



**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

Leicester

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):

31 Chapel Street

a. Street Address

Leicester

b. City/Town

01611

c. Zip Code

Latitude and Longitude:

21C

f. Assessors Map/Plat Number

42.241684

d. Latitude

-71.883453

e. Longitude

A4

g. Parcel /Lot Number

2. Applicant:

Jonathan

a. First Name

Gabriel

b. Last Name

Armory Street LLC

c. Organization

PO Box 682

d. Street Address

Northboro

e. City/Town

MA

f. State

01532

g. Zip Code

(508) 726-9907

h. Phone Number

i. Fax Number

jsgabe4@aol.com

j. Email Address

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

a. First Name

b. Last Name

(Same as above)

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Glenn

a. First Name

Krevosky

b. Last Name

EBT Environmental Consultants, Inc.

c. Company

601 Main Street

d. Street Address

North Oxford

e. City/Town

MA

f. State

01537

g. Zip Code

508-769-3659

h. Phone Number

i. Fax Number

glenn.krevosky@charter.net

j. Email address

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

\$1,575.00 (+\$787.50 bylaw)

a. Total Fee Paid

\$775.00

b. State Fee Paid

\$800.00 (+\$787.50 bylaw)

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

See attached A.6. General Project Description

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial          | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> 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 CMR 10.24(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

38246

c. Book

b. Certificate # (if registered land)

158

d. Page Number

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

- ☐ 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.
- ☒ 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.

#### **A.6. General Project Description**

**Site: 31 Chapel Street, Leicester**

**Applicant: Armory Street, LLC**

The applicant proposes to construct a 2,100 square foot warehouse building with associated driveway and stormwater structures. The lot is shown on a Subdivision Plan of Land dated 7/30/1931 (Lot 20 on attached exhibit 9A). The project is in the riverfront area and is applicable under 310 CMR 10.58 (4) (d) 4. The western portion of the lot is within a 100-year flood plain; this area is proposed to be restored as it has been altered by the cutting of herbaceous and woody vegetation. As alluded to earlier, the contractor has provided 12 Cultec R150XLHD roof infiltrators, a 3'x3' fabric lined gravel drip strip and detention structure (see attached Exhibit 8A).

Due to an LCC enforcement order, the applicant is going to restore the area closest to the river by providing a minimum of 4" of topsoil and revegetating with the following plants at 8' spacing: Highbush Blueberry (*Vaccinium corymbosum*), Common Winterberry (*Ilex verticillata*), Northern Bayberry (*Morella pensylvanica*), Grey Dogwood (*Cornus racemosa*), Sweep Pepper Bush (*Clethra alnifolia*), Sweet Fern (*Comptonia peregrina*), American Witchhazel (*Hamamelis virginiana*), American Hazelnut (*Corylus americana*) & New England Conservation/Wildlife Mix (from New England Wetland Plants, Inc.). Restoration work will be overseen by EBT, Environmental Consultants, Inc.

Glenn E. Krevosky of EBT Environmental Consultants, Inc. delineated the wetland boundaries on 7/4/2020 with 11 A series wetland flags - utilizing soils, vegetation and indicators of hydrology according to 310 CMR 10.55 (2) (c) and the mean annual high-water line was delineated with 12 MAHW flags according to 310 CMR 10.58 (2) (a) 2.

The erosion control measures of 9" wattles backed by entranced silt fence, shown on the Site Plan, shall be placed prior to site work. These measures shall be maintained in good working order throughout the project until all exposed soils are final graded, loamed, seeded and stabilized with well-established soil stabilizing vegetation.



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Document Transaction Number

Leicester

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**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 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 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. <input checked="" type="checkbox"/> Riverfront Area	Kettle 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: 16,996.7  
square feet

4. Proposed alteration of the Riverfront Area:

<u>11,653.5</u>	<u>8,082.3</u>	<u>3,571.2</u>
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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**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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**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

Current Oliver

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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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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**C. Other Applicable Standards and Requirements (cont'd)**

- (c) ☐ MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm)).  
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, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); 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:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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.



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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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**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.

