



Town of Sturbridge Conservation Commission

Request for Determination of Applicability Application Coversheet/Checklist

Date 2/20/2022

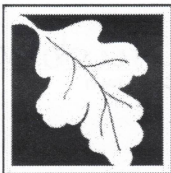
Fill all white cells completely

Parcel		Applicant name	
Address	380 Main Street Sturbridge, MA 01566	Address	Lynn Cormier 58 Town Farm Rd North Brookfield, MA 01535
Assessors		Email	lacormier@aol.com
Map/Plat		Phone	508-320-3155
Book & Page	62737 and 244		
Owner name		Representative	
Address	Lynn Cormier 58 Town Farm Rd North Brookfield, MA 01535	Address	
Email	lacormier@aol.com	Email	
Phone	508-320-3155	Phone	

Wetland type		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 RDA

State Form: WPA Form 1	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Plan	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Proof of Mailing to DEP	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Narrative	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Proof that all relevant perf. standards are met	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
TOPO Map identifying locus with scale	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Natural Heritage Map with WH, PH, & VP data	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Fees \$25	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information	
★ Certified abutters list (within 200')	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
★ Abutter notification form	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
★ Affidavit & proof -- bring to hearing	Present them at the hearing
Other Attachments, e.g.	



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Sturbridge
City/Town

WPA Form 1- Request for Determination of Applicability

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

A. General Information

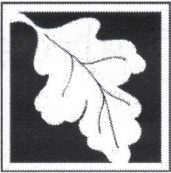
Important:
When filling out
forms on the
computer, use
only the tab key
to move your
cursor - do not
use the return
key.



1. Applicant:
- Name Lynn Cormier E-Mail Address lacormier@aol.com
- Mailing Address 58 Town Farm Road
- City/Town North Brookfield State MA Zip Code 01535
- Phone Number 508-320-3155 Fax Number (if applicable) _____
2. Representative (if any):
- Firm _____
- Contact Name _____ E-Mail Address _____
- Mailing Address _____
- City/Town _____ State _____ Zip Code _____
- Phone Number _____ Fax Number (if applicable) _____

B. Determinations

1. I request the Sturbridge Conservation Commission make the following determination(s). Check any that apply:
- ☒ a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- ☐ c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- ☒ d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:
- Sturbridge
Name of Municipality
- ☐ e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

380 Main Street
Street Address

Sturbridge, MA 01566
City/Town

Assessors Map/Plat Number

4150 2457380
Parcel/Lot Number

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

Narrative - see next page

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

Plan Existing Site Plan w/minor Alterations
Title

Date

Mass Mapper - Site
Title

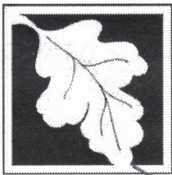
Date

380 Main Topographical Map
Title

Date

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

Narrative - see next page



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

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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D. Signatures and Submittal Requirements

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

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

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

Name and address of the property owner:

