



Town of Sturbridge Conservation Commission

Notice of Intent Application Coversheet/Checklist

Date 03/07/2022

Fill all white cells completely

Parcel		Applicant name	David Gemme
Address	115 McGilpin Road	Address	64 Millbury Street Oxford, MA. 01540
Assessors	280-02614-140	Email	davidgemme@aol.com
Map/Plat	Map 280 Parcel 140	Phone	
Book & Page	67217-340		
Owner name	Phillips, Michael & Fatoumatta	Representative	Zachary Gless - Existing Grade
Address	2340 Nott Street #203 Niskayuna, New York 12039	Address	62 Riedell Road, Douglas MA
Email		Email	zgless@existinggrade.com
Phone		Phone	508-694-6501

Wetland type	BVW	sf/cf affected	0	Relevant Perf. Standards	10. _____
Wetland type		sf/cf affected	Buffer zone only	Relevant Perf. Standards	10. _____
Wetland type		sf/cf affected		Relevant Perf. Standards	10. _____

Components of a Complete NOI Application

State Form: NOI Form 3	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Engineered Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of Mailing to DEP	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Narrative	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof that all relevant perf. standards are met	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
FIRM 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
Delineation lines (backup material)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fees	
★ DEP Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Town portion of state filing fee	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Sturbridge local filing fee \$ 50	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Approved delineation by the Commission within 3 years? \$ _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no provide # ft _____ X \$.10=
Abutter Information	
★ Certified abutters list (within 200')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Abutter notification form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Affidavit & proof -- bring to hearing	<i>Present them at the hearing</i>
Other Attachments, e.g.	
Confirmation of submission to NHESP	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Planting Plan	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Floodplain analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Stormwater analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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):

115 McGilpin Road

a. Street Address

Sturbridge

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

280-02614-140

f. Assessors Map/Plat Number

72°03'19.97" W

d. Latitude

42°06'30.03"N

e. Longitude

g. Parcel /Lot Number

2. Applicant:

David

a. First Name

Gemme

b. Last Name

13 Gables, Inc

c. Organization

64 Millbury Street

d. Street Address

Oxford

e. City/Town

MA

f. State

01540

g. Zip Code

508-864-2222

h. Phone Number

i. Fax Number

davidgemme@aol.com

j. Email Address

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

☐ Check if more than one owner

Michael & Fatoumatta

a. First Name

Phillips

b. Last Name

c. Organization

2340 Nott Street #203

d. Street Address

Niskayuna

e. City/Town

NY

f. State

12039

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Zachary

a. First Name

Gless

b. Last Name

Existing Grade, Inc

c. Company

62 Riedell Road

d. Street Address

Douglas

e. City/Town

MA

f. State

01516

g. Zip Code

508-694-6501

h. Phone Number

i. Fax Number

zgless@existinggrade.com

j. Email address

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

\$500

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Construction of a new single family residential home with onsite septic and well.

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 CMR 10.24(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 County

a. County

67217

c. Book

b. Certificate # (if registered land)

340

d. Page Number

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

1. ☒ 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.
2. ☐ 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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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. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. 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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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
	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 BVW

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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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.

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**

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/ma-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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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

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: 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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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?
508-
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.

01540

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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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.

Proposed Site/Septic Plan for 115 McGilpin Road, Sturbridge MA.

a. Plan Title

Existing Grade, Inc

Edwin Gless

b. Prepared By

03/16/22

c. Signed and Stamped by

1"=30'

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:

2. Municipal Check Number

3. Check date

4. State Check Number

David

5. Check date

Gemme

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.

David Gemme

1. Signature of Applicant

03/16/22

2. Date

Michael Phillips

3. Signature of Property Owner (if different)

03/16/22

4. Date

5. Signature of Representative (if any)

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

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A. Applicant Information

1. Location of Project:

115 McGilpin Road

a. Street Address

Sturbridge

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

David

a. First Name

Gemme

b. Last Name

13 Gables, Inc

c. Organization

64 Millbury Street

d. Mailing Address

Oxford

e. City/Town

MA

f. State

0152

g. Zip Code

508-864-2222

h. Phone Number

i. Fax Number

davidgemme@aol.com

j. Email Address

3. Property Owner (if different):

Michael & Fatoumatta

a. First Name

Phillips

b. Last Name

c. Organization

2340 Nott Street #203

d. Mailing Address

Niskayuna

e. City/Town

NY

f. State

12039

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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.

