

From: Tim Sanko tsanko8@gmail.com
Subject: Fwd:
Date: Mar 19, 2019 at 3:53:13 PM
To: Danielle.flanigan29@gmail.com

RECEIVED

MAR 20 2019

Town of Leicester
Development & Inspectional Services

Sent from my iPad

Begin forwarded message:

From: Tim Sanko <tsanko8@gmail.com>
Date: March 19, 2019 at 3:39:08 PM EDT
To: Tim Sanko <tsanko8@gmail.com>

To whom it may concern,

I am proposing to construct a three bay garage (924 sq. ft.) on my property located at 254 Rawson St. the building will have a concrete foundation and floor. The walls, interior framing, and siding will be constructed of typical lumber. The roof will be metal. The only utility will be electric.

I am building the garage to store my personal vehicles and boat, along with assorted tools and equipment.

Tim Sanko

254 Rawson St.

RECEIVED

MAR 18 2019



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

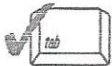
WPA Form 1- Request for Determination of Applicability

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

Town of Leicester City/Town
Development & Capital Services

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:

Timothy Sanko

Name

tsanko8@gmail.com

E-Mail Address

254 Rawson St.

Mailing Address

Leicester

City/Town

Ma.

State

01524

Zip Code

774-696-1899

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 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):

254 Rawson St.

Street Address

Leicester

City/Town

27 B

Assessors Map/Plat Number

AZ1.0

Parcel/Lot Number

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

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

Title

Date

Title

Date

Title

Date

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

The following minor activities, provided that they comply with 310 CMR 10.02(2)(b)1., are not otherwise subject to regulation under M.G.L. c. 131, § 40

e. The conversion of lawn to uses accessory to residential structures such as decks, sheds, patios, pools, replacement of a basement bulkhead and the installation of a ramp for compliance with accessibility requirements, provided the activity, including material staging and stockpiling is located more than 50 feet from the mean annual high-water line within the Riverfront Area, Bank or from Bordering Vegetated Wetland, whichever is farther, and erosion and sedimentation controls are implemented during construction. The conversion of such uses accessory to existing single family houses to lawn is also allowed. (Mowing of lawns is not subject to jurisdiction under 310 CMR 10.00)



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C. Project Description (cont.)

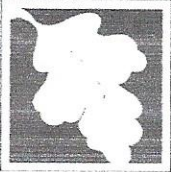
b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

2. b. The area surrounding 254 Rawson Street, Map 27b, Lot A21.0 consists of a typical residential dwelling with adjacent wooded areas that do not contain wetland areas. However there is a small pool of water on the property approx. 300' feet north of Rawson St and 40 West of the existing gravel driveway.

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:

Timothy SANKO

Name

254 RAWSON ST.

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]

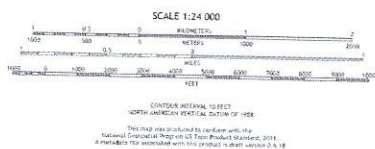
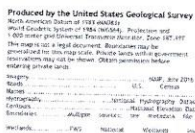
Signature of Applicant