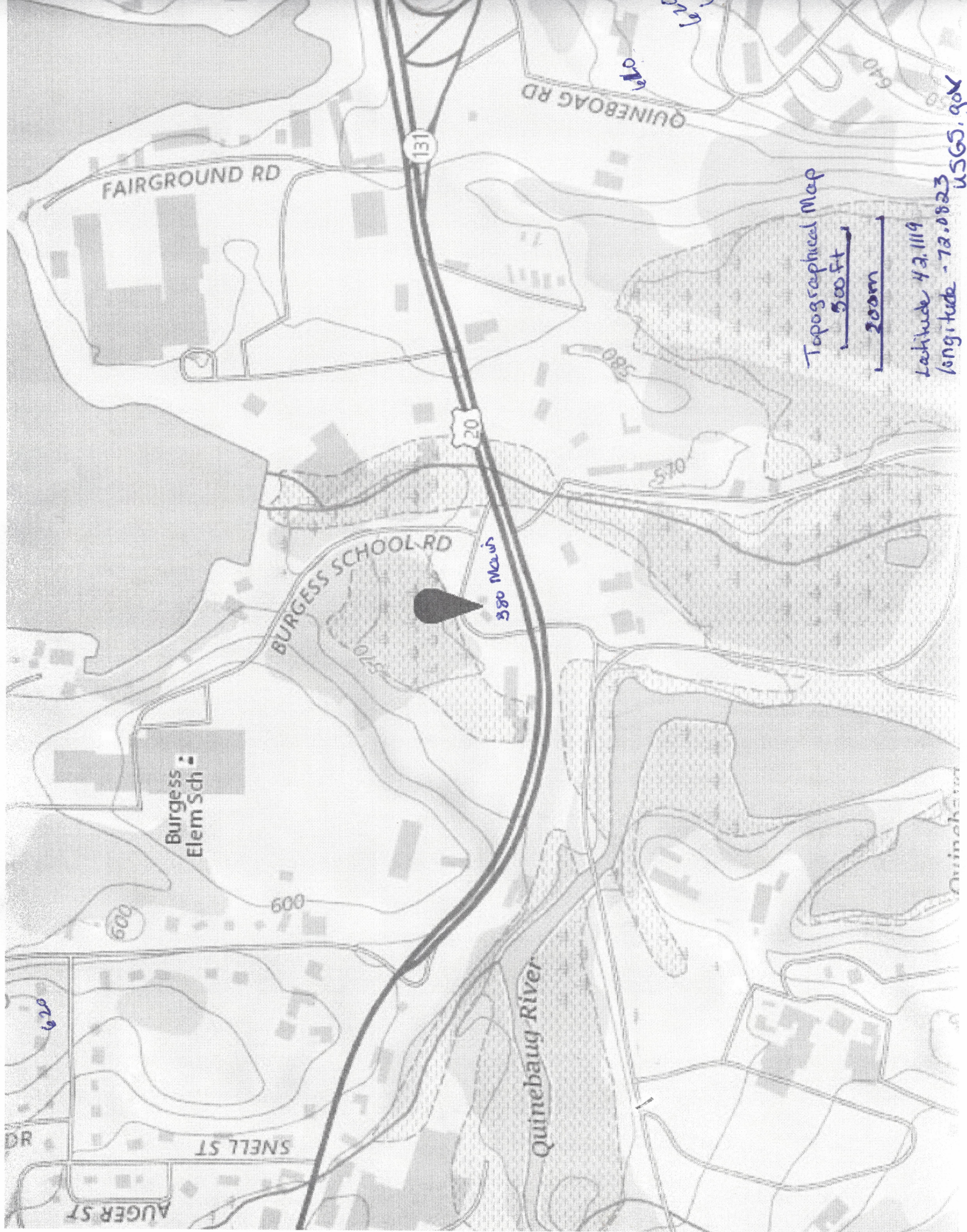
Name Lynn A Cormier
Mailing Address 58 Town Farm Road
City/Town North Brookfield
State Massachusetts Zip Code 01535

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant Lynn A Cormier Date 2/20/2022

