



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

<b>Date</b>	
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in all white cells completely

<b>Parcel</b>		<b>Applicant name</b>	Sturbridge Retail Management, LLC
Address	212, 216 & 226 Charlton Road	Address	30200 Telegraph Road, Bingham Farms, MI 48025
Assessors	Map 2528, Lot 216, 212	Email	sburgner@alrigusa.com
Map/Plat		Phone	248-646-9999
Book & Page	BK 17613, PG 158 , BK 62355, PG 165 & BK 52568, PG 348		
<b>Owner name</b>	Katherine Thompson, Christine Lena, Steven J & Theresa Saletnik	<b>Representative</b>	Stonefield Engineering & Design, LLC
Address	212 - 84 Sturbridge Hills Rd, 216 - P.O. BOX 563, Sturbridge, MA 01566 226 - P.O. BOX 468 STURBRIDGE, MA 01566	Address	120 Washington Street Suite 201 Salem, MA 01970
Email	charlfam@aol.com, jonathanmocc@aol.com, saletnik@msn.com	Email	jmodestow@stonefieldeng.com
Phone	(413)-537-6404, (508)-612-4911, (508)-347-1952	Phone	617-203-2076

FI

<b>Wetland type</b>	Bordering vegetated wetlands	<b>sf/cf affected</b>	0 SF	<b>Relevant Perf. Standards</b>	10. <u>365-1.3</u>
<b>Wetland type</b>		<b>sf/cf affected</b>		<b>Relevant Perf. Standards</b>	10. <u>365-1.4</u>
<b>Wetland type</b>		<b>sf/cf affected</b>		<b>Relevant Perf. Standards</b>	10. _____

Components of a Complete NOI Application

<b>State Form: NOI Form 3</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Engineered Plan</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Proof of Mailing to DEP</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Narrative</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Proof that all relevant perf. standards are met</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>TOPO Map identifying locus with scale</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>FIRM Map identifying locus with scale</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Natural Heritage Map with WH, PH, &amp; VP data</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <span style="float: right;">Included? <input type="checkbox"/></span>
<b>Delineation lines (backup material)</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Tax Form</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Fees</b>	
★ Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Filing Fee Worksheet	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Town portion of state filing fee	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Sturbridge local filing fee <u>\$</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Abutter Information</b>	
★ Certified abutters list (within 200')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Abutter notification form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Affidavit & proof -- bring to hearing	<i>Present them at the hearing</i>
<b>Other Attachments, e.g.</b>	
<b>Confirmation of submission to NHESP</b>	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
<b>Planting Plan</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
<b>Floodplain analysis</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
<b>Stormwater analysis</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable

Components of a Complete NOI Application

## Conservation Commission Wetland Permit Process

NOI	Process
1	<b>Obtain a Certified list of all abutters within 200' of property lines from the Assessor's Office.</b> <i>(may take 10 business days)</i>
2	<b>Obtain a Tax Form Sign-Off by the Finance Department</b>
3	<p><b>Submit applications (see bullets below) by noon of the Tuesday deadline</b> (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"> <li>• <b>This coversheet</b> (1 paper copy)</li> <li>• <b>Complete application</b> -- see the checklist on the other side of this page (2 paper copies and 1 pdf) <ul style="list-style-type: none"> <li>• <i>Plans must be stamped by an engineer if any component of the project requires engineering.</i></li> </ul> </li> <li>• <b>Checks</b></li> </ul> <p>b. <u>To Mass DEP Central Regional Office</u>: 8 New Bond Street, Worcester, MA 01606</p> <ul style="list-style-type: none"> <li>• <b>Complete application</b> -- see the checklist on the other side of this page (1 paper copy)</li> <li>• <b>Photocopy of the two state checks</b></li> <li>• <b>Email a complete application to CERO_NOI@mass.gov</b></li> </ul> <p>c. <u>To DEP Lock Box</u>: Box 4062, Boston MA 02211</p> <ul style="list-style-type: none"> <li>• <b>Check</b> for state portion of the state fee</li> <li>• <b>Fee transmittal form</b></li> </ul>
4	<i>Upon receipt of a complete application, the Conservation Agent will <b>schedule a Public hearing/meeting.</b></i>
5	Once you are provided the date and time of the hearing, <b>notify all abutters within 200' of the property line</b> using the Town's " <b>Notification to Abutters Form</b> " by <b>certified mail, certificate of mailing, or hand delivery with signatures 7 business days prior to the Hearing.</b> (Present proof of notification prior to the beginning of the public hearing.)
6	<i>The Conservation Agent will <b>place a legal ad in a local newspaper</b> and the <b>Applicant will be billed for the ad.</b></i>
7	<b>Stake the project.</b> 2 weeks in advance of the public hearing, stake all proposed structures, erosion control barriers, stormwater systems, etc. within Con Com jurisdiction. (See SWB Regulations)
8	<i>The Conservation Commission and/or Agent will perform a <b>site visit</b> before the public hearing to confirm existing conditions and proposed work. If you wish to be informed of the time of the visit, please contact the Con Com office.</i>
9	<p><b>Attend the public hearing/meeting.</b> The applicant or representative is required to <b>provide proof of abutter notification (including Affidavit of Service), proof of legal advertisement,</b> briefly <b>present the project,</b> and <b>answer any questions about possible impacts on wetlands.</b> At the end of the hearing, the Con Com will either:</p> <ul style="list-style-type: none"> <li>• <b>Issue an <u>Order of Conditions</u> (OOC)</b> approving or denying the project, <b>or</b></li> <li>• <b>Approve a continuation</b> of the public hearing to allow time for additional information to be provided.</li> </ul>
10	<b>Receive and read the decision and understand the conditions.</b> Contact the Con Com if you have any questions. Some conditions are temporary (such as maintaining erosion controls), and some are perpetual (such as maintaining restoration planting areas or limiting the use of fertilizers).
11	<b>Wait-out the 10-Day appeal period.</b> A decision of the Con Com can be appealed by MassDEP or by any abutter, applicant, or 10-citizen group within 10 business days of the decision.
12	<b>Record the Order</b> at the Registry of Deeds. Provide proof of recording to the Conservation office along with signed Certificates of Understanding.
13	<b>Install MassDEP file number sign and erosion controls.</b>
14	<b>Schedule and attend a pre-construction site visit.</b> Contact the Conservation office to schedule the site visit.
15	<b>Execute the project.</b> The project must be completed within 3 years, unless an extension of the permit is issued; extensions must be requested at least 30 days prior to the expiration of the permit.
16	<b>Request a Certificate of Compliance (COC).</b> Once the project is complete and all conditions have been satisfied, request a COC from the Conservation office by submitting at least: (1) DEP <b>Form 8a</b> , (2) a stamped <b>as-built plan</b> , and (3) a <b>letter from the engineer</b> stating that everything is in substantial compliance with the approved plans and OOC. The Con Com will perform a site visit to ensure compliance and will issue a COC if appropriate.
17	<b>Record the Certificate of Compliance (COC)</b> at the Registry of Deeds to remove the cloud from the title. <b>Provide proof of recording to the Conservation office.</b>

