



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:

DENISSE VALENTINE

Name

denissecj0@gmail.com

E-Mail Address

65 Lakeview Drive

Mailing Address

Leicester

City/Town

MA

State

01524

Zip Code

5083444984

Phone Number

Fax Number (if applicable)

2. Representative (if any):

N/A

Firm

N/A

Contact Name

N/A

E-Mail Address

N/A

Mailing Address

N/A

City/Town

N/A

State

N/A

Zip Code

N/A

Phone Number

N/A

Fax Number (if applicable)

B. Determinations

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

- ☐ 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):

65 Lakeview Drive

Street Address

Leicester

City/Town

28B

Assessors Map/Plat Number

A4

Parcel/Lot Number

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

Please refer to memorandum attached to application

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

Title

Date

Title

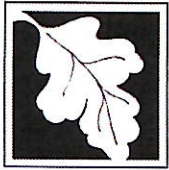
Date

Title

Date

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

Please refer to memorandum attached to application



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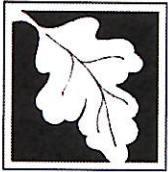
C. Project Description (cont.)

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:

Denise Valentine

Name

65 Lakeview 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.

DocuSigned by:

Denise Valentine

Signature of Applicant

2/16/2022

Date

Signature of Representative (if any)

Date



TOWN OF LEICESTER CONSERVATION COMMISSION

LEICESTER, MA 01524-1333
Phone: 508-892-7007 – Fax: 508-892-7070
www.leicesterma.org

Conservation Commission Building Permit Review Form Wetlands/Riverfront Area (MGLCh.131, §40)

Project Address:	65 Lakeview Drive, Leicester, MA, 01524
Description of Proposed Work:	Please review appendix to this permit

Is the proposed work in Wetland Buffer (100 feet) and/or Riverfront Buffer (200 feet)?
(check one)¹



YES



NO



N/A

(no land disturbance/all interior work)

If YES, fill out the section below:

Date of Conservation Commission Approval:	
Type of Conservation Commission Approval (RDA/NOI, etc.)	
DEP File #: (where applicable)	

By entering my name below, I hereby attest under the pains and penalties of perjury that all of the information contained on this form is true and accurate to the best of my knowledge and understanding.

Denisse Valentine

Signature

02/03/2022

Date

Denisse Carmen Valentine

Printed Name

Denisse Valentine

¹ It is the Applicant's responsibility to determine wetland and riverfront boundaries in proximity to the proposed work and to obtain Conservation Approval where required.

Date: February 15th, 2022

To: Leicester Conservation Commission

From: Denisse Valentine, owner of 65 Lakeview Drive, Leicester, MA

Objective : 65 Lakeview Drive, Leicester, MA – Construction project proposal

The purpose of this memorandum is to provide a description of the construction project proposed for 65 Lakeview Drive, Leicester, MA as required by the wetlands protection bylaw for construction projects to be performed within 100 feet of the lake line.

The following list represents an itemized description of the proposed construction plans for the property.

1. Removal of current shed (Picture #8)

The current shed is positioned 40 feet from the shoreline and has an elevation of 3 feet above the shoreline. As observed in the picture, the shed is in precarious conditions. The project will involve the removal of the shed and proper disposal of all the construction materials associated to such removal.

2. Construction of new shed (Pictures # 2, 3, 11)

The proposed shed will have an estimated size of 10 x 12. The new position of the shed is shown in the pictures mentioned above. The new shed will be between 20-30 feet from the shoreline. The new shed will be used to store summer/winter lake equipment as well as lawn equipment. No plumbing will be needed. An electric outlet will be incorporated as part of the shed construction. Appropriate electrical permits will be obtained from the town.

3. Pruning/Removal of trees (Picture # 2, 3, 11,8)

These trees impact the view from the house significantly. The idea will be to prune or remove the trees to open up the view to the lake. The disruption to the land will be minimal, since only a stump machine may be needed to remove the stump from the surface. Further, the trees are positioned within 65 Lakeview Drive property line and therefore do not impact the neighbor's property.

4. Natural privacy fence (Pictures # 2,3,9,10, 11)

The project consistent in relocating the bushes displayed in pictures 9 and 10 to the new position shown in picture 2, 3 and 11. Currently, these bushes block the view to the lake from the house, therefore we would like to move the bushes and create a natural barrier with the neighbor's property. Before this project is executed, we will have a discussion with the neighbor to be sure we are causing as little disruption as possible. Further, please note the bushes are currently located outside of the 100 feet wetland line.

5. Stone Patio (Picture # 12)

The property has a natural stone acting as a firepit. We proposed to maintain the rock and build a stone patio around it. The disturbance to the land will be minimal since no heavy equipment is needed for such project.