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



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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
Single Family Home (Cat. 2)	1	\$500	\$500
Step 5/Total Project Fee:			\$500

Step 6/Fee Payments:

Total Project Fee:	\$500
	a. Total Fee from Step 5
State share of filing Fee:	\$237.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	\$262.50
	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.

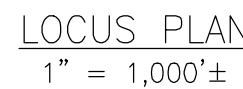
Department of Environmental Protection
Box 4062
Boston, MA 02211

- 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.

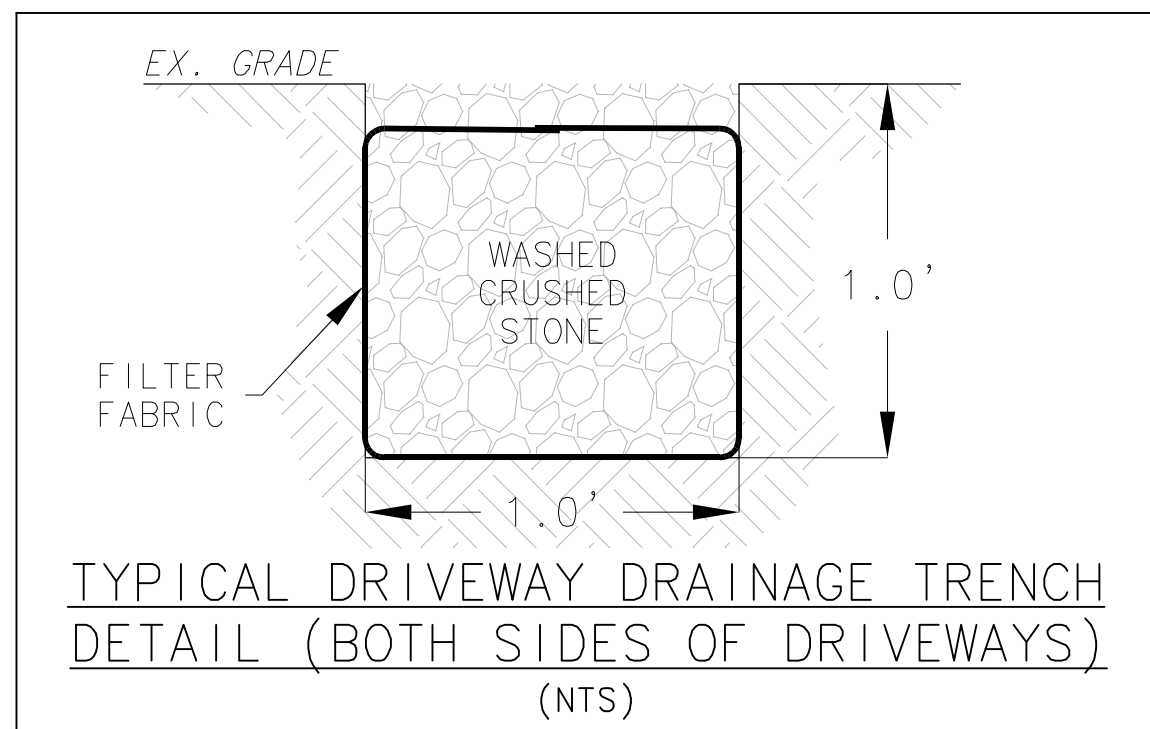
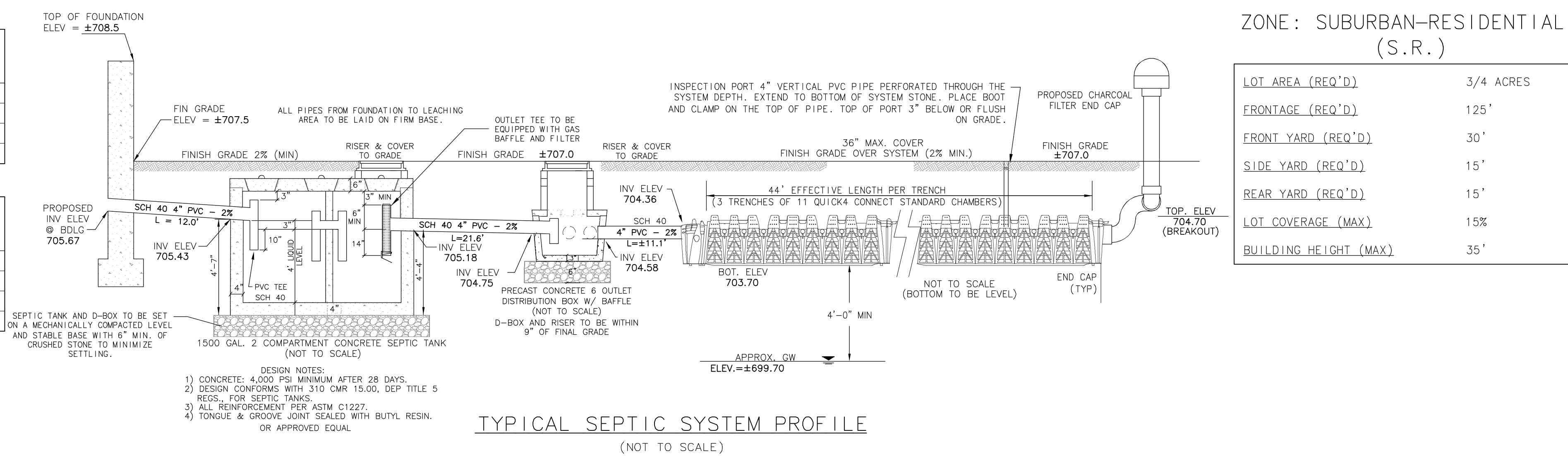
To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
280-03013-130	ALLWORTH LLC	136 GOULD ROAD	CHARLTON	MA	01507	130 FISKE HILL ROAD
432-03025-076	ANDERSON JOHN W	76 MCGILPIN ROAD	STURBRIDGE	MA	01566	76 MCGILPIN ROAD
280-03012-131	AUBIN TINA M	131 FISKE HILL ROAD	STURBRIDGE	MA	01566	131 FISKE HILL ROAD
280-03013-124	BELLEZZA MICHAEL C	124 FISKE HILL ROAD	STURBRIDGE	MA	01566	124 FISKE HILL ROAD
432-02637-117	DEROSE CHRISTOPHER T	117 MCGILPIN ROAD	STURBRIDGE	MA	01566	117 MCGILPIN ROAD
432-03025-074	GATTA GREGG R	74 MCGILPIN ROAD	STURBRIDGE	MA	01566	74 MCGILPIN ROAD
432-02647-109A	GOODWIN BRAD	109A MCGILPIN ROAD	STURBRIDGE	MA	01566	109A MCGILPIN ROAD
432-03034-056	GOODWIN BRANDON L	56 MCGILPIN ROAD	STURBRIDGE	MA	01566	56 MCGILPIN ROAD
432-03024-058	GOODWIN EDWARD P	58 MCGILPIN ROAD	STURBRIDGE	MA	01566	58 MCGILPIN ROAD
280-02652-135	HASIAM SUSAN E	135 FISKE HILL ROAD	STURBRIDGE	MA	01566	135 FISKE HILL ROAD