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**



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):

212, 216 & 226 Charlton Road

Sturbridge

01566

a. Street Address

b. City/Town

c. Zip Code

Latitude and Longitude:

42.11725 N

72.06672 W

d. Latitude

e. Longitude

208-02528

212, 216 & 226

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Samantha

Burgner

a. First Name

b. Last Name

Sturbridge Retail Management, LLC

c. Organization

30200 Telegraph Road

d. Street Address

Bingham Farms

MI

48205

e. City/Town

f. State

g. Zip Code

248-646-9999

sburgner@alrigusa.com

h. Phone Number

i. Fax Number

j. Email Address

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

Katherine Thompson, Christine Lena, Steven J & Theresa Saletnik

a. First Name

b. Last Name

c. Organization

212, 216 & 226 Charlton Road

d. Street Address

Sturbridge

MA

01566

e. City/Town

f. State

g. Zip Code

(413)-537-6404, (508)-612-4911, (508)-347-1952

charlfam@aol.com, jonathanmocc@aol.com, saletnik@msn.com

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Jake

Modestow

a. First Name

b. Last Name

Stonefield Engineering and Design, LLC

c. Company

120 Washington Street

d. Street Address

Salem

MA

01970

e. City/Town

f. State

g. Zip Code

617-203-2076

jmodestow@stonefieldeng.com

h. Phone Number

i. Fax Number

j. Email address

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

\$2,100

\$1,037.50

\$1,062.50

a. Total Fee Paid

b. State Fee Paid

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
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# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
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Document Transaction Number
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## A. General Information (continued)

6. General Project Description:

Proposed coffee shop with drive-thru facilities and urgent care building. Improvements include associated parking, trash enclosures and stormwater improvements within the wetland buffer.

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

52568; 62355; 42026

c. Book

b. Certificate # (if registered land)

348; 155; 184

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.



**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:

MassDEP File Number

Document Transaction Number

Sturbridge  
 City/Town

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

f.  Riverfront Area  
 Hobbs Brook (inland)  
 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: 0 SF  
 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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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

---

MassDEP File Number

---

Document Transaction Number

Sturbridge

---

City/Town

**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.  Restoration/Enhancement  
 If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

_____	_____
a. square feet of BVW	b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



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

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---

Sturbridge  
 City/Town

**C. Other Applicable Standards and Requirements**

— This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program**  
**Division of Fisheries and Wildlife**  
**1 Rabbit Hill Road**  
**Westborough, MA 01581**

2/17/23  
 b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_  
percentage/acreage

2.  Assessor's Map or right-of-way plan of site

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/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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Document Transaction Number

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### C. Other Applicable Standards and Requirements (cont'd)

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1.  Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing.

a. NHESP Tracking # \_\_\_\_\_

b. Date submitted to NHESP \_\_\_\_\_

3.  Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and  
the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744

Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

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

Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

c.  Is this an aquaculture project?

d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).





