

Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Leicester  
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:

Central Land Development Corp.

Name

ScholdDev@gmail.com

E-Mail Address

77 Chickering Road

Mailing Address

Spencer

City/Town

MA

State

01562

Zip Code

508-612-8777 (Cell)

Phone Number

Fax Number (if applicable)

2. Representative (if any):

GRAZ Engineering, LLC

Firm

Brian MacEwen

Contact Name

Brian@GrazEngineering.com

E-Mail Address

PO Box 813

Mailing Address

Petersham

City/Town

MA

State

01366-0813

Zip Code

508-769-9084 (Cell)

Phone Number

Fax Number (if applicable)

## B. Determinations

1. I request the Leicester make the following determination(s). Check any that apply:  
Conservation Commission

- ☒ 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:

Leicester

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):

222 Baldwin Street

Street Address

Leicester

City/Town

48

Assessors Map/Plat Number

A1.4

Parcel/Lot Number

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

Undeveloped residential building lot located on the northerly side of Baldwin Street just  
easterly of the Leicester/Spencer town line. The proposed work is within the 100-foot  
Buffer Zone of a Bordering Vegetated Wetlands that is located on the southerly side of  
Baldwin Street. All of the proposed work is outside the 25-foot "No Disturb Zone" as set  
forth in the Leicester Wetlands Rules & Regulations.

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

Notice of Intent Site Plan - 222 Baldwin Street, Leicester, MA, Sheet 1 of 1

Title

March 29, 2018

Date

Title

Date

Title

Date

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

Construction of a new single family dwelling with attached garage and associated septic system,  
well, driveway, and site grading which are located in the Buffer Zone to a Bordering Vegetated  
Wetlands (BVW). Appropriate erosion control measures (silt fence, straw wattles, haybales,  
stabilized construction site entrance/exit, existing cross culvert inlet protection, etc.) shall be  
installed at the most southerly downgradient side of the proposed site work & along the  
northerly side of Baldwin St.



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**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).

Although the proposed site work is located within the 100-foot Buffer Zone to the BVW,  
since the site is located on the opposite side of the Baldwin St. travelled way with the nearest  
work being the driveway curb cut being ±30 feet from the edge of the BVW.

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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.

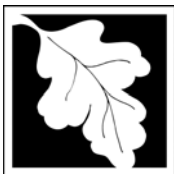
- ☐ Single family house on a lot recorded on or before 8/1/96
- ☒ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- ☐ 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.)

Lot 5, Plan Book 934, Plan 3, recorded on 3/26/2018 in Worcester District Registry of Deeds

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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:

Central Land Development Corp. (Contact: Matt Schold)

Name

77 Chickering Road

Mailing Address

Spencer

City/Town

MA

State

01562

Zip Code

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

3/28/2018

Date

Signature of Representative (if any)

3/28/2018

Date