



# Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Leicester

City/Town

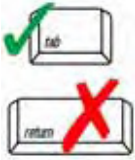
## WPA Form 1- Request for Determination of Applicability

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):

3 Oak Bluff Lane

Street Address

Leicester

City/Town

48

Assessors Map/Plat Number

A1.1.0

Parcel/Lot Number

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

Undeveloped residential building lot located on the northerly side of Oak Bluff Lane just westerly of the intersection of Oak Bluff Lane with Baldwin Street. The proposed work is within the 100-foot Buffer Zone of a Bordering Vegetated Wetlands that is located adjacent to and on the northerly side Baldwin Street. All of the proposed work is >50-feet from the wetlands & thereby outside the 25-foot "No Disturb Zone" as set forth in the local bylaw. All work is located within the perimeter limit of work & erosion controls as permitted under the Order of Conditions issued by the Commission on March 19, 2019 under Mass DEP File No. 197-0644 for the site work associated with the Oak Bluff Definitive Subdivision.

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

Septic System & RDA Plan, 3 Oak Bluff Lane, Leicester, MA, Sheet 1 of 1

Title

February 26, 2020

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, a portion of which is located in the Buffer Zone to a Bordering Vegetated Wetlands (BVW). Appropriate erosion control measures (silt fence, straw wattles, etc.) currently in place for the subdivision project shall be extended, repaired, & maintained as depicted on the plan and as required by the Commission.



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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 upgradient of the limit of work and erosion controls already installed  
under the Order of Conditions issued by the Commission on March 19, 2019 under Mass DEP  
File No. 197-0644 for the site work associated with the Oak Bluff Definitive Subdivision.

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 2, Plan Book 942, Plan 91 recorded on 5/28/2019 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

3/4/2020

Date

Signature of Representative (if any)

3/4/2020

Date

## Town of Leicester

## Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
18 A1 0	2 OAK BLUFF LN	CENTRAL LAND DEVELOPMENT		31 WHITEWOOD RD	MILFORD	MA	01757
18 A1.2 0	218 BALDWIN ST	MILEWSKI PIOTR	MILEWSKI JENNIFER	218 BALDWIN ST	LEICESTER MA	MA	01524
18 A1.5 0	4 OAK BLUFF LN	CENTRAL LAND DEVELOPMENT		31 WHITEWOOD RD	MILFORD	MA	01757
18 A1.6 0	6 OAK BLUFF LN	CENTRAL LAND DEVELOPMENT		31 WHITEWOOD RD	MILFORD	MA	01757
18 A1.7 0	8 OAK BLUFF LN	CENTRAL LAND DEVELOPMENT		31 WHITEWOOD RD	MILFORD	MA	01757
18 A1.8 0	10 OAK BLUFF LN	CENTRAL LAND DEVELOPMENT		31 WHITEWOOD RD	MILFORD	MA	01757
18 B2 0	211 BALDWIN ST	MERCIER JAMES R	MERCIER JENNIFER L	6 SABINA CR	ROCHDALE	MA	01542

*End of Report*

PLEASE NOTE: Abutters in the Town of Spencer

Above is a certified list of direct abutters including abutters across the street.

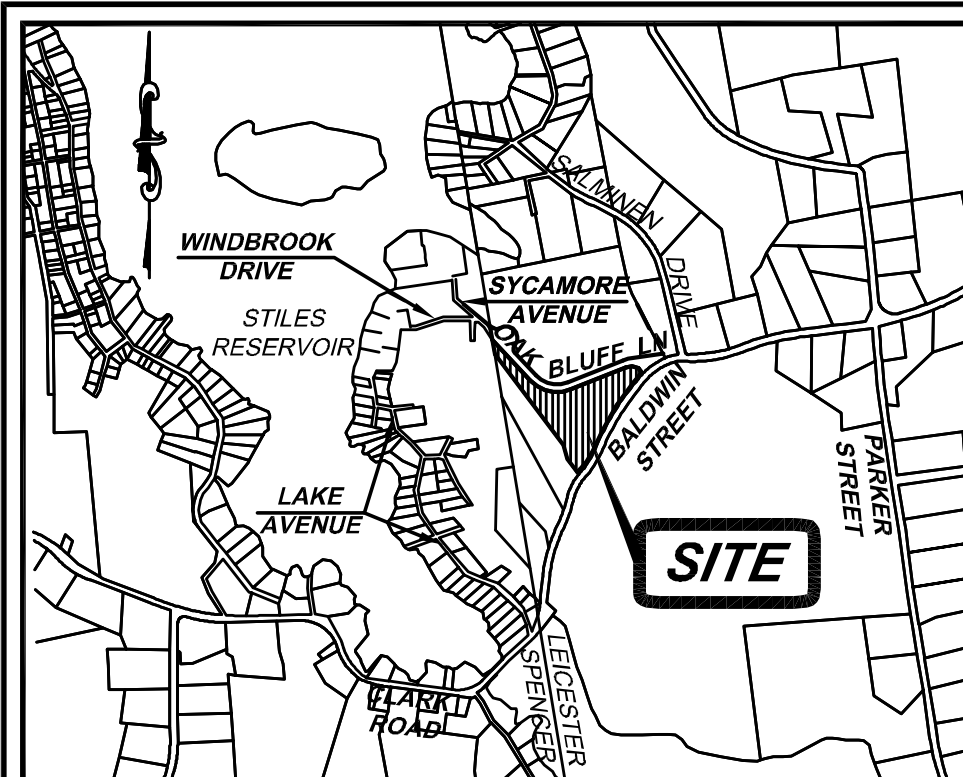
Subject property: 3 Oak Bluff Lane, Assessors Map 48-A1.1-0, Deed Ref. 57984/100