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### C. Other Applicable Standards and Requirements (cont'd)

**Online Users:**

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?  
a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?  
a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?  
a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?  
a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:  
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)  
2.  A portion of the site constitutes redevelopment  
3.  Proprietary BMPs are included in the Stormwater Management System.  
b.  No. Check why the project is exempt:  
1.  Single-family house  
2.  Emergency road repair  
3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

### D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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Bureau of Resource Protection - Wetlands

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## D. Additional Information (cont'd)

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

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

Site plans for Alrig USA proposed multi-tenant development

a. Plan Title	<u>Stonefield Engineering and Design</u>	c. Signed and Stamped by	<u>Jake Modestow</u>
b. Prepared By	<u>05/16/2023</u>	d. Final Revision Date	<u>1:30</u>
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:

*Total fee amount of \$4,062.50 has been delivered to the Town, covering both \$3,000.00*

2. Municipal Check Number	<u>Local Fee and \$1,062.50 State Filing Fee. Check number is unknown.</u>	3. Check date	
4. State Check Number	<u>Alrig USA Development LLC</u>	5. Check date	
6. Payor name on check: First Name		7. Payor name on check: Last Name	



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

## 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.

*Samantha Burgner*

1. Signature of Applicant

05/16/2023

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

05/16/2023

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.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**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:

212, 216 & 226 Charlton Road

a. Street Address

3827

c. Check number

Sturbridge

b. City/Town

\$1,037.50

d. Fee amount

2. Applicant Mailing Address:

Samantha

a. First Name

Burgner

b. Last Name

Sturbridge Retail Management, LLC

c. Organization

30200 Telegraph Road

d. Mailing Address

Bingham Farms

e. City/Town

MI

f. State

48205

g. Zip Code

248-646-9999

h. Phone Number

i. Fax Number

Sburgner@alrigusa.com

j. Email Address

3. Property Owner (if different):

Katherine Thompson (Lot 212); Christine Lena (Lot 216); Steven J & Theresa Saletnik (Lot 226)

a. First Name

b. Last Name

c. Organization

Lot 212 - 84 Sturbridge Hills Road, Sturbridge, MA 01566;

d. Mailing Address

Lot 216 - 216 Charlton Road, Sturbridge, MA 01566; Lot 226 - P.O. Box 468 Sturbridge, MA 01566

e. City/Town

f. State

g. Zip Code

(413)-537-6404; (508)-612-4911; (508)-347-1952

h. Phone Number

i. Fax Number

charlfam@aol.com, jonathanmocc@aol.com, saletnik@msn.com

j. Email Address

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

**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.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**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
Building	2	\$1,050	\$2,100.00
<b>Step 5/Total Project Fee:</b>			\$2,100.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$2,100.00
State share of filing Fee:			a. Total Fee from Step 5
City/Town share of filing Fee:			\$1,037.50
			b. 1/2 Total Fee less \$12.50
			\$1,062.50
			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.)

# STONEFIELD

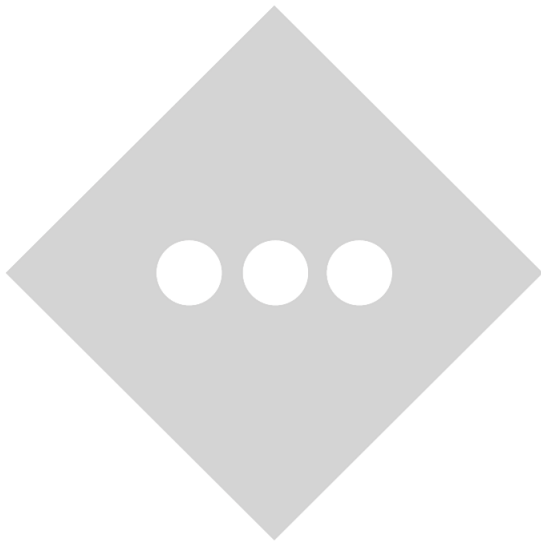
## NOTICE OF INTENT APPLICATION

**PROPOSED MULTI-TENANT DEVELOPMENT**  
**PARCEL ID: 208-02528-212, 208-02528-216, 208-02528-226**  
**212, 216, & 226 CHARLTON ROAD**  
**TOWN OF STURBRIDGE**  
**WORCESTER COUNTY, MASSACHUSETTS**

**PREPARED FOR:**  
**STURBRIDGE RETAIL MANAGEMENT, LLC**

**PREPARED BY:**  
**STONEFIELD ENGINEERING & DESIGN, LLC**  
**120 WASHINGTON STREET, SUITE 201**  
**SALEM, MASSACHUSETTS**

**DATE:**  
**MARCH 10, 2023**



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**JAKE MODESTOW, PE**  
**MA PE LICENSE #55253**

I CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS DOCUMENT AND ALL ATTACHMENTS AND THAT, BASED ON MY INQUIRY OF THOSE INDIVIDUALS IMMEDIATELY RESPONSIBLE FOR OBTAINING AND PREPARING THE INFORMATION, I BELIEVE THAT THE INFORMATION IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR KNOWINGLY SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT

**STONEFIELDENG.COM**  
**617.203.2073 T. 201.340.4472 F.**

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## **I.0 NARRATIVE**

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Sturbridge Retail Management, LLC is proposing to develop Map 208 Lots: 226, 216, & 212 commonly known as 212, 216, & 226 Charlton Road, to accommodate the construction of a 2,299 SF restaurant with drive-thru facilities and a 5,148 SF medical building. Additional improvements for the development include parking facilities, landscaping, utility services, site lighting, stormwater management and other related site improvements.

