

# EcoTec, Inc.

## ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

February 20, 2024

Sturbridge Conservation Commission  
Sturbridge Town Hall  
301 Main St, Sturbridge, MA 01566

RE: Notice of Intent under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetlands Protection Bylaw for Proposed Well at 19 Long Avenue (Map: 410, Block: 2511, lot: 19) Sturbridge, Massachusetts  
Owner/Applicant: John Germain.

To the Commission:

Enclosed please find two (2) copies of the Notice of Intent filed under the Massachusetts Wetlands Protection Act (“WPA”) and Town of Sturbridge Wetlands Protection Bylaw and Bylaw Regulations for the above-referenced project. Also enclosed please find two checks made payable to the Town of Sturbridge: (1) 67.50 (for category 1.a.) to cover the town share of the filing fee under the WPA; and (2) \$150.00 (for accessory to a single-family house) to cover the filing fee under the Bylaw. EcoTec, Inc. (Scott Jordan; 508-752-9666 ext. 226) will pay the Legal Notice fee promptly upon notification of the cost of the advertisement. This filing is comprised of:

1. This cover letter;
2. The Town of Sturbridge Conservation Commission Notice of Intent Application Coversheet/Checklist, including:
  - USGS Map;
  - Flood Insurance Rate Map FIRMette; and,
  - NHESP Atlas
3. WPA Form 3, Notice of Intent Form with Fee Transmittal Form and Copies of filing fee checks;
4. Sturbridge Wetland Protection By-Law and Regulations Wetlands Filing Fee Calculation Worksheet;
5. Certified Abutters List, and Form of Abutter Notice;
6. Town of Sturbridge Tax Form Sign-Off;
7. Site Plan titled: “19 Long Ave, Sturbridge, MA – Plot Plan of Proposed Well Location” by Tauper Land Suvey, Inc. dated February 14, 2024.

### Project Narrative

The proposed project consists of the installation of a well within the 100-foot Buffer Zone and the Sturbridge 200-foot Buffer Zone associated with Cedar Pond. The work shall occur within existing lawn area and no work is proposed within the Sturbridge 25-foot No Disturbance Zone or other wetland resource areas on the site. EcoTec has conducted a field evaluation of the site

and determined that there is no Bordering Vegetated Wetland located on or near the site and that the upper boundary of the Bank associated with Cedar Pond consists of abrupt, steep banking and retaining walls and is accurately depicted on the site plan. The proposed well has been located to limit the amount of trenching disturbance associated with installation of the water line to the house. The wetland resource areas will be protected during construction with a proposed pyramid stack of staked Filtrexx Siltsoxx (or equivalent compost sock). Spoils associated with the well drilling shall be removed from the site and the work area shall be seeded as necessary. The existing well shall be decommissioned in accordance with all state and local regulations. The photo below shows the proposed well location in front to the existing swing set on the site.



One copy of this filing has been submitted electronically to the Central Regional Office of the Department of Environmental Protection and payment of \$42.50 has been mailed to the MassDEP Lockbox, respectively.

We look forward to meeting with the Commission regarding this filing at the next available hearing date. If you have any questions, please feel free to contact me at any time.

Cordially,  
ECOTEC, INC.

A handwritten signature in cursive script that reads "Scott Jordan".

Scott Jordan  
Senior Environmental Scientist

CC: MassDEP Central Regional Office



**Town of Sturbridge  
Conservation Commission  
Notice of Intent Application Coversheet/Checklist**

Date 2/16/24

in all white cells completely

<b>Parcel</b>		<b>Applicant name</b>	
Address	<u>19 Long Ave</u>	Address	<u>John Germain</u> <u>43 Pinewood Rd.</u>
Assessors		Email	<u>Hampden, MA 01036</u> <u>jggerm@charter.net</u>
Map/Plat	<u>410/2511/19</u>	Phone	<u>413-566-3933</u>
Book & Page	<u>4888/209</u>		
<b>Owner name</b>	<u>Same</u>	<b>Representative</b>	<u>Scott Jordan, Ecotec, Inc.</u>
Address		Address	<u>102 Grove St., Suite 110</u> <u>Worcester, MA 01605</u>
Email		Email	<u>sjordan@ecotecinc.com</u>
Phone		Phone	<u>508-752-9666 X226</u>

in all white cells completely

Wetland type	<u>BZ only</u>	sf/cf affected		Relevant Perf. Standards	10. _____
Wetland type		sf/cf affected		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 <u>Email</u>
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 <span style="float: right;">Included? <input type="checkbox"/></span>
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
<b>Fees</b>	
★ Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Filing Fee Worksheet	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 \$ _____	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Abutter Information</b>	
★ 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	<u>Present them at the hearing</u>
<b>Other Attachments, e.g.</b>	
<b>Confirmation of submission to NHESP</b>	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
<b>Planting Plan</b>	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
<b>Floodplain analysis</b>	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
<b>Stormwater analysis</b>	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable

Components of a Complete NOI Application



## Conservation Commission Wetland Permit Process

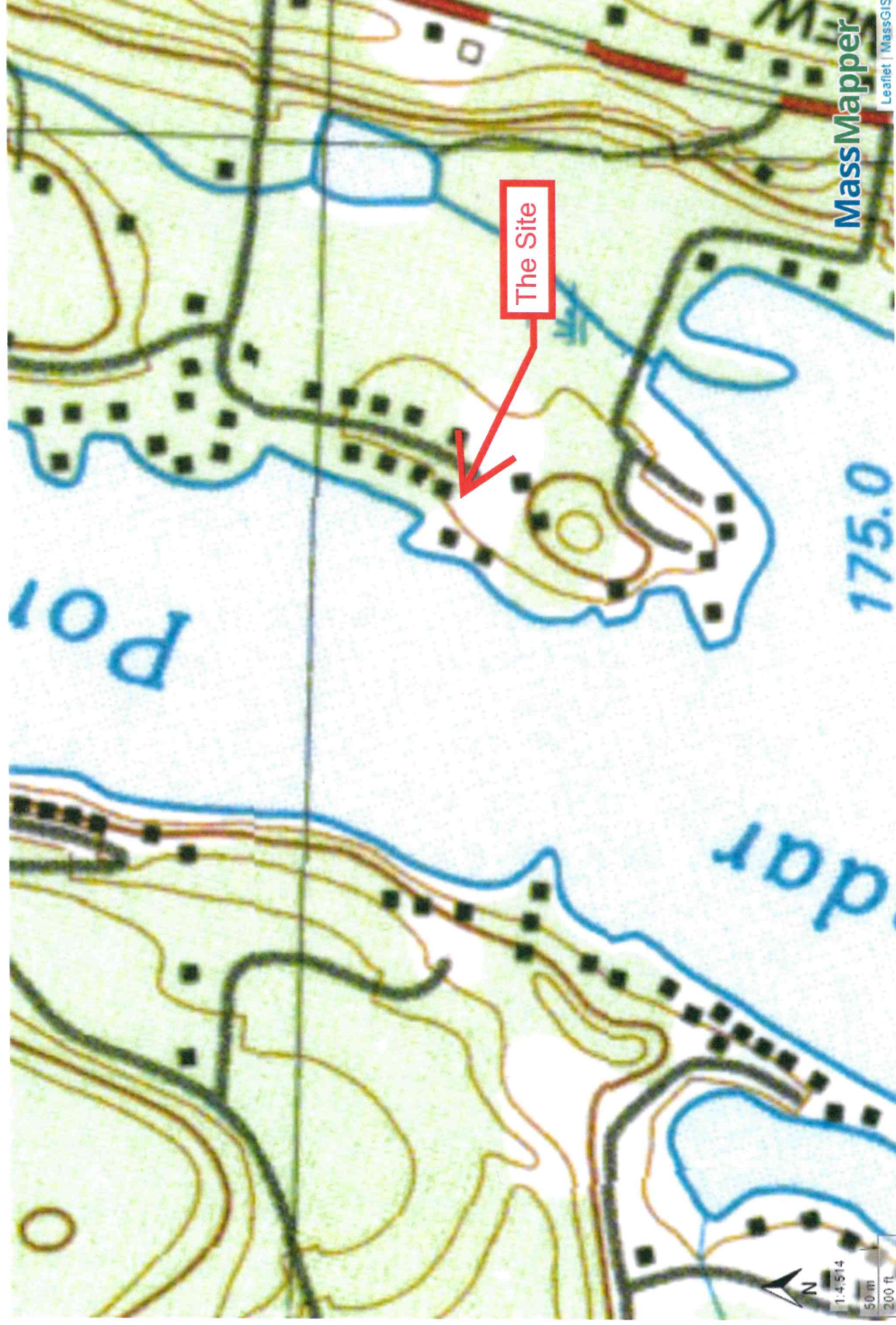
NOI	Process
1	<b>Obtain a Certified list of all abutters within 200' of property lines from the Assessor's Office.</b> <i>(may take 10 business days)</i>
2	<b>Obtain a Tax Form Sign-Off by the Finance Department</b>
3	<b>Submit applications (see bullets below) by noon of the Tuesday deadline</b> (16 days before the desired hearing): <ol style="list-style-type: none"> <li>To <u>Sturbridge Conservation Commission</u>: 301 Main St., Sturbridge, MA 01566               <ul style="list-style-type: none"> <li><b>This coversheet</b> (1 paper copy)</li> <li><b>Complete application</b> -- see the checklist on the other side of this page (2 paper copies and 1 pdf)                   <ul style="list-style-type: none"> <li><i>Plans must be stamped by an engineer if any component of the project requires engineering.</i></li> </ul> </li> <li><b>Checks</b></li> </ul> </li> <li>To <u>Mass DEP Central Regional Office</u>: 8 New Bond Street, Worcester, MA 01606               <ul style="list-style-type: none"> <li><b>Complete application</b> -- see the checklist on the other side of this page (1 paper copy)</li> <li><b>Photocopy of the two state checks</b></li> <li><b>Email a complete application to CERO_NOI@mass.gov</b></li> </ul> </li> <li>To <u>DEP Lock Box</u>: Box 4062, Boston MA 02211               <ul style="list-style-type: none"> <li><b>Check</b> for state portion of the state fee</li> <li><b>Fee transmittal form</b></li> </ul> </li> </ol>
4	<i>Upon receipt of a complete application, the Conservation Agent will <b>schedule a Public hearing/meeting</b>.</i>
5	Once you are provided the date and time of the hearing, <b>notify all abutters within 200' of the property line</b> using the Town's " <b>Notification to Abutters Form</b> " by <b>certified mail, certificate of mailing, or hand delivery with signatures 7 business days prior to the Hearing.</b> (Present proof of notification prior to the beginning of the public hearing.)
6	<i>The Conservation Agent will <b>place a legal ad in a local newspaper</b> and the <b>Applicant will be billed for the ad.</b></i>
7	<b>Stake the project.</b> 2 weeks in advance of the public hearing, stake all proposed structures, erosion control barriers, stormwater systems, etc. within Con Com jurisdiction. (See SWB Regulations)
8	<i>The Conservation Commission and/or Agent will perform a <b>site visit</b> 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	<b>Attend the public hearing/meeting.</b> The applicant or representative is required to <b>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.</b> At the end of the hearing, the Con Com will either: <ul style="list-style-type: none"> <li><b>Issue an <u>Order of Conditions</u> (OOC)</b> approving or denying the project, <b>or</b></li> <li><b>Approve a continuation</b> of the public hearing to allow time for additional information to be provided.</li> </ul>
10	<b>Receive and read the decision and understand the conditions.</b> Contact the Con Com if you have any questions. Some conditions are temporary (such as maintaining erosion controls), and some are perpetual (such as maintaining restoration planting areas or limiting the use of fertilizers).
11	<b>Wait-out the 10-Day appeal period.</b> 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	<b>Record the Order</b> at the Registry of Deeds. Provide proof of recording to the Conservation office along with signed Certificates of Understanding.
13	<b>Install MassDEP file number sign and erosion controls.</b>
14	<b>Schedule and attend a pre-construction site visit.</b> Contact the Conservation office to schedule the site visit.
15	<b>Execute the project.</b> 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.
16	<b>Request a Certificate of Compliance (COC).</b> Once the project is complete and all conditions have been satisfied, request a COC from the Conservation office by submitting at least: (1) <b>DEP Form 8a</b> , (2) a stamped <b>as-built plan</b> , and (3) a <b>letter from the engineer</b> stating that everything is in substantial compliance with the approved plans and OOC. The Con Com will perform a site visit to ensure compliance and will issue a COC if appropriate.
17	<b>Record the Certificate of Compliance (COC)</b> at the Registry of Deeds to remove the cloud from the title. <b>Provide proof of recording to the Conservation office.</b>

