



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:

Vincent J Tiscione

Name

vincent@mackouelectric.com

E-Mail Address

25 Rawson Drive

Mailing Address

Leicester

City/Town

MA
State

01524
Zip Code

7746962215 / 5088924832

Phone Number

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

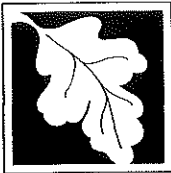
1. I request the Agent make the following determination(s). Check any that apply:
Conservation Commission

- ☒ 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:

Town 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):

25 Rawson Drive

Street Address

Leicester

City/Town

28A-D8-0

Assessors Map/Plat Number

D8

Parcel/Lot Number

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

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

716-10 plan of land

Title

Plot/septic/sewer

3/30/1997

Date

Title

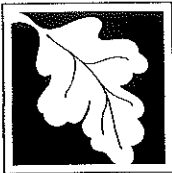
Date

Title

Date

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

We are looking to install a 16x20' deck on the back of the house facing the water , with stairs facing Towards right side towards chimney.



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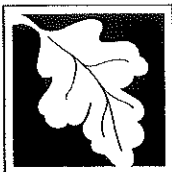
C. Project Description (cont.)

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).

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:

Vincent J Tiscione

Name

25 Rawson Drive

Mailing Address

Leicester

City/Town

MA

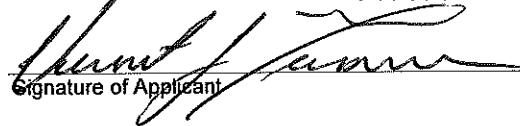
State

01524

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

8/31/2017

Date

Signature of Representative (if any)

Date

RAWSON DRIVE

N 38°02'00" E
150.00'

S 51°58'00" E
138.00'

100 YEAR FLOOD
ELV: 885.70

N 51°58'00" W
125.00'

100 YEAR FLOOD
ELV: 885.70

WATER ELEVATION
883.22 ON 07/16/2012
SPILLWAY ELV: 884.00
100 YEAR FLOOD ELV: 885.70

HOUSE

CEDAR MEADOW POND

NOTE:

THE PURPOSE OF THIS SURVEY IS TO PROVIDE FEMA WITH VERTICAL INFORMATION ONLY AND IS NOT INTENDED FOR ANY OTHER USE. THIS IS NOT A STANDARD BOUNDARY SURVEY, PROPERTY LINES SHOWN ARE APPROXIMATE.

ELEVATIONS REVISED BASED ON HYDRAULIC/HYDROLOGIC ANALYSIS OF CEDAR MEADOW POND PREPARED BY CULLINAN ENGINEERING JANUARY 1996 FOR MICHAEL AND SANDRA O'HARA FEMA REF# RI-218-70-R.