6. Dock (Pictures # 2 and 3)

The project involved to construct a dock 15-25 feet long made of decking material.

7. Grading of the land (Pictures # 1, 2, 3)

Currently there are 122 feet from the lake shore to the closet edge of the property and there is an elevation of approximately 22 feet to the same point.

The project will consist in lowering the level of the land between 5-10 feet and grade it naturally toward the edges of the property.

As mentioned before the elevation at 40 feet from the shore is approximately 3 feet, therefore the amount of disruption from 0-40 feet should be minimal since the land is pretty much at lake level. The major reduction of land will be performed to:

- a) uncover the basement to make a walk-out basement (Pictures #5,6,9,10).
- b) To grade the land towards the property edge between 122-40 feet (Picture #5,6,7), primarily

The final goal is to smooth the terrain and to have reduced elevation between 12-15 feet from the shore.

Since most of the project will be performed between the 40-122 feet mark, we are expecting the amount of disruption to be minimal between the 0-40 feet mark.

Further, the septic of the property is in the front yard of the property, therefore there is no proximity of the septic field to the aforementioned project. The property well is in the back of the property as shown in Picture #6. Once some of the well is revealed, a contractor will reduce the height on the well pipe to a reasonable. This tub will be covered with a decorative wood windmill of approximately 40-60 inches height.

In view of all the above, we are kindly asking for the review and approval of this petition. I will be happy to discuss any additional questions and /or requests you may have.