Subject owner: Central Land Development

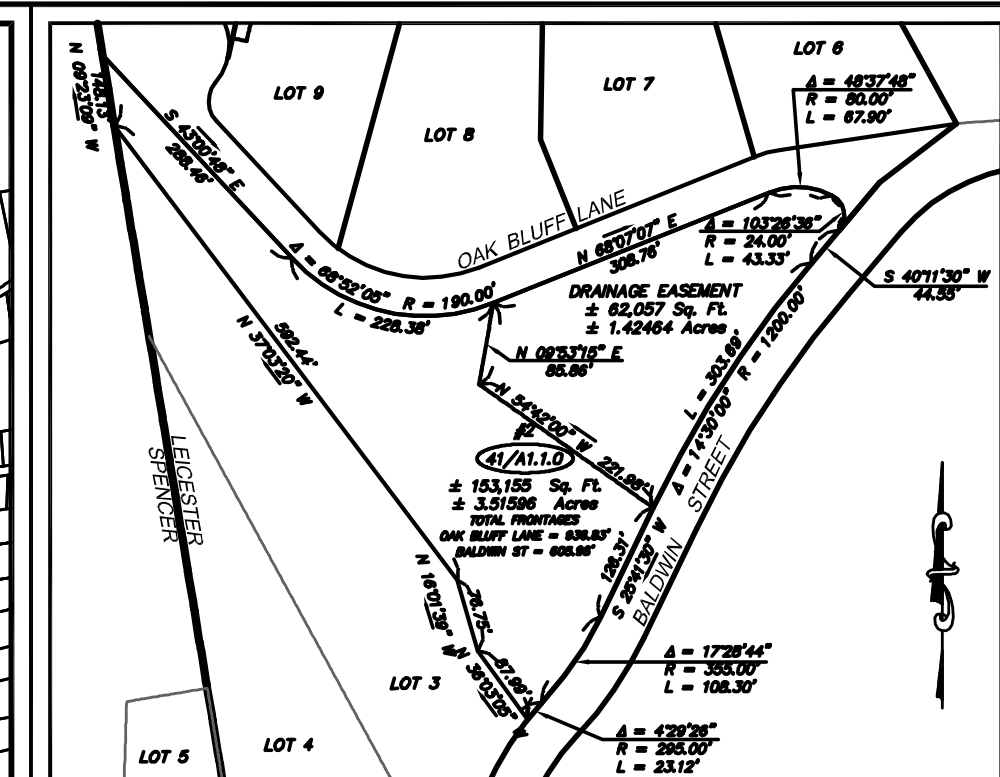
John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant

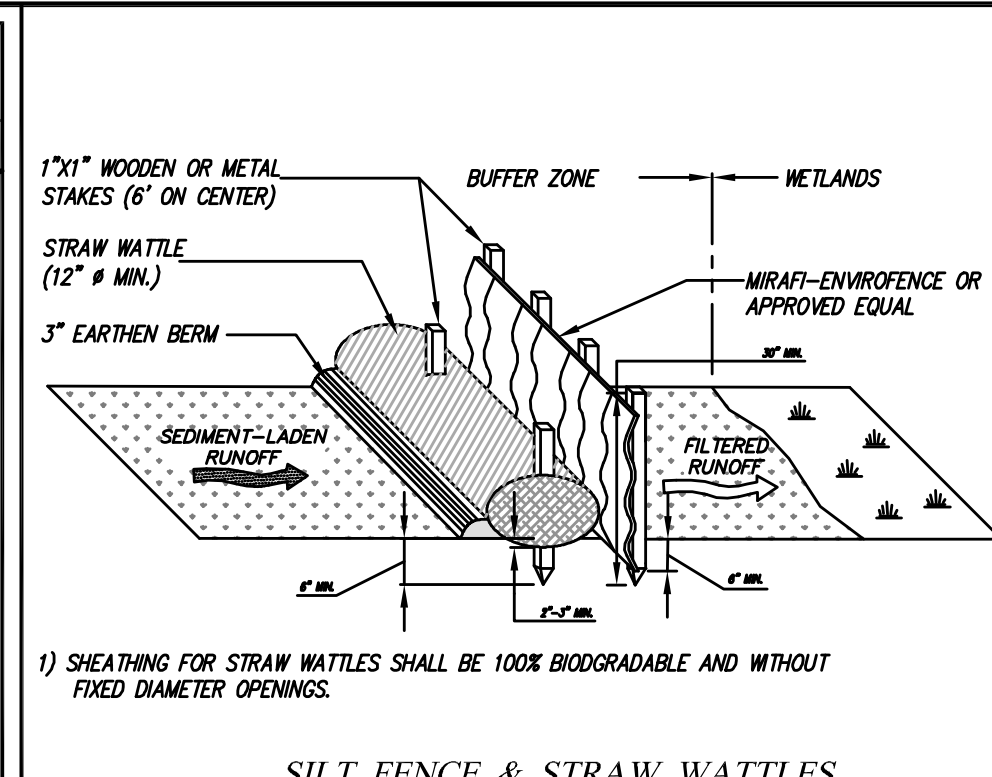




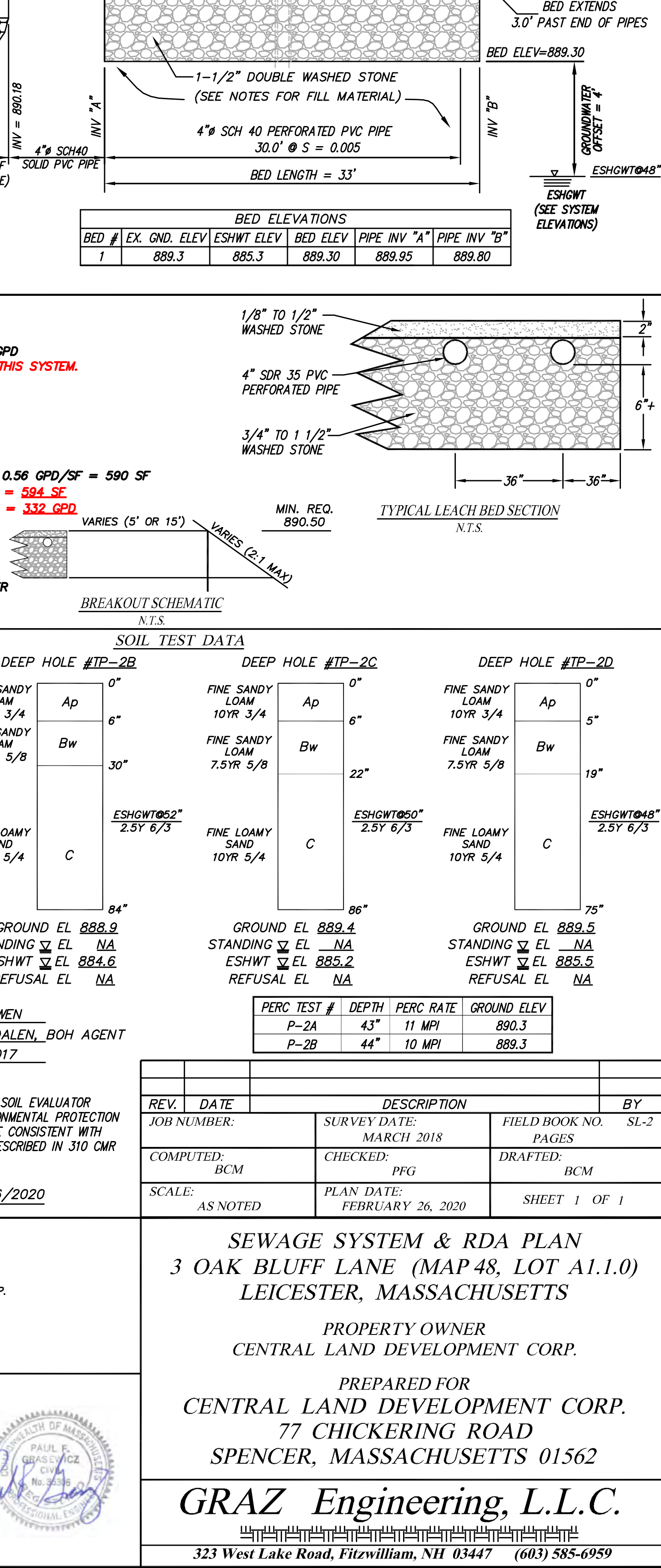
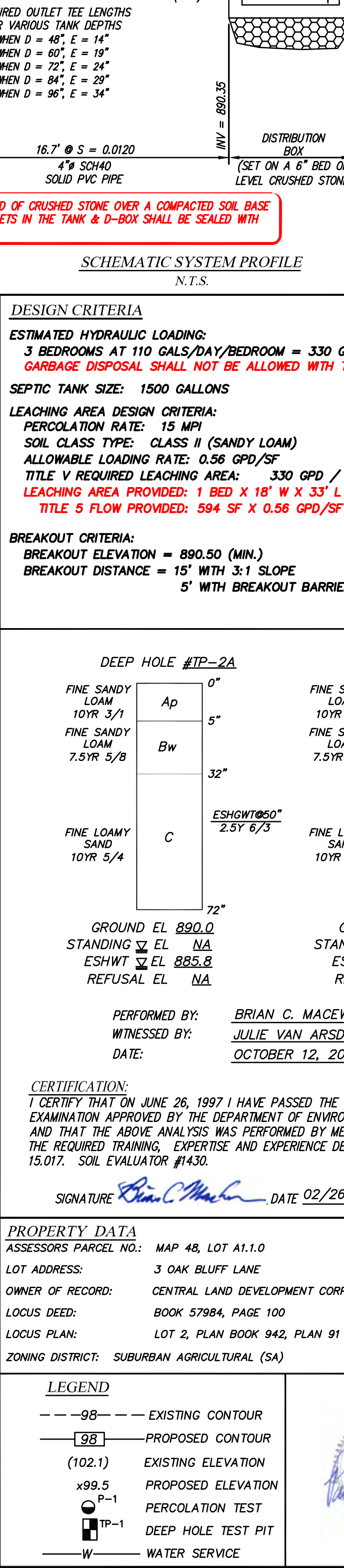