FEMA PLAN OF LAND IN
LEICESTER MA.
29 RAWSON DRIVE

OWNED BY:
VINCENT J. TISCIONE AND
MARIA PARRETTI
25 RAWSON DRIVE
LEICESTER MASSACHUSETTS 01524

PREPARED BY:
MARK R. BLANCHARD PLS
AND ASSOCIATES
1631 NORTH BROOKFIELD ROAD
OAKHAM MASSACHUSETTS 01068
508-847-2897



7-17-12



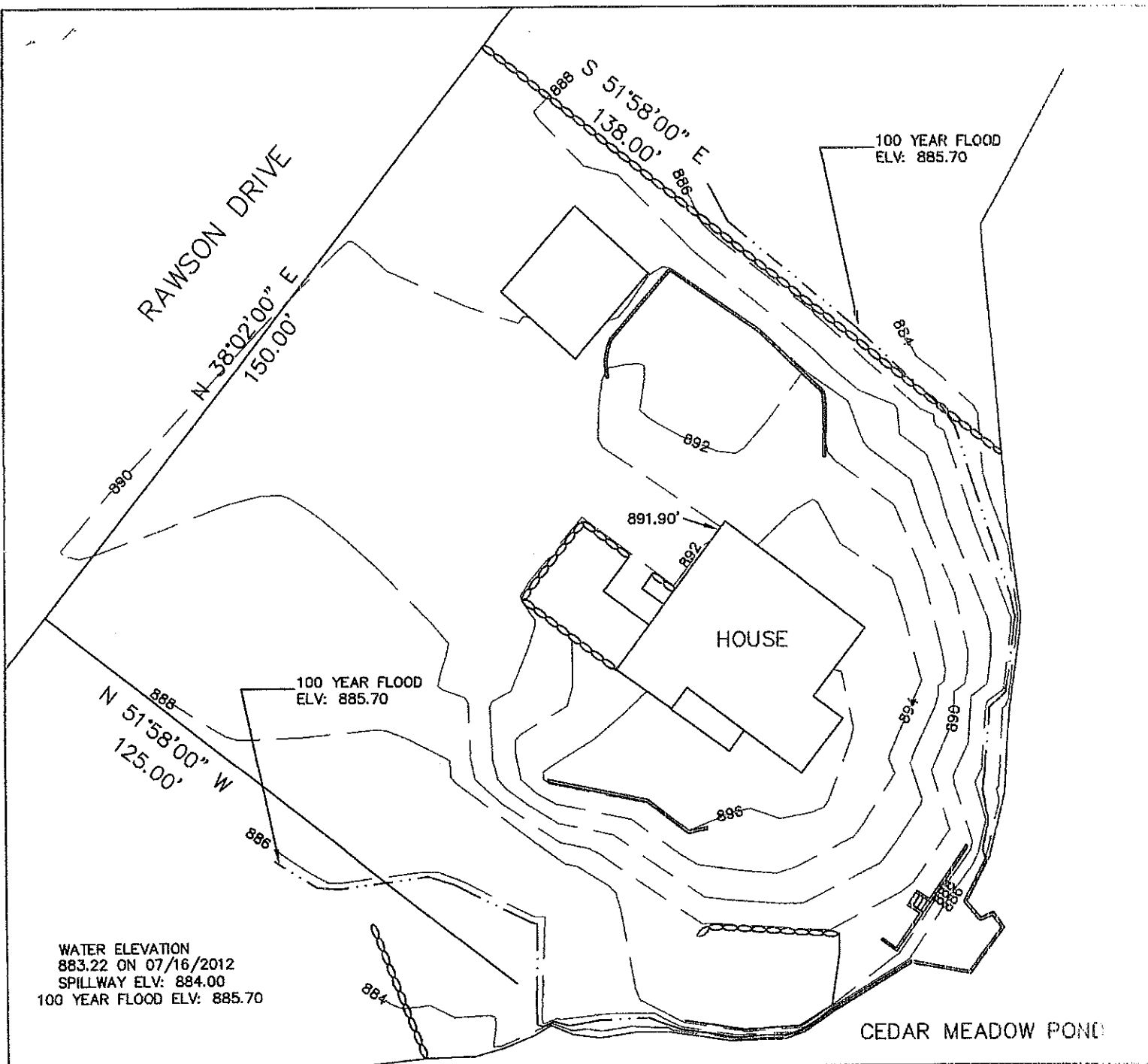
JULY 17, 2012

CIVIL ENGINEERS LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS

*Waters
Edge
Prop Line*

water

65'



Assessor's Area

Card 1 of 1

Location 25 RAWSON DR	Property Account Number	Parcel ID 28A D8 0
		Old Parcel ID --

Current Property Mailing Address

Owner TISCIONE VINCENT J	City LEICESTER
Address 25 RAWSON DR	State MA
	Zip 01524
	Zoning SA

Current Property Sales Information

Sale Date 7/21/2010	Legal Reference 46062-223
Sale Price 100	Grantor(Seller) PARRETTI, MARIA

