

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

February 16, 2023

Sturbridge Conservation Commission
Center Office Building
308 Main St
Sturbridge, MA 01566

Re: Notice of Intent
68 Paradise Lane, Sturbridge
Applicant: Jeffrey Buchanan

Dear Commission Members:

Enclosed please find two (2) copies of a Notice of Intent (NOI), submitted on behalf of Jeffrey Buchanan filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetlands Protection Bylaw for the above referenced property. This filing comprises:

- This cover letter;
- The Notice of Intent forms with required attachments;
- Sturbridge NOI forms including abutters list and notification letter.
- Check to cover the filing fees;
- Wetland Resource Evaluation report by EcoTec, Inc. dated November 14, 2022;
- NOI Site Report by EcoTec dated February 16, 2023; and
- Site Plans by McClure Engineering dated February 16, 2023.

One (1) copy of the NOI filing has been submitted electronically and by certified mail, return receipt requested to the Central Regional Office of the Department of Environmental Protection and one complete copy of this filing has been submitted to the applicant and property owner. All abutters, along with the Sturbridge Board of Health and Planning Board have been notified via certified mail return receipt requested and proof of mailings will be provided to the Commission.

This applicant seeks approval to remove and existing single-family home followed by the construction of a new single-family home, stormwater system, grading, and associated site work. The

Sturbridge Conservation Commission
February 16, 2023
Page 2.

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

Sincerely,

A handwritten signature in blue ink that reads "Scott M. Morrison". The signature is written in a cursive style and is positioned above the printed name.

Scott M. Morrison, PWS
Senior Environmental Scientist

17/E/SturbridgeParadise68NOILetter



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):

68 Paradise lane	Sturbridge	01518
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.14653	-72.12478
	d. Latitude	e. Longitude
505	09E42-068	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

Jeffrey	Buchanan, Trustee	
a. First Name	b. Last Name	
JDB One I Trust	c. Organization	
66 Mt. Dan Road	d. Street Address	
Fiskdale	MA	01518
e. City/Town	f. State	g. Zip Code
	jeff@citymoves.net	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

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

4. Representative (if any):

Scott	Morrison	
a. First Name	b. Last Name	
EcoTec, Inc.	c. Company	
102 Grove Street	d. Street Address	
Worcester	MA	01605
e. City/Town	f. State	g. Zip Code
508-752-9666 x227	smorrison@ecotecinc.com	
h. Phone Number	i. Fax Number	j. Email address

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

500.00	237.50	262.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The proposed project consists of the demolition and removal of the existing house followed by the construction of a new single-family home, stormwater improvements, grading, and associated site work.

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

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Worcester

a. County

68327

c. Book

b. Certificate # (if registered land)

182

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	50 1. square feet	55 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. <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.

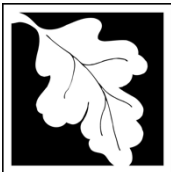
Online Users:
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<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

- 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**

- November 14, 2022
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*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- Assessor’s Map or right-of-way plan of site

- 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/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:

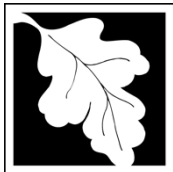
Division of Marine Fisheries -
 Southeast Marine Fisheries Station
 Attn: Environmental Reviewer
 836 South Rodney French Blvd.
 New Bedford, MA 02744
 Email: dmf.envreview-south@mass.gov

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)

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.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

Provided by MassDEP:
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City/Town

D. Additional Information (cont'd)

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

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

Proposed Site Plan-68 Paradise Lane, Sturbridge	
a. Plan Title	
McClure Engineering	Peter Engle, PE
b. Prepared By	c. Signed and Stamped by
1/25/2023	1" = 10'
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:

21790	2/15/23
2. Municipal Check Number	3. Check date
21791	2/15/23
4. State Check Number	5. Check date
EcoTec, Inc.	
6. Payor name on check: First Name	7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

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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.

John A. Buchanan
1. Signature of Applicant

2/12/23
2. Date

[Signature]
3. Signature of Property Owner (if different)

4. Date

[Signature]
5. Signature of Representative (if any)

2/13/23
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:

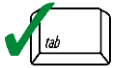
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

68 Paradise Lane	Sturbridge
a. Street Address	b. City/Town
21791	237.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Jeffrey	Buchanan	
a. First Name	b. Last Name	
JDB One I Trust	c. Organization	
66 Mt. Dan Road	d. Mailing Address	
Fiskdale	MA	01518
e. City/Town	f. State	g. Zip Code
	jeff@citymoves.net	
h. Phone Number	i. Fax Number	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).



Massachusetts Department of Environmental Protection
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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
Category II (Single-family home)	1	1	500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			500.00

Step 6/Fee Payments:

Total Project Fee:	500.00
State share of filing Fee:	237.50
City/Town share of filing Fee:	262.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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



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

Date	2/9/2023
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in all white cells completely

Parcel	68 Paradise Lane, Sturbridge Assessors Map ID 505-/0 9E42-068 Book 68327 Pg. 182	Applicant name	Jeffrey Buchanan, Trustee JDB One I Trust 66 Mt. Dan Road Fiskdale, MA 01518
Address		Address	
Assessors		Email	
Map/Plat		Phone	
Book & Page			
Owner name	JDB One I Trust 66 Mt. Dan Road Fiskdale, MA 01518	Representative	Scott Morrison EcoTec, Inc. 102 Grove Street Worcester, MA 01605 smorrison@ecotecinc.com 508-752-9666 x227
Address		Address	
Email		Email	
Phone		Phone	

☐ Fil

Wetland type	BVW	sf/cf affected	50	Relevant Perf. Standards	10. <u>100 rep.</u>
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
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 Included? <input type="checkbox"/>
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	
★ 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 \$ <u>262.50</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information	
★ Certified abutters list (within 200')	Included? <input checked="" 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.	
Confirmation of submission to NHESP	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Planting Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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

Components of a Complete NOI Application

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"> • <i>Plans must be stamped by an engineer if any component of the project requires engineering.</i> • Checks <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) • Photocopy of the two state checks • Email a complete application to CERO_NOI@mass.gov <p>c. <u>To DEP Lock Box</u>: Box 4062, Boston MA 02211</p> <ul style="list-style-type: none"> • Check for state portion of the state fee • Fee transmittal form
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. (See SWB Regulations)
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 an <u>Order of Conditions</u> (OOC) approving or denying the project, or • Approve a continuation of the public hearing to allow time for additional information to be provided.
10	Receive and read the decision and understand the conditions. 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	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	Record the Order at the Registry of Deeds. Provide proof of recording to the Conservation office along with signed Certificates of Understanding.
13	Install MassDEP file number sign and erosion controls.
14	Schedule and attend a pre-construction site visit. Contact the Conservation office to schedule the site visit.
15	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.
16	Request a Certificate of Compliance (COC). Once the project is complete and all conditions have been satisfied, request a COC from the Conservation office by submitting at least: (1) DEP Form 8a , (2) a stamped as-built plan , and (3) a letter from the engineer 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	Record the Certificate of Compliance (COC) at the Registry of Deeds to remove the cloud from the title. Provide proof of recording to the Conservation office.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.



Town of Sturbridge

Conservation Commission

STURBRIDGE CONSERVATION COMMISSION AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetland Bylaws I, Scott Morrison, hereby certify under the pains and penalties of perjury that on (date) 2/17/23, I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws Chapter 131, § 40, and the DEP Guide to Abutter Notification as well as the Town of Sturbridge Wetland Bylaws, in connection with the following matter:

- A Notice of Intent OR
- A Request for Determination OR
- An Abbreviated Notice of Resource Area Delineation

that was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by JDB One I Trust with the Sturbridge Conservation Commission on (date) 2/17/23 for the property located at 68 Paradise Lane, Sturbridge.

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

2/17/23

(signature of applicant) (date)

Scott Morrison-for applicant

(name of applicant-printed or typed)



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: JDB One 1 Trust
- B. The address of the lot(s) where the activity is proposed is: 68 Paradise Lane, Sturbridge
- C. The nature of the activity proposed includes: Remove an existing house and construction of a new home
- 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-_____

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: March 9, 2023 at 6:30PM or thereafter

Public Hearing can be accessed remotely:

- **From your computer using:** a link to be obtained from the Conservation Commission or
- **From your phone: +1 872 240 3212, followed by the access code** provided by the Commission

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
450-00945-066	BUCHANAN JEFFREY D TR	66 MT DAN ROAD	FIKSDALE	MA	01518	66 MT DAN ROAD
505-09E42-067	CRAWFORD NANCY B & CAROLA	1119 BROOKER HOLLOW RD	RICHMONDVILLE	NY	12149	67 PARADISE LANE
505-09E43-073	JOHNSON PAUL H & SUZANNE T	73 PARADISE LANE	FIKSDALE	MA	01518	73 PARADISE LANE
505-09E42-72A	MUSCARO ROBERT M & LISA A	7 MONROE ROAD	WELLESLEY	MA	02481	72A PARADISE LANE
505-09E42-072	MUSCARO ROBERT M & LISA A	7 MONROE ROAD	WELLESLEY	MA	02481	72 PARADISE LANE
505-09E42-071	OUTLAND KEVIN C & JOHN D JR	63 BREAKNECK ROAD	STURBRIDGE	MA	01566	71 PARADISE LANE
505-09E24-069	REARDON TIMOTHY	70 PARADISE LANE	FIKSDALE	MA	01518	69 PARADISE LANE
505-09E42-70A	REARDON TIMOTHY F & DONNA M	70 PARADISE LANE	FIKSDALE	MA	01518	70A PARADISE LANE
505-09E42-070	REARDON TIMOTHY F & DONNA M	70 PARADISE LANE	FIKSDALE	MA	01518	70 PARADISE LANE
505-09E43-074	SANDERSON SCOTT M & LISA G	74 PARADISE LANE	FIKSDALE	MA	01518	74 PARADISE LANE
450-00945-062	ST ONGE DANIEL G JR	46 HIGHWOOD DRIVE	AVON	CT	06001	62 MT DAN ROAD
450-00945-064	ST ONGE ELAINE R (LT)	39 RANDY LANE	WETHERSFIELD	CT	06109	64 MT DAN 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: 68 PARADISE LANE						
Certified Copy						
Assessor:						
Date:						


John P. Murphy

2-13-2023

STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

WETLANDS FILING FEE CALCULATION WORKSHEET

Application Type	Qty	Town Filing Fee	TOTAL
Notice of Intent (NOI):			
Residential – Single Family:			
Accessory (Deck, Shed, Pool Septic)	_____	\$150	_____
Shoreline Work	_____	\$150	_____
New Construction	<u>1</u>	\$300	<u>300.00</u>
Residential – Other:			
Subdivision/Multi-Unit	_____	\$750	_____
Commercial/Industrial:			
New	_____	\$1500	_____
Redevelopment	_____	\$1000	_____
Limited Project (as defined in SWB & WPA)	_____	Equal to full WPA fee	_____
Alterations – located within Riverfront Area	_____	Additional 50% of Fee	_____
Application filed after Enforcement Order		Double the Municipal fee	_____
Request for Amended Order of Conditions	_____	50% of initial fee	_____
Request for Determination of Applicability (RDA):			
No Wetland Boundary Confirmation			
Residential:	_____	\$100	_____
No Wetland Boundary Confirmation			
All Other:	_____	\$200	_____
For Wetland Boundary Confirmation File ANRAD or NOI			
Abbreviated Notice of Resource Area Delineation (ANRAD):			
Residential – Single Family:	_____	\$100	_____
All Other:			
Base Review	_____	\$300	_____
Resource Area Boundary			