Proposed Site/Mitigation Plan (4 Sheets)

a. Plan Title

Existing Grade Inc.

Edwin H. Gless Jr.

b. Prepared By

c. Signed and Stamped by

4/12/2021

1"=20'

d. Final Revision Date

e. Scale

See attached D.4. Additional Information

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:

1093 (1094 bylaw)

4/13/2021

2. Municipal Check Number

3. Check date

1092

4/13/2021

4. State Check Number

5. Check date

Armory Street LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name

#### **D.4. Additional Information**

**Project Location:** 31 Chapel Street, Leicester

**Applicant:** Armory Street, LLC

- 1A. Proposed Site/Mitigation Plan (4 Sheets): prepared for Armory Street, LLC by Existing Grade, Inc., dated 4/12/2021
- 2A. Worcester South USGS Quad, dated 1983
- 3A. Leicester Assessor's Map 21C, dated 1/1/2014
- 4A. Fee Transmittal Form
- 5A. Town of Leicester Abutters' List, dated 8/20/2020
- 6A. Abutters Notification, dated 4/15/2021
- 7A. Affidavit of Service, dated 4/15/2021
- 8A. Storm Water Drainage Report, dated 1/25/2021
- 9A. "Plan in Subdivision of Land", dated 7/30/1931
- 10A. MA Corporation Search for Armory Street LLC



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**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.

1. Signature of Applicant

*Manager*

2. Date

*4/13/2021*

3. Signature of Property Owner (if different)

4. Date

*4/14/2021*

5. Signature of Representative (if any)

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.

259

55'