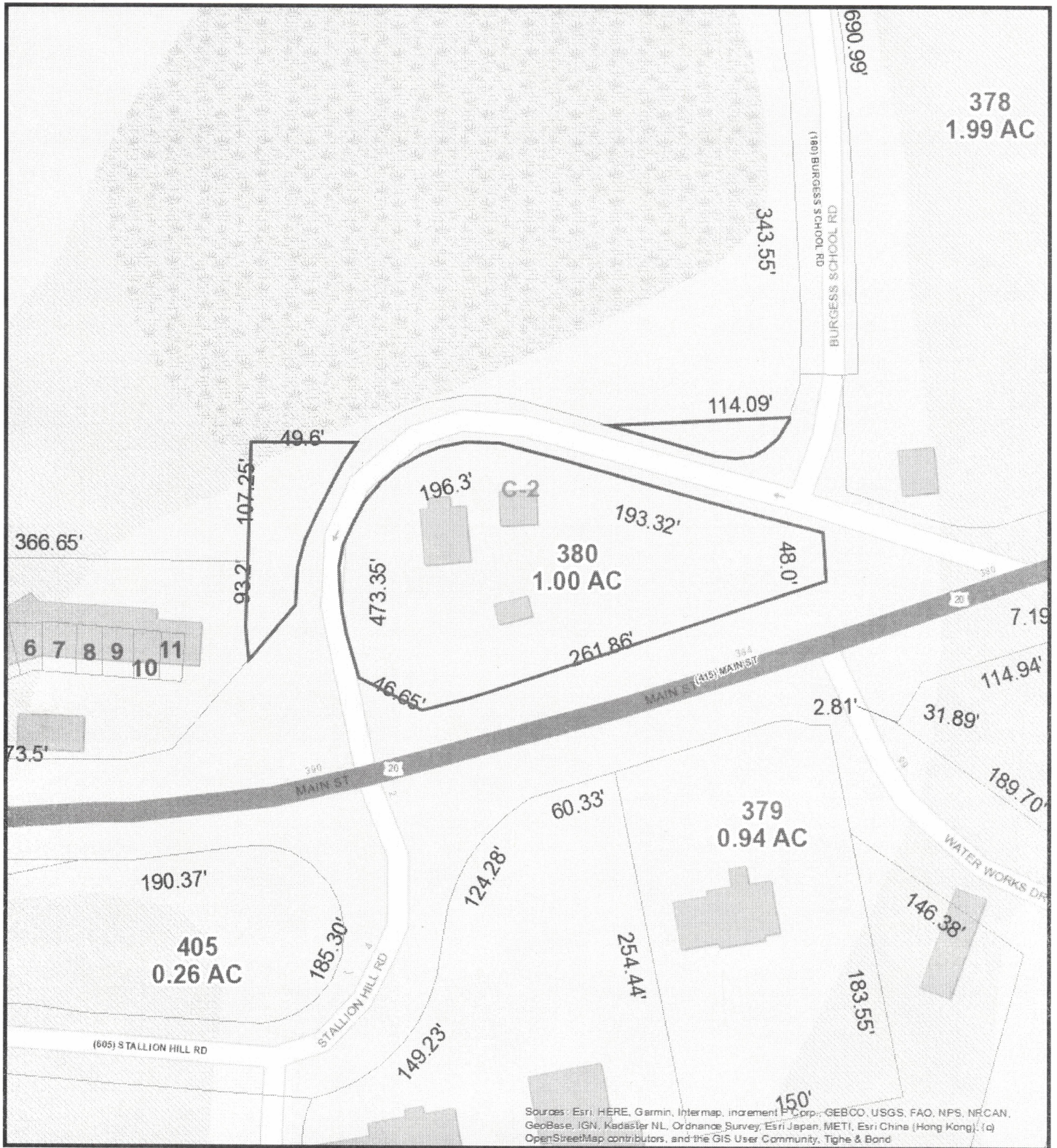
Signature of Representative (if any) _____ Date _____



Topographical Map

300 ft
200m

Latitude 42.1119
Longitude -72.0823



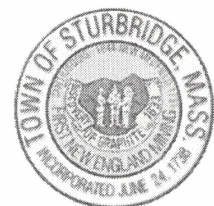
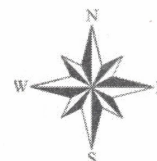
Wicked Licks

2/20/2022 6:13:29 PM

Scale: 1"=94'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.





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: Lynn A Cormier

Property Location: 380 Main Street

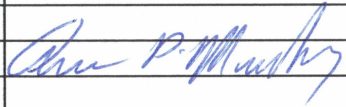
☒ The license/permit may be released.