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**



# USGS Topographic Map, Southbridge Quad, 1982

USGS Topographic Maps  
Property Tax Parcels

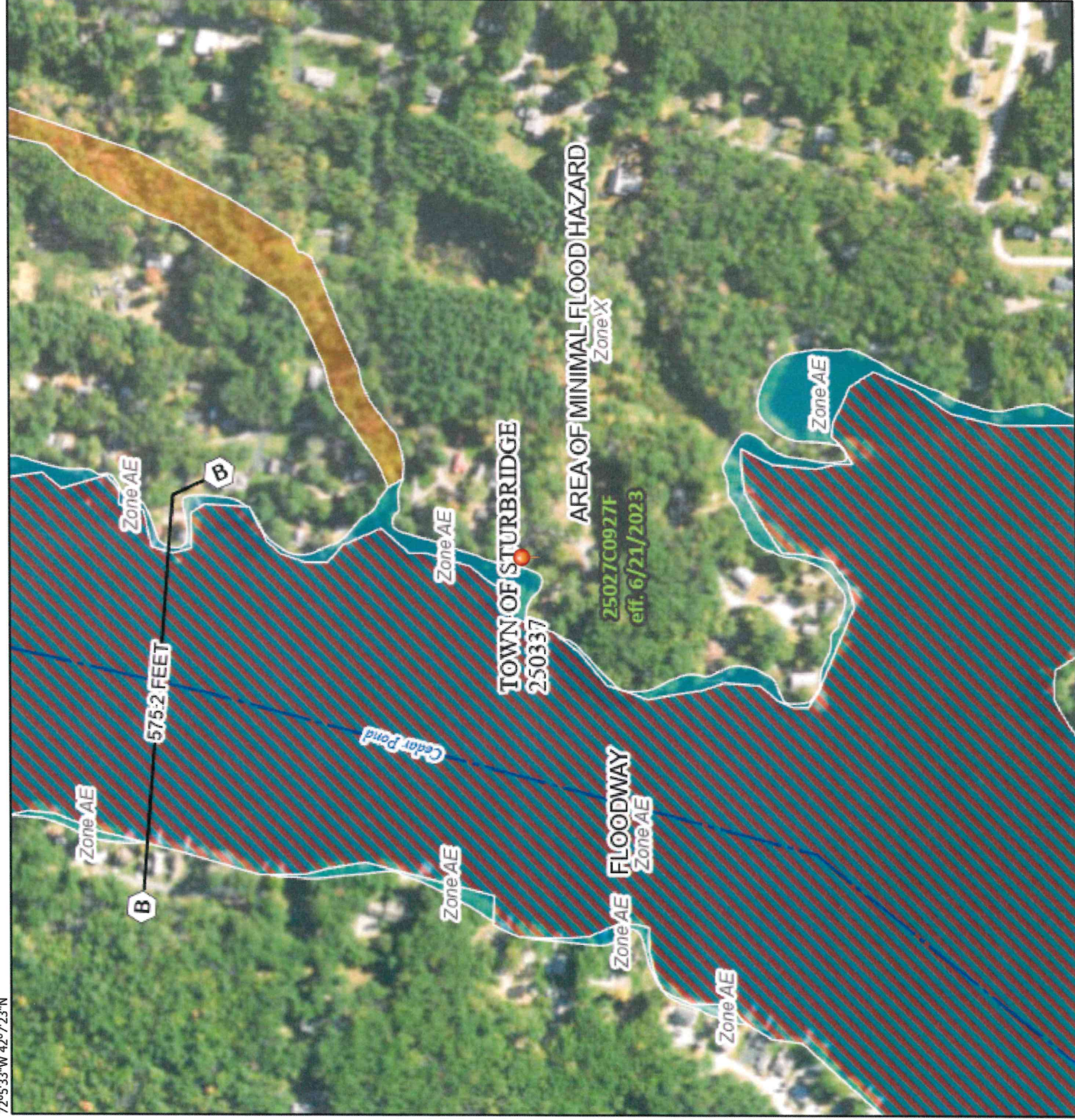




# National Flood Hazard Layer FIRMette



72°53'33"W 42°7'23"N



0 250 500 1,000 1,500 2,000 1:6,000 Feet

72°4'56"W 42°6'56"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth  