The property is located within the Commercial (C) District in the Town of Sturbridge. The proposed development is bounded by residential developments to the east, Charlton Road to the south, and Hobbs Brooks to the north and west. The site will be accessed via two driveways off Charlton Road, one (1) ingress-only driveway, and one (1) right-egress only driveway. Refer to **APPENDIX A** for project maps of the project site.

**The project site is 128,728 SF (2.95 acres), the extent of land disturbance is 102,119 SF (2.34 acres), and an increase of impervious area of 34,145 SF (0.78 acres) shall result from the project.**

Proposed work activities occur within the 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW)/Freshwater Wetlands protected under the Massachusetts Wetlands Protection Act (“WPA,” M.G.L., c. 131, s. 40), its implementing Regulations (310 CMR 10.00; the “WPA Regulations”), and/or the Town of Sturbridge Wetlands Bylaw (Chapter 286) and Wetlands Regulations (Bylaw Regulations). The storm water discharge as defined in 314 CMR 3.04(2)(a) I or (b) to an Outstanding Resource Water or Special Resource Water will comply with 314 CMR 3.00 and 314 CMR 4.00. The proposed stormwater conveyance system will capture and treat all flow that will ultimately outfall towards the wetlands. Also, during proposed work on site silt fence will be erected to protect the wetlands.

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

February 1<sup>st</sup>, 2022

Jordan Chapman,  
ALRIG USA,  
30200 Telegraph Road,  
Bingham Farms, MI 48025

RE: Wetland Resource Evaluation, 212, 216, 226 Charlton Road, Sturbridge, MA.

Dear Jordan Chapman:

On January 21<sup>st</sup>, 2022, EcoTec, Inc. inspected the above-referenced properties 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 its regulations; and (3) the U.S. Clean Water Act (i.e., Section 404 and 401 wetlands). Scott Morrison, PWS, and Kate O’Donnell, WPIT conducted the inspection.

The subject site consists of three parcels totaling approximately 3 acres located in Sturbridge. The upland portions of the site consist of existing single-family homes, driveways, lawns, and undeveloped forested land. Plant species observed include northern red oak (*Quercus rubra*), white oak (*Quercus alba*), eastern white pine (*Pinus strobus*), black cherry (*Prunus serotina*), and shag-bark hickory (*Carya ovata*) trees and/or saplings; oriental bitter-sweet (*Celastrus orbiculata*) climbing woody vines; American witch-hazel (*Hamamelis virginiana*), winged euonymus (*Euonymus alata*), multiflora rose (*Rosa multiflora*), American hornbeam (*Carpinus caroliniana*), and Japanese knotweed (*Reynoutria japonica*) shrubs; and bracken fern (*Pteridium aquilinum*) 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 boundaries of Bordering Vegetated Wetlands and, 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 A31 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 A39 Stop (A8 and A9 Connect to Culvert)	Blue Flags	Boundary of Bordering Vegetated Wetlands/Upper Boundary of Bank located in the northern portion of the site that is associated with a Hobbs Brook which is currently ponded due to beaver activity.
Start B1 to B13 Stop	Blue Flags	Boundary of Bordering Vegetated Wetlands/Upper Boundary of Bank located in the western portion of the site that is associated with a mapped pond.

### Findings

Wetland A (i.e., flags A1-A39) consists of upper boundary of bank and wooded swamp located in the northern portion of the site that is associated with Hobbs Brook, which has been dammed by beavers creating two large ponds. Plant species observed include red maple (*Acer rubrum*) trees and/or saplings; highbush blueberry (*Vaccinium corymbosum*) and common winterberry (*Ilex verticillate*) shrubs; and cinnamon fern (*Osmunda cinnamomea*) and sensitive fern (*Onoclea sensibilis*) ground cover. Evidence of wetland hydrology, including hydric soils, saturated soils, evidence of flooding, and drainage patterns, was observed within the delineated wetland. This vegetated wetland borders a perennial stream; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands and the perennial stream 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 a 200-foot Buffer Zone extends outward from the edge of Bordering Vegetated Wetlands and Bank under the Bylaw.

Wetland B (i.e., flags B1-B9) consists of upper boundary of bank and a wooded swamp, located off-site to the west that is associated with a pond. Plant species observed include red maple (*Acer rubrum*) trees and/or saplings; highbush blueberry (*Vaccinium corymbosum*), glossy buckthorn (*Rhamnus frangula*), and common winterberry (*Ilex verticillate*) shrubs; and soft rush (*Juncus effusus*) and broad-leaf cattail (*Typha latifolia*) ground cover. Evidence of wetland hydrology, including hydric soils, saturated soils, evidence of flooding, and drainage patterns, was observed within the delineated wetland. This vegetated wetland borders a pond; accordingly, the vegetated wetland would be regulated as Bordering Vegetated Wetlands and

the pond 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 a 200-foot Buffer Zone extends outward from the edge of Bordering Vegetated Wetlands and Bank under the Bylaw.