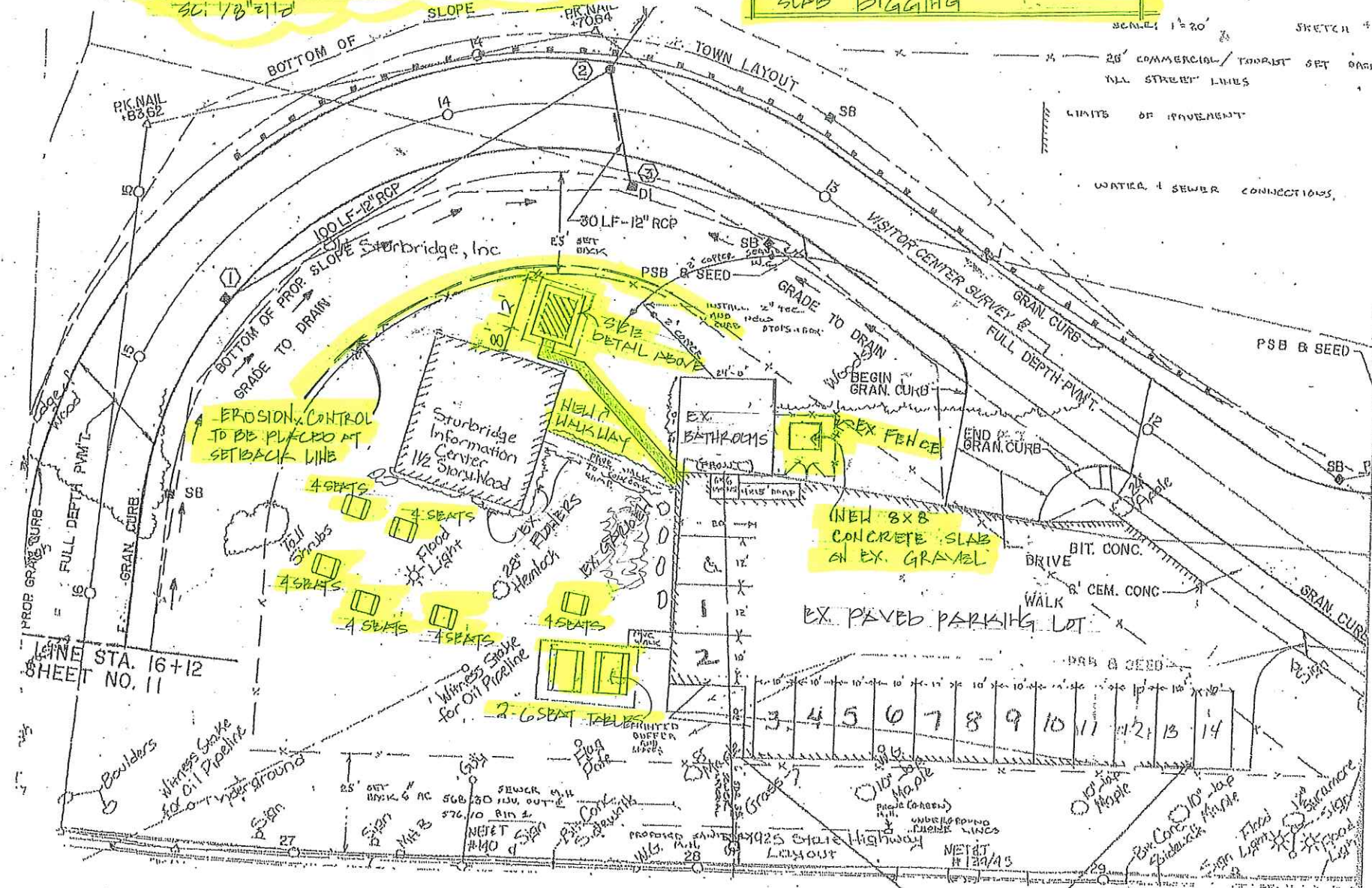
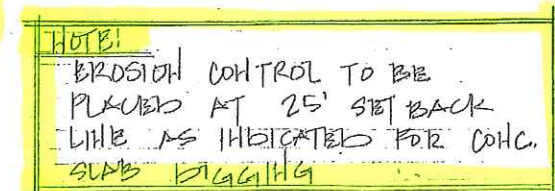
☐ The license/permit may not be released.