280-03014-128	KOWAL DANIEL J	128 FISKE HILL ROAD	STURBRIDGE	MA	01566	128 FISKE HILL ROAD
280-03013-126	LAMONTAGNE DAVID P	126 FISKE HILL ROAD	STURBRIDGE	MA	01566	126 FISKE HILL ROAD
432-03025-078	LAVOIE WILLIAM L	78 MCGILPIN ROAD	STURBRIDGE	MA	01566	78 MCGILPIN ROAD
280-03023-120	GORGONE DANIEL P	120 FISKE HILL ROAD	STURBRIDGE	MA	01566	120 FISKE HILL ROAD
432-03015-082	MATTIOLI STACY A	82 MCGILPIN ROAD	STURBRIDGE	MA	01566	82 MCGILPIN ROAD
432-03025-080	COURTNEY STACY A	80 MCGILPIN ROAD	STURBRIDGE	MA	01566	80 MCGILPIN ROAD
432-03024-060	MONOPOLI MICHAEL J	60 MCGILPIN ROAD	STURBRIDGE	MA	01566	60 MCGILPIN ROAD
432-03024-053	PONGAN ADAM F	53 MCGILPIN ROAD	STURBRIDGE	MA	01566	53 MCGILPIN ROAD
280-02653-148	SMITH KEVIN J	148 FISKE HILL ROAD	STURBRIDGE	MA	01566	148 FISKE HILL ROAD
432-03024-051	SODEMAN WILLIAM A III	51 MCGILPIN ROAD	STURBRIDGE	MA	01566	51 MCGILPIN ROAD
620-03023-003	SOMMER BRIAN D	3 SUMMIT RIDGE	STURBRIDGE	MA	01566	3 SUMMIT RIDGE
280-03012-133	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	133 FISKE HILL ROAD
280-02653-137	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	137 FISKE HILL ROAD
280-02653-139	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	139 FISKE HILL ROAD
208-02632-183	TAYLOR CHARLES E TRUSTEE	2406 BARBOUR ROAD	FALLS CHURCH	VA	22043	183 CHARLTON ROAD
211-02642-009	TAYLOR CHARLES E TRUSTEE	2406 BARBOUR ROAD	FALLS CHURCH	VA	22043	9 CHASE ROAD
280-03012-127	WENGENDER PAUL A	127 FISKE HILL ROAD	STURBRIDGE	MA	01566	127 FISKE HILL 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: 140 FISKE HILL ROAD									
Certified Copy									
Assessor:	<i>John P. Murphy</i>								
Date:	<i>3-2-2022</i>								



