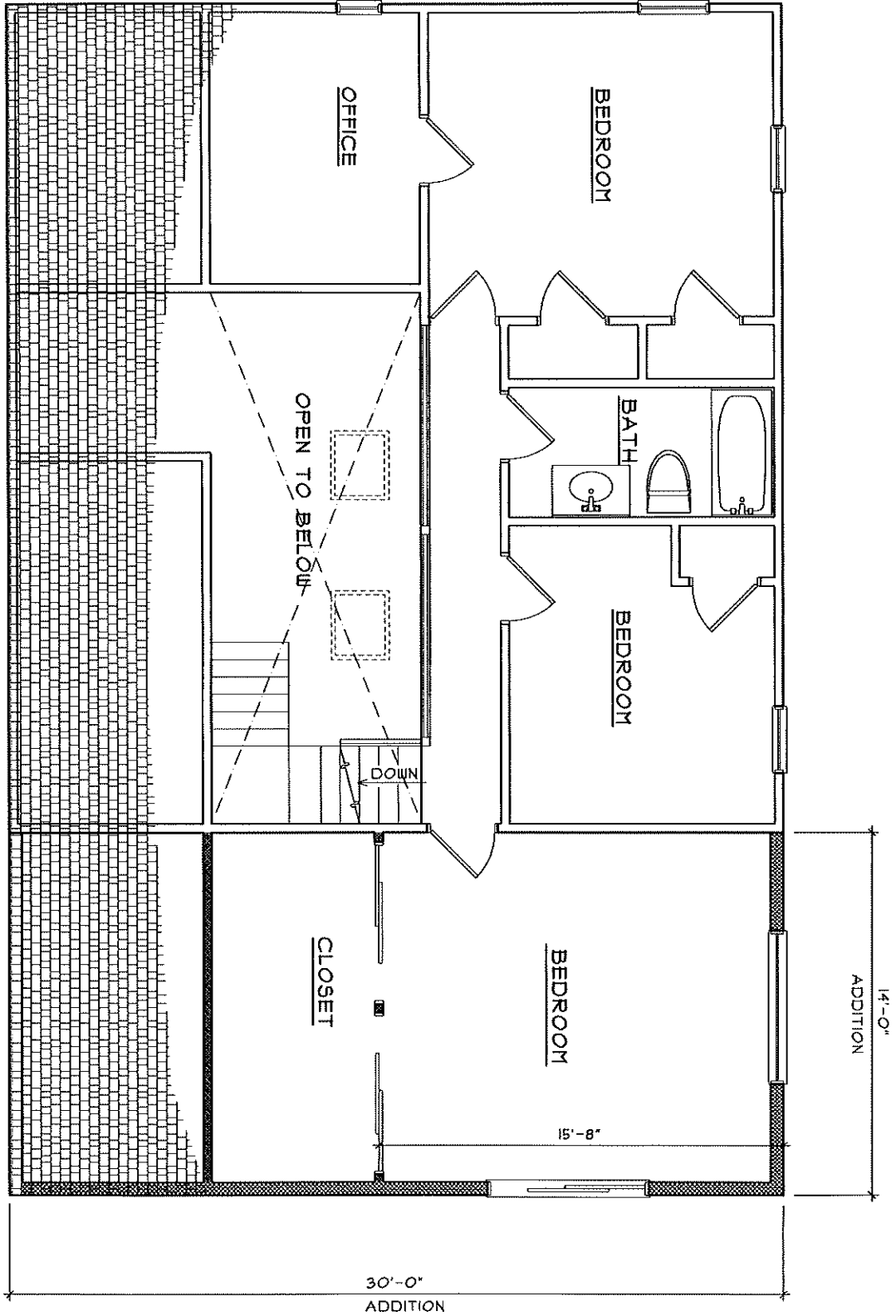
SHEET NUMBER A-1	SCALE: 1/8"=1'-0"	DATE 11/30/12	PROJECT THE GAGNON ADDITION 14 LONG AVENUE STURBRIDGE, MA	SHEET TITLE: ELEVATIONS	REVISION	DATE	TRIFONE DESIGN ASSOCIATES, INC. ARCHITECTURAL DESIGNERS & CIVIL ENGINEERS 103 SHORE ROAD STURBRIDGE, MA 01561 TEL: (508) 333-4842 email: trifone@trifone.com



JOB #281-094

PRELIMINARY, NOT FOR CONSTRUCTION
 30" WIDE 1/2" DEEP
 STONE DRIP STRIP
FIRST FLOOR PLAN

PROJECT THE GAGNON ADDITION 14 LONG AVENUE STURBRIDGE, MA	SHEET TITLE FIRST FLOOR PLAN	REVISION _____	DATE _____	TRIFONE DESIGN ASSOCIATES, INC. ARCHITECTURAL DESIGNERS & CIVIL ENGINEERS 103 SHORE ROAD TEL: (508) 333-1842 STURBRIDGE, MA 01561 cs@trifonedesigns.com
		SCALE 1/4"=1'-0"	DATE 1/30/22	
SHEET NUMBER A-2				



SECOND FLOOR PLAN

PRELIMINARY, NOT FOR CONSTRUCTION

JOB #287-094

SCALE: 1/4"=1'-0"	DATE 11/30/22	PROJECT THE GAGNON ADDITION 14 LONG AVENUE STURBRIDGE, MA	SHEET TITLE: SECOND FLOOR PLAN	REVISION _____ _____ _____	DATE _____ _____ _____	TRIFONE DESIGN ASSOCIATES, INC. ARCHITECTURAL DESIGNERS & CIVIL ENGINEERS 103 SHORE ROAD STURBRIDGE, MA 01561 TEL: (508) 333-4842 are@trifonedesigns.com
	SHEET NUMBER A-3					