Current Property Assessment

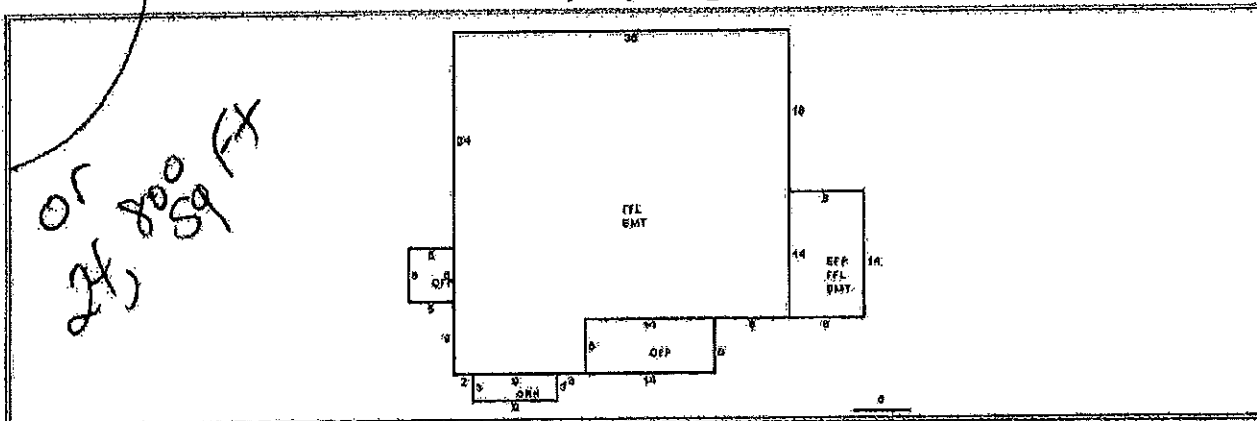
Year 2017	<u>Card 1 Value</u>
Land Area 0.569 acres	Building Value 129,800
	Xtra Features Value 10,100
	Land Value 132,200
	Total Value 272,100

Narrative Description

This property contains 0.569 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1951, having WOOD SHING exterior and ASPHALT SH roof cover, with 1 unit(s), 5 total room(s), 3 total bedroom(s), 1 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

Property Images



Unofficial Property Record Card - Leicester, MA

General Property Data

Parcel ID 28A D8.0 Account Number
 Prior Parcel ID --
 Property Owner TISCIONE VINCENT J Property Location 25 RAWSON DR
 Property Use ONE FAM
 Mailing Address 25 RAWSON DR Most Recent Sale Date 7/21/2010
 Legal Reference 46062-223
 City LEICESTER Grantor PARRETTI, MARIA
 Mailing State MA Zip 01524 Sale Price 100
 Parcel Zoning SA Land Area 0.569 acres

Current Property Assessment

Card 1 Value	Building Value 129,800	Xtra Features 10,100 Value	Land Value 132,200	Total Value 272,100
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Building Description

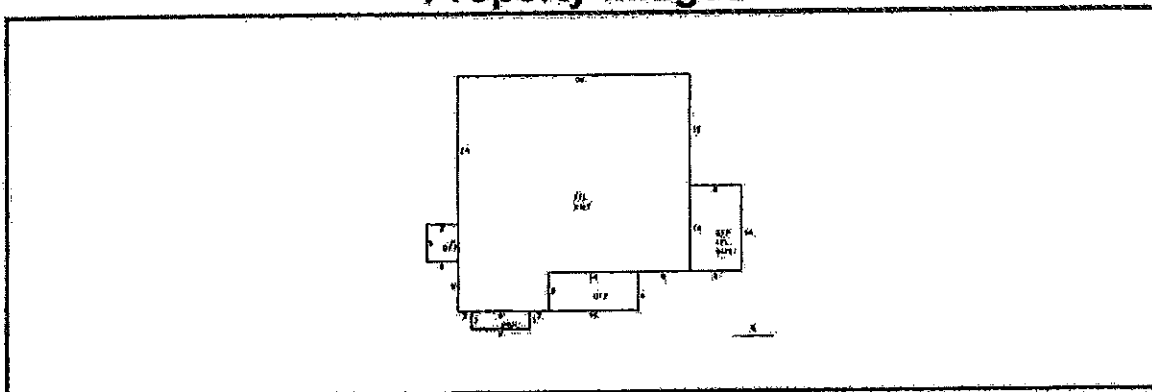
Building Style RANCH	Foundation Type CONC BLOCK	Flooring Type CARPET
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1951	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel OIL
Building Condition Avg-Good	Siding WOOD SHING	Air Conditioning 0%
Finished Area (SF) 1348	Interior Walls PLASTER	# of Bsmt Garages 1
Number Rooms 5	# of Bedrooms 3	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