Bordering Land Subject to Flooding (“BLSF”) 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 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.” Based upon a review of the Flood Insurance Rate Map, Worcester County, Massachusetts, Map Number 25027C0927E, Effective Date 7/4/2011, there is a mapped Zone A (i.e., 100-year floodplain with an unspecified flood elevation) located off-site to the north (see attached FIRMette map). 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., Southbridge Quadrangle, dated 1982, attached) and observations made during the site inspection, a stream that is shown as intermittent is located off-site to the east. The watershed area for this stream at the site was determined to be 0.13 square miles, which is less than 0.5 square miles (see attached watershed calculations). As such, the stream would be designated intermittent under the Massachusetts Wetlands Protection Act regulations. Additionally, there is a mapped perennial stream, Hobbs Brook, located off-site to the north. However, based upon observations made during the site inspection, the subject off-site area is ponded, greater than 10,000 square feet in size, and lacking in laminar flow; and therefore, would qualify as a pond in the regulations at 310 CMR 10.04. Accordingly, it is EcoTec’s opinion that 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*, 15<sup>th</sup> 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.

212, 216, and 226 Charlton Road, Sturbridge, Wetland Resource Evaluation

February 1st, 2022

Page 4.

The reader should be aware that the regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities. Brief descriptions of our experience and qualifications are attached. If you have any questions, please feel free to contact us at any time.

Cordially,  
ECOTEC, INC.



Scott Morrison, PWS  
Senior Environmental Scientist



Kate O'Donnell, WPIT  
Environmental Scientist

Attachments (10 pages)

KO/E/P/Sturbridge Charlton Rd. 212, 216, 226\_WETLAND\_REPORT\_2022.02.01

# EcoTec, Inc.

## ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

### **Scott M. Morrison, PWS, 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

#### **Certifications:**

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

# EcoTec, Inc.

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## ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

### **Kate O'Donnell, WPIT Environmental Scientist**

Kate O'Donnell is the newest member of EcoTec, Inc. and started working in June of 2021. She received certification as a Wetland Professional In Training (WPIT) from the International Society of Wetland Scientists (SWS) in September of 2021. Her project experience with EcoTec, Inc. thusfar has primarily involved wetland delineation, identification of vegetation, and interpretation of soils. Additionally, Kate has experience in environmental sampling such as turbidity and salinity monitoring as well as experience in environmental permitting, Stormwater Pollution Prevention Plan (SWPPP) preparation, Turtle Protection Plan preparation, and Vernal Pool certification. Prior to starting at EcoTec, Kate was an undergraduate student at the College of the Holy Cross, double majoring in Biology and Environmental Studies, with a minor in geosciences. Her educational background includes courses in geoscience, biology, chemistry, and environmental law, with extensive coursework in ecology and environmental science. During her time as an undergrad, she conducted hydrologic and water quality research for her senior project to investigate the impacts of road salt on the salinity of the Middle River in Worcester, MA.

#### **Education:**

Bachelor of Arts in Biology (Ecology emphasis) and Bachelor of Arts in Environmental Studies- *Cum Laude*, College of the Holy Cross, 2021

#### **Professional Affiliations:**

Society of Wetland Scientists

Massachusetts Association of Conservation Commissioners

#### **Certifications:**

Society of Wetland Scientists Wetland Professional In Training



# National Flood Hazard Layer FIRMMette



72°4'18"W 42°7'15"N



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

72°3'41"W 42°6'48"N

## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, 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		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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.