Sincerely,



Denisse Carmen Valentine

65 Lakeview Drive, Leicester, MA 01524

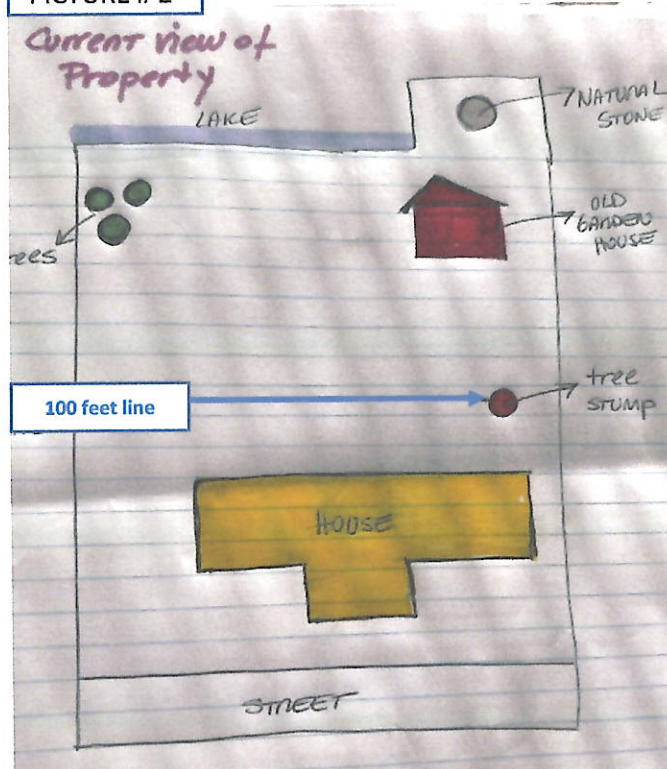
PICTURE # 1

LATERAL VIEW of Project



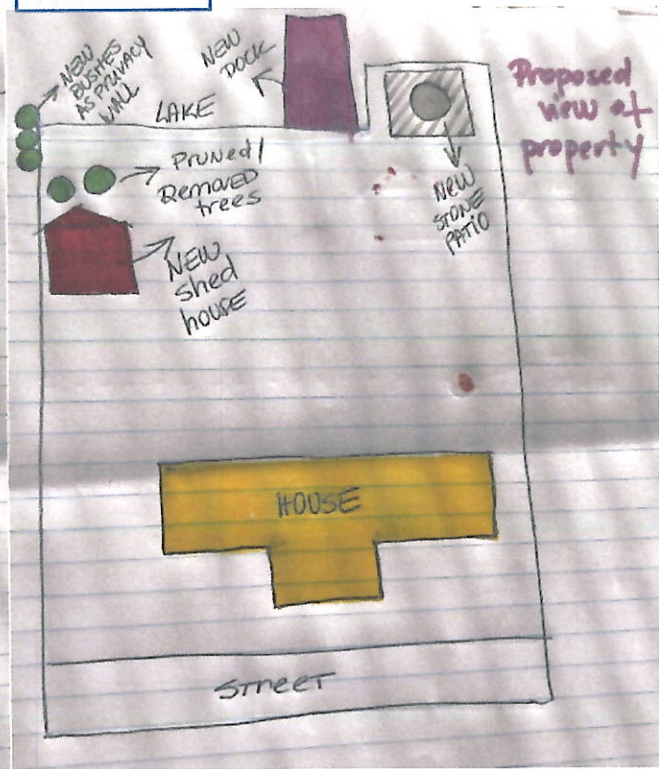
PICTURE # 2

Current view of Property



PICTURE # 3

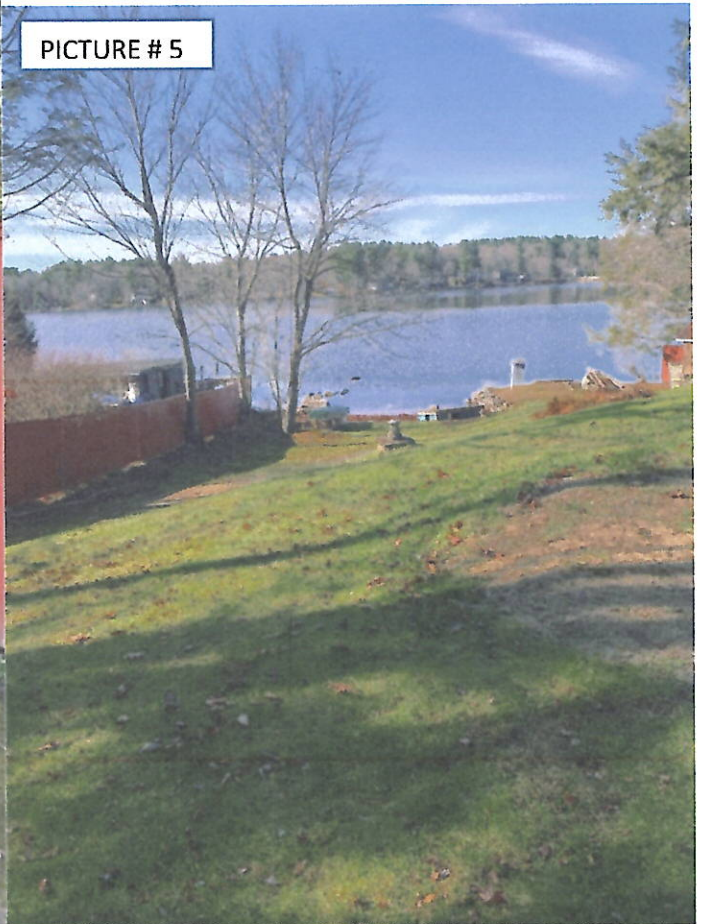
Proposed view of property



PICTURE # 4



PICTURE # 5



PICTURE # 6



Water
well

PICTURE # 7

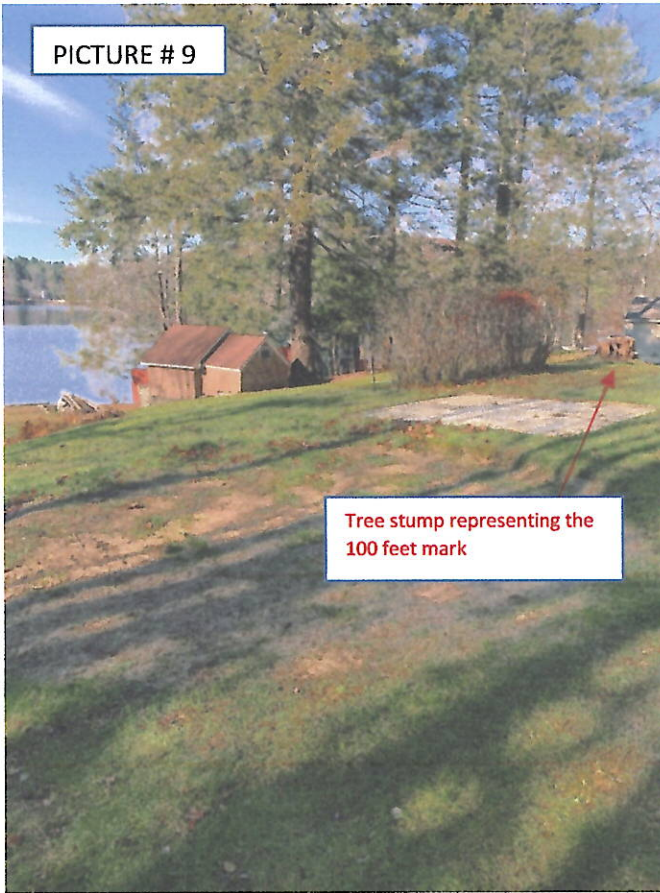