Certificate of Compliance (COC):			
---	--	--	--

Residential:

Single Family	_____	\$50	_____
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Subdivision or Multi-Unit	_____	\$150	_____
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Commercial or Industrial:	_____	\$150	_____
----------------------------------	-------	-------	-------

If Order of Conditions has Expired	_____	Add an additional \$150	_____
---	-------	----------------------------	-------

OOO Extension Request	_____	\$50	_____
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Emergency Certification (NOI may be required to be filed following issuance of Emergency Cert)	_____	\$50	_____
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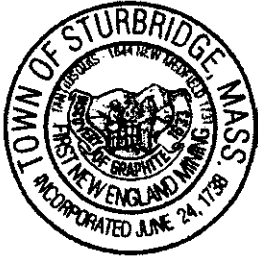
Local Bylaw Fee (includes Town Filing Fee)	\$	<u>300.00 & 262.50</u>
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State Filing Fee (from DEP Wetland Transmittal Form)	\$	<u>237.50</u>
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<u>Total Payable to "Town of STURBRIDGE"</u>	\$	<u>562.50</u>
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*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

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation Commission

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

Property Owner: JDB One I Trust

Property Location: 68 Paradise Lane, Sturbridge

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

Christina Lussier
Finance Director

10/20/22
Date

EcoTec, Inc.
ENVIRONMENTAL CONSULTING SERVICES
102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

November 14, 2022

Peter Engle, PE
McClure Engineering
119 Worcester Road
Charlton, MA 01507

RE: Wetland Resource Evaluation, 68 Paradise Lane, Sturbridge, Massachusetts

Dear Mr. Engle:

On October 24, 2022, EcoTec, Inc. inspected the above-referenced property for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the “Act”) and its implementing regulations (310 CMR 10.00 *et seq.*; the “Regulations”); (2) the Town of Sturbridge Wetlands Protection Bylaw and regulations; and (3) the U.S. Clean Water Act (i.e., Section 404 and 401 wetlands). Scott M. Morrison, PWS conducted the inspection.

The subject site consists of a 1/4-acre parcel located at the terminus of Paradise Lane in Sturbridge. The upland portions of the site consist of an existing house, driveway, land, landscaping and fringe of forest. Plant species observed include northern red oak (*Quercus rubra*), white oak (*Quercus alba*), black cherry (*Prunus serotina*), red maple (*Acer rubrum*), sugar maple (*Acer saccharum*), white ash (*Fraxinus americana*), and black birch (*Betula lenta*) trees and/or saplings; poison ivy (*Toxicodendron radicans*) vines; American witch-hazel (*Hamamelis virginiana*), highbush blueberry (*Vaccinium corymbosum*), and mountain laurel (*Kalmia latifolia*) shrubs; and bracken fern (*Pteridium aquilinum*), hayscented fern (*Dennstaedtia punctilobula*), grasses (Gramineae sp.) and white clover (*Trifolium Monotropa uniflora*) ground cover. The wetland resources observed on the site are described below.

Methodology

The site was inspected, and areas suspected to qualify as wetland resources were identified. The boundary of Bordering Vegetated Wetlands or, in the absence of Bordering Vegetated Wetlands, Bank was delineated in the field in accordance with the definitions set forth in the regulations at 310 CMR 10.55(2)(c) and 310 CMR 10.54(2). Section 10.55(2)(c) states that “The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist.” Section 10.54(2)(c) states that “The upper boundary of Bank is the first observable break in the slope or the mean annual flood level, whichever is lower.” The

methodology used to delineate Bordering Vegetated Wetlands is further described in: (1) the BVW Policy “*BVW: Bordering Vegetated Wetlands Delineation Criteria and Methodology*,” issued March 1, 1995; and (2) “*Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: A Handbook*,” produced by the Massachusetts Department of Environmental Protection, dated March 1995. The plant taxonomy used in this report is based on the *National List of Plant Species that Occur in Wetlands: Massachusetts* (Fish and Wildlife Service, U.S. Department of the Interior, 1988). Federal wetlands were presumed to have boundaries conterminous with the delineated Bordering Vegetated Wetlands and Bank. One set of DEP Bordering Vegetated Wetland Delineation Field Data Forms completed for observation plots located in the wetlands and uplands near flag A-6 is attached. The table below provides the Flag Numbers, Flag Type, and Wetland Types and Locations for the delineated wetland resources.

Flag Numbers	Flag Type	Wetland Types and Locations
Start A1 to A6 Stop	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the southern portion of the site that is associated with Big Alum Pond
Start B1 to B8 Stop	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the northeastern portion of the site that is associated with Big Alum Pond
Bank (concrete wall)	-	Bank of Big Alum Pond in the southern portion of the site

Findings

Wetland A & B (i.e., flags A1 to A6 and B1 to B8) consists of a shrub swamp and wet meadow located along the property lines that are associated with Big Alum Pond. Plant species observed include red maple (*Acer rubrum*), yellow birch (*Betula alleghaniensis*), and American elm (*Ulmus americana*) trees and/or saplings; poison ivy (*Toxicodendron radicans*) climbing woody vines; highbush blueberry (*Vaccinium corymbosum*), common winterberry (*Ilex verticillata*), northern spicebush (*Lindera benzoin*), swamp rose (*Rosa palustris*), speckled alder (*Alnus rugosa*), silky dogwood (*Cornus amomum*), sweet pepper-bush (*Clethra alnifolia*) and American elderberry (*Sambucus canadensis*) shrubs; and bristly blackberry (*Rubus hispidus*), cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis*), sensitive fern (*Onoclea sensibilis*), and spotted touch-me-not (*Impatiens capensis*) ground cover. Evidence of wetland hydrology, including hydric soils, high groundwater, saturated soils, and drainage patterns, was observed within the delineated wetlands. This vegetated wetland borders a pond and would be regulated as Bank and Land Under Water Bodies and Waterways under the Act and Bylaw. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands and Bank under the Act and Bylaw.

Bordering Land Subject to Flooding is an area that floods due to a rise in floodwaters from a bordering waterway or water body. Where flood studies have been completed, the boundary of

68 Paradise Lane, Sturbridge

November 14, 2022

Page 3.

Bordering Land Subject to Flooding is based upon flood profile data prepared by the National Flood Insurance Program. Section 10.57(2)(a)3. states that “The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm.” The project engineer should evaluate the most recent National Flood Insurance Program flood profile data to determine if Bordering Land Subject to Flooding occurs on the site. Bordering Land Subject to Flooding would occur in areas where the 100-year flood elevation is located outside of or upgradient of the delineated Bordering Vegetated Wetlands or Bank boundary. Bordering Land Subject to Flooding does not have a Buffer Zone under the Act.

The Massachusetts Rivers Protection Act amended the Act to establish an additional wetland resource area: Riverfront Area. Based upon a review of the current USGS Map (i.e., Warren Quadrangle, dated 1982, attached) and observations made during the site inspection, there are no mapped or unmapped streams located within 200 feet of the site. Accordingly, Riverfront Area would not occur on the site. Riverfront Area does not have a Buffer Zone under the Act.

The Regulations require that no project may be permitted that will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures set forth at 310 CMR 10.59. Based upon a review of the *Massachusetts Natural Heritage Atlas*, 15th edition, Priority Habitats and Estimated Habitats from the NHESP Interactive Viewer, valid from August 1, 2021, and Certified Vernal Pools from MassGIS, there are no Estimated Habitats [for use with the Act and Regulations (310 CMR 10.00 *et seq.*)], Priority Habitats [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; “MESA”) and MESA Regulations (321 CMR 10.00 *et seq.*)], or Certified Vernal Pools on or in the immediate vicinity of the site. A copy of this map is attached.

The reader should be aware that the regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities. A brief description of my experience and qualifications is attached. If you have any questions, please feel free to contact me at any time.

Cordially,
ECOTEC, INC.



Scott M. Morrison, PWS
Senior Environmental Scientist

Attachments (6, 8 pages)

17/E/SturbridgeParadise68Report

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

Scott M. Morrison, PWS, CERP, RPSS, SE **Senior Environmental Scientist**

Scott Morrison is a Senior Environmental Scientist with EcoTec, Inc. Since joining EcoTec in 2000, Mr. Morrison's project experience include wetland resource evaluation, delineation, and permitting at the local, state, and federal levels; wildlife habitat evaluation; pond and stream evaluation; vernal pool evaluation, monitoring, and certification; wetland replacement, replication, and restoration area design, construction, and monitoring; soil evaluations to determine infiltration rates and seasonal high groundwater elevations for detention basin construction; environmental sampling and analysis tasks, including soil and groundwater sample collection and handling; and expert testimony preparation. He has conducted rare species habitat assessments for the eastern box turtle, wood turtle, Blanding's turtle, spotted turtle, and marbled salamander. He has participated in rare species studies for rare species including the marbled salamander, piping plover, eastern box turtle, and northern diamondback terrapin and developed mitigation strategies for the marbled salamander, spotted turtle, eastern box turtle and wood turtle. He has participated in visual preconstruction sweeps for the wood turtle and both preconstruction and research projects for the eastern box turtle. He has served as a consultant to municipalities, conservation commissions, engineering and survey firms. He has completed numerous wetland related projects including environmental impact assessments for proposed development, erosion control and environmental monitoring for subdivisions, commercial developments, golf courses and landfills. He has prepared Massachusetts Environmental Policy Act (MEPA) documentation, including Environmental Notification Forms (ENFs), Notice of Project Changes (NPCs), and Draft and Final Environmental Impact Reports (EIRs) including Green House Gas Assessments for various projects including subdivisions, commercial buildings, and dredging projects. Prior to joining EcoTec, Inc. Mr. Morrison worked for the Massachusetts Department of Environmental Management (currently the Department of Conservation and Recreation) where he was involved with the monitoring and protection of endangered species and rare old growth forest. He was an active member of the Spencer Conservation Commission from 1998 to 2000 where he provided oversight of proposed wetland replication projects and review of projects submitted for wetland permitting. His educational background includes courses in forestry, ecology, chemistry, soils, and natural resource policy. His prior research experience includes research on forest succession and field research on nesting piping plovers, an endangered coastal shore bird.