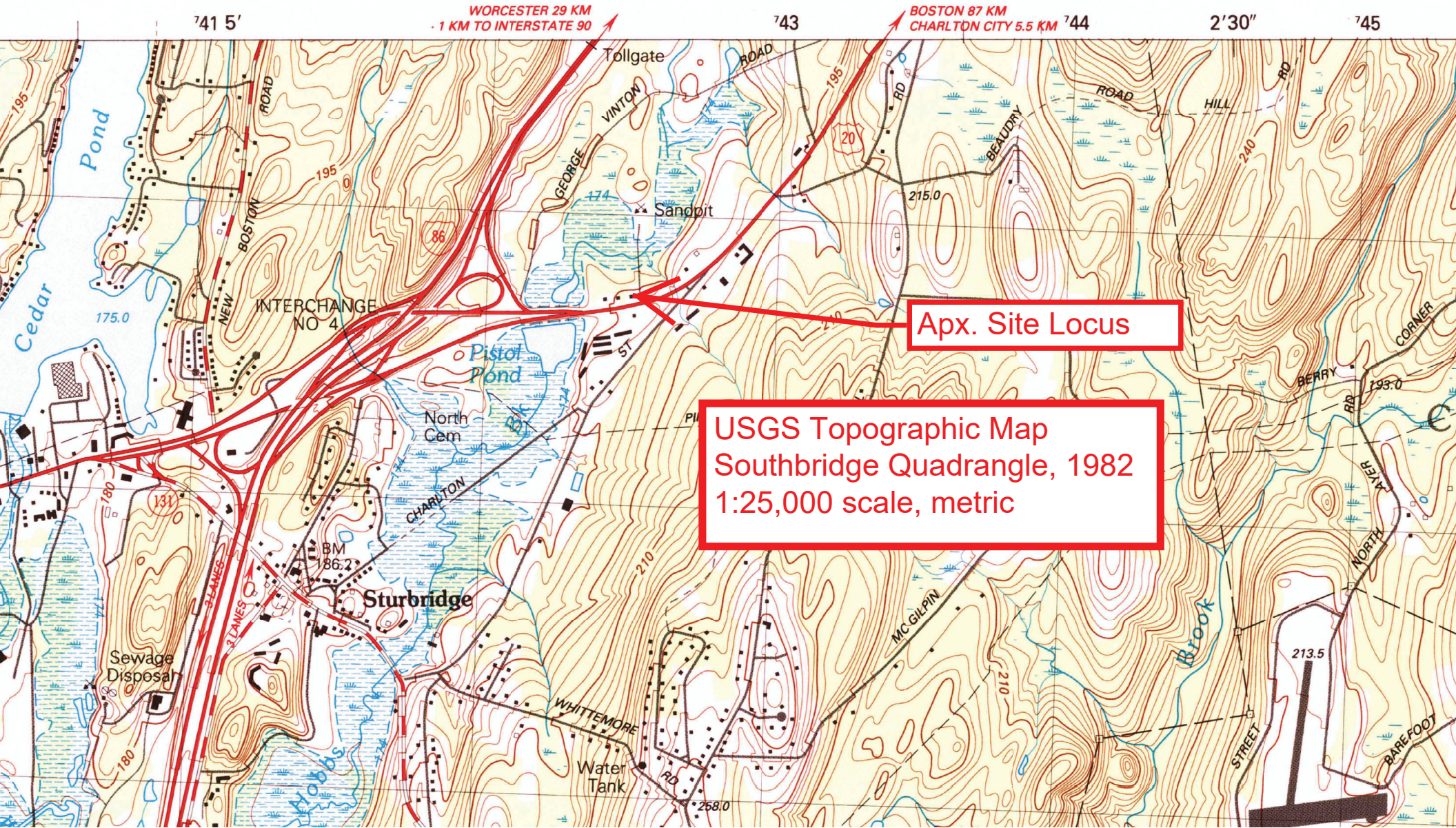


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/18/2022 at 1:05 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.