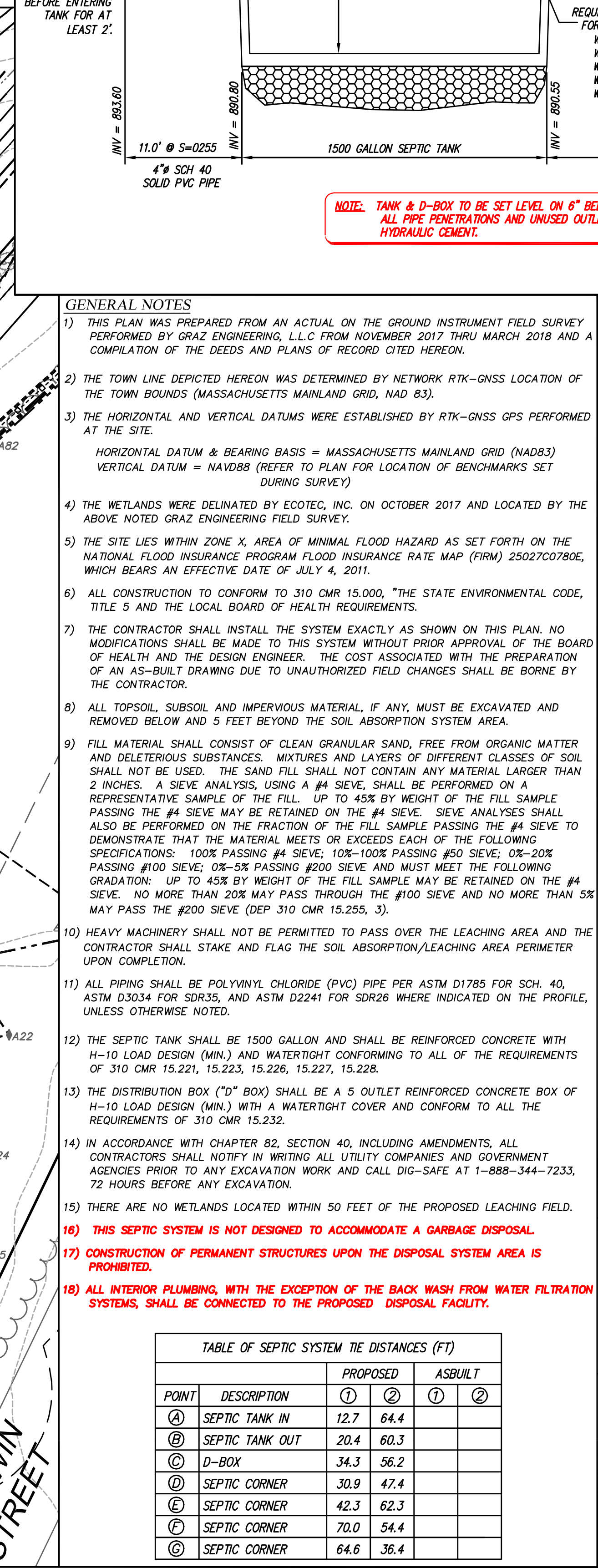
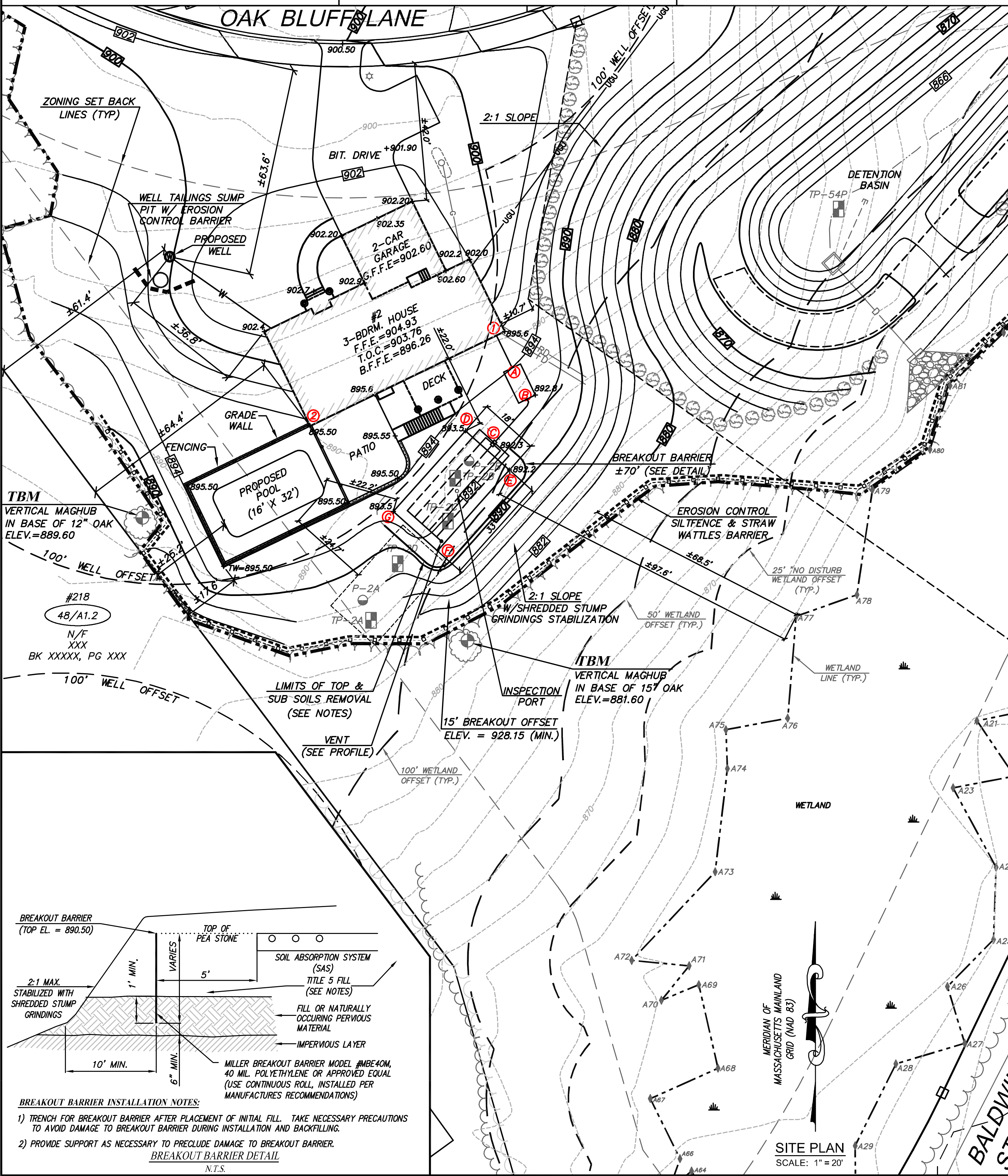
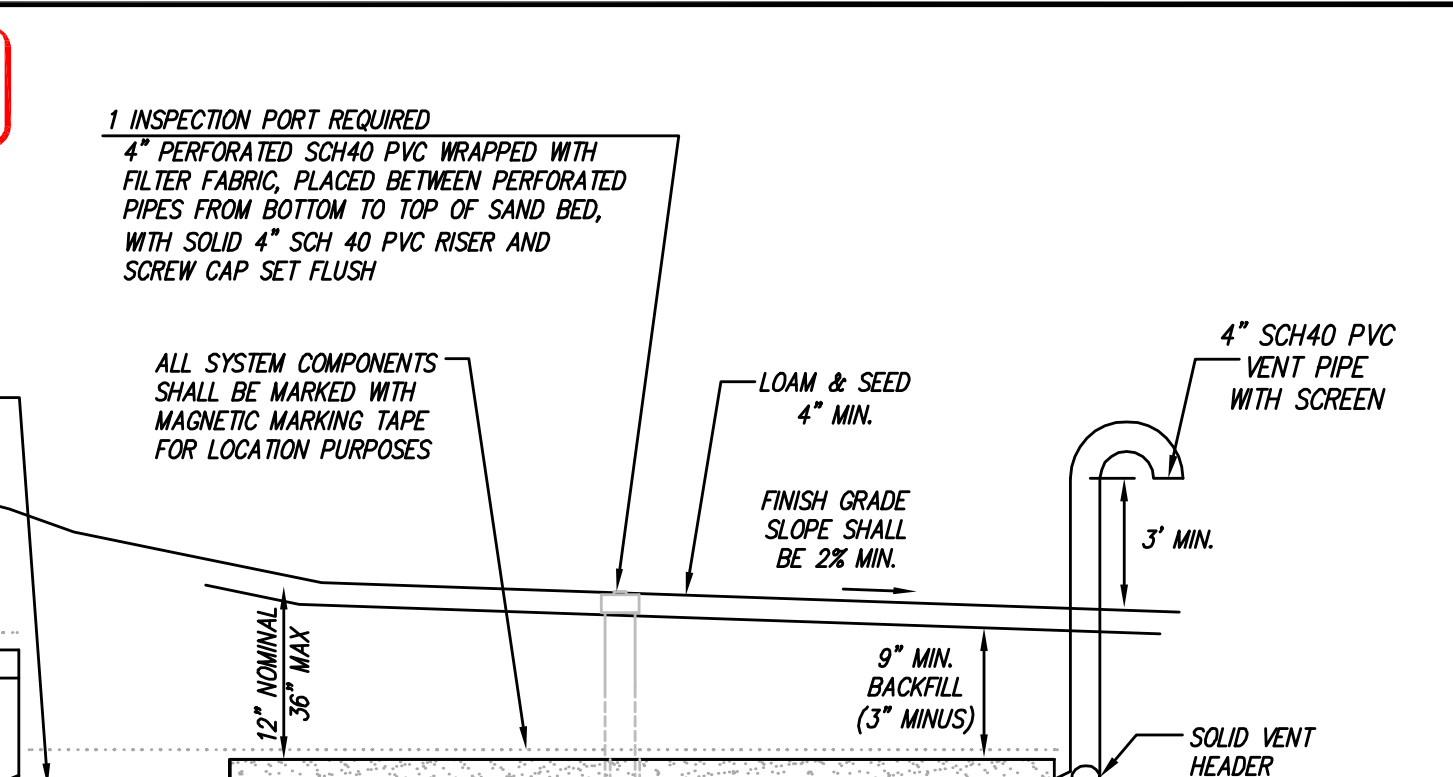