PERCOLATION TEST BY: SCOTT DUPRIS SE#2947
WITNESSED BY: STURBRIDGE BOH AGENT - KENNETH LACEY
DATE: OCTOBER 6, 2020
PERC RATE: 6 MPI @ 44" (P1) / 9 MPI @ 44" (P2)
DESIGN EFFLUENT LOADING RATE: 0.60 GPD/SF - 10 MPI IN CLASS II SOILS
ESTIMATED HIGH GROUND WATER ± 36" EL±699.70 (USE 36" @ HIGHEST ELEV. OVER SYSTEM ±702.70)



RECORD OWNER(S)
PARCEL 280-02614-140
PHILLIPS, MICHAEL & FATOUMATTA
2340 NOTT STREET EAST #203
NISKAYUNA, NEW YORK 12039
DEED BK. 67217 PG. 340

2. PROPERTY IS SHOWN AS A PORTION OF PARCEL 140 ON ASSESSORS MAP 280 AND APPEARS TO LIE WITHIN THE SUBURBAN RESIDENTIAL (SR) ZONING DISTRICT PER THE TOWN OF STURBRIDGE ZONING MAP AND ASSESSORS INFORMATION.

3. PROPERTY LINES SHOWN WERE DERIVED FROM AN ON THE GROUND SURVEY CONDUCTED IN DECEMBER 2016 AND JANUARY OF 2017 BY EXISTING GRADE, INC., LINES OF OCCUPATION, AND FOUND MONUMENTATION.

4. PARCEL APPEARS TO LIE WITHIN THE FLOOD ZONE X AND SPECIAL X PER FIRM MAP 25027C0931E, PANEL 931 OF 1075, LAST REVISED JULY 04, 2011, AS SHOWN ON THE FEMA WEBSITE.

5. EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED IN APRIL OF 2017 BY EXISTING GRADE, INC. AND FROM AN AERIAL SURVEY CONDUCTED BY AERODATA DIGITAL MAPPING, LOCATED AT 127 ROUTE 28, OSSIPPEE, NH 03864, IN AUGUST OF 2016.