WORCESTER 29 KM  
- 1 KM TO INTERSTATE 90

BOSTON 87 KM  
CHARLTON CITY 5.5 KM

Apx. Site Locus

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



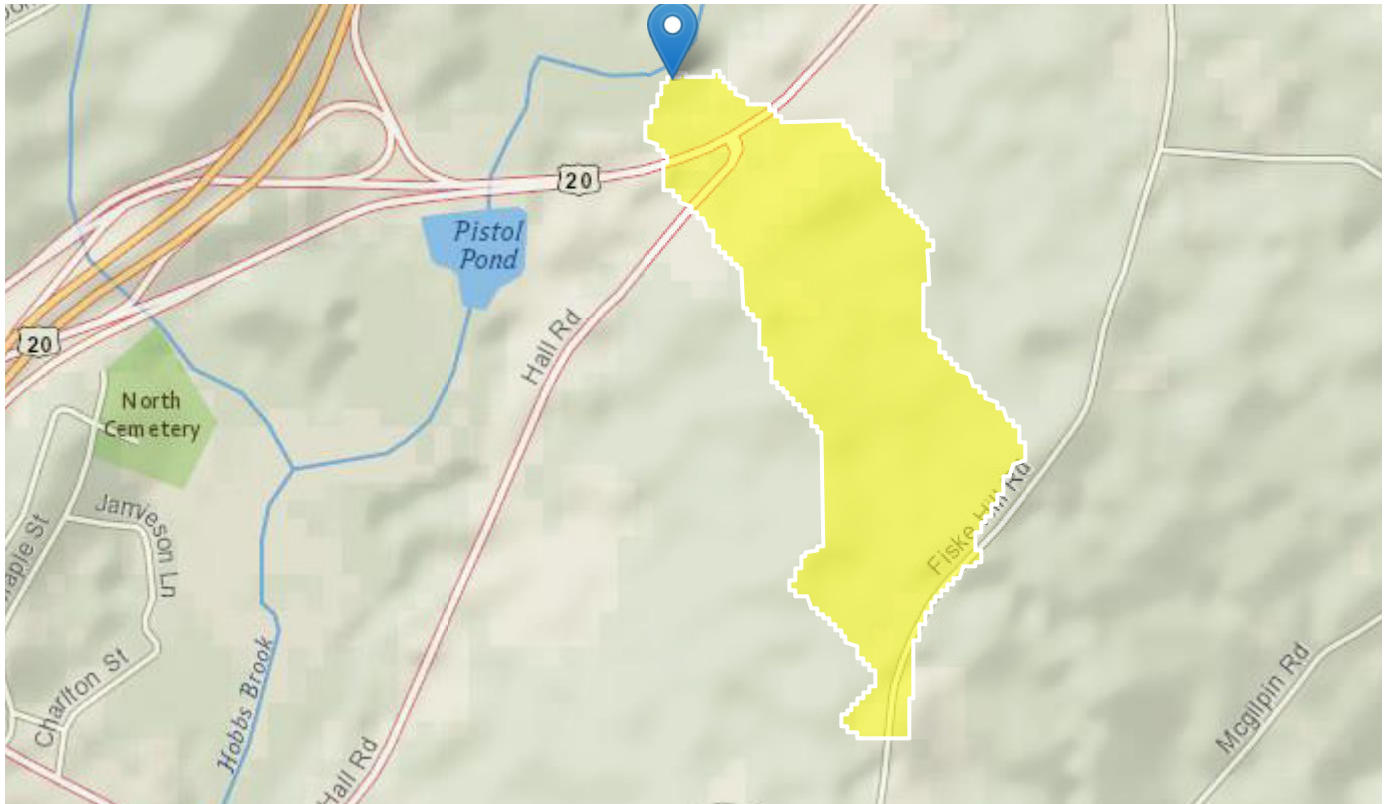
# StreamStats Report

**Region ID:** MA

**Workspace ID:** MA20220118181912624000

**Clicked Point (Latitude, Longitude):** 42.11830, -72.06551

**Time:** 2022-01-18 13:19:33 -0500



## Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.13	square miles
PCTSNDGRV	Percentage of land surface underlain by sand and gravel deposits	5.94	percent
FOREST	Percentage of area covered by forest	76.59	percent
MAREGION	Region of Massachusetts 0 for Eastern 1 for Western	0	dimensionless

## Probability Statistics Parameters [Perennial Flow Probability]



# 212, 216, and 226 Charlton Road, Sturbridge NHESP



NHESP Certified Vernal Pools



NHESP Estimated Habitats of Rare Wildlife



NHESP Priority Habitats of Rare Species



Map Features for Imagery

Natural Heritage Atlas  
Online Data Viewer,  
15th edition  
created: 1/18/2022  
212, 216, and 226  
Charlton Road,  
Sturbridge

site locus

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

Applicant [REDACTED]

Prepared by: EcoTec, Inc

Project Location: 212-226 Charlton Road, Sturbri

DEP File #

**Section I. Vegetation**

Number: TP-Wetland

Transect # A31

Date of Delin: 1/21/2022

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	red maple	Acer rubrum	60		100.0 YES	FAC	*
	<span style="background-color: #e0f0ff; border: 1px solid black; padding: 2px;">[REDACTED]</span>		<span style="background-color: #e0f0ff; border: 1px solid black; padding: 2px;">[REDACTED]</span>				
Sapling	black cherry	Prunus serotina	10		100.0 YES	FACU	
	<span style="background-color: #e0f0ff; border: 1px solid black; padding: 2px;">[REDACTED]</span>		<span style="background-color: #e0f0ff; border: 1px solid black; padding: 2px;">[REDACTED]</span>				
Shrub	American elderberry	Sambucus canadensis	40		50.0 YES	FACW-	*
	northern arrow-wood	Viburnum dentatum	20		25.0 YES	FAC	*
	poison sumac	Toxicodendron vernix	20		25.0 YES	OBL	*
	<span style="background-color: #e0f0ff; border: 1px solid black; padding: 2px;">[REDACTED]</span>		<span style="background-color: #e0f0ff; border: 1px solid black; padding: 2px;">[REDACTED]</span>				
Ground	cinnamon fern	Osmunda cinnamomea	40		50.0 YES	FACW	*
	skunk cabbage	Symplocarpus foetidus	20		25.0 YES	OBL	*
	sensitive fern	Onoclea sensibilis	20		25.0 YES	FACW	*
	<span style="background-color: #e0f0ff; border: 1px solid black; padding: 2px;">[REDACTED]</span>		<span style="background-color: #e0f0ff; border: 1px solid black; padding: 2px;">[REDACTED]</span>				
Vine	<span style="background-color: #e0f0ff; border: 1px solid black; padding: 2px;">[REDACTED]</span>		<span style="background-color: #e0f0ff; border: 1px solid black; padding: 2px;">[REDACTED]</span>				

**Vegetation Conclusions**

Number of dominant wetland indicator plants

**7**

Number of dominant non-wetland indicator plants

**1**

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

YES

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

Applicant [redacted]

Prepared by: EcoTec, Inc

Project Location: 212-226 Charlton Road, Sturbridg DEP File #

**Section II. Indicators of Hydrology**

Number: TP-Wetland

Transect # A31

Date of Delin: 1/21/2022

**1. Soil Survey**

Is there a published soil survey for this site? [redacted]

title/date [redacted]  
 map number [redacted]  
 soil type mapped [redacted]  
 hydric soil inclusions [redacted]