260

RUTLAND 16 KM  
MAKTON 7.6 KM

51

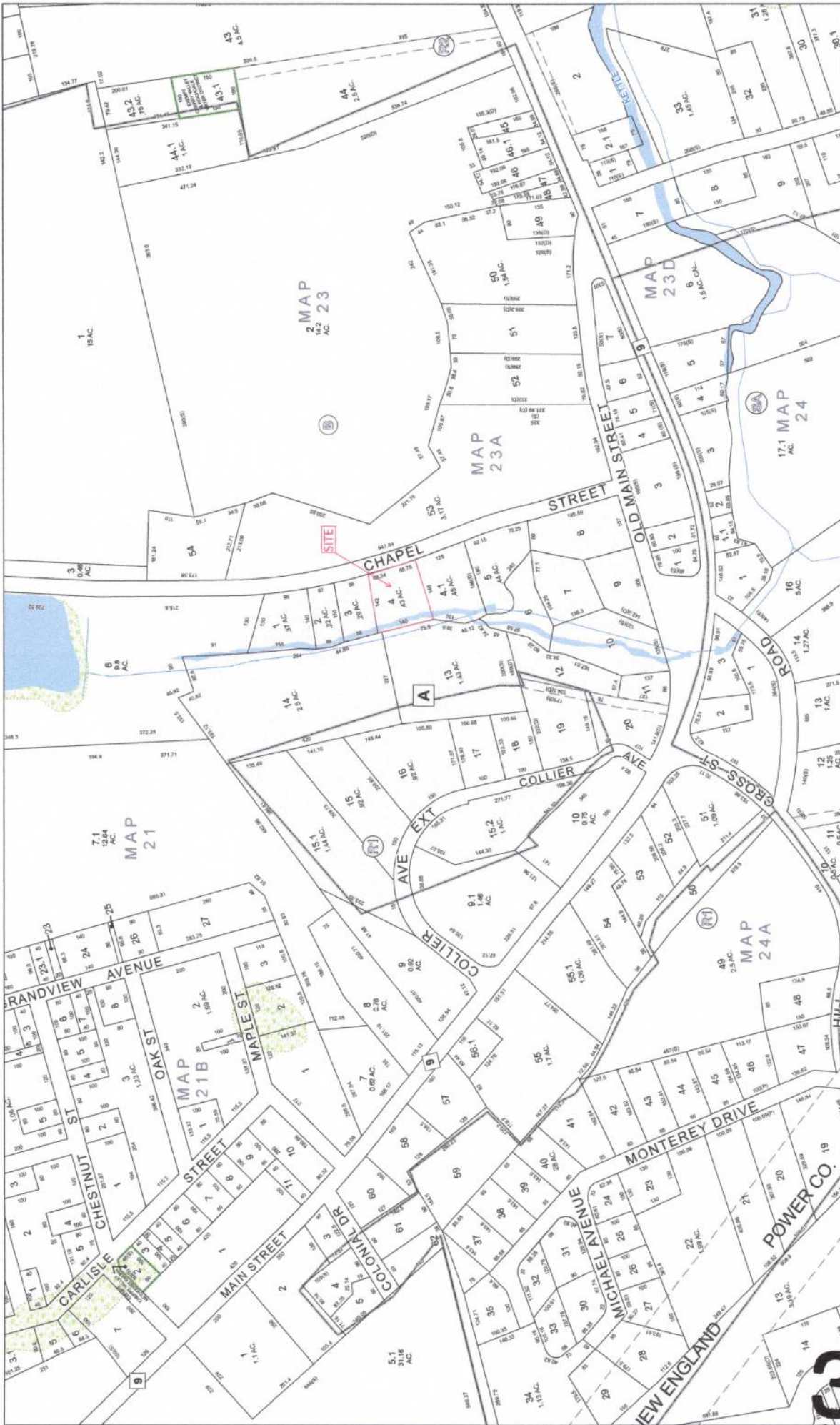
262

52' 30"



Worcester South USGS Quad  
1983

2A




FOR TAX PURPOSES ONLY

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE OR CONVEYANCE.

THE COORDINATE SYSTEM IS THE MASSACHUSETTS STATE PLANNED COORDINATE SYSTEM, NAD 83.

PRODUCED IN 2014 BY



2 WASHINGTON SQUARE, UNION STATION  
WORCESTER, MA 01604

LEGEND

PROPERTY LINES

EASEMENTS

ENCLAVE PROPERTY

MAP FOCUS

BLOCK LETTER

TOWN BOUNDARY

WATER

STREAMS

METLACS

RAILROAD

ZONING DISTRICTS

TOWN OF LEICESTER

BOARD OF ASSESSORS

LEICESTER, MASS.

MAP NO.

21C

SCALE 1 in = 100 feet

REVISED TO: JANUARY 1, 2014



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**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:

31 Chapel Street

a. Street Address

1092 (1093 municipal & 1094 bylaw)

c. Check number

Leicester

b. City/Town

\$775.00 (+\$800 municipal & +\$787.50 bylaw)

d. Fee amount

2. Applicant Mailing Address:

Jonathan

a. First Name

Armory Street LLC

c. Organization

PO Box 682

d. Mailing Address

Northboro

e. City/Town

(508) 726-9907

h. Phone Number

i. Fax Number

MA

f. State

01532

g. Zip Code

jsgabe4@aol.com

j. Email Address

3. Property Owner (if different):

a. First Name

(Same as above)

c. Organization

b. Last Name

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

## 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.

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



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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
Category 3.b.	1	\$1,050.00	\$1,050.00
In RFA	0.5	\$525.00	\$525.00
<b>Step 5/Total Project Fee:</b>			\$1,575.00 (+\$787.50 bylaw)
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$1,575(+\$787.50 bylaw
			a. Total Fee from Step 5
State share of filing Fee:			\$775.00
			b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:			\$800.00 (+\$787.50 bylaw)

**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.)

ARMORY STREET LLC  
69 ARMORY ST.  
WORCESTER, MA 01603-2801

1092

53-7169/2118  
1713

4/13/2021

DATE

CHECK ARMOR  
FRAUD PROTECTION

PAY TO THE ORDER OF Commonwealth of MASS \$ 775 —  
Seven hundred and Seventy five — 00/100 DOLLARS