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee. See Notes.
- Area with Flood Risk due to Levee

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard
- Effective LOMRs
- Area of Undetermined Flood Hazard
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

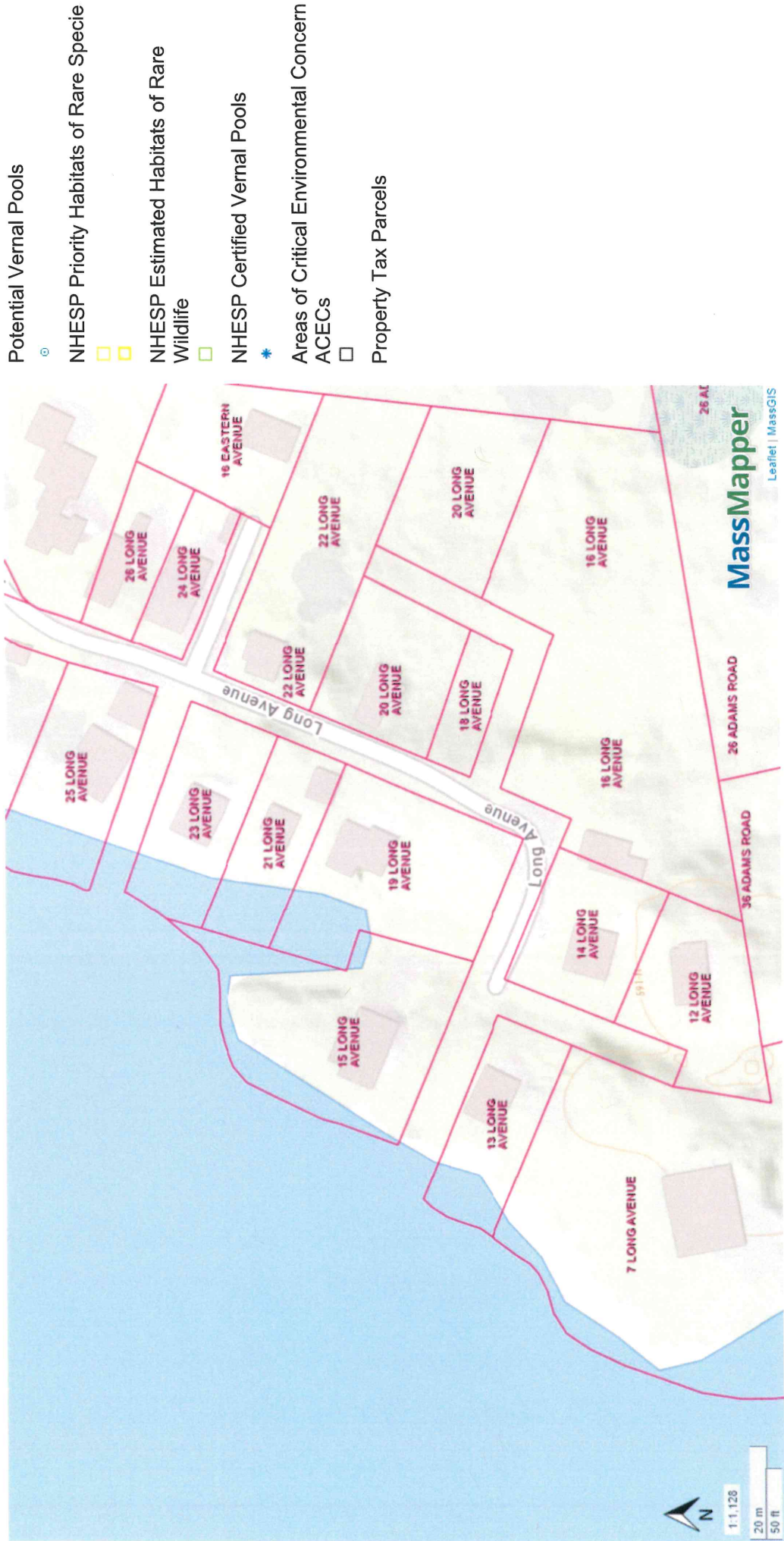
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/14/2024 at 12:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.