6. ORIGIN OF BEARING FROM PLAN BOOK 388 PAGE 5, AS RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.

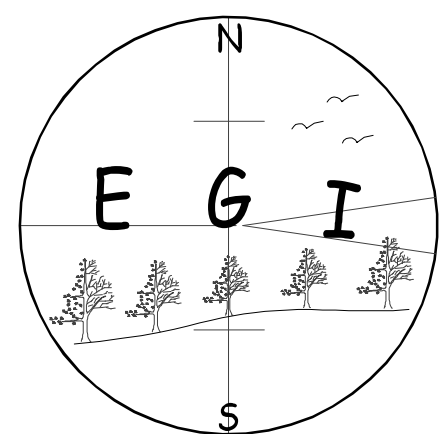
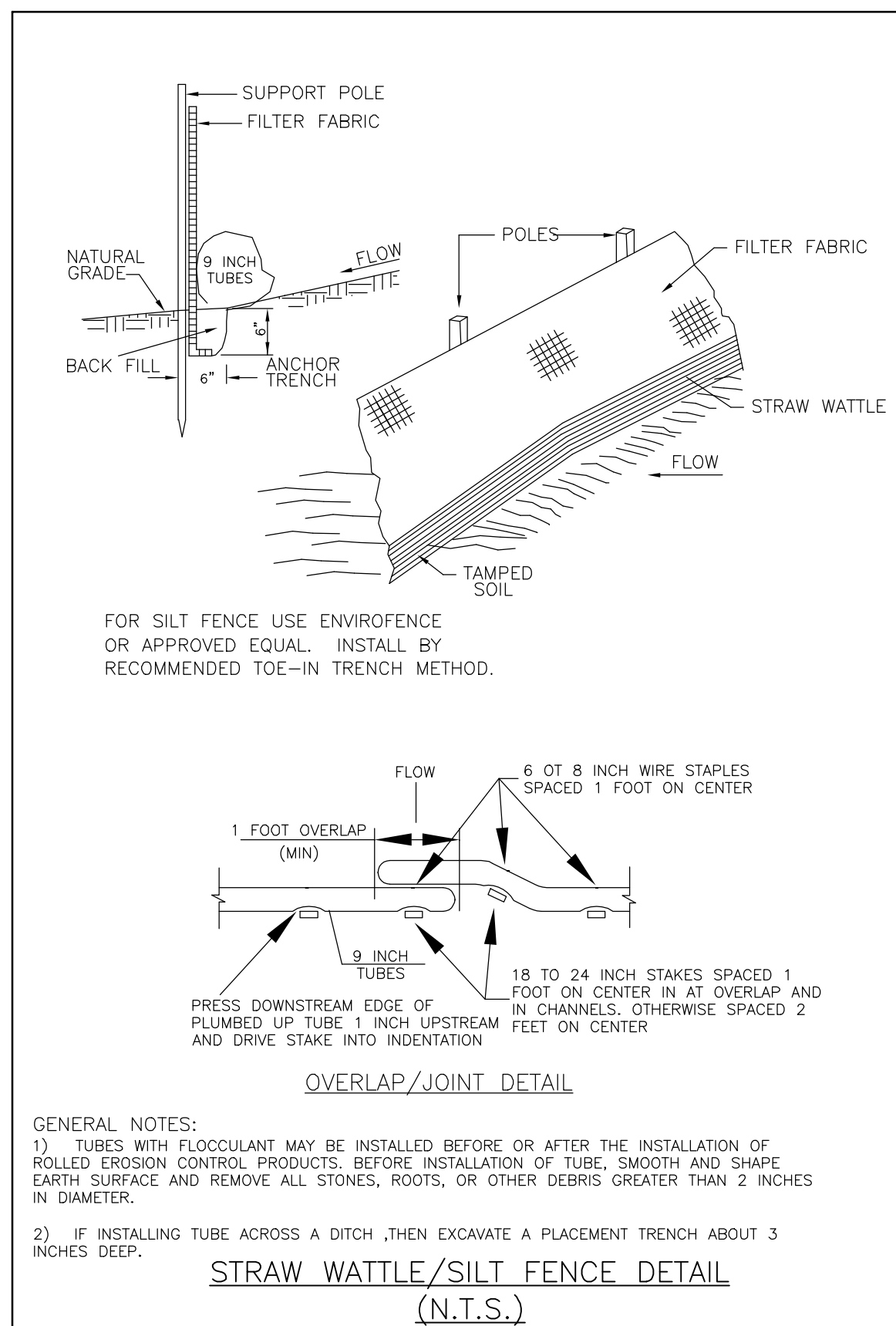
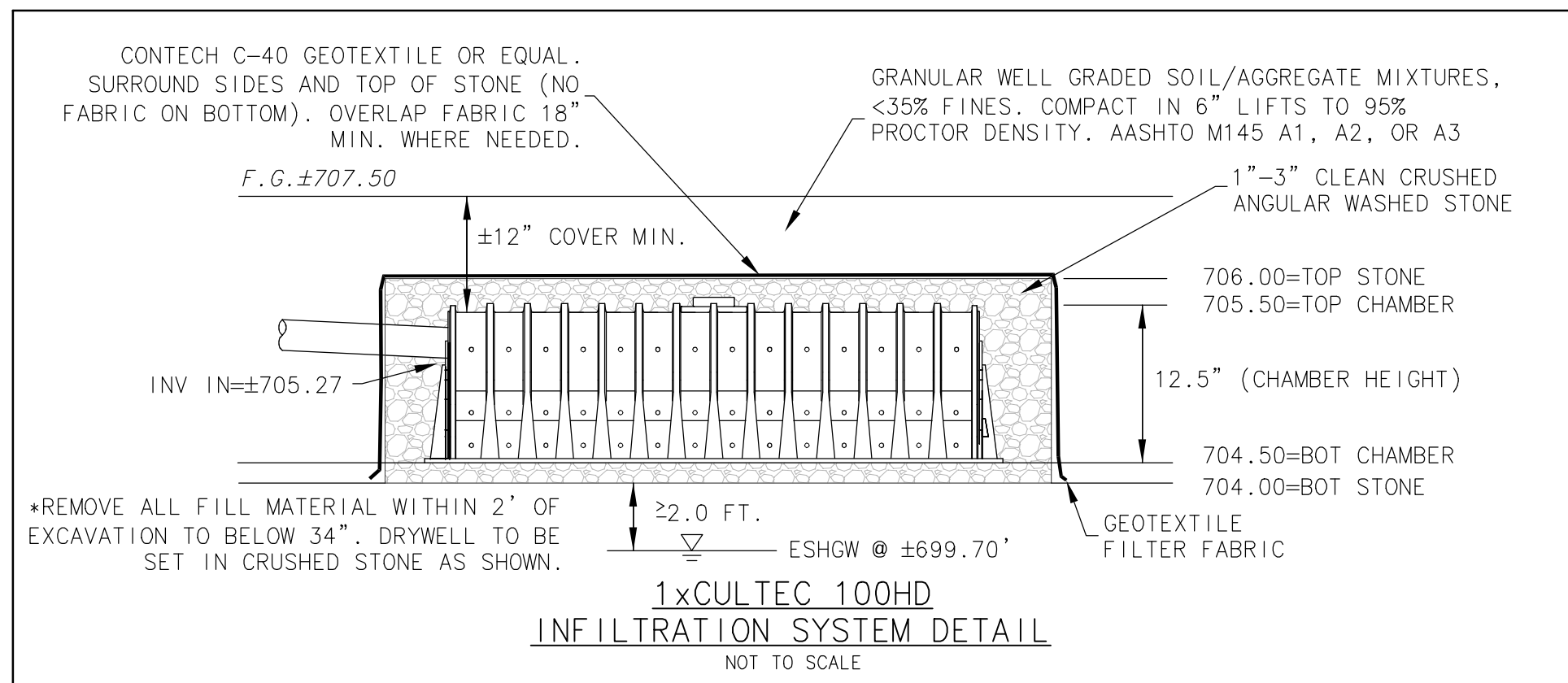
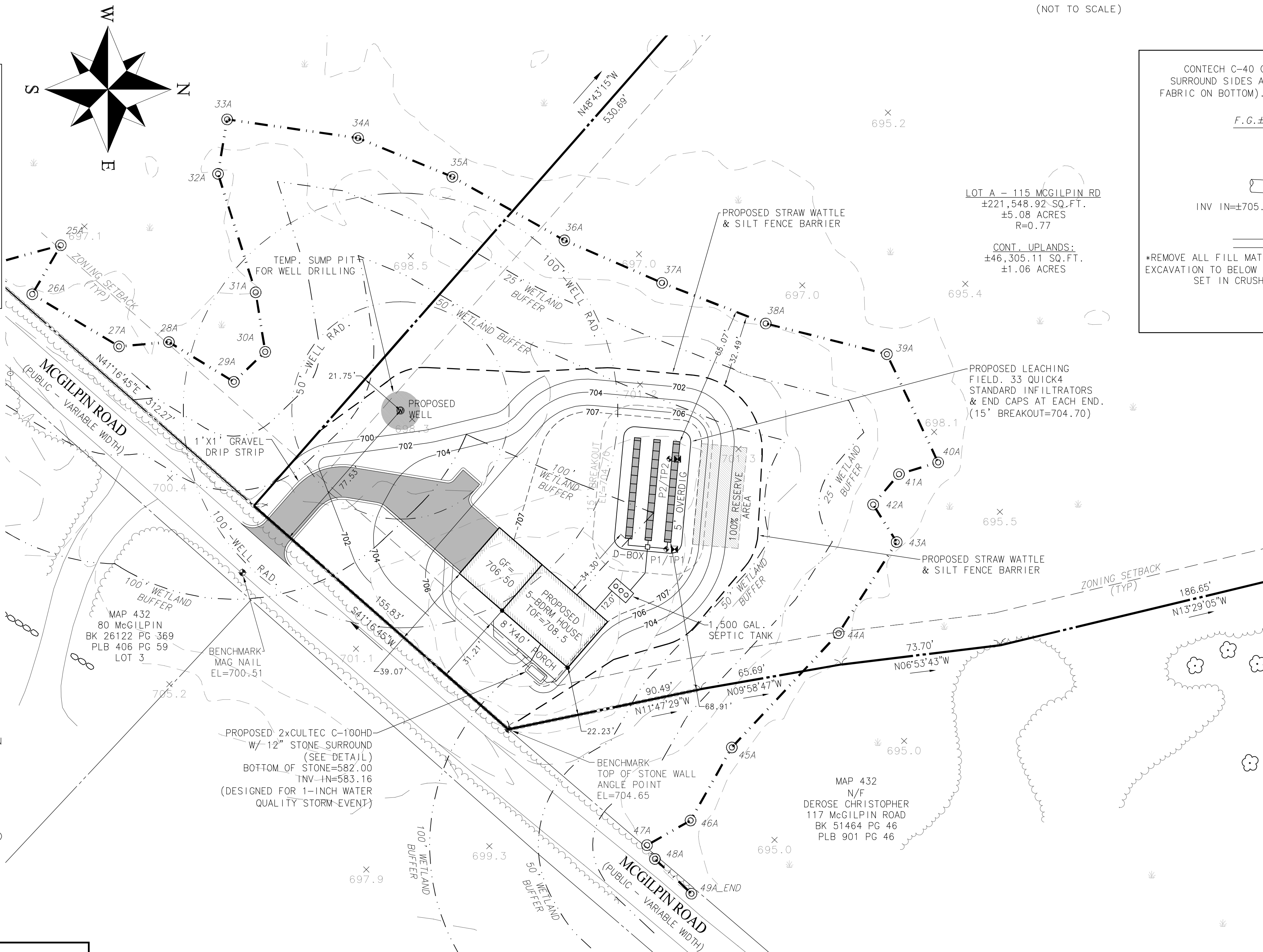
7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