Photo Safe Deposit®  
Details on back



**Commerce Bank**

a division of **BerkshireBank**

FOR state fee 31 chapel

MP

ARMORY STREET LLC  
69 ARMORY ST.  
WORCESTER, MA 01603-2801

1093

53-7169/2118  
1713

4/13/2021

DATE

CHECK ARMOR  
FRAUD PROTECTION

PAY TO THE ORDER OF Town of Leicester \$ 800 —  
Eight hundred — 00/100 DOLLARS

Photo Safe Deposit®  
Details on back



**Commerce Bank**

a division of **BerkshireBank**

FOR Town state fee 31 chapel

MP

ARMORY STREET LLC  
69 ARMORY ST.  
WORCESTER, MA 01603-2801

1094

53-7169/2118  
1713

4/13/2021

DATE

CHECK ARMOR  
FRAUD PROTECTION

PAY TO THE ORDER OF Town of Leicester \$ 787.50  
Seven hundred Eighty Seven — 50/100 DOLLARS

Photo Safe Deposit®  
Details on back



**Commerce Bank**

a division of **BerkshireBank**

FOR Town By law fee 31 chapel

MP

## Town of Leicester

## Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
21 C6 0	81 CHAPEL ST	THACH DAVID		61 KING ST #3	WORCESTER	MA	01610
21C A1 0	39 CHAPEL ST	ROOT DAVID		1049 BAY ROAD	SHARON	MA	02067
21C A13 0	CHAPEL ST	JOHNSON RALPH		9 BALL STREET	WORCESTER	MA	01603
21C A14 0	CHAPEL ST	JOHNSON RALPH		9 BALL STREET	WORCESTER	MA	01603
21C A15 0	40 COLLIER AV	RAUDA SR OSCAR F	RAUDA ROSA M	40 COLLIER AVENUE	CHERRY VALLEY MA	MA	01611
21C A16 0	36 COLLIER AV	GALLATI TRACY	RIVERA HERMES	36 COLLIER AVENUE	CHERRY VALLEY MA	MA	01611
21C A17 0	34 COLLIER AV	LAMARCHE SHAWN E	LAMARCHE DIEDRA A	34 COLLIER AVE	CHERRY VALLEY MA	MA	01611
21C A18 0	26 COLLIER AV	BOISCLAIR JOHN	MESSIER IRENE	26 COLLIER AVE	CHERRY VALLEY MA	MA	01611
21C A2 0	37 CHAPEL ST	ROOT DAVID		1049 BAY ROAD	SHARON	MA	02067
21C A4.1 0	CHAPEL ST	JOHNSON RALPH		9 BALL STREET	WORCESTER	MA	01603
21C A5 0	11 CHAPEL ST	GJATA VASILLAQ	GJATA VIOLLCA	26 SORRENTO ST	WORCESTER	MA	01602
21C A6 0	CHAPEL ST	GJATA VASILLAQ	GJATA VIOLLCA	26 SORRENTO ST	WORCESTER	MA	01602
23 A2 0	46 CHAPEL ST	PAPETTI DUANE	PAPETTI SHEILA	P O BOX 2297	WORCESTER	MA	01613
23A A53 0	424 MAIN ST	LOADER JOSEPH E	LOADER CAROL	31 WOODSTONE RD	NORTHBOROUGH MA	MA	01532-1050
23A A54 0	48 CHAPEL ST	DOHERTY DANIEL E	DOHERTY JOANNE A	48 CHAPEL ST	CHERRY VALLEY MA	MA	01611

*End of Report*

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.  
 Subject property: Chapel Street, Assessors Map 21C-A3-0, Deed Ref. 38245/158  
 Subject property: 31 Chapel Street, Assessors Map 21C-A4-0, Deed Ref. 38246/158  
 Subject owner(s): Armory Street LLC

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant

5A

**Notification to Abutters Under the  
Massachusetts Wetlands Protection Act**

**(This form must be completed and copies sent, by certified mail, certificate of mailing or hand-delivered, to all abutters within 300 feet of the location of the project)**

*In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:*

- A. The name of the Applicant is Chapel Street LLC.
- B. The Applicant has filed a Notice of Intent (NOI) with the Leicester Conservation Commission.
- C. The address or location of the lot where the activity is proposed is 31 Chapel Street, Leicester.
- D. The applicant proposes to construct a 2,100 square foot warehouse building with associated driveway and stormwater structures.
- E. Copies of the NOI may be obtained or examined by calling Glenn E. Krevosky of EBT Environmental Consultants, Inc., 601 Main Street, North Oxford, MA 01537 at (508)987-0979 between the hours of 9:00 am and 3:30 pm, Monday through Friday.
- F. Information regarding the date, time and place of the Public Hearing may be obtained by contacting the Leicester Conservation Commission at (508)892-7007 between the hours of 8am to 5pm Monday, Wednesday and Thursday & 8am to 7pm Tuesday.