Natural Heritage Atlas Online Data Viewer Output 2/14/2024







# 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: John Germain

Property Location: 19 Long Avenue

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

For Wendy MacGregor  
Finance Director

2/14/21  
Date

# STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

## WETLANDS FILING FEE CALCULATION WORKSHEET

Application Type	Qty	Town Filing Fee	TOTAL
<b>Notice of Intent (NOI):</b>			
<b>Residential – Single Family:</b>			
Accessory (Deck, Shed, Pool Septic)	<u>✓</u>	\$150	<u>\$150</u>
Shoreline Work	<u>      </u>	\$150	<u>      </u>
New Construction	<u>      </u>	\$300	<u>      </u>
<b>Residential – Other:</b>			
Subdivision/Multi-Unit	<u>      </u>	\$750	<u>      </u>
<b>Commercial/Industrial:</b>			
New	<u>      </u>	\$1500	<u>      </u>
Redevelopment	<u>      </u>	\$1000	<u>      </u>
<b>Limited Project (as defined in SWB &amp; WPA)</b>	<u>      </u>	Equal to full WPA fee	<u>      </u>
<b>Alterations – located within Riverfront Area</b>	<u>      </u>	Additional 50% of Fee	<u>      </u>
<b>Application filed after Enforcement Order</b>		Double the Municipal fee	<u>      </u>
<b>Request for Amended Order of Conditions</b>	<u>      </u>	50% of initial fee	<u>      </u>
<b>Request for Determination of Applicability (RDA):</b>			
No Wetland Boundary Confirmation			
Residential:	<u>      </u>	\$100	<u>      </u>
No Wetland Boundary Confirmation			
All Other:	<u>      </u>	\$200	<u>      </u>
For Wetland Boundary Confirmation			
<b>File ANRAD or NOI</b>			
<b>Abbreviated Notice of Resource Area Delineation (ANRAD):</b>			
<b>Residential – Single Family:</b>	<u>      </u>	\$100	<u>      </u>
<b>All Other:</b>			
<b>Base Review</b>	<u>      </u>	\$300	<u>      </u>
<b>Resource Area Boundary</b>			

**Certificate of Compliance (COC):****Residential:**

Single Family \_\_\_\_\_ \$50 \_\_\_\_\_

Subdivision or Multi-Unit \_\_\_\_\_ \$150 \_\_\_\_\_

**Commercial or Industrial:** \_\_\_\_\_ \$150 \_\_\_\_\_**If Order of Conditions has Expired** \_\_\_\_\_ Add an additional \$150 \_\_\_\_\_**OOC Extension Request** \_\_\_\_\_ \$50 \_\_\_\_\_**Emergency Certification** \_\_\_\_\_ \$50 \_\_\_\_\_  
(NOI may be required to be filed following issuance of Emergency Cert)**Local Bylaw Fee (includes Town Filing Fee)** \$ 150**State Filing Fee (from DEP Wetland Transmittal Form)** \$ 67.50**Total Payable to "Town of STURBRIDGE"** \$ 217.50

\*Additional Consultant Fee may be required for reasons which may include:

- Significant amount of wetland impact;
- Extensive resource areas on a site;
- Lack of information supplied;
- Incomplete plans, reports, forms submitted;
- Supplemental information submitted.





# Town of Sturbridge

## Conservation Commission

### Notification to Abutters

under the MA Wetlands Protection Act and the Town of Sturbridge Wetland Bylaw Regulations

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, § 40, as well as the Town of Sturbridge Wetland Bylaw, you are hereby notified of the following permit application for work within a wetland resource area and/or within the 200-foot buffer zone to a resource area:

- A. The name of the applicant is: John Germain
- B. The address of the lot(s) where the activity is proposed is: 19 Long Ave.
- C. The nature of the activity proposed includes: install new well.
- D. The applicant has filed the following in accordance with the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Sturbridge Wetland Bylaws.
- ☒ Notice of Intent seeking permission to conduct work within a wetland, water body or resource area
  - ☐ Request for Determination seeking permission to conduct work within a buffer zone to a wetland, waterbody or resource area
  - ☐ Abbreviated Notice of Resource Area Delineation seeking to confirm the wetland resource area boundaries.
  - ☐ Request to amend an existing Order of Conditions for DEP File #300-\_\_\_\_\_

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**The Public Hearing for this application will be held in person and remotely via GoTo Meeting  
at the Center Office Building, 301 Main Street, 2nd Floor**

**Date and Time of Hearing:** \_\_\_\_\_

**Public Hearing can be accessed remotely:**

- **From your computer using:** \_\_\_\_\_ **or**
- **From your phone: +1 872 240 3212, followed by the access code** \_\_\_\_\_

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Please note that while an option for remote attendance and/or participation is being provided to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. Please note that meetings can also be watched either online via the Town's on demand video broadcast or on cable television on channel 191, however, there is no public participation through these options.