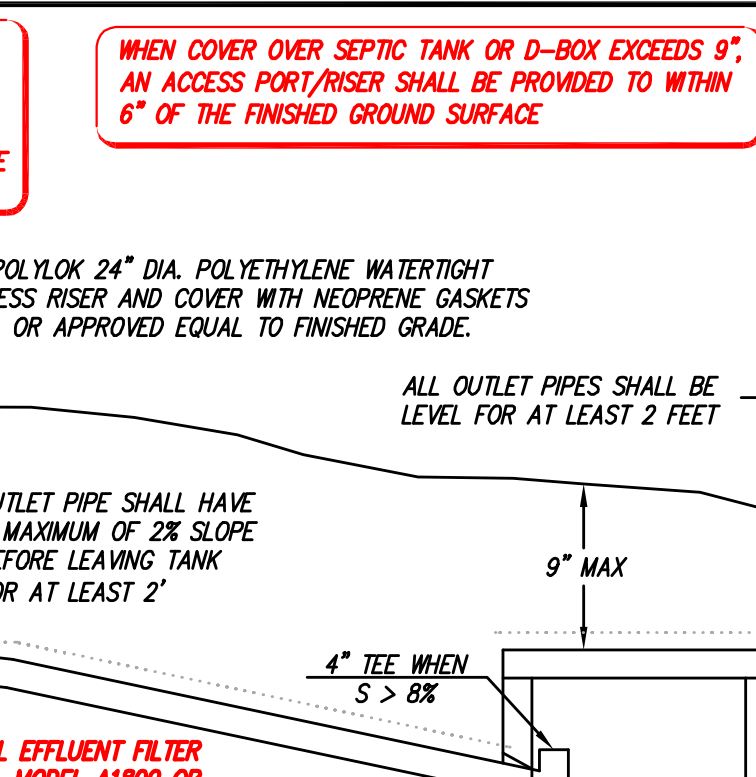
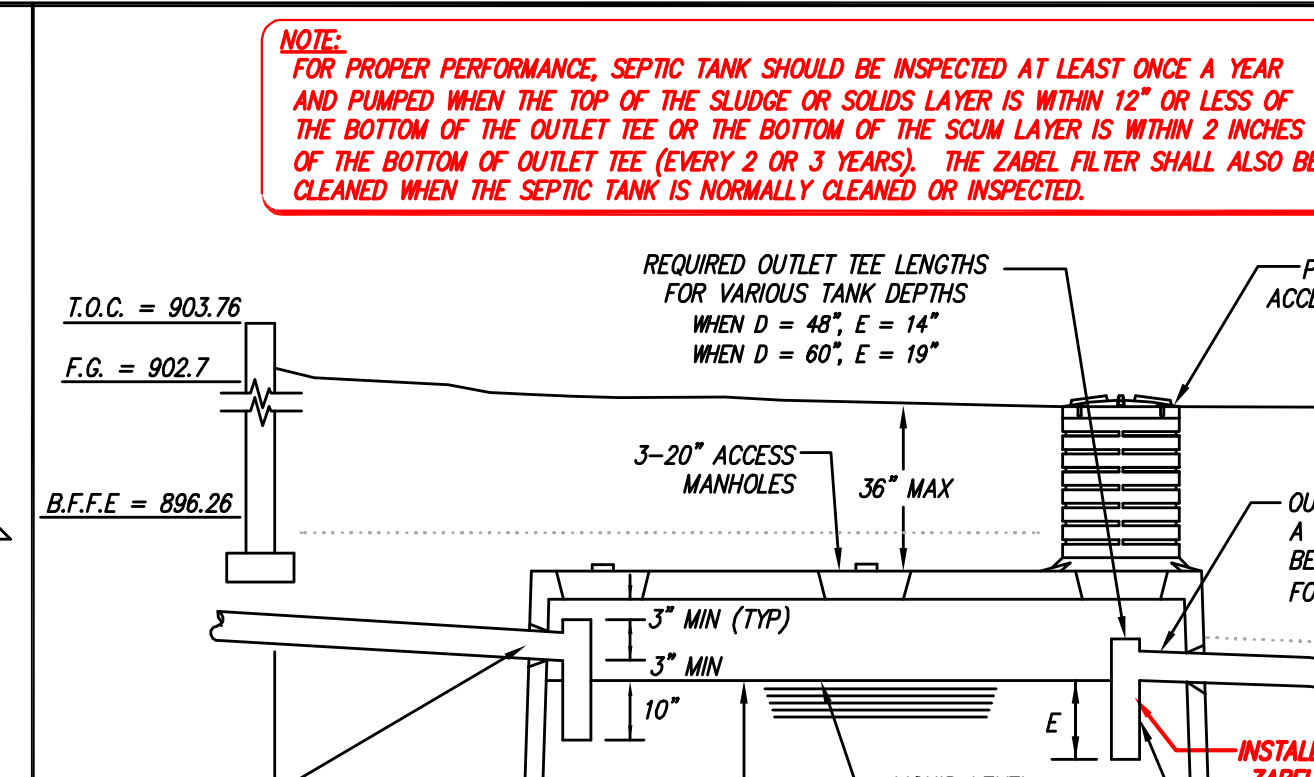
LOCUS PLAN  
SCALE: 1"= 1000'