**PLEASE NOTE:**

- 1. Notice of the public hearing, including its date, time and place will be published at least five (5) business days in advance in the Telegram & Gazette.
- 2. Notice of the public hearing including date, time and place will be posted in the Town Hall not less than forty-eight (48) hours in advance.
- 3. You also may contact the Department of Environmental Protection (DEP) Regional Office for more information about this application or the Wetlands Protection Act. To contact the DEP:

**CENTRAL REGION: (508) 792-7650**

**NORTHEAST REGION: (617) 654-6500**

**WESTERN REGION: (413) 784-1100**

**SOUTHEAST REGION: (508) 946-2700**

4/15/2021

## **AFFIDAVIT OF SERVICE**


### **UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT AND TOWN OF LEICESTER WETLAND PROTECTION BYLAW**

(To be submitted to the Massachusetts Department of Environmental Protection & the Conservation Commission when filing a Notice of Intent)

I, Glenn E. Krevosky, hereby certify under the pains and penalties of perjury that on April 15, 2021, I gave notification to abutters within 300 feet of the proposed project in compliance with the second paragraph of the Massachusetts General Laws, Chapter 131, Section 40 and the DEP Guide to Abutter Notification, dated April 8, 1994, in connection with the following matter:

A Notice of Intent application filed under the Massachusetts Wetlands Protection Act and The Town of Leicester Wetland Protection Bylaw by EBT Environmental Consultants, Inc., 601 Main Street, North Oxford, MA 01537, with the Leicester Conservation Commission on April 15, 2021 for a property located at, 31 Chapel Street, Leicester.

The form of the notification and the list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.

  
Signature

4-15-2021  
Date



# Corporations Division

## Business Entity Summary

ID Number: 202886615

[Request certificate](#)[New search](#)

Summary for: ARMORY STREET, LLC

**The exact name of the Domestic Limited Liability Company (LLC):** ARMORY STREET, LLC**Entity type:** Domestic Limited Liability Company (LLC)**Identification Number:** 202886615**Old ID Number:** 000896658**Date of Organization in Massachusetts:** 05-24-2005 **Date of Revival:** 3/9/2019 12:00:00 AM**Date of Involuntary Dissolution by Court Order or by the SOC:** 06-30-2017 **Last date certain:****The location or address where the records are maintained** (A PO box is not a valid location or address):

Address: 69 ARMORY ST P.O BOX 682

City or town, State, Zip code, NORTHBORO, MA 01532 USA  
Country:**The name and address of the Resident Agent:**

Name: JONATHAN S. GABRIEL

Address: 75 MAIN ST., P. O. BOX 682

City or town, State, Zip code, NORTHBORO, MA 01532 USA  
Country:**The name and business address of each Manager:**

Title	Individual name	Address
MANAGER	JONATHAN S. GABRIEL	69 ARMORY ST P. O. BOX 682 NORTHBORO, MA 01532 USA

**In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:**

Title	Individual name	Address
SOC SIGNATORY	JONATHAN S. GABRIEL	69 ARMORY ST ., P. O. BOX 682 NORTHBORO, MA 01532 USA

**The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:**

Title	Individual name	Address
REAL PROPERTY	JONATHAN S. GABRIEL	69 ARMORY ST P.O 682 NORTHBORO, MA 01532 USA

☐ Consent
 ☐ Confidential Data
 ☐ Merger Allowed
 ☐ Manufacturing
**View filings for this business entity:**

ALL FILINGS

- Annual Report
- Annual Report - Professional
- Articles of Entity Conversion
- Certificate of Amendment
- Certificate of Incorporation

10A

[View filings](#)

**Comments or notes associated with this business entity:**

[New search](#)