for Finance Director

Date

2/14/2022

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
415-02457-U1	AALIYAH LLC	2138 SILAS DEANE HIGHWAY	ROCKY HILL	CT	06067	392 MAIN STREET - UNIT 1
415-02457-U2	CGY, LLC	327 PLEASANTDALE ROAD	RUTLAND	MA	01543	392 MAIN STREET - UNIT 2
415-02457-U4	CGY, LLC	327 PLEASANTDALE ROAD	RUTLAND	MA	01543	392 MAIN STREET - UNIT 4
415-02457-U3	CGY, LLC	327 PLEASANTDALE ROAD	RUTLAND	MA	01543	392 MAIN STREET - UNIT 3
415-02457-U5	CGY, LLC	327 PLEASANTDALE ROAD	RUTLAND	MA	01543	392 MAIN STREET - UNIT 5
415-02457-U6	CGY, LLC	327 PLEASANTDALE ROAD	RUTLAND	MA	01543	392 MAIN STREET - UNIT 6
415-02457-U7	CGY, LLC	327 PLEASANTDALE ROAD	RUTLAND	MA	01543	392 MAIN STREET - UNIT 7
415-02457-U11	CGY, LLC	327 PLEASANTDALE ROAD	RUTLAND	MA	01543	392 MAIN STREET - UNIT 11
415-02457-U10	CGY, LLC	327 PLEASANTDALE ROAD	RUTLAND	MA	01543	392 MAIN STREET - UNIT 10
415-02457-407	MARIN REALTY INC	97 ARNOLD ROAD	FISKDALE	MA	01518	407 MAIN STREET
491-02455-001	OLD STURBRIDGE VILLAGE	1 OLD STURBRIDGE VILLAGE RD	STURBRIDGE	MA	01566	1 OLD STURBRIDGE VILLAGE RD
415-02448-376	ROLILA LLC	115 PEMBROKE TERRACE	E LONGMEADOW	MA	01028	376 MAIN STREET
415-02457-379	S-BNK STURBRIDGE LLC	2 MORRISSEY BLVD	DORCHESTER	MA	02125	379 MAIN STREET
415-02458-371	STURBRIDGE CORP	1 OLD STURBRIDGE VILLAGE RD	STURBRIDGE	MA	01566	369-371 MAIN STREET
180-02447-048	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	48 BURGESS SCHOOL ROAD
415-02448-378	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	378 MAIN STREET
415-02456-405	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	405 MAIN STREET
180-02444-045	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	45 BURGESS SCHOOL ROAD
415-02457-U8	TREITMAN BRIAN M	392 MAIN STREET	STURBRIDGE	MA	01566	392 MAIN STREET - UNIT 8
415-02457-U9	TREITMAN BRIAN M	392 MAIN STREET	STURBRIDGE	MA	01566	392 MAIN STREET - UNIT 9
	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: 380 MAIN STREET						
Certified Copy						
Assessor:						
Date:	2-12-2022					



EXISTING SITE PLAN W/ MINOR ALTERATIONS

Section C

1. b. Area Description

The majority of the 1 acre parcel of land is located between a one-way paved road that allows cars to cross a 4 lane road (Route 20) or reverse directions, and the paved Route 20. The parcel contains two existing buildings; one of which is a south-facing 1.5 story building (gross area of 2,492 ft²) with an unfinished basement that has an existing concrete ramp leading to the eastern side entrance of the building from the north west end of the 4,000 ft² parking lot and the second is a south-facing 1 story 576 ft² building that is a restroom facility located just off the north western side of parking lot. Adjacent to the east end of this restroom facility there is a 16'x15' fenced in area that has a dirt surface. The west side has 3 lilac bushes planted alongside it. These two buildings are located in the north western portion of the parcel between the two paved roads. There is also a covered concrete 288 ft² concrete pad that is located south of the two buildings. The south side of the 1.5 story building has a small garden area running along it with shrubs, perennials and ornamental grasses that continue along the concrete ramp. Along the west end of the parking lot there are boulders with a small garden to the west side. The rest of the parcel has trees planted throughout. The north side of the 1.5 story building has a double door storage area at the west end, then an exterior door to the cellar, an exterior door to the main floor of the building, an L-shaped wood stairway to the 2nd level and another double door storage area at the east end. North of this double door storage area to the restroom building is an open area of lawn to the road.

2. a. Work Description

i) On the northern side of the 1.5 story building, 8' north from the eastern side double door storage area, is an open area of lawn where a proposed Heli 10' x 12' CoHc Slab is to be placed for a 8'x10' walk-in freezer. A dig area of 2' will surround the perimeter for the slab. Erosion control (staked 9" straw wattles) will be placed at the 25' set back line, indicated on *Existing Site Plan w/minor Alterations*, around the dig area for the slab. (Note-The road elevation is higher than the proposed concrete slab for the freezer.) From the middle of the south end of the slab, parallel to the building, to the end of the building, then running southeast to the west end of the parking lot, there will be a proposed ~ 37' walk-way that is 48" wide.

ii) In the fenced in area, adjacent to the eastern side of the restroom facility, 6" of gravel will be poured and a proposed new 8'x 8' concrete pad will be placed for a trash receptacle.

iii) The covered concrete pad south of the two main buildings will contain two 6' 6-seated picnic tables.

iv) Six 48" square or round 4-seated picnic tables will be placed on the lawn to the south of the 1.5 story building. These tables will be in the open area, no further south than the southern side of the covered concrete slab and no further west than the inner most tall shrubs/trees.