**PLEASE NOTE: Copies of the application and related materials including agendas and staff notes can be found here:**

- <https://www.sturbridge.gov/conservation-commission/pages/meeting-calendar-and-documents>

You may contact the Sturbridge Conservation Commission Office (508) 347-2506 or the Department of Environmental Protection Central Regional Office at 508-792-7650 with questions in regards to the application process or the Wetlands Protection Act.

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
410-02511-022	CANTALINI CHRISTOPHER	7 DEERFIELD DRIVE	WILBRAHAM	MA	01095	22 LONG AVENUE
252-02512-016	DION BETHANN	16 EASTERN AVENUE	STURBRIDGE	MA	01566	16 EASTERN AVENUE
410-02512-026	FITZGERALD RUTH	26 LONG AVENUE	STURBRIDGE	MA	01566	26 LONG AVENUE
410-02511-014	GAGNON STEPHEN F	14 LONG AVENUE	STURBRIDGE	MA	01566	14 LONG AVENUE
410-02511-025	CANTALINI CHRISTOPHER	7 DEERFIELD DRIVE	WILBRAHAM	MA	01095	25 LONG AVENUE
410-02511-016	GERMAIN KEITH T	39 MCDONALD CIRCLE	LUDLOW	MA	01056	16 LONG AVENUE
410-02511-018	GERMAIN KEITH T	39 MCDONALD CIRCLE	LUDLOW	MA	01056	18 LONG AVENUE
410-02511-024	GRZEMBSKI RICHARD J	24 LONG AVENUE	STURBRIDGE	MA	01566	24 LONG AVENUE
410-02511-007	HAMILTON COLLEEN	PO BOX 915	STURBRIDGE	MA	01566	7 LONG AVENUE
410-02511-012	HAMILTON COLLEEN	12 LONG AVENUE	STURBRIDGE	MA	01566	12 LONG AVENUE
410-02511-021	IWANICKI STANLEY	313 DALE STREET	CHICOPEE	MA	01020	21 LONG AVENUE
105-02522-026	MOOSEY CYNTHIA DOW	26 ADAMS ROAD	STURBRIDGE	MA	01566	26 ADAMS ROAD
105-02521-036	MOOSEY PAUL	26 ADAMS ROAD	STURBRIDGE	MA	01566	36 ADAMS ROAD
410-02511-015	QUIST JAMISON TRUSTEE	119 APPLE RIDGE ROAD	WEST SPRINGFIELD	MA	01089	15 LONG AVENUE
410-02511-020	SOSIK DORIS B TRUSTEE	7 COUNTRY HILL ROAD	STURBRIDGE	MA	01566	20 LONG AVENUE
410-02511-023	SPRINGHIO PROPERTIES - 23 LONG AVENUE LLC	143 FARMINGTON AVE	LONGMEADOW	MA	01106	23 LONG AVENUE
410-02511-013	STUART MARY ANN TRUSTEE	13 LONG AVENUE	STURBRIDGE	MA	01566	13 LONG AVENUE
	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: 19 LONG AVENUE						
Certified Copy						
Assessor:	<i>John P. Murphy</i>					
Date:	<i>2-16-2024</i>					

410-02511-022  
CANTALINI CHRISTOPHER  
7 DEERFIELD DRIVE  
WILBRAHAM, MA 01095

252-02512-016  
DION BETHANN  
16 EASTERN AVENUE  
STURBRIDGE, MA 01566

410-02512-026  
FITZGERALD RUTH  
26 LONG AVENUE  
STURBRIDGE, MA 01566

410-02511-014  
GAGNON STEPHEN F  
14 LONG AVENUE  
STURBRIDGE, MA 01566

410-02511-016  
GERMAIN KEITH T  
39 MCDONALD CIRCLE  
LUDLOW, MA 01056

410-02511-018  
GERMAIN KEITH T  
39 MCDONALD CIRCLE  
LUDLOW, MA 01056

410-02511-024  
GRZEMBSKI RICHARD J  
24 LONG AVENUE  
STURBRIDGE, MA 01566

410-02511-007  
HAMILTON COLLEEN  
PO BOX 915  
STURBRIDGE, MA 01566

410-02511-012  
HAMILTON COLLEEN  
12 LONG AVENUE  
STURBRIDGE, MA 01566

410-02511-021  
IWANICKI STANLEY  
313 DALE STREET  
CHICOPEE, MA 01020

105-02522-026  
MOOSEY CYNTHIA DOW  
26 ADAMS ROAD  
STURBRIDGE, MA 01566

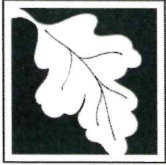
105-02521-036  
MOOSEY PAUL  
26 ADAMS ROAD  
STURBRIDGE, MA 01566