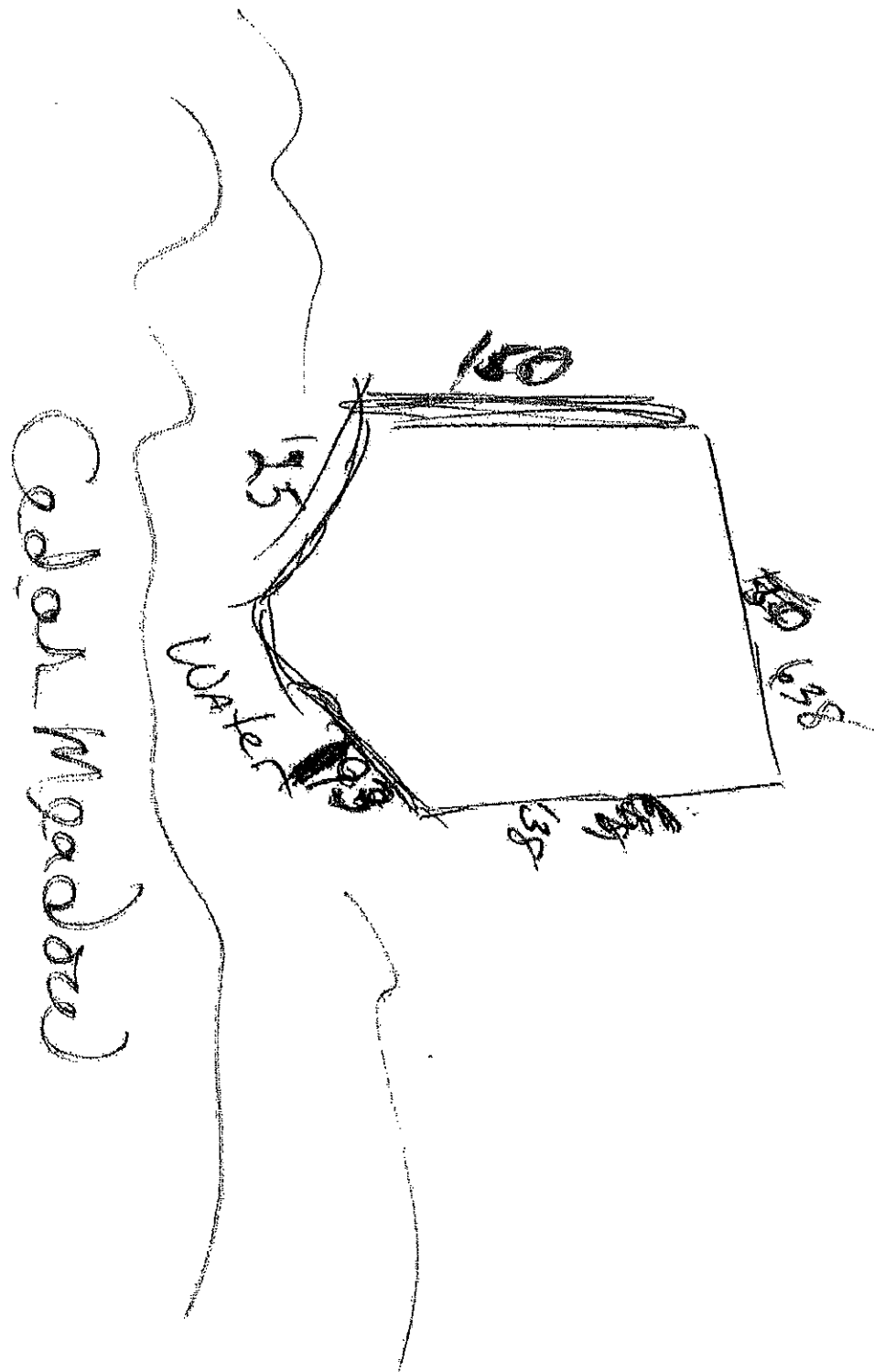
Legal Description

Narrative Description of Property

This property contains 0.569 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1951, having WOOD SHING exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images





Bk: 38208 Pg: 15



Bk: 38208 Pg: 15 Doc: DEED
Page: 1 of 3 01/13/2006 01:45 PM

QUITCLAIM DEED

CHARLES P. BANIUKIEWICZ, SR., by JANINE K. SPANGLING, under a Power of Attorney and EUGENIA C. BANIUKIEWICZ, Trustees of The Charles and Eugenia C. Baniukiewicz Nominee Trust, for consideration paid, and in full consideration of
**recorded in Book 21956 Page 211 of 6 Marshall St, Leicester, MA 01524*
THREE HUNDRED THIRTY-FIVE THOUSAND (\$335,000.00) DOLLARS

grant to MARIA PARRETTI of 25 Rawson Drive, Leicester, Massachusetts, with quitclaim covenants