Education:

Graduate Soil Science Certificate Program
University of Massachusetts at Amherst, 2006
Bachelor of Science: Natural Resource Studies
University of Massachusetts at Amherst, 1998
Associate of Science: Business Administration
Quinsigamond Community College, 1996

Professional Affiliations:

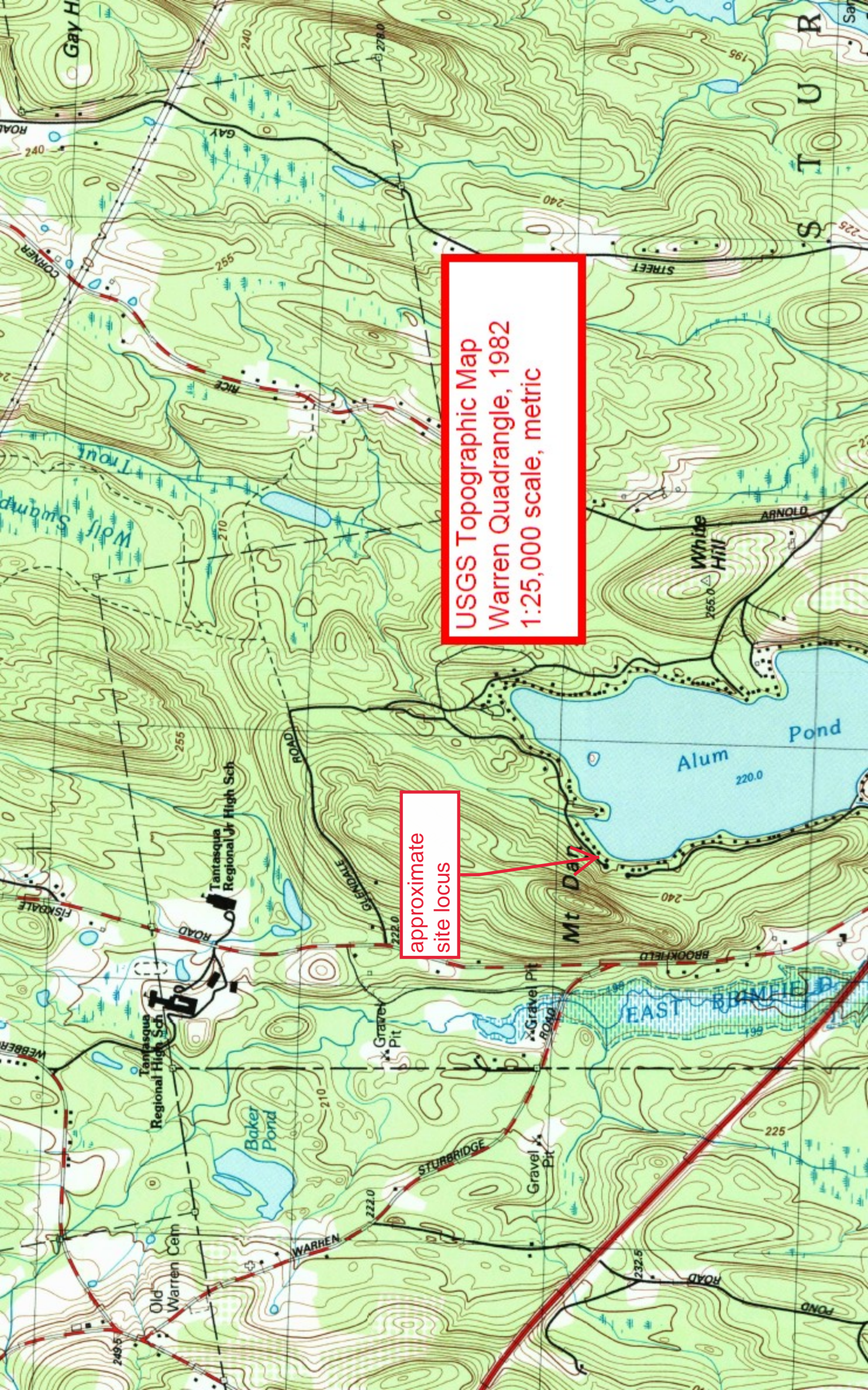
Registered Professional Soil Scientist, Society of Soil Scientists of
Southern New England (SSSSNE)
Massachusetts Association of Conservation Commissioners
Association of Massachusetts Wetland Scientists
Society of Wetland Scientists
Society for Ecological Restoration-

Certifications:

Society of Wetlands Scientists Professional Wetland Scientist,
Certification Number 2583
Massachusetts Department of Environmental Protection Soil Evaluator,
Certification Number SE 13766
Society for Ecological Restoration-Certified Ecological Restoration Practitioner
Certification Number 0648
OSHA Health and Safety Training, 40-Hour, 29 CFR 1910.120
University of Massachusetts Extension, Invasive Species Management

USGS Topographic Map
Warren Quadrangle, 1982
1:25,000 scale, metric

approximate
site locus



68 Paradise Ln., Sturbridge, NHESP



- NHESP Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Certified Vernal Pools

Natural Heritage Atlas
Online Data Viewer,
15th edition, valid
August 1st, 2021
created: 10/24/2022
68 Paradise Lane,
Sturbridge

approximate
site locus

National Flood Hazard Layer FIRMette

72°7'48"W 42°59'1"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

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

OTHER AREAS

- NO SCREEN *Zone X*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs *Zone D*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study

OTHER FEATURES

- 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 10/24/2022 at 1:29 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 unmodernized areas cannot be used for regulatory purposes.



72°7'10"W 42°8'34"N

Feet 1:6,000

Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant: [Redacted] Prepared by: EcoTec, Inc Project Location: 68 Paradise Lane, Sturbridge DEP File #

Section I. Vegetation Number: Upland Transect # A-6 Date of Delin: 10/24/2022

A. Sample layer and plant species (Enter largest to smallest % cover by layer)	Percent Cover (or basal area)	Percent Dominance	Dominant Plant?	Wetland Indicator Category
Tree Altered Vegetation [Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Sapling	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Shrub	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Ground	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Vine	[Redacted]	[Redacted]	[Redacted]	[Redacted]

Vegetation Conclusions

Number of dominant wetland indicator plants **0**

Number of dominant non-wetland indicator plants **0**

Is the number of dominant wetland plants equal or greater than the number of dominant non-wetland plants?

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant: [redacted] Prepared by: EcoTec, Inc Project Location: 68 Paradise Lane, Sturbridge DEP File #
 Section II. Indicators of Hydrology Number: Upland Transect # A-6 Date of Delin: #####

1. Soil Survey

Is there a published soil survey for this site?

title/date

map number

soil type mapped

hydric soil inclusions

Are field observations consistent with soil survey?

Remarks:

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottle Color
A	0-9	10YR 3/2	
Bw	9-10	10YR 4/4	
A2	10-12	10YR 3/2	

Remarks fine sandy loam

3. Other

Other Indicators of hydrology (check all that apply):

- Site Inundated
- Depth to free water in observation hole
- Depth to soil saturation in observation hole
- Water marks
- Drift lines
- Sediment Deposits
- Drainage patterns in BWVs
- Oxidized rhizospheres
- Water stained leaves
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):
- Other:

Vegetation and Hydrology Conclusion

Number of wetland indicator plants ≥ number of non-wetland indicator plants Yes No

Wetland hydrology present:
 Hydric soil present
 Other indicators of hydrology present

Sample Location is in a BWV

Conclusion: Is the soil hydric? No

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant: _____ Prepared by: EcoTec, Inc Project Location: 68 Paradise Lane, Sturbridge DEP File # _____

Section I. Vegetation Number: Wetland _____ Transect # A-6 Date of Delin: 10/24/2022

A. Sample layer and plant species (Enter largest to smallest % cover by layer)	Percent Cover (or basal area)	Percent Dominance	Dominant Plant?	Indicator Category	Wetland
Tree					
white ash	20		50.0 YES	FACU	
black birch	20		50.0 YES	FACU	
Sapling					
eastern hemlock	20		50.0 YES	FACU*	*
red maple	20		50.0 YES	FAC	*
Shrub					
witch hazel	10		20.0 YES	FAC-	
sweet pepperbush	40		80.0 YES	FAC	*
Ground					
sensitive fern	40		44.4 YES	FACW	*
cinnamon fern	30		33.3 YES	FACW	*
jewelweed	20		22.2 YES	FACW	*
Vine					

Vegetation Conclusions

Number of dominant wetland indicator plants 6

Number of dominant non-wetland indicator plants 3

Is the number of dominant wetland plants equal or greater than the number of dominant non-wetland plants?

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant: [redacted] Prepared by: EcoTec, Inc Project Location: 68 Paradise Lane, Sturbridge DEP File #

Section II. Indicators of Hydrology Number: Wetland Transect # A-6 Date of Delin: #####

1. Soil Survey

Is there a published soil survey for this site?

title/date

map number

soil type mapped

hydric soil inclusions

Are field observations consistent with soil survey?

Remarks:

2. Soil Description

Horizon Depth (inches)

A 0-10

Bg 10-12

Matrix Color

10YR 2/1

10YR 4/2

Mottle Color

20% 10YR 4/3

Remarks stony fine sandy loam

3. Other

Other Indicators of hydrology (check all that apply):

- Site Inundated
- Depth to free water in observation hole
- Depth to soil saturation in observation hole
- Water marks
- Drift lines
- Sediment Deposits
- Drainage patterns in BWVs
- Oxidized rhizospheres
- Water stained leaves
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):
- Other:

Vegetation and Hydrology Conclusion

- Number of wetland indicator plants ≥ number of non-wetland indicator plants

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------
- Wetland hydrology present:
 - Hydric soil present
 - Other indicators of hydrology present
- Sample Location is in a BWV

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

Conclusion: Is the soil hydric?

Yes

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

**102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494**

NOTICE OF INTENT REPORT

**68 Paradise Lane
Sturbridge, Massachusetts**

Prepared For:

**JDB One I Trust
66 Mt. Dan Road
Fiskdale, MA 01518**

Prepared By:

**Scott Morrison, PWS
EcoTec, Inc.
102 Grove Street
Worcester, MA 01605**

February 16, 2023

Introduction:

The Notice of Intent has been filed for the demolition of the existing single-family home and construction of a new single-family home, driveway, grading and associated site work. The following sections provide a description of the existing and proposed conditions as well as compliance with the Wetlands Protection Act and the Bylaw regulations.

Existing Conditions:

The site consists of an existing single-family home, gravel driveway, lawn, and fringe of forest. The site is serviced by a municipal sewer system and an on-site well provides water to the home. Wetland resource areas on the site were delineated by EcoTec on October 24, 2022. The Notice of Intent (NOI) application includes a copy of the wetland resource evaluation report prepared by EcoTec dated November 14, 2022, is appended to the NOI application. The wetlands include a forested/shrub swamp located along the southern property line as well as a vegetated wetland located along the northeastern portion of the site. The wetland in the northeastern portion of the site appears to have been (in part) created as a result of road runoff being directed onto the site along the northern property line. This wetland sheet flows through an area of maintained turf and flows into the back of the stairs leading into the lake. This resulted in the stairs being damaged and requiring them to be reconstructed under a negative Determination of Applicability issued by the Sturbridge Conservation Commission in the fall of 2022.

Proposed Conditions:

The proposed project consists of the demolition of the existing house and replacement of the house with a new single-family home, deck, permeable driveway, grading, stormwater improvements, and corrective grading to direct runoff away from the stairs. The house location was shifted toward the northwest to comply with the local Bylaw regulatory standards, which are detailed below. In addition, stormwater improvements including the proposed installation of a deep-sump catch basin to provide treatment of the road runoff is proposed. This will allow for treatment as well as a structure that can be cleaned out periodically to remove accumulated sediments. This basin will include a hood to allow oil and grease to be captured in the catch basin. This will provide an stormwater improvement to water reaching the lake over existing conditions.

As noted above the runoff on the site enters the lake at the existing stairs and has resulted in frost damage due to the water and freeze-thaw cycles in the winter. In addition, having water flowing down the stairs into the lake creates a hazardous condition. Therefore, the proposed project includes minor regrading of the area to allow the water to enter the lake to the west of the existing stairs. This will result in the impact of 55 square feet of Bordering Vegetated Wetland (BVW) that currently consists of maintained turf. The proposed project proposes to mitigate by constructing 105 square feet of BVW. This will be further improved by planting

native shrubs and groundcover, which will also provide an improvement over existing conditions.