Are field observarions consistent with soil survey? [redacted]

Remarks: [redacted]

**2. Soil Description**

Horizon	Depth (inches)	Matrix Color	Mottle Color
O	0-14	[redacted]	[redacted]
R	14+	[redacted]	[redacted]

Remarks muck

**3. Other** [redacted]

**Conclusion: Is the soil hydric?** Yes

**Other Indicators of hydrology (check all that apply):**

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

**Vegetation and Hydrology Conclusion**

	Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present:		
Hydric soil present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other indicators of hydrology present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample Location is in a BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant

Prepared by: EcoTec, Inc

Project Location: 212-226 Charlton Rd., Sturbridg

DEP File #

**Section I. Vegetation**

Number: TP-upland

Transect # A31

Date of Delin: 1/21/2022

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	red maple	Acer rubrum	30	60.0	YES	FAC *
	black cherry	Prunus serotina	20	40.0	YES	FACU
Sapling						
Shrub	multi-flora rose	Rosa multiflora	30	37.5	YES	FACU
	Forsythia	Forsythia × intermedia	30	37.5	YES	NL
	apple	Malus sp.	20	25.0	YES	NL
Ground	sensitive fern	Onoclea sensibilis	80	100.0	YES	FACW *
Vine						

<b>Vegetation Conclusions</b>			
Number of dominant wetland indicator plants	2	Number of dominant non-wetland indicator plants	4
Is the number of dominant wetland plants equal or greater than the number of dominant non-wetland plants?		NO	

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

Applicant [redacted]

Prepared by: EcoTec, Inc

Project Location: 212-226 Charlton Rd., Sturbridge DEP File #

**Section II. Indicators of Hydrology**

Number: TP-upland

Transect # A31

Date of Delin: 1/21/2022

**1. Soil Survey**

Is there a published soil survey for this site? [redacted]

title/date [redacted]  
 map number [redacted]  
 soil type mapped [redacted]  
 hydric soil inclusions [redacted]

Are field observations consistent with soil survey? [redacted]

Remarks: [redacted]

**2. Soil Description**

Horizon	Depth (inches)	Matrix Color	Mottle Color
A	0-8	10YR 3/2	[redacted]
Bw	8-14	10YR 4/6	[redacted]

Remarks fine, sandy loam

**3. Other** [redacted]

**Conclusion: Is the soil hydric?** No

**Other Indicators of hydrology (check all that apply):**

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

**Vegetation and Hydrology Conclusion**

	Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present:		
Hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other indicators of hydrology present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sample Location is in a BVW	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Receipt



### Summary/Receipt

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Your submission is complete. Thank you for using DEP's online reporting system. You can select "My eDEP" to see a list of your transactions.

DEP Transaction ID: 1535953

Date and Time Submitted: 4/3/2023 7:42:44 AM

Other Email :

### Form Name: WPA Form 3 - NOI

#### Project Location

City/Town Name: STURBRIDGE

location: 212, 216 & 226 CHARLTON ROAD

General Description: PROPOSED CONSTRUCTION OF ONE (1) 2,299 SF COFFEE USER WITH DRIVE-THRU FACILITIES AND ONE (1) 5,148 SF MEDICAL USE BUILDING. ADDITIONAL IMPROVEMENTS INCLUDE ONE (1) FULL INGRESS/RIGHT ONLY EGRESS ACCESS OFF CHARLTON ROAD, ASSOCIATED PARKING FACILITIES, TRASH ENCLOSURES, LIGHTING, LANDSCAPING, UTILITIES AND STORMWATER MANAGEMENT INFRASTRUCTURE.

#### Applicant Information

Name: SAMANTHA BURGNER

Company: STURBRIDGE RETAIL MANAGEMENT, LLC

Address: 30200 TELEGRAPH ROAD, BINGHAM FARMS, MI, 01566

#### Payment Information

Your fee for the state share is \$: 1,037.50

If you have paid by credit card or ACH, thank you for your payment. If you are paying by check or money order, please send your check (payable to the Commonwealth of Massachusetts) to MassDEP, Box 4062, Boston, MA 02211

#### Additional Forms Submitted

WPA Form 3 - NOI (Fee Transmittal)(ONLINE ONLY)

#### Ancillary Document Uploaded/Mailed

01 - Site Plan

02 - SWPPP

03 - Project Maps

04 - Narrative

05 - Abutters List

06 - Wetland Report

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## Transaction Overview **Trans# 1535953 ID#**



### Payment Confirmation

[print](#) [Exit](#)

DEP Transaction ID : 1535953

**Payment Date : 4/3/2023 7:36:18 AM**

Your payment is not complete until DEP receives notice that check # 3827 for \$1,037.50 is cleared through the bank . Please send a copy of your receipt page and your transmittal form along with your check to Commonwealth of Massachusetts, P.O. Box 4062, Boston, MA 02211.

### Transaction Information

DEP Payment Code#      236179

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