410-02511-015  
QUIST JAMISON TRUSTEE  
119 APPLE RIDGE ROAD  
WEST SPRINGFIELD, MA 01089

410-02511-020  
SOSIK DORIS B TRUSTEE  
7 COUNTRY HILL ROAD  
STURBRIDGE, MA 01566

410-02511-013  
STUART MARY ANN TRUSTEE  
13 LONG AVENUE  
STURBRIDGE, MA 01566





**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):

19 Long Ave

a. Street Address

Sturbridge

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

42.11925

d. Latitude

-72.08737

e. Longitude

410-/0 2511

f. Assessors Map/Plat Number

019

g. Parcel /Lot Number

2. Applicant:

John

a. First Name

Germain

b. Last Name

c. Organization

43 Pinewood Road

d. Street Address

Hampden

e. City/Town

MA

f. State

01036

g. Zip Code

413-566-3933

h. Phone Number

i. Fax Number

jggerm@charter.net

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):

Scott

a. First Name

Jordan

b. Last Name

EcoTec, Inc.

c. Company

102 Grove Street, Suite 110

d. Street Address

Worcester

e. City/Town

MA

f. State

01605

g. Zip Code

508-752-9666 x226

h. Phone Number

i. Fax Number

sjordan@ecotecinc.com

j. Email address

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

\$110

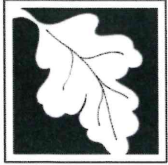
a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



**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:

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Sturbridge

City/Town

**A. General Information (continued)**

6. General Project Description:

The applicant proposes to install a drinking water well within the Buffer Zone to the Bank of Cedar Pond.

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

a. County

04888

c. Book

b. Certificate # (if registered land)

0209

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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**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 3. cubic yards dredged	2. square feet

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

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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. <input type="checkbox"/> 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. <input type="checkbox"/> 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](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**

2/14/2024

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/mas-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](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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**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.

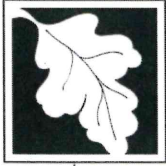
**D. Additional Information**

- ☐ 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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Provided by MassDEP:

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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.

19 Long Avenue, Sturbridge, MA - Plot Plan of Proposed Well Location

a. Plan Title

Tauper Land Survey, Inc.

Seth L. LaJoie

b. Prepared By

c. Signed and Stamped by

2/14/24

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:

1038

2. Municipal Check Number

2/15/24

3. Check date

1040

4. State Check Number

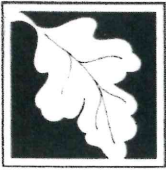
2/15/24

5. Check date

EcoTec, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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MassDEP File Number

Document Transaction Number

City/Town

**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.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

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:**

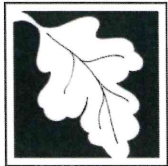
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**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

**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:

19 Long Avenue

a. Street Address

Sturbridge

b. City/Town

c. Check number

\$42.50 (state)

d. Fee amount

### 2. Applicant Mailing Address:

John

a. First Name

Germain

b. Last Name

c. Organization

43 Pinewood Road

d. Mailing Address

Hampden

e. City/Town

MA

f. State

01036

g. Zip Code

413-566-3933

h. Phone Number

i. Fax Number

jjgerm@charter.net

j. Email Address

### 3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

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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**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1.a.	1	\$110	\$110

**Step 5/Total Project Fee:** \$110

**Step 6/Fee Payments:**

Total Project Fee:	\$110
	a. Total Fee from Step 5
State share of filing Fee:	\$42.50
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filling Fee:	\$67.50
	c. 1/2 Total Fee <b>plus</b> \$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.)



PLAN NOTES:

1). CONSERVATION COMMISSION: APPLICANTS MUST BE AWARE OF THEIR OBLIGATION TO COMPLY WITH THE MASSACHUSETTS WETLAND PROTECTION ACT AND STURBRIDGE WETLANDS BYLAW FOR WORK WITHIN 100 FEET OF A PROTECTED RESOURCE AREA. AT A MINIMUM A REQUEST FOR DETERMINATION NEEDS TO BE FILED WITH THE TOWN OF STURBRIDGE CONSERVATION COMMISSION.

2). THIS PLAN IS NOT A BOUNDARY SURVEY. UNDER NO CIRCUMSTANCES IS THIS PLAN TO BE USED FOR THE ERECTION OF ANY STRUCTURES, FENCES OR OTHER IMPROVEMENTS.

3). PROPERTY LINES/SITE FEATURES ARE TAKEN FROM ASSESSOR'S RECORDS AND OTHER AVAILABLE DOCUMENTS. THIS IS NOT A BOUNDARY SURVEY.

4). SEWER LINE SHOWN IS APPROXIMATED FROM TOWN OF STURBRIDGE DEPARTMENT OF PUBLIC WORKS RECORDS.