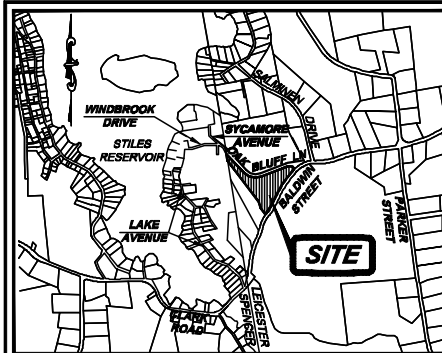
PROPERTY PLAN  
SCALE: 1"= 200'



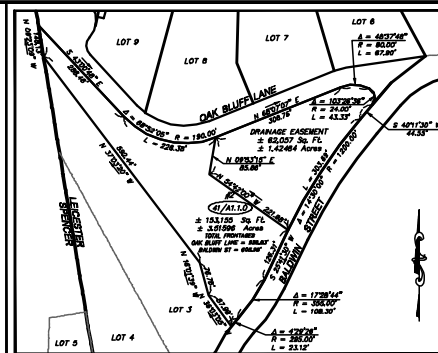
SILT FENCE & STRAW WATTLES  
EROSION CONTROL BARRIER DETAIL  
N.T.S.



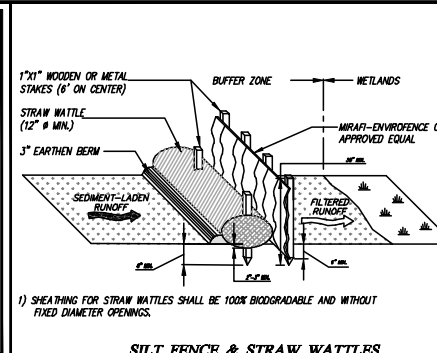




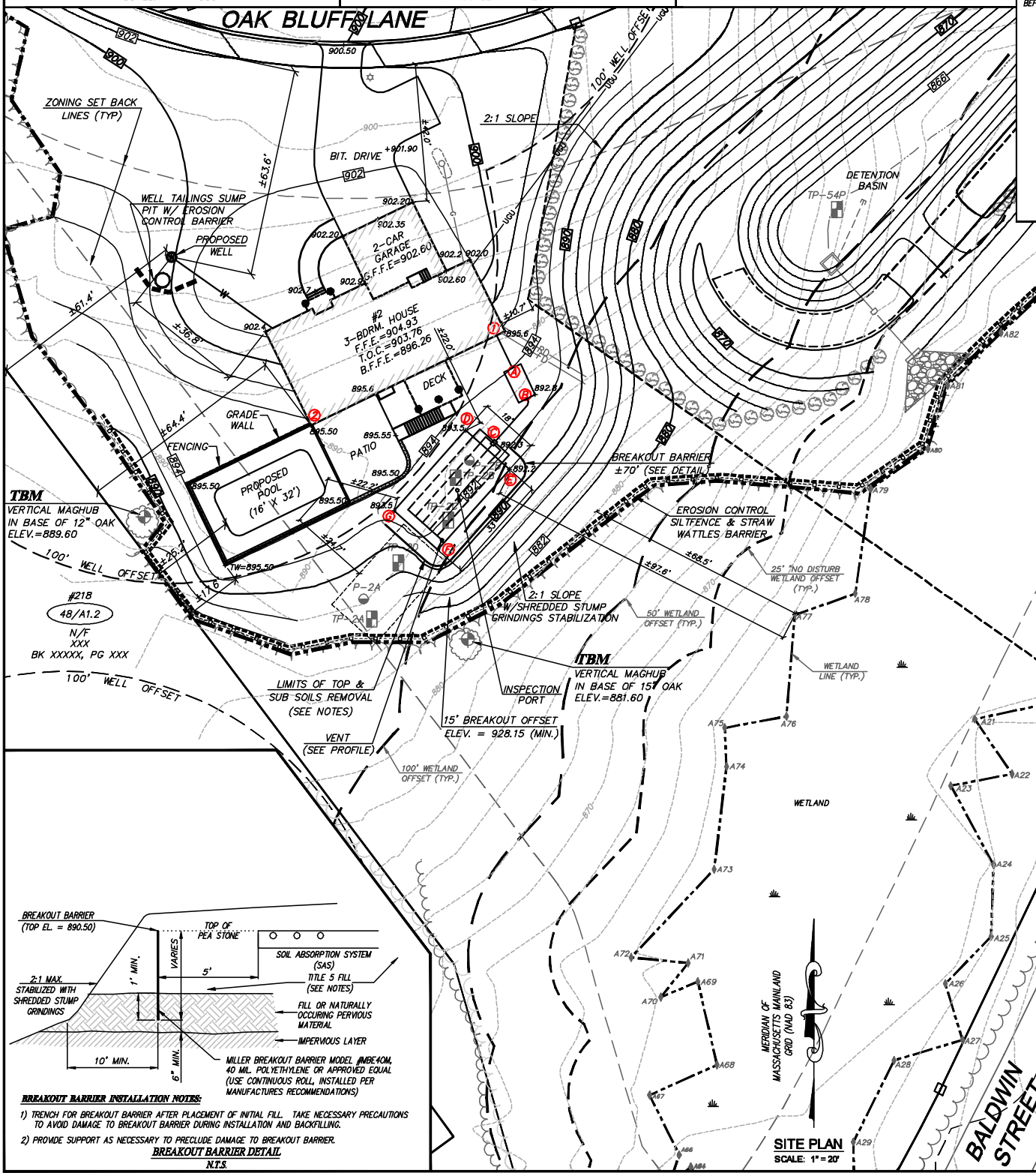
LOCUS PLAN  
SCALE: 1" = 1000'



PROPERTY PLAN  
SCALE: 1" = 200'



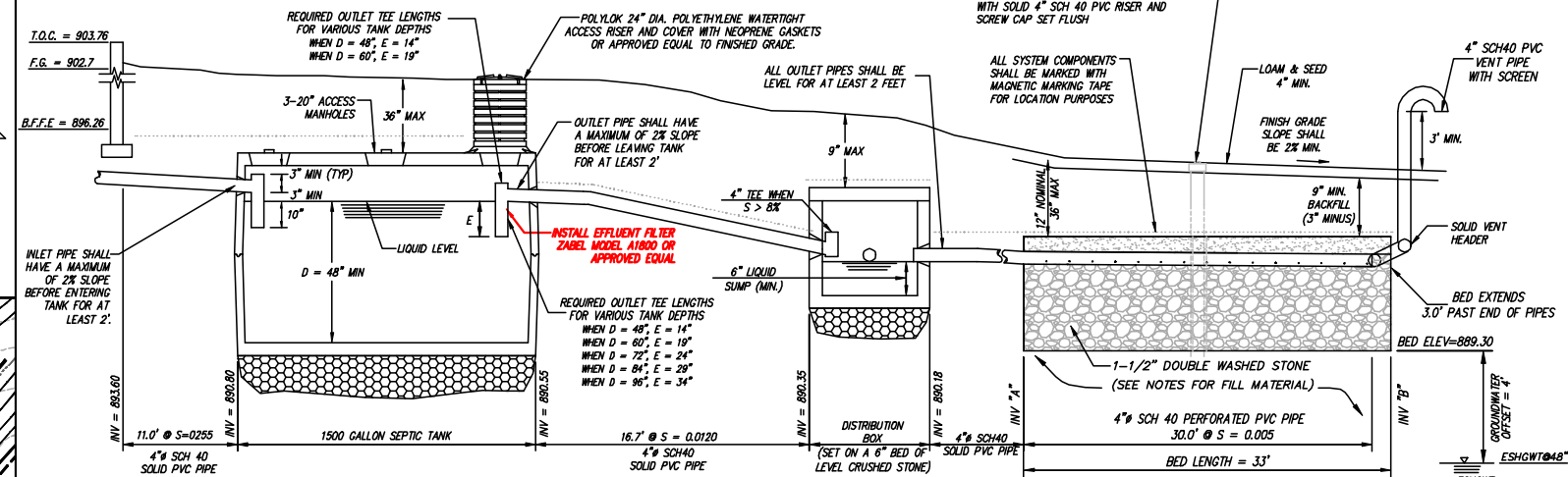
SILT FENCE & STRAW WATTLES  
EROSION CONTROL BARRIER DETAIL  
N.T.S.