Compliance under the Wetlands Protection Act:

The proposed project includes the impact to 50 square feet of maintained turf BVW in the vicinity of the stairs to the water. Over the years water has been directed down the stairs resulting in damage. During a preliminary discussion with Town representatives, it was suggested that this issue be corrected as part of this application. The proposed project consists of the regrading in this area to direct any runoff to the northeast of the stairs over the concrete wall. This will prevent water from running down or behind the stairs and creating an unsafe condition. The BVW will be regraded to ensure that there is an increase of resource area. This area currently exists as maintained turf and will be restored by installing native shrubs and groundcover to provide an improvement over to the BVW over the exiting conditions.

The following plantings will be installed within the 100-square foot replication/restoration area adjacent to the stairs.

Planting Plan for Wetland Replication Area	
SPECIES; SIZE; SPACING	NUMBER
Shrubs	3
Meadowsweet (<i>Spiraea latifolia</i>)	
Steeplebush (<i>Spiraea tomentosa</i>)	
Herbaceous;	10
Cinnamon fern (<i>Osmunda cinnamomea</i>)	
Ostrich fern (<i>Matteuccia struthiopteris</i>)	
Marsh fern (<i>Thelypteris palustris</i>)	
Boneset (<i>Eupatorium perfoliatum</i>)	
Soft rush (<i>Juncus effusus</i>)	

The impacts to BVW are required to comply with the performance standards at 310 CMR 10.55 (4) b as follows:

(b) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5000 square feet of Bordering Vegetated Wetland when said area is replaced in accordance with the following general conditions and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost:

- 1. the surface of the replacement area to be created ("the replacement area") shall be equal to that of the area that will be lost ("the lost area");*

Response: The proposed project meets this standard by providing more replication than required.

2. the ground water and surface elevation of the replacement area shall be approximately equal to that of the lost area;

Response: The groundwater and surface elevations are approximately equal to that of the lost area.

3. The overall horizontal configuration and location of the replacement area with respect to the bank shall be similar to that of the lost area;

Response: The replacement area is within a similar location to the Bank.

4. the replacement area shall have an unrestricted hydraulic connection to the same water body or waterway associated with the lost area;

Response: The replacement areas will have an unrestricted hydraulic connection to the same waterbody.

5. the replacement area shall be located within the same general area of the water body or reach of the waterway as the lost area;

Response: The replacement area is in the same area as the lost area.

6. at least 75% of the surface of the replacement area shall be reestablished with indigenous wetland plant species within two growing seasons, and prior to said vegetative reestablishment any exposed soil in the replacement area shall be temporarily stabilized to prevent erosion in accordance with standard U.S. Soil Conservation Service methods; and

Response: A detailed planting is provided to propose native plant cover within the replacement area.

7. the replacement area shall be provided in a manner which is consistent with all other General Performance Standards

Response: The replacement area is provided in a manner consistent with all other performance standards including the local Bylaw standards, which are detailed below.

Based upon the above, the project complies with the BVW performance standards.

Section 310 CMR 10.53(1) of the Regulations provides a narrative standard for work in the Buffer Zone and states:

"... For work in the buffer zone subject to review under 310 CMR 10.02(2)(b)3., the issuing authority shall impose conditions to protect the interests of the Act identified for the adjacent resource area...."

Because of the existing developed nature of the site and proposed mitigating measures, it is EcoTec's opinion that the proposed work in the Buffer Zone will not impact the ability of the adjacent resource area to protect the Interest of the Act.

Compliance with the Sturbridge Wetlands Protection Bylaw and regulations:

Section 365-1.1 provides a Statement of jurisdiction; protected interests; general restrictions; waivers. Subsection (H) 3 provides a waiver provision for small lakefront homes, which this is. The following section provides the Town of Sturbridge Wetlands Protection Bylaw regulatory standards (in italics) followed by a description of how the project was designed to comply with the standards required for issuance of a waiver.

Single-family homes, existing prior to the adoption of these regulations, on small, lakefront lots may, on a case-by-case basis, be granted a partial waiver from the twenty-five-foot and fifty-foot buffer requirements. Granting of a waiver will be based on the following minimum criteria;

(a)

A plan providing for 2:1 mitigation for area disturbed. Said plan shall include, but not be limited to, plantings of naturally occurring vegetation, along the lakefront, which increase the vegetative cover and decrease erosion within the first twenty-five-foot buffer to the lake.

Response: The proposed house, driveway and grading has been designed to keep that work contained within the existing disturbed areas to the extent practicable. Grading within the the first twenty-five-foot buffer to the lake is required to correct the drainage issue. The drainage is currently directed down the stairs resulting in damage to the stairs and a dangerous situation. Therefore, 55 square feet of BVW will be impacted to create a shallow swale to direct water away from the stairs and into the lake. The area is proposed to be replanted with native vegetation along the lakefront. To comply with this standard 55 square feet of replication and 80 square feet of BVW within the twenty five foot Buffer to the lake is proposed to be planted with native shrubs and groundcover.

(b)

Any proposed disturbance shall be minimized and shall be located at the furthest possible distance from the lake.

Response: The proposed house has been shifted to remain completely outside the 50-foot Buffer to the Lake. This will require a variance from the Zoning Board of Appeals, but the proponent hopes that the ZBA will issue a variance, based upon the soil, slope and shape of the lot. This ensures that the proposed structure is located at the furthest possible distance from the lake in accordance with the requirements of the Bylaw regulations.

(c)

Said plan shall prioritize sedimentation and erosion control improvement issues along the most disturbed and vulnerable portions of the lakefront.

Response: The proposed project has been designed to address an erosion issue at the existing stairs to the pond. In addition, the proposed project includes the installation of a deep sump catch basin to provide TSS removal and allows oil and grease to be captured in the basin and a stone lined bioretention area. This will provide a significant improvement over existing conditions and allow accumulated sediment, oil, and grease to be removed by cleaning out the catch basin. This will provide a significant improvement of the water quality reaching the lake.

(d)

Mitigation must occur within the twenty-five-foot buffer first and work outward until the required mitigative effects are achieved.

Response: As required by the Bylaw regulations, the proposed project has been designed to provide all mitigation within the twenty-five-foot Buffer Zone.

(e)

Any additional structure in the fifty-foot buffer must be minimized and placed as far from the lake as possible.

Response: A portion of the existing house is located within the 50-foot Buffer to the lake. The proposed project has been designed to move the proposed structure completely outside the 50-foot Buffer to the lake even though this is not required by the Bylaw regulations.

(f)

Walkways and pathways within the fifty-foot buffer shall utilize pervious materials, to be approved by the Commission.

Response: The proposed project proposes to utilize pervious materials for the walkway to the house. Furthermore, the proponent is proposing to utilize pervious material for the driveway to exceed the requirements of the Bylaw regulations.

In addition, the BVW performance standards include the Massachusetts Wetlands Protection Act regulatory standards. In addition, the Bylaw regulations require the project meet water quality standards, and limit work within rare species and/or areas of critical environmental concern, which are not applicable to the project.

68 Paradise Lane, Sturbridge
February 16, 2023
Page 7.

Conclusion:

Based upon the details provided above, the proposed project has been designed to fully comply with the performance standards of the Wetlands Protection Act and the Town of Sturbridge Wetlands Protection Bylaw. Therefore, the applicant is seeking an Order of Conditions approving the proposed project.

ZONING INFORMATION TABLE - STURBRIDGE, MA

68 PARADISE LANE			
ASSESSOR'S MAP ID: 505-08E42-068 DEED: BK 68327 PG 68			
ZONING: SUBURBAN RESIDENTIAL GROUNDWATER PROTECTION OVERLAY DISTRICT			
EXISTING USE: SINGLE FAMILY RESIDENTIAL	PROPOSED USE: SINGLE FAMILY RESIDENTIAL		
LOT SIZE (MIN.)	REQUIRED		
FRONTAGE	EXISTING		
FRONT SETBACK			
SIDE/REAR SETBACK			
LOT COVERAGE (MAX)			
BUILDING HEIGHT (MAX)			
HABITABLE FLOOR AREA (MIN.)			
IMPERVIOUS AREA			
RESOURCE AREA BUFFER ZONE CALCS			
BUFFER ZONE	25' LAKE	50' LAKE	25'-50' BWV
BUILDING COVERAGE	0 S.F.	134 S.F.	182 S.F.
IMPERVIOUS AREA*	0 S.F.	134 S.F.	536 S.F.
*EXCLUDES EXISTING LAKEFRONT CONC. RETAINING WALL			

- GENERAL NOTES:**
- THIS PLAN IS TO BE UTILIZED ONLY FOR THE PROPOSED CONSTRUCTION AT 68 PARADISE LANE AS ILLUSTRATED HEREON.
 - ALL CHANGES TO THIS PLAN MUST BE IN COMPLIANCE WITH THE TOWN OF STURBRIDGE.
 - ALL SITE WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH THE TOWN OF STURBRIDGE.
 - STURBRIDGE RULES AND REGULATIONS THAT DIFFER FROM THOSE ENCOUNTERED DURING TESTING SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY.
 - PROPERTY LINES SHOWN ON THIS PLAN BASED ON DEED OF RECORD.
 - OFFSETS ARE NOT TO BE USED FOR THE REPRODUCTION OF PROPERTY LINES.
 - ALL VERTICAL ELEVATIONS BASED ON NAD 1988.
 - THE PROPOSED WORK IS SUBJECT TO THE WETLANDS PROTECTION ACT.
 10. THE PROPOSED CONSTRUCTION DOES NOT FALL WITHIN A FLOOD HAZARD ZONE.
 11. BENCHMARKS MUST BE SET PRIOR TO COMMENCEMENT OF ANY WORK.
 12. ALL DISTURBED AREAS TO BE LOAMED, SEEDED, FERTILIZED AND MULCHED.
 13. CONSTRUCTION PHASE UNTIL VEGETATION IS ESTABLISHED AND REPAIRED AS NEEDED.
- NOTES:**
- EXISTING CONDITIONS AS SHOWN ARE BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY MCCLURE ENGINEERING, INC. UPON THE GROUNDS BETWEEN OCTOBER 2022 AND JANUARY 2023.

- GENERAL CONSTRUCTION NOTES:**
- THE CONSTRUCTION SHALL CONFORM TO THE STANDARDS AS SET BY THE STURBRIDGE PLANNING BOARD SUBDIVISION RULES AND REGULATIONS.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
 - ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE TOWN OF STURBRIDGE SPECIFICATIONS AND DETAILS OR IN THE ABSENCE OF APPROPRIATE STANDARDS, THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASSDOT) CONSTRUCTION STANDARDS AND THE MDPW "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", SHALL APPLY.
 - ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
 - THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
 - UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
 - WORK WITHIN THE STREET RIGHT-OF-WAY SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY THE TOWN OF STURBRIDGE D.P.W.
 - ALL CONSTRUCTION CONTROL SHALL BE BASED ON THE APPROVED PLANS.

REVISIONS

REV	DATE	DESCRIPTION	MADE BY

HOR. SCALE IN FEET: 1" = 10'

PETER C. ENGLE, P.E.
PROFESSIONAL ENGINEER
MA LIC. NO. 53736

MARK T. LAPRAD, P.L.S.
PROFESSIONAL LAND SURVEYOR
MA LIC. NO. 38040

LOCUS PLAN
1"=10,000'

TAX MAP REFERENCES:
PARCEL ID: 505-08E42-068

RECORD OWNERS:
JEFFREY D. BUCHANAN
68 PARADISE LANE
STURBRIDGE, MA 01518
DEED BOOK 68327 PAGE 182

DEED REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)
DEED BOOK 68327 PAGE 182

ZONING:
ZONE - SUBURBAN RESIDENTIAL DISTRICT
AREA - 3/4 AC.
FRONTAGE - 125'
FRONT - 30'
SIDE - 15'
REAR - 15'
MAX LOT COVERAGE - 15%

FEMA FLOOD MAP
MAP - 25027C0909E, DATED 7/4/2011

WETLAND DELINEATION PERFORMED BY ECOTEC, INC.
102 GROVE STREET, WORCESTER, MA 01605-2629
ON OCTOBER 24, 2022.