The land with the buildings in the westerly part of the Town of Leicester, Worcester County, Massachusetts located on the Shore of Cedar Lake and abounded and described as follows:

BEGINNING at the Northwest corner thereof and in the East line of a 25 foot right of way called Lake Shore Drive, and at a point about 638 feet southerly of Rawson Street;

THENCE S. 51 degrees 58' East about 138 feet by other land now or formerly of the grantors to the high water line of Cedar Lake;

THENCE Southerly and Westerly by said high water line about 193 feet;

THENCE N. 51 degrees 58' West by other land, now or formerly of the grantors about 125 feet to the East side of said Lake Shore Drive;

THENCE N. 38 degrees 02' East by said Lake Shore Drive 150 feet to the place of beginning.

CONTAINING ABOUT 24,800 SQUARE FEET OF LAND. *and being the same premises conveyed to the Trust in Book 21956 Page 220*

We further certify that we are the current trustees of the Trust, that the trustees of the Trust have authority to act with respect to real estate owned by the Trust, and have full and absolute power under said Trust to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof; and to mortgage the trust property and that there are no facts which constitute conditions precedent to acts by the trustees or which are in any other manner germane to affairs of the trust.

Return to:

Attorney Carol Barton
Barton Law Office
473 Lincoln Street
Worcester, MA 01605

Maria Parretti
25 Rawson Drive
Leicester, MA 01524

Page 1 of 3

MASSACHUSETTS EXCISE TAX
Worcester District RDD #20 001
Date: 01/13/2006 01:45 PM
Cdl#: 047300 32180 Doc#: 00000000
Fee: \$1,627.60. Cons: \$335,000.00