PICTURE # 8



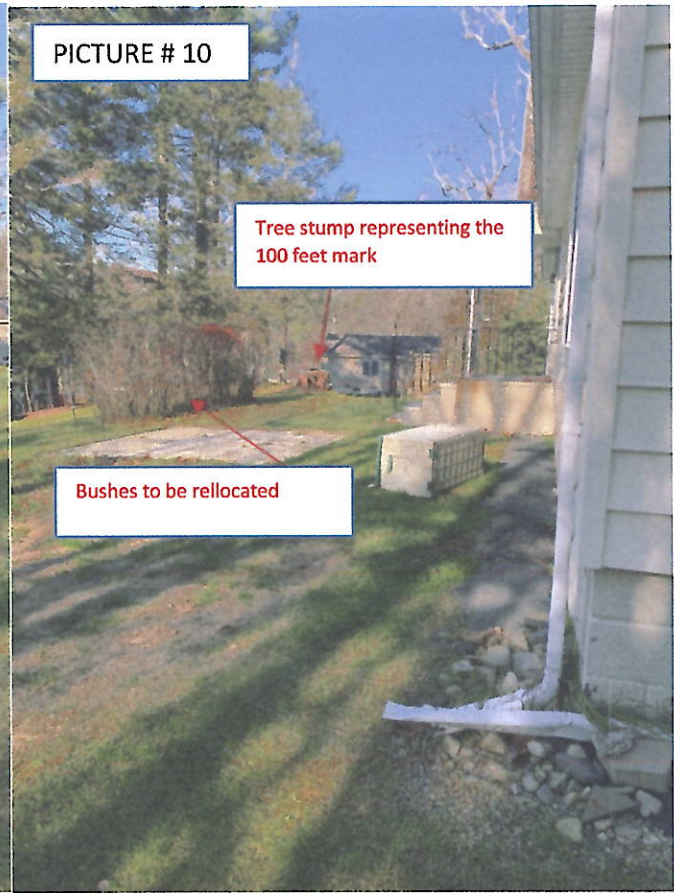
Prune these
branches

PICTURE # 9



Tree stump representing the 100 feet mark

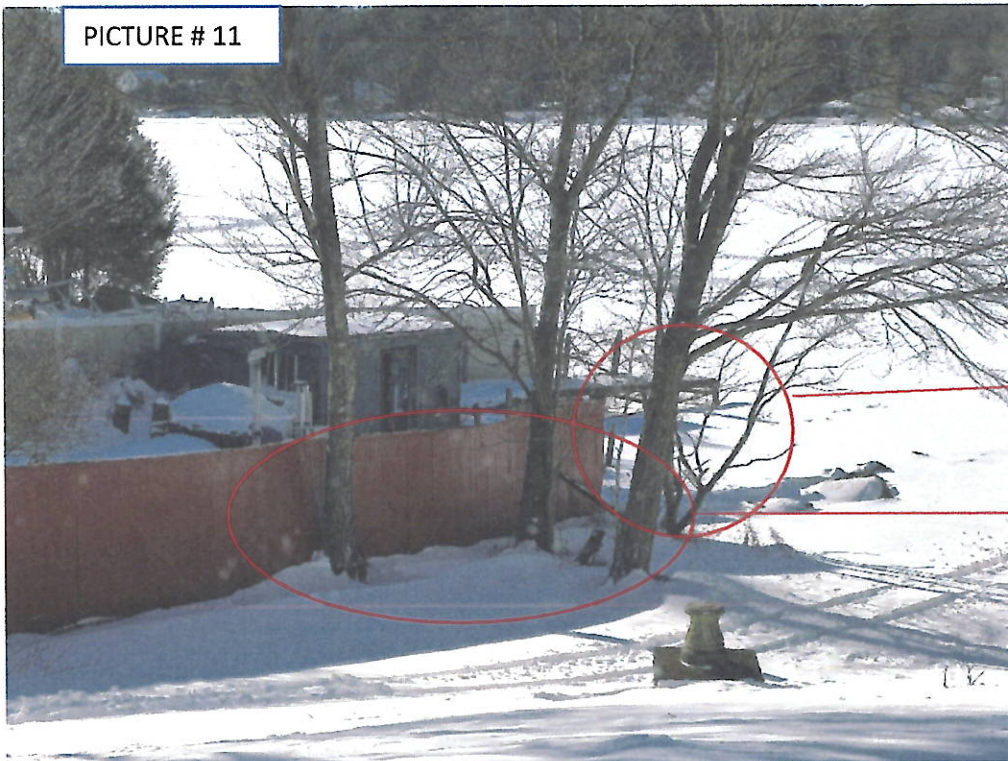
PICTURE # 10



Tree stump representing the 100 feet mark

Bushes to be relocated

PICTURE # 11



Proposed location for new bushes to be planted as natural privacy fence

Proposed trees to be removed/pruned. Proposed location for new shed house

PICTURE # 12