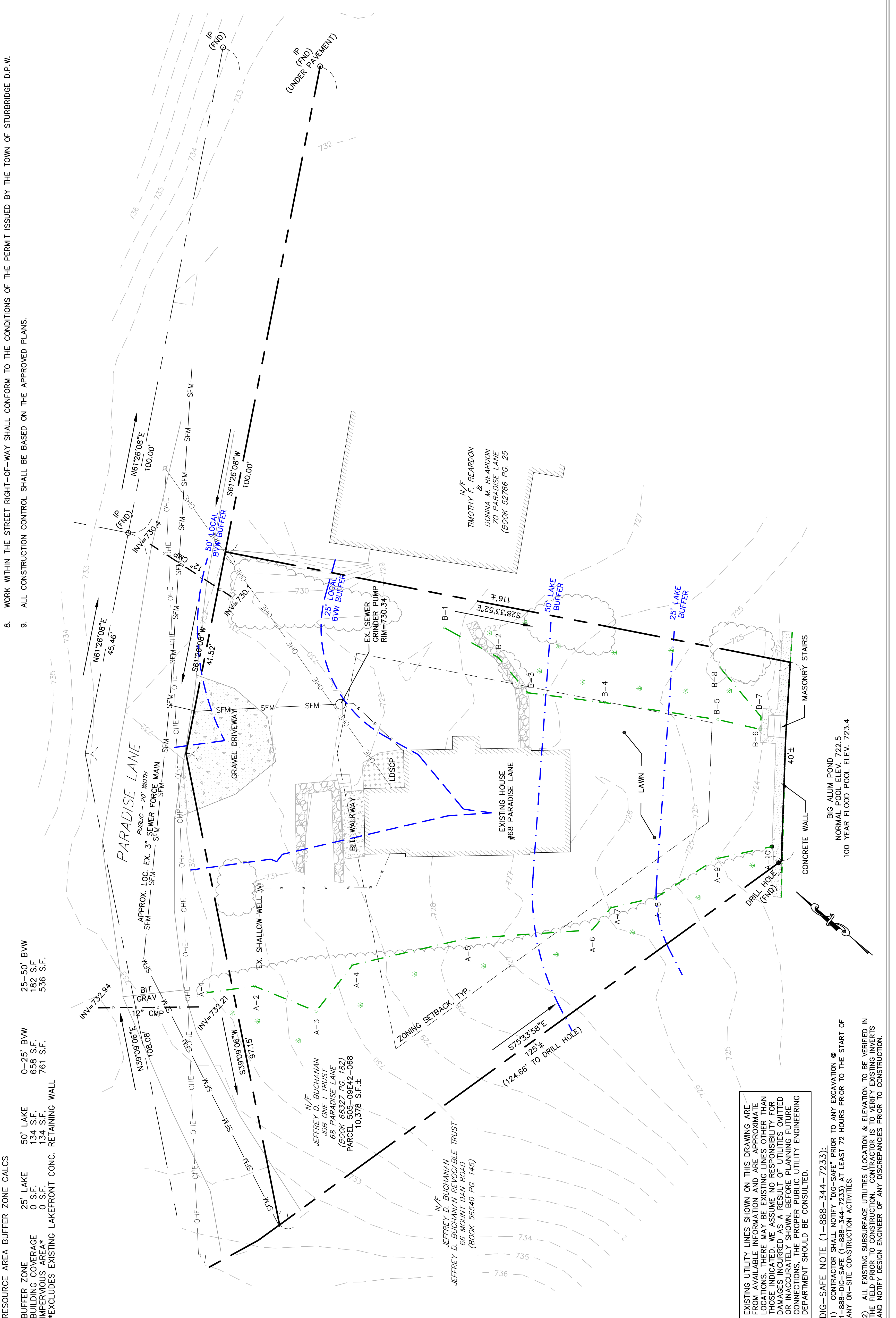
McCLURE ENGINEERING, INC.
119 Worcester Road
Charlton, MA 01507
Tel: (508) 248-2005
Fax: (508) 248-4887
Email: peng@mcclureengineering.com

PROPOSED SITE PLAN
68 PARADISE LANE
STURBRIDGE, MA 01518
PREPARED FOR:
JEFF BUCHANAN
68 PARADISE LANE
STURBRIDGE, MA

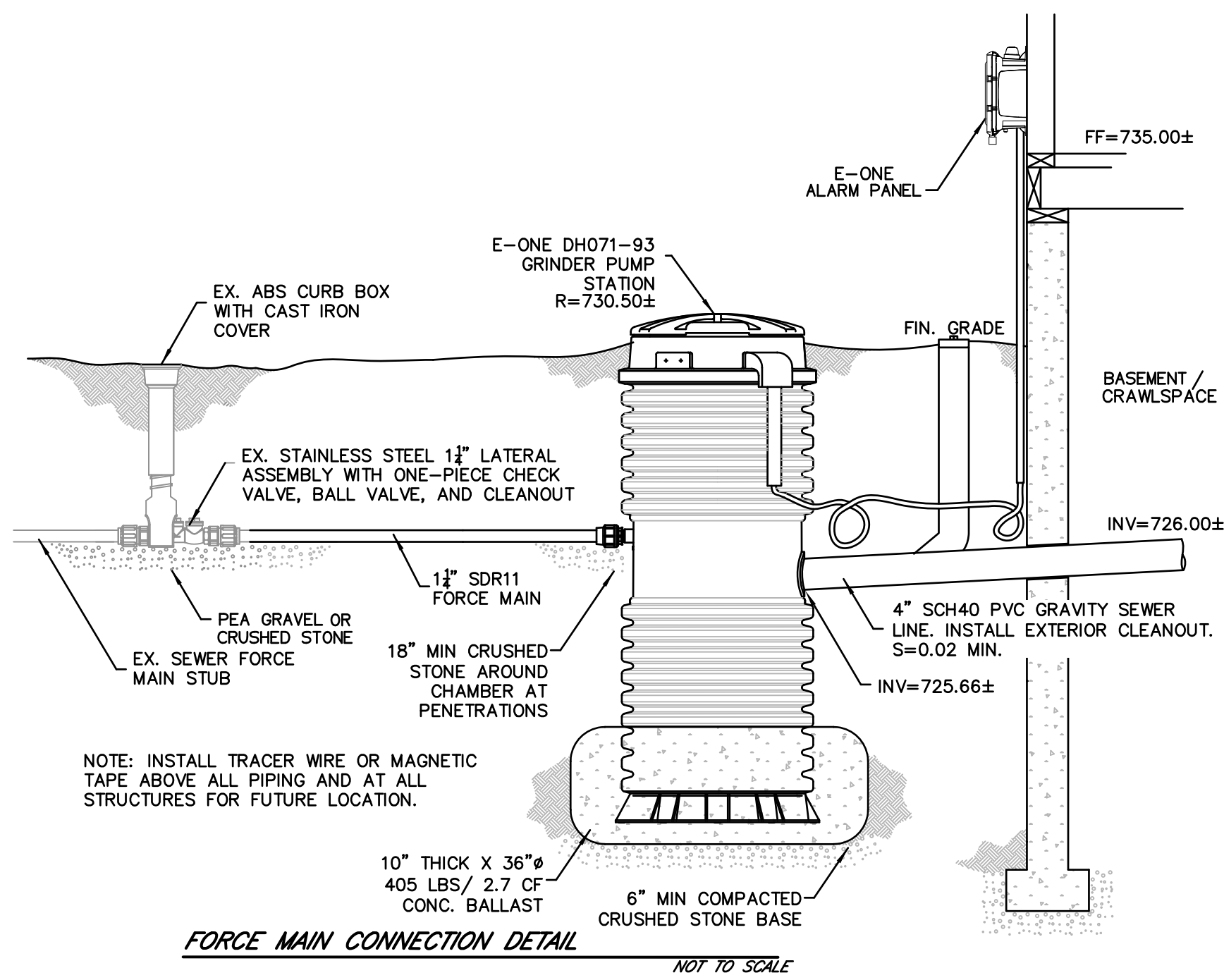
DRAWN BY: J.P.
DATE: 2.15.23
CHK BY: J.P.
SCALE: 1"=30'
PROJ. NO.: 2872819A