SITE PLAN  
SCALE: 1" = 20'

NOTE: FOR PROPER PERFORMANCE, SEPTIC TANK SHOULD BE INSPECTED AT LEAST ONCE A YEAR AND PUMPED WHEN THE TOP OF THE SLUDGE OR SOLIDS LAYER IS WITHIN 12" OR LESS OF THE BOTTOM OF THE OUTLET TEE OR THE BOTTOM OF THE SOLIDS LAYER IS WITHIN 2 INCHES OF THE BOTTOM OF OUTLET TEE (EVERY 2 OR 3 YEARS). THE ZABEL FILTER SHALL ALSO BE CLEANED WHEN THE SEPTIC TANK IS NORMALLY CLEANED OR INSPECTED.

WHEN COVER OVER SEPTIC TANK OR D-BOX EXCEEDS 9", AN ACCESS PORT/RISER SHALL BE PROVIDED TO WITHIN 6" OF THE FINISHED GROUND SURFACE.



SCHEMATIC SYSTEM PROFILE  
N.T.S.

#### GENERAL NOTES

- THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT FIELD SURVEY PERFORMED BY GRAZ ENGINEERING, L.L.C. FROM NOVEMBER 2017 THRU MARCH 2018 AND A COMPILATION OF THE DEEDS AND PLANS OF RECORD CITED HEREON.
- THE TOWN LINE DEPICTED HEREON WAS DETERMINED BY NETWORK RTK-GNSS LOCATION OF THE TOWN BOUNDS (MASSACHUSETTS MAINLAND GRID, NAD 83).
- THE HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED BY RTK-GNSS GPS PERFORMED AT THE SITE.  
HORIZONTAL DATUM & BEARING BASIS = MASSACHUSETTS MAINLAND GRID (NAD83)  
VERTICAL DATUM = NAVD88 (REFER TO PLAN FOR LOCATION OF BENCHMARKS SET DURING SURVEY)
- THE WETLANDS WERE DELINEATED BY ECOTEC, INC. ON OCTOBER 2017 AND LOCATED BY THE ABOVE NOTED GRAZ ENGINEERING FIELD SURVEY.
- THE SITE LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS SET FORTH ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) 2502700780C, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.
- ALL CONSTRUCTION TO CONFORM TO 310 CMR 15.000, "THE STATE ENVIRONMENTAL CODE, TITLE 5 AND THE LOCAL BOARD OF HEALTH REQUIREMENTS.
- THE CONTRACTOR SHALL INSTALL THE SYSTEM EXACTLY AS SHOWN ON THIS PLAN, NO MODIFICATIONS SHALL BE MADE TO THIS SYSTEM WITHOUT PRIOR APPROVAL OF THE BOARD OF HEALTH AND THE DESIGN ENGINEER. THE COST ASSOCIATED WITH THE PREPARATION OF AN AS-BUILT DRAWING DUE TO UNAUTHORIZED FIELD CHANGES SHALL BE BORNE BY THE CONTRACTOR.
- ALL TOPSOIL, SUBSOIL AND IMPERVIOUS MATERIAL, IF ANY, MUST BE EXCAVATED AND REMOVED BELOW AND 5 FEET BEYOND THE SOIL ABSORPTION SYSTEM AREA.
- FILL MATERIAL SHALL CONSIST OF CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. MIXTURES AND LAYERS OF DIFFERENT CLASSES OF SOIL SHALL NOT BE USED. THE SAND FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES. A SIEVE ANALYSIS, USING A #4 SIEVE, SHALL BE PERFORMED ON A REPRESENTATIVE SAMPLE OF THE FILL. UP TO 45% BY WEIGHT OF THE FILL SAMPLE PASSING THE #4 SIEVE MAY BE RETAINED ON THE #4 SIEVE. SIEVE ANALYSES SHALL ALSO BE PERFORMED ON THE FRACTION OF THE FILL SAMPLE PASSING THE #4 SIEVE TO DEMONSTRATE THAT THE MATERIAL MEETS OR EXCEEDS EACH OF THE FOLLOWING SPECIFICATIONS: 100% PASSING #4 SIEVE; 10%-100% PASSING #50 SIEVE; 0%-20% PASSING #100 SIEVE; 0%-5% PASSING #200 SIEVE AND MUST MEET THE FOLLOWING GRADATION: UP TO 45% BY WEIGHT OF THE FILL SAMPLE MAY BE RETAINED ON THE #4 SIEVE. NO MORE THAN 20% MAY PASS THROUGH THE #100 SIEVE AND NO MORE THAN 5% MAY PASS THE #200 SIEVE (DEP 310 CMR 15.255, 3).
- HEAVY MACHINERY SHALL NOT BE PERMITTED TO PASS OVER THE LEACHING AREA AND THE CONTRACTOR SHALL STAKE AND FLAG THE SOIL ABSORPTION/LEACHING AREA PERIMETER UPON COMPLETION.
- ALL PIPING SHALL BE POLYVINYL CHLORIDE (PVC) PIPE PER ASTM D1785 FOR SCH. 40, ASTM D3034 FOR SDR35, AND ASTM D2241 FOR SDR26 WHERE INDICATED ON THE PROFILE, UNLESS OTHERWISE NOTED.
- THE SEPTIC TANK SHALL BE 1500 GALLON AND SHALL BE REINFORCED CONCRETE WITH H-10 LOAD DESIGN (MIN.) AND WATERTIGHT CONFORMING TO ALL OF THE REQUIREMENTS OF 310 CMR 15.221, 15.223, 15.226, 15.227, 15.228.
- THE DISTRIBUTION BOX ("D-BOX") SHALL BE A 5 OUTLET REINFORCED CONCRETE BOX OF H-10 LOAD DESIGN (MIN.) WITH A WATERTIGHT COVER AND CONFORM TO ALL THE REQUIREMENTS OF 310 CMR 15.232.
- IN ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-344-7233, 72 HOURS BEFORE ANY EXCAVATION.
- THERE ARE NO WETLANDS LOCATED WITHIN 50 FEET OF THE PROPOSED LEACHING FIELD.
- THIS SEPTIC SYSTEM IS NOT DESIGNED TO ACCOMMODATE A GARBAGE DISPOSAL.
- CONSTRUCTION OF PERMANENT STRUCTURES UPON THE DISPOSAL SYSTEM AREA IS PROHIBITED.
- ALL INTERIOR PLUMBING, WITH THE EXCEPTION OF THE BACK WASH FROM WATER FILTRATION SYSTEMS, SHALL BE CONNECTED TO THE PROPOSED DISPOSAL FACILITY.