8. WETLAND LOCATIONS SHOWN FIELD LOCATED BY EXISTING GRADE, INC. IN DECEMBER OF 2016 AND JANUARY OF 2017, AS FIELD DELINEATED BY GLENN KREVOSEY OF EBT ENVIRONMENTAL CONSULTANTS, LOCATED AT 601 MAIN ST, NORTH OXFORD MA. 01537, IN MARCH OF 2016.

9. ABUTTER INFORMATION BASED UPON THE TOWN OF STURBRIDGE ON LINE ASSESSOR DATABASE AND MAY NOT REFLECT MOST RECENT TITLE TRANSFERS.

10. ALL APPARENT WELLS FOR ABUTTING PROPERTIES SHOWN AND DO NOT APPEAR TO BE LOCATED WITHIN 100' OF THE PROPOSED SEPTIC SYSTEM. NO APPARENT ABUTTING SEPTIC SYSTEMS APPEAR TO BE LOCATED WITHIN 100' OF THE PROPOSED WELL FOR THE PROPERTY.

DIG SAFE NOTE IN ACCORDANCE WITH MGL CH82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING, OF THE EXTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS), OR CALL "DIG-SAFE" AT 1-888-DIG-SAFE.



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax



SCALE 1" = 30'

A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 15, 30, and 45, representing feet. The total length of the bar is 45 feet.

1	3/16/22	ZG	UPDATED CLIENT/OWNER INFORMATION
NO.	DATE	BY	REVISIONS

CLIENT
PHILLIPS, MICHAEL &
FATOUMATTA
2340 NOTT STREET #203
NISKAYUNA, NEW YORK 12039

PROPOSED SITE/SEPTIC PLAN
FOR
115 MCGILPIN ROAD
STURBRIDGE, MASSACHUSETTS 01527

PROJECT NO.
1668

DATE: 03/07/22

SHEET NO.
1 OF 1