EXISTING CONDITIONS PLAN

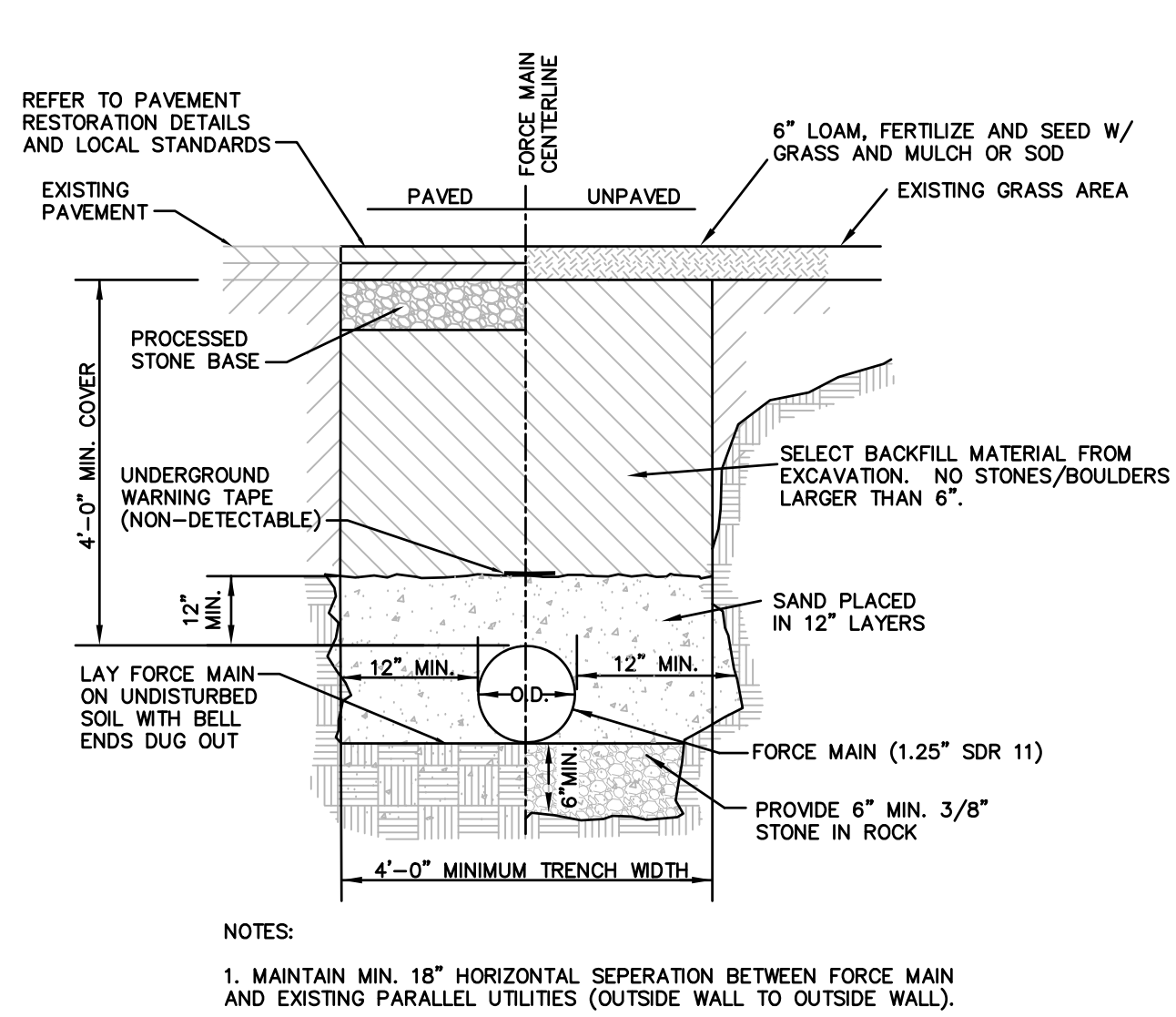
SHEET 1 OF 3



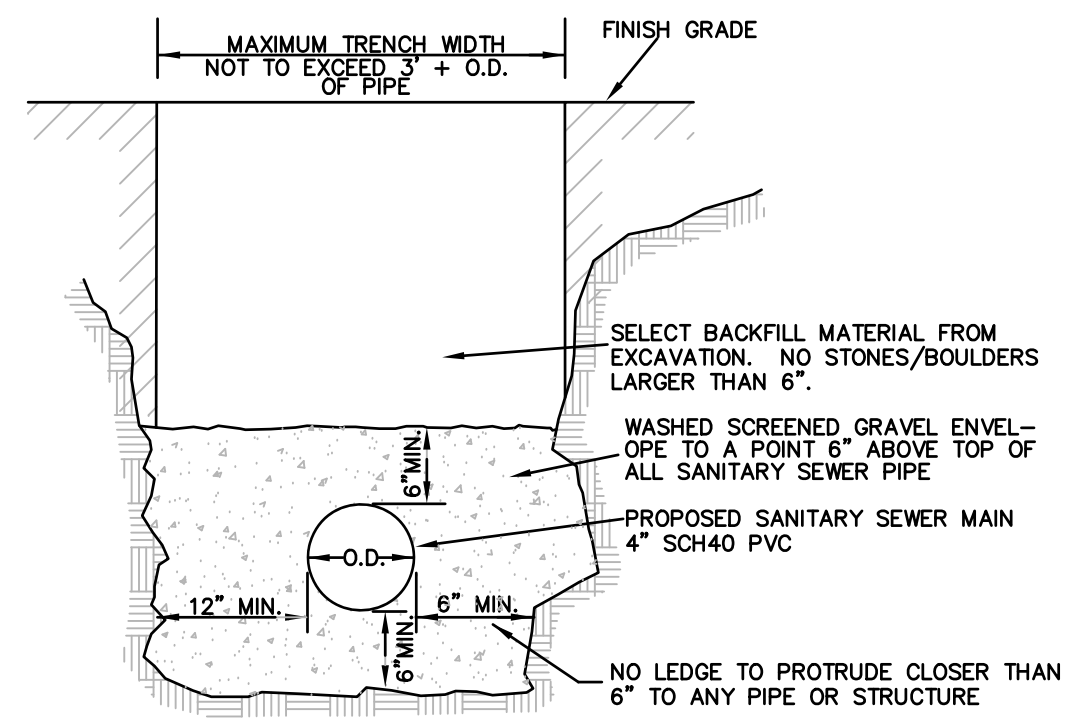
- DIG-SAFE NOTE (1-888-344-7233):**
- CONTRACTOR SHALL NOTIFY "DIG-SAFE" PRIOR TO ANY EXCAVATION @ 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE START OF ANY ON-SITE CONSTRUCTION ACTIVITIES.
 - ALL EXISTING SUBSURFACE UTILITIES (LOCATION & ELEVATION TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION), CONTRACTOR IS TO VERIFY EXISTING INVERTS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN BEFORE PLANNING/FUTURE DEPARTMENT SHOULD BE CONSULTED.