TABLE OF SEPTIC SYSTEM TIE DISTANCES (FT)

POINT	DESCRIPTION	PROPOSED	ASBUILT
A	SEPTIC TANK IN	12.7	64.4
B	SEPTIC TANK OUT	20.4	60.3
C	D-BOX	34.3	56.2
D	SEPTIC CORNER	30.9	47.4
E	SEPTIC CORNER	42.3	62.3
F	SEPTIC CORNER	70.0	54.4
G	SEPTIC CORNER	64.6	36.4

#### DESIGN CRITERIA

ESTIMATED HYDRAULIC LOADING:  
3 BEDROOMS AT 110 GALS/DAY/BEDROOM = 330 GPD  
GARBAGE DISPOSAL SHALL NOT BE ALLOWED WITH THIS SYSTEM.

SEPTIC TANK SIZE: 1500 GALLONS

LEACHING AREA DESIGN CRITERIA:  
PERCOLATION RATE: 15 MPI  
SOIL CLASS TYPE: CLASS II (SANDY LOAM)  
ALLOWABLE LOADING RATE: 0.56 GPD/SF  
TITLE V REQUIRED LEACHING AREA: 330 GPD / 0.56 GPD/SF = 590 SF  
LEACHING AREA PROVIDED: 1 BED X 18' W X 33' L = 594 SF  
TITLE 5 FLOW PROVIDED: 594 SF X 0.56 GPD/SF = 332 GPD

BREAKOUT CRITERIA:  
BREAKOUT ELEVATION = 890.50 (MIN.)  
BREAKOUT DISTANCE = 15' WITH 3:1 SLOPE  
5' WITH BREAKOUT BARRIER

BREAKOUT SCHEMATIC  
N.T.S.

#### SOIL TEST DATA

DEEP HOLE #TP-2A	DEEP HOLE #TP-2B	DEEP HOLE #TP-2C	DEEP HOLE #TP-2D
<div>0" FINE SANDY LOAM 10YR 3/1 5" FINE SANDY LOAM 7.5YR 5/8 32" FINE LOAMY SAND 10YR 5/4 72" ESHGW7050" 2.5Y 6/3 GROUND EL 890.0 STANDING W EL NA ESHW W EL 885.8 REFUSAL EL NA</div>	<div>0" FINE SANDY LOAM 10YR 3/4 6" FINE SANDY LOAM 7.5YR 5/8 30" FINE LOAMY SAND 10YR 5/4 84" ESHGW7050" 2.5Y 6/3 GROUND EL 888.9 STANDING W EL NA ESHW W EL 884.6 REFUSAL EL NA</div>	<div>0" FINE SANDY LOAM 10YR 3/4 6" FINE SANDY LOAM 7.5YR 5/8 22" FINE LOAMY SAND 10YR 5/4 86" ESHGW7050" 2.5Y 6/3 GROUND EL 889.4 STANDING W EL NA ESHW W EL 885.2 REFUSAL EL NA</div>	<div>0" FINE SANDY LOAM 10YR 3/4 5" FINE SANDY LOAM 7.5YR 5/8 19" FINE LOAMY SAND 10YR 5/4 75" ESHGW7050" 2.5Y 6/3 GROUND EL 889.5 STANDING W EL NA ESHW W EL 885.5 REFUSAL EL NA</div>

PERFORMED BY: BRIAN C. MACEWEN  
WITNESSED BY: JULIE VAN ARSDALEN, BOH AGENT  
DATE: OCTOBER 12, 2017

#### CERTIFICATION

I CERTIFY THAT ON JUNE 26, 1997 I HAVE PASSED THE SOIL EVALUATOR EXAMINATION APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE ABOVE ANALYSIS WAS PERFORMED BY ME CONSISTENT WITH THE REQUIRED TRAINING, EXPERIENCE AND EXPERIENCE DESCRIBED IN 310 CMR 15.017. SOIL EVALUATOR #1430.

SIGNATURE: *Brian C. MacEwen* DATE 02/26/2020

#### PROPERTY DATA

ASSESSORS PARCEL NO.: MAP 48, LOT A1.1.0  
LOT ADDRESS: 3 OAK BLUFF LANE  
OWNER OF RECORD: CENTRAL LAND DEVELOPMENT CORP.  
LOCUS DEED: BOOK 57984, PAGE 100  
LOCUS PLAN: LOT 2, PLAN BOOK 942, PLAN 91  
ZONING DISTRICT: SUBURBAN AGRICULTURAL (SA)

#### LEGEND

- 98 --- EXISTING CONTOUR
- 98 --- PROPOSED CONTOUR
- (102.1) EXISTING ELEVATION
- x98.5 PROPOSED ELEVATION
- P-1 PERCOLATION TEST
- TP-1 DEEP HOLE TEST PIT
- W WATER SERVICE

SEWAGE SYSTEM & RDA PLAN  
3 OAK BLUFF LANE (MAP 48, LOT A1.1.0)  
LEICESTER, MASSACHUSETTS

PROPERTY OWNER  
CENTRAL LAND DEVELOPMENT CORP.

PREPARED FOR  
CENTRAL LAND DEVELOPMENT CORP.  
77 CHICKERING ROAD  
SPENCER, MASSACHUSETTS 01562

GRAZ Engineering, L.L.C.

323 West Lake Road, Fitzwilliam, NH 03447 (603) 585-6959