2-25-2019

Date

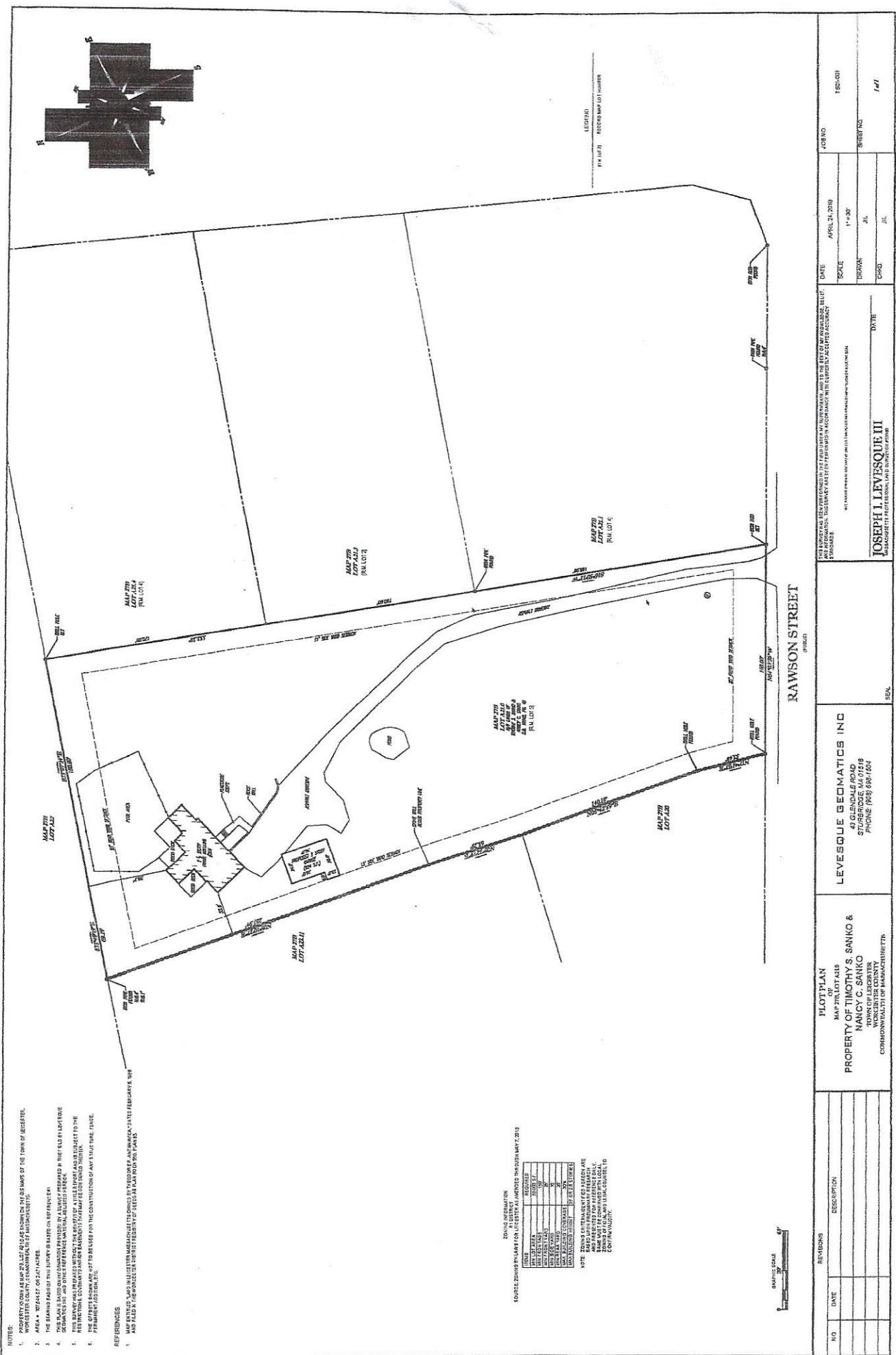
Signature of Representative (if any)

Date



LEICESTER, MA
2018





- [illegible]

REFERENCES

1. MAP ENTITLED "LAND IN LEICESTER MASSACHUSETTS OWNED BY THE COMMONWEALTH OF MASSACHUSETTS, AND AN ADJACENT WATERSHED DISTRICT'S RECORD OF RECORDS AS OF JANUARY 5, 1978".

ZONING INFORMATION
R1 DISTRICT
SOURCE: ZONING BYLAWS FOR LEICESTER AS AMENDED THROUGH MAY 7, 2018

ITEMS	REQUIRED
NEW LOT AREA	50,000 SF
MAN/PAV/GRASS	110%
MULTIFUNCTION YARD	20'
MAN/JOE YARD	15'
MAN/REAR YARD	20'
MAX BUILDING COVERAGE	30%
MAX BUILDING HEIGHT	35' OR 2.5 STORIES

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND ARE PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

[illegible]

PLOT PLAN
OF
MAP 27R LOT A219
**PROPERTY OF TIMOTHY S. SANKO &
NANCY C. SANKO**
TOWN OF UPLAND
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (908) 698-1504

JOSEPH I. LEVESQUE III
LANDSCAPE ARCHITECTS ASSOCIATES, INC.

DATE	APRIL 24, 2019	JOB NO.	
SCALE	1" = 30'		1951-001
DRAWN	JIL	SHEET NO.	1 of 1
CHECK	JIL		