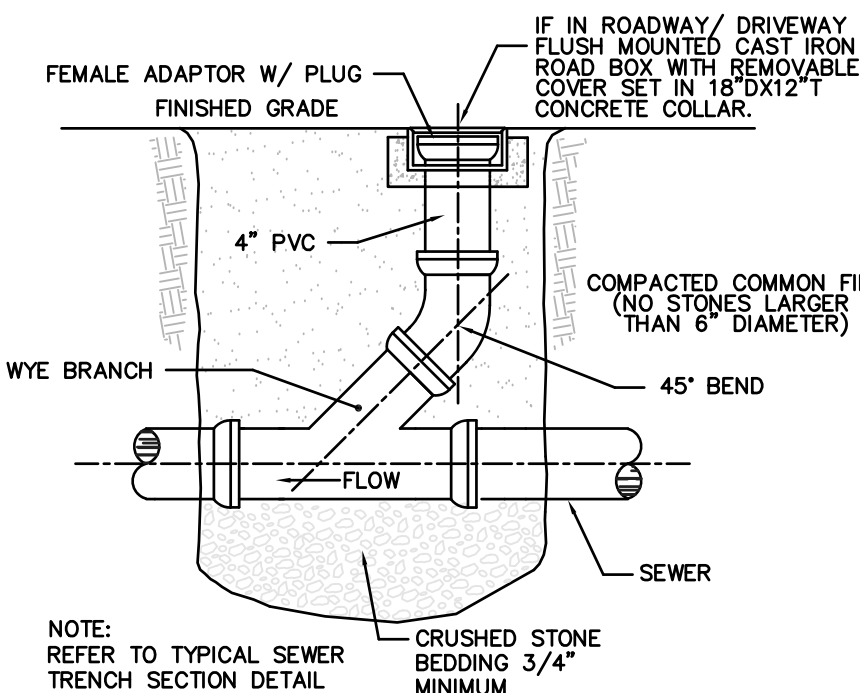
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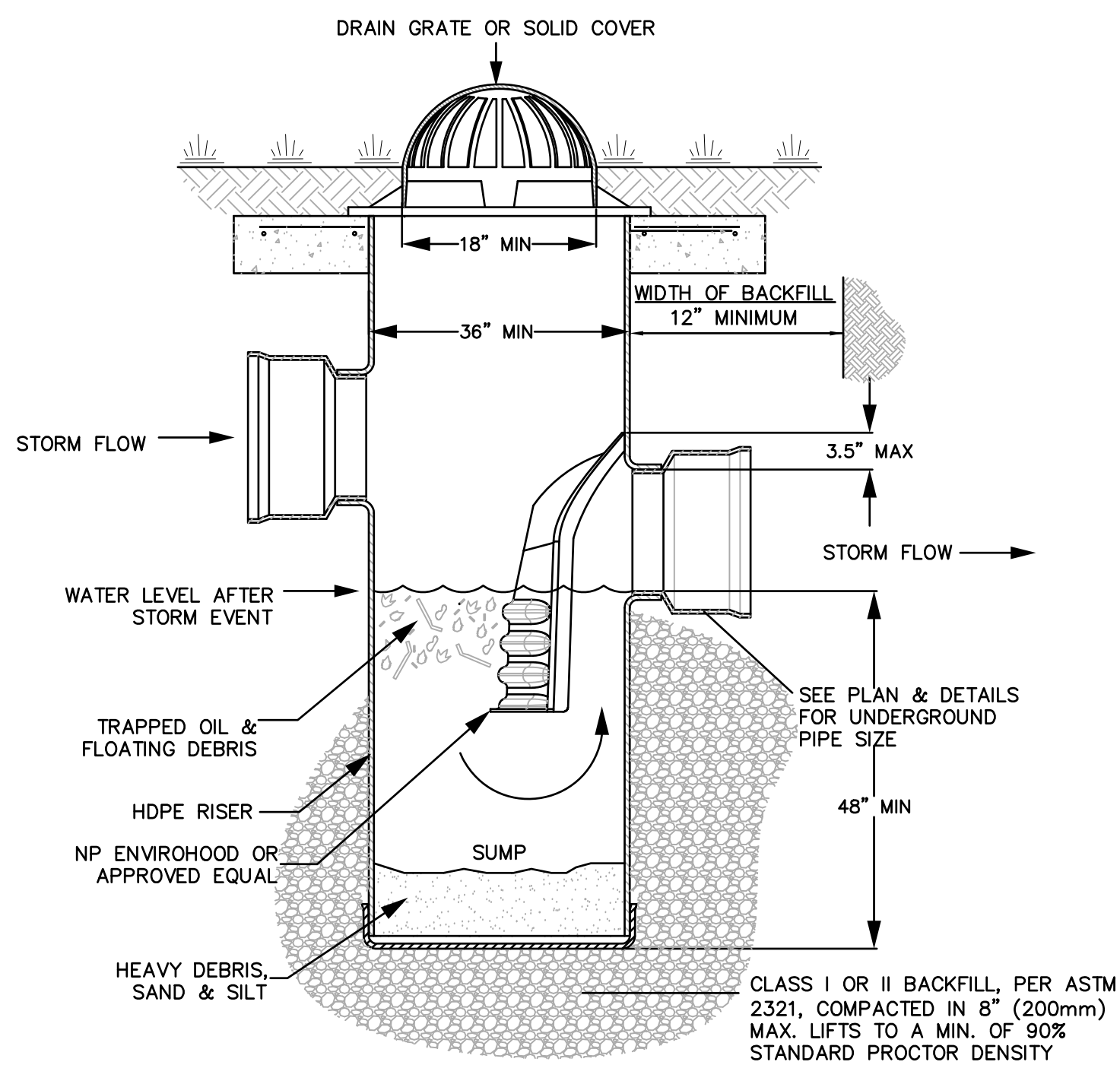
TYP. SEWER FORCE MAIN TRENCH SECTION
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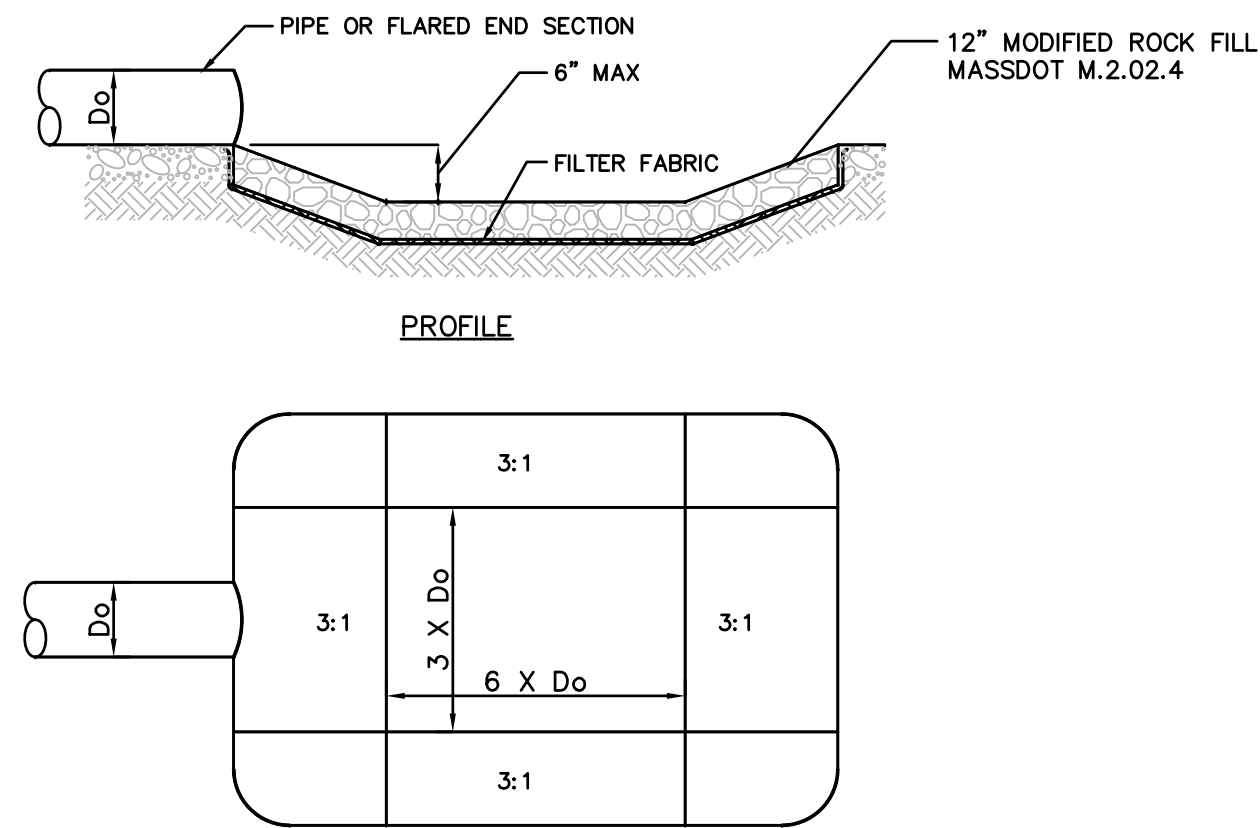
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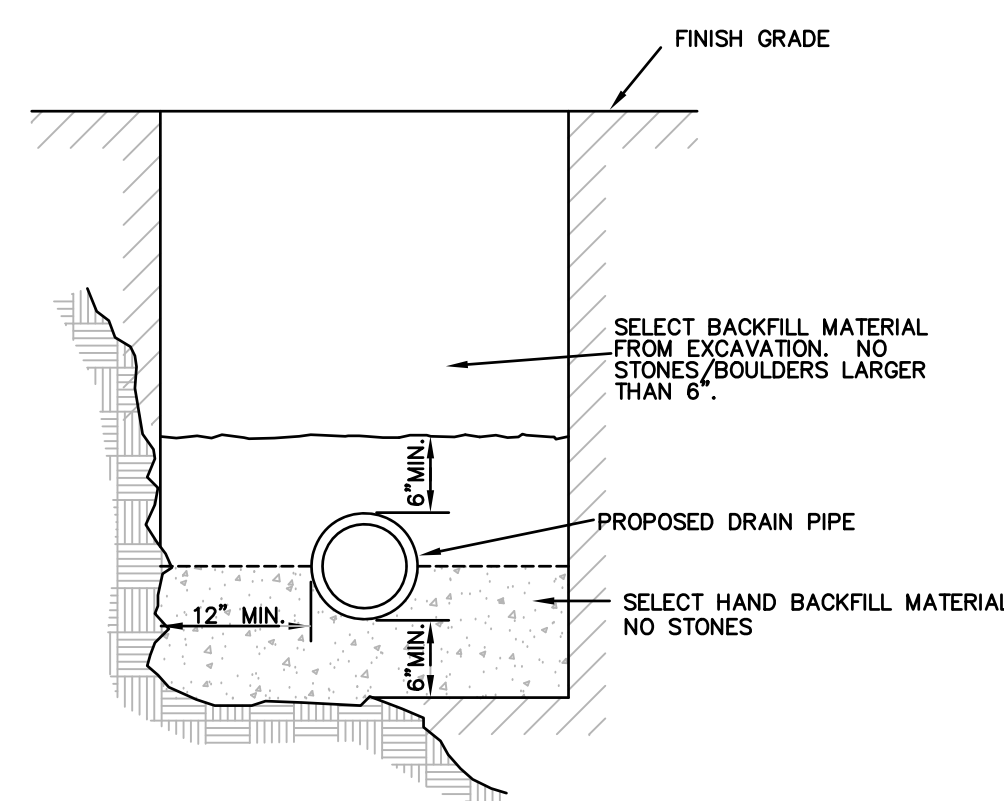
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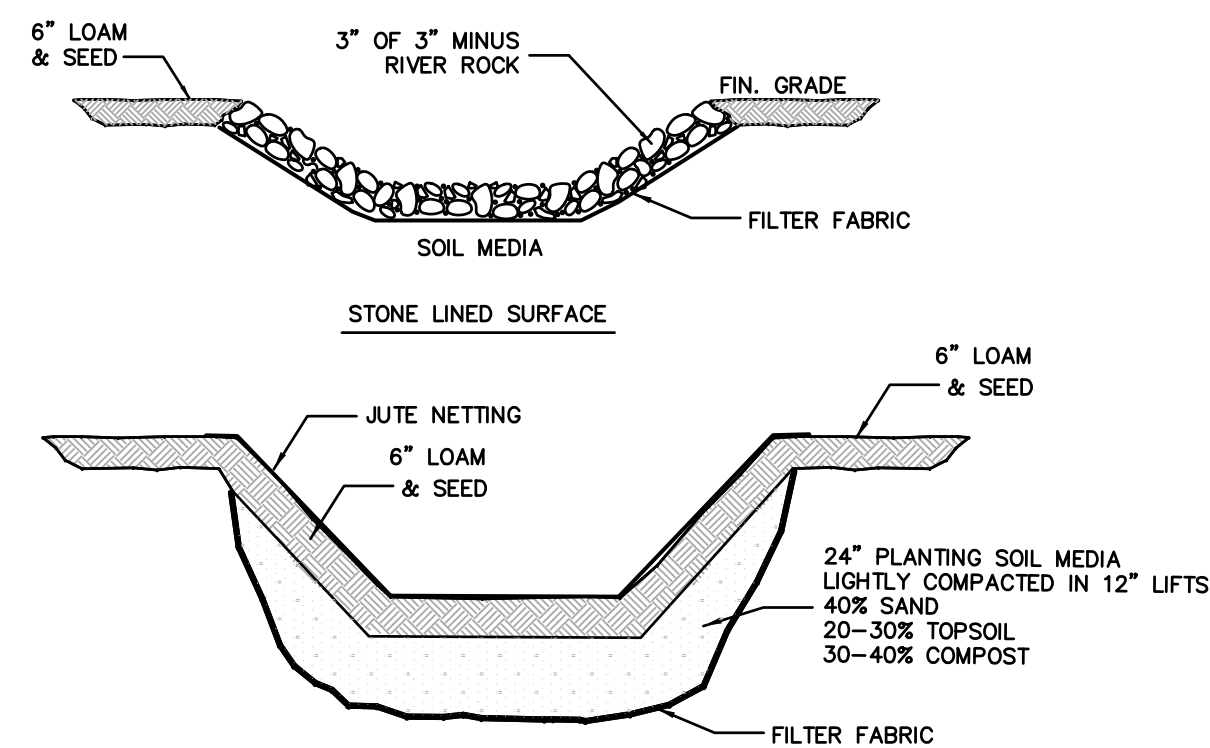
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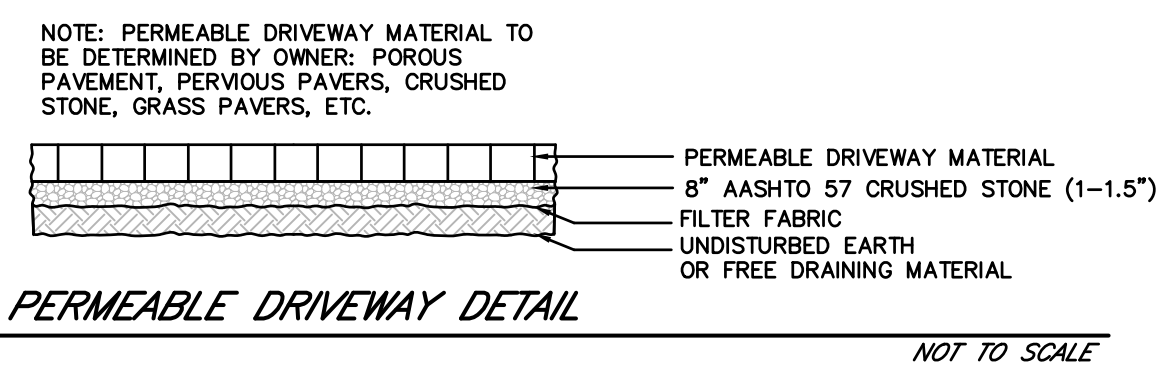
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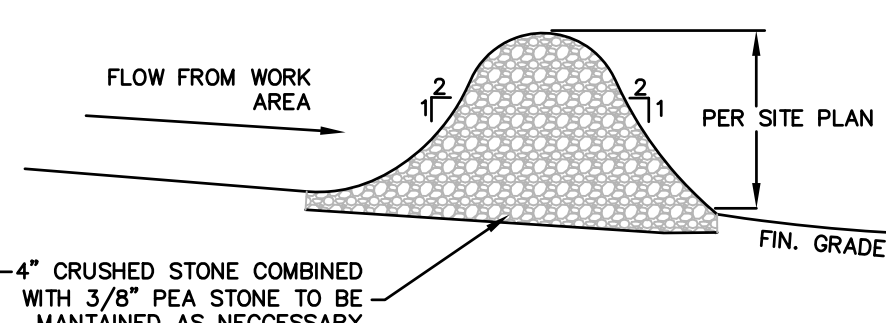
TYP. STORM DRAIN TRENCH SECTION
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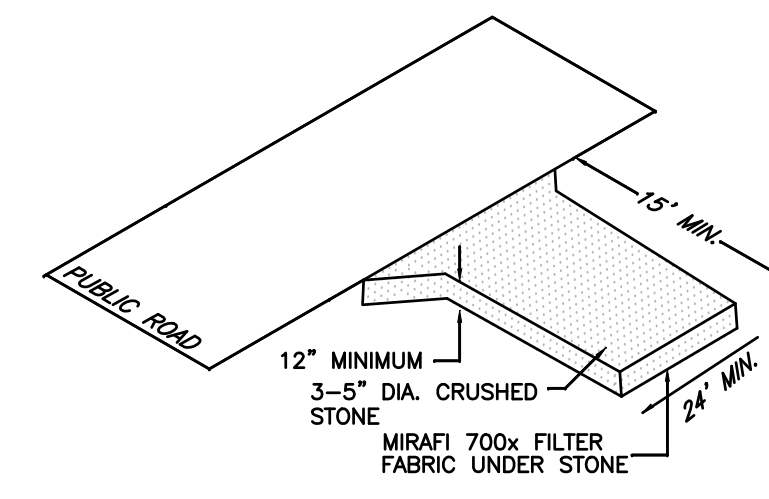
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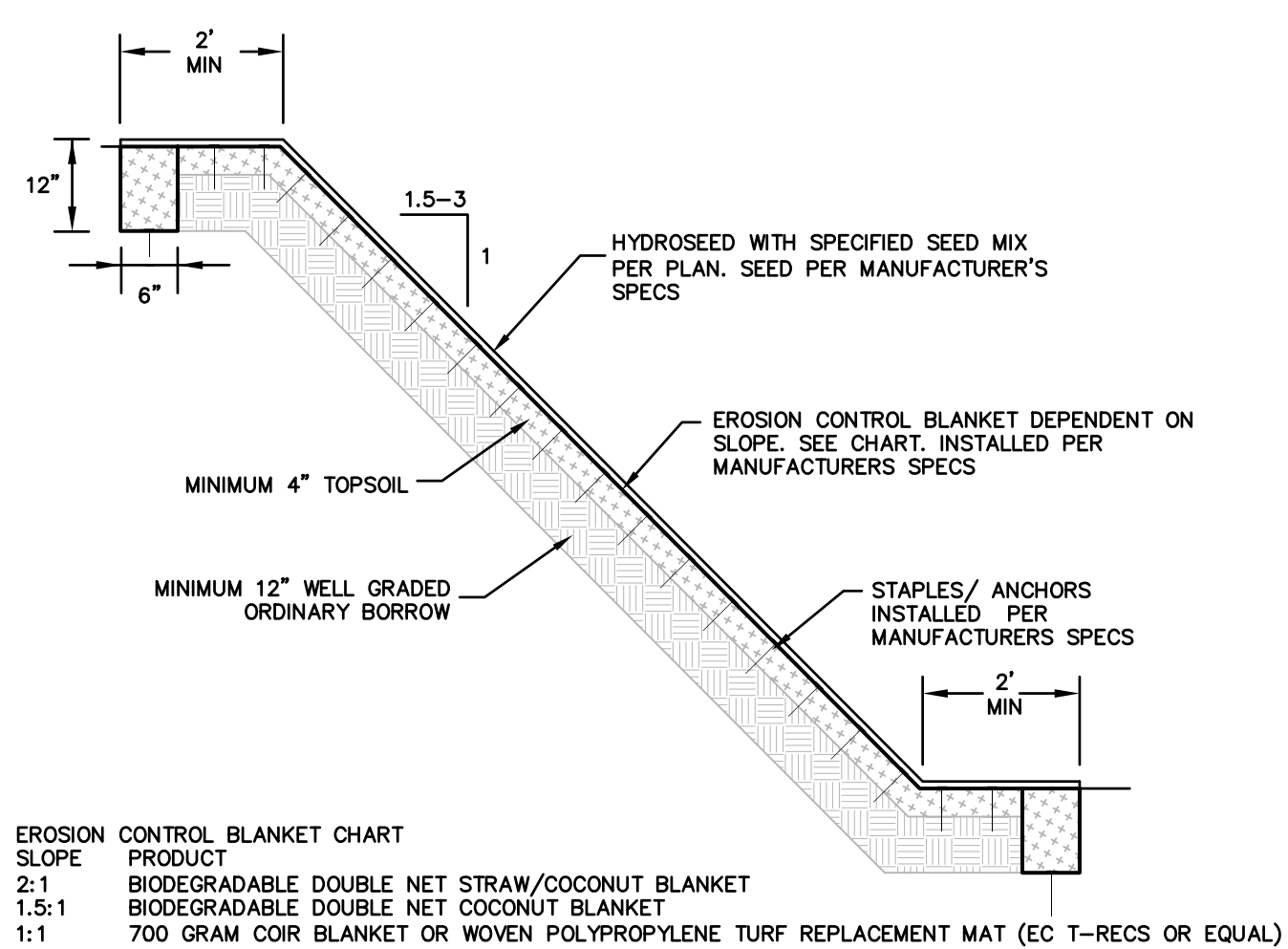
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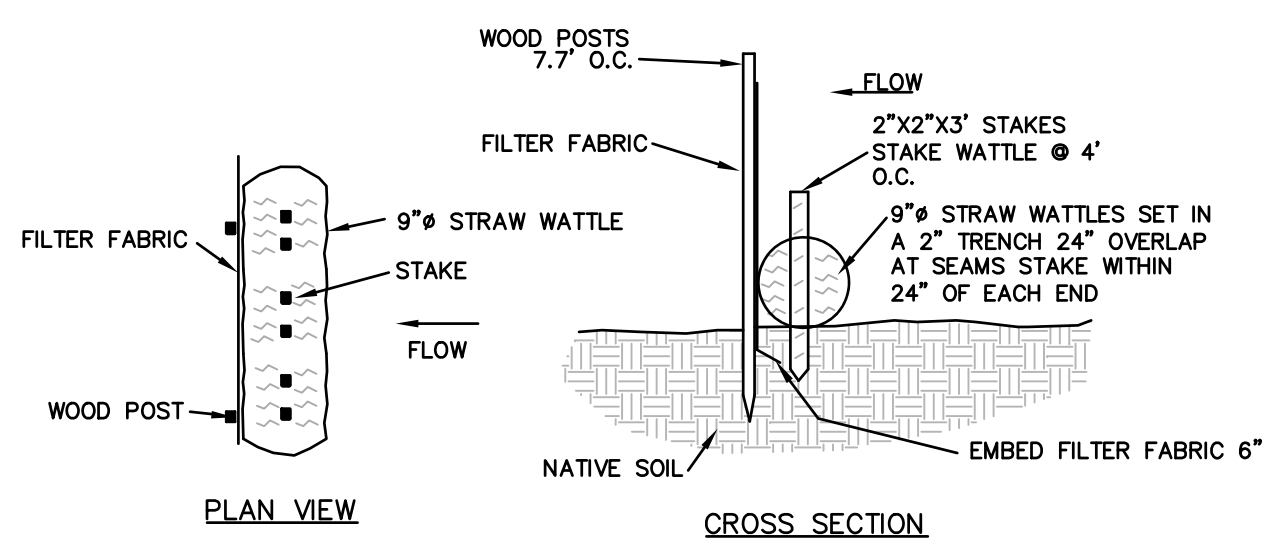
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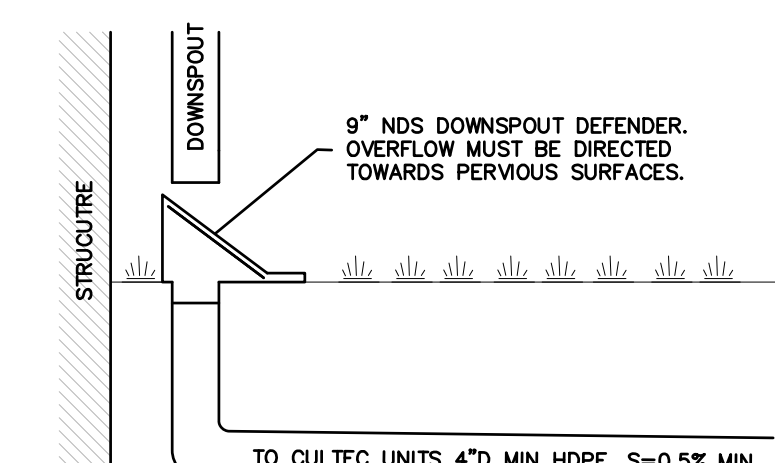
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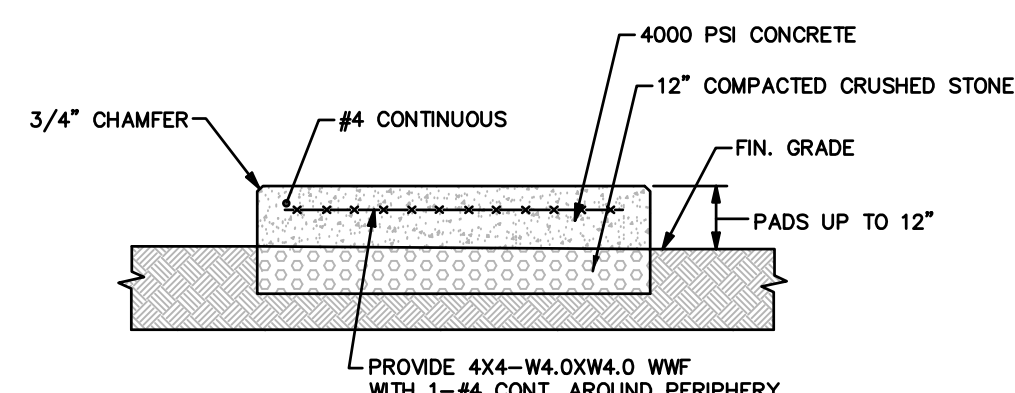
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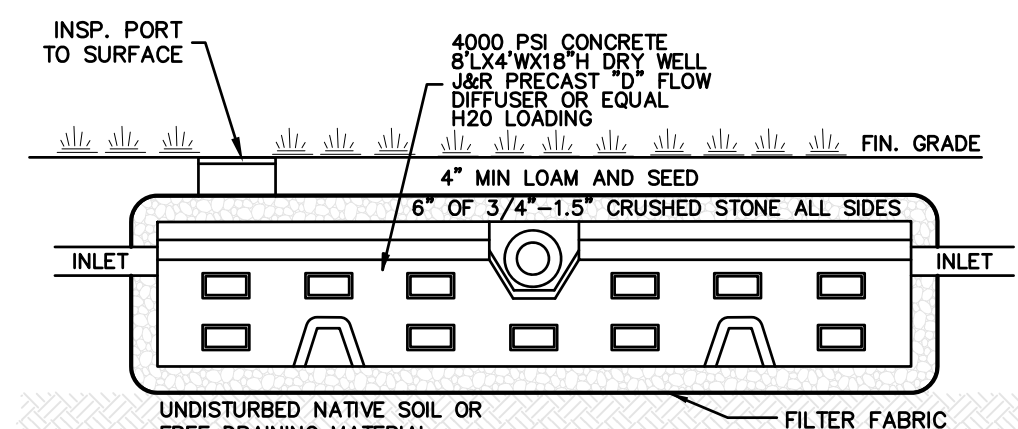
STRAW WATTLE AND SILT FENCE DETAIL
NOT TO SCALE