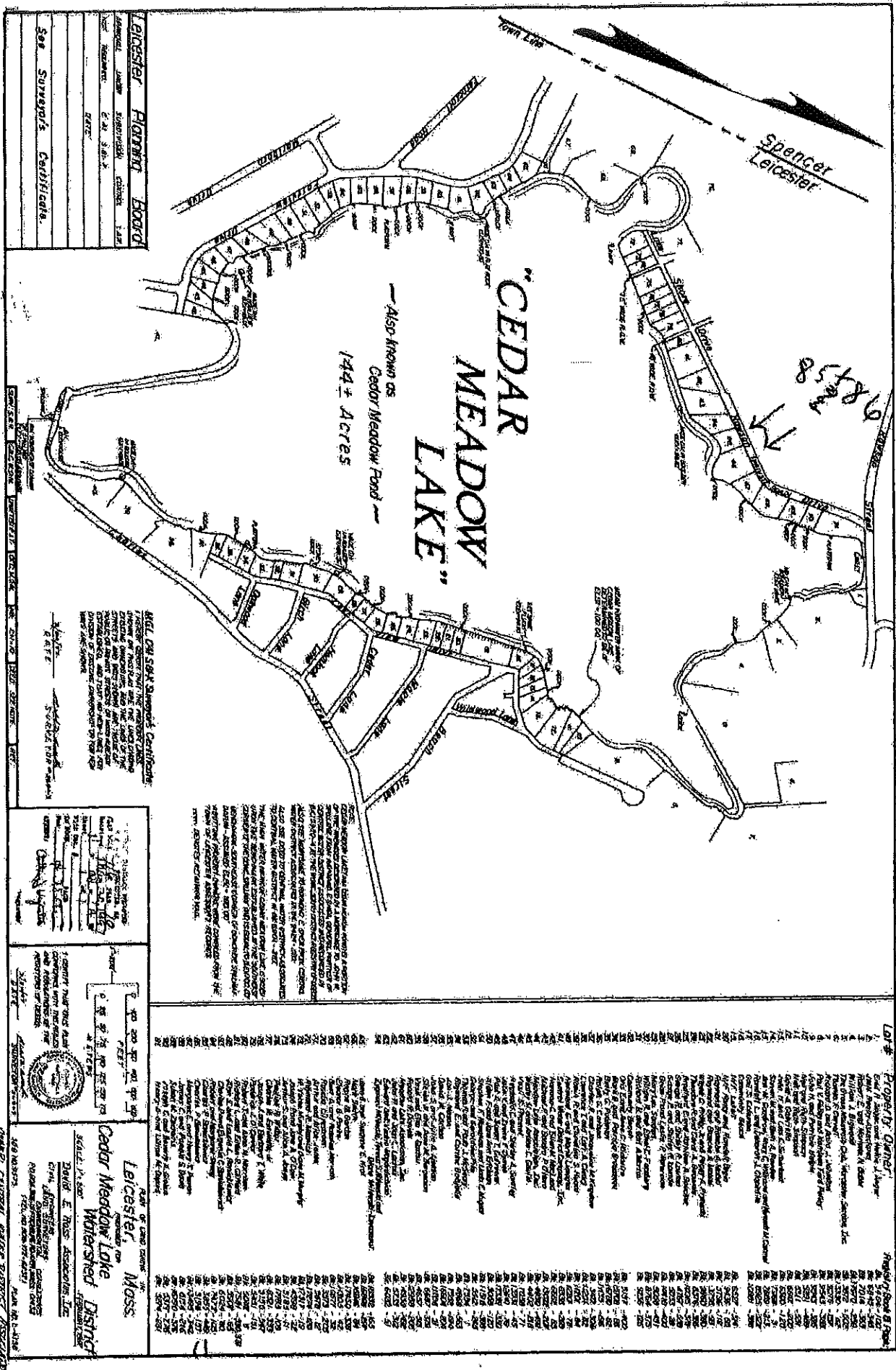
ADAMS & ASSOCIATES

ORDER NO. 06-102

25 Rawson Drive, Leicester, Massachusetts

3

100



2010 00076888
 Bk: 46062 Pg: 223
 Page: 1 of 1 07/21/2010 03:08 PM WD

Quitclaim Deed

I, **Maria Parretti**, of 25 Rawson Drive, Leicester, Massachusetts 01524

for consideration of less than \$100.00.

grant to **Vincent J Tiscione and Maria Parretti**, as joint tenants with rights of survivorship,
 of 25 Rawson Drive, Leicester, Massachusetts 01524

With quitclaim covenants

The land with the buildings in the westerly part of the Town of Leicester, Worcester County, Massachusetts located on the shore of Cedar Lake and bounded and described as follows:

Beginning at the Northwest corner thereof and in the East line of a 25 foot right of way called Lake Shore Drive and at a point about 638 feet southerly of Rawson Street;

THENCE S. 51 degrees 58' East about 138 feet by other land now or formerly of the grantors to the high water line of Cedar Lake;

THENCE southerly and westerly by said high water line about 193 feet;

THENCE N. 51 degrees 58' West by other land, now or formerly of the grantors about 125 feet to the East side of Lake Shore Drive;

THENCE N. 38 degrees 02' East by said Lake Shore Drive 150 feet to the place of beginning.

Containing about 24,800 square feet of land.

Being the same premises conveyed to the grantor by deed dated January 11, 2006 and recorded in book 38208, page 15.

Witness my hand and seal this 20th day of July, 2010

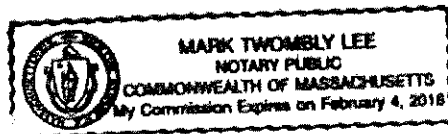
Maria Parretti
 Maria Parretti

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 20th day of July, 2010, before me, the undersigned notary public, personally appeared Maria Parretti, who proved to me through personal knowledge, to be the person whose name is signed above, and acknowledged that she signed it voluntarily for its stated purpose.

Anthony J. Vigliotti
 Notary Public:
 My Commission Expires:



ATTEST: WORC. Anthony J. Vigliotti, Register

25 Rawson Drive, Leicester

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[Print page 1 of 1](#)

**Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.**

<u>Parcel ID</u>	<u>Location</u>	<u>Owner</u>	<u>Built Type</u>	<u>Total Value</u>	<u>Beds Baths</u>	<u>Lot size Fin area</u>	<u>LUC Description</u>	<u>NHood</u>	<u>Sale date</u>	
									<u>Sale price</u>	<u>Book Page</u>
28A D8 0	25 RAWSON DR	TISCIONE VINCENT J	1951 RANCH	\$272,100	3 1	24,799 1,348	101 ONE FAM	WA	7/21/2010	46062- \$100 223

[Print page 1 of 1](#)