## DEED REFERENCES:

DEED BOOK 4888, PAGE 209  
DEED BOOK 58379, PAGE 264

PLAN REFERENCES:

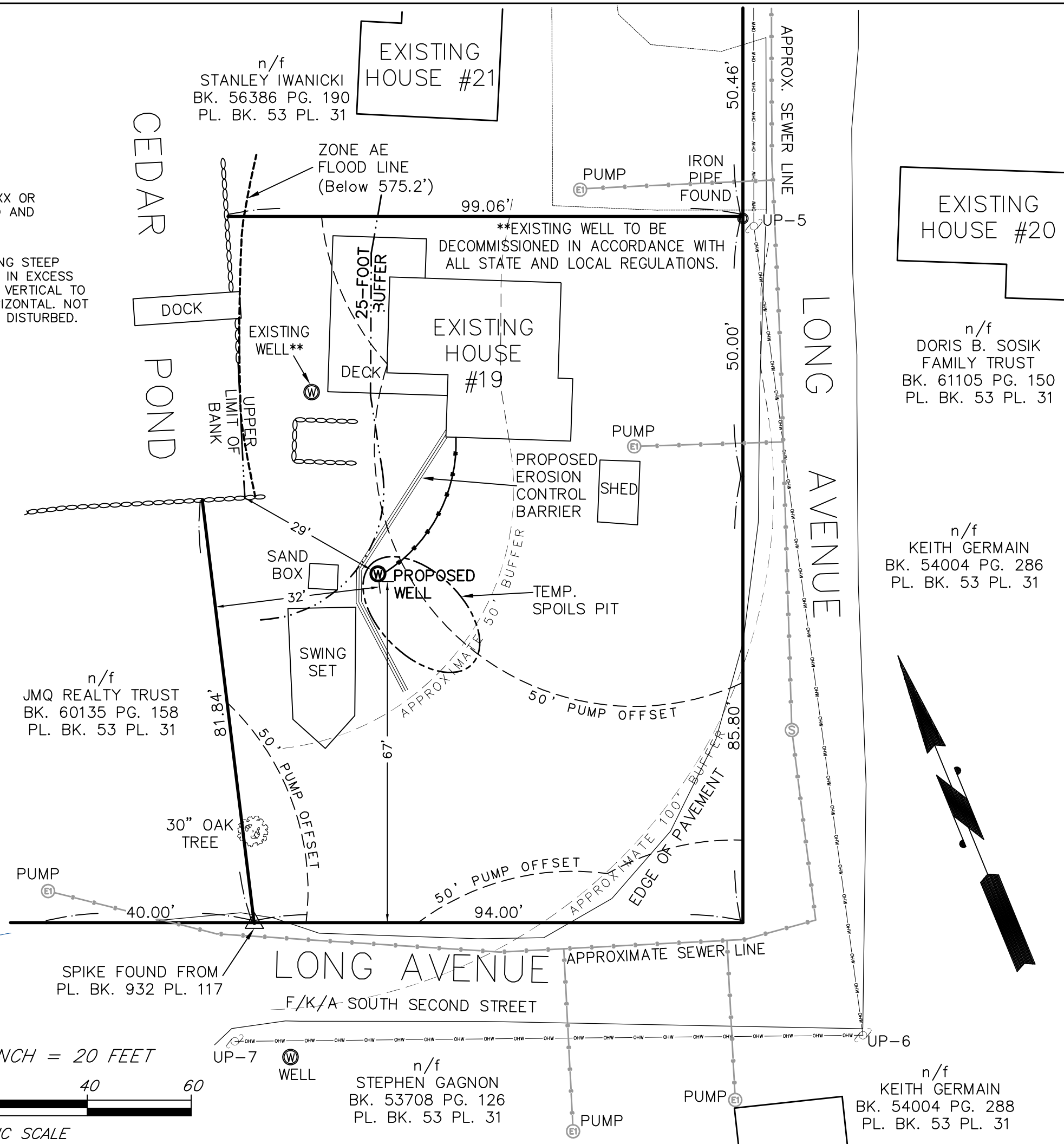
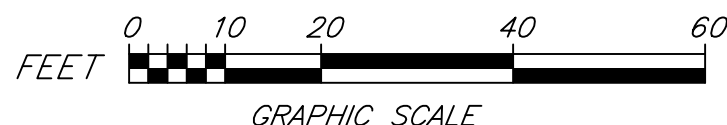
PLAN BOOK 53, PLAN 31  
PLAN BOOK 932, PLAN 117



### LEGEND

- 
- = E-1 GRINDER PUMP
  - = EXISTING WELL
  - = UTILITY POLE
  - = SEWER MANHOLE
  - = IRON PIN/PIPE FOUND
  - = SEWER LINE
  - = OVERHEAD WIRES
  - = EDGE OF WATER
  - = STONE WALL
  - = EROSION CONTROL BARRIER

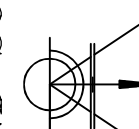
SCALE: 1 INCH = 20 FEET



FIELD BY:	JPS	DATE	REVISIONS	BY
DRAFTED BY:	EHB	1/25/24	MOVED WELL WATER LINE	EHB
REVIEWED BY:	SLL	2/13/24	ADDED BUFFER ZONES	EHB
SCALE:	1"=20'	2/14/24	ADDED WELL NOTE & FEMA	SMB
DATE:	12/21/23			
SHEET:	1 OF 1			

JACK GERMAIN

TAUPER LAND SURVEY INC.



710 MAIN STREET  
NORTH OXFORD, MA 01537  
P: (508) 987-8713

19 LONG AVENUE  
STURBRIDGE, MA

PLOT PLAN OF  
PROPOSED WELL LOCATION

SKETCH SHOWING CONCEPTUAL WELL LOCATION

PROJECT No. 23-186