DOWNSPOUT DETAIL
NOT TO SCALE



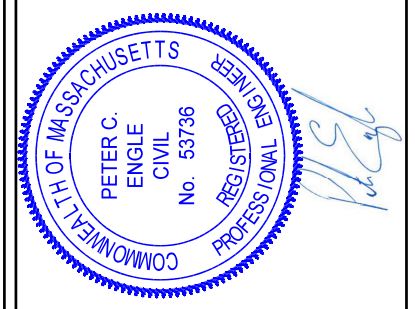
CONCRETE EQUIPMENT PAD DETAIL
NOT TO SCALE



SHALLOW DRY WELL DETAIL
NOT TO SCALE

30	HOR. SCALE IN FEET: 1"=10'	REVISIONS	DESCRIPTION	MADE (APVD)
10				
REV	DATE			

PETER C. ENGLE, P.E.
PROFESSIONAL ENGINEER
MA LIC. NO. 53736



McCLURE ENGINEERING, INC
119 Worcester Road
Charlton, MA 01507
Tel: (508) 248-2005
Fax: (508) 248-4887
Email: pengle@mcclureengineers.com

PROPOSED SITE PLAN
68 PARADISE LANE
STURBRIDGE, MA 01518
PREPARED FOR:
JEFF BUCHANAN
68 PARADISE LANE
STURBRIDGE, MA

DRAWN BY:	IP
DATE:	2.15.23
CHK BY:	PE
SCALE:	1"=10'
PROJ. NO.:	287-2819-N