

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):

1762 Main Street

a. Street Address

Leicester

b. City/Town

01524

c. Zip Code

Latitude and Longitude:

42°15'6.3"N

d. Latitude

71°56'46.68"W

e. Longitude

17 B1 0

f. Assessors Map/Plat Number

17 B1 0

g. Parcel /Lot Number

2. Applicant:

a. First Name

Topnotch Realty Corporation

b. Last Name

c. Organization

208 Pine Street

d. Street Address

Leicester

e. City/Town

MA

f. State

01524

g. Zip Code

508-892-8590

h. Phone Number

i. Fax Number

tedant@antanavica.net

j. Email Address

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

same

a. First Name

b. Last Name

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):

Norman G.

a. First Name

Hill

b. Last Name

Land Planning, Inc.

c. Company

214 Worcester Street

d. Street Address

Grafton

e. City/Town

MA

f. State

01536

g. Zip Code

508-839-9526

h. Phone Number

i. Fax Number

nhill@landplanninginc.com

j. Email address

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

\$1,050.00

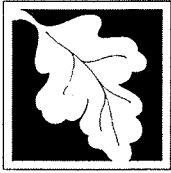
a. Total Fee Paid

\$512.50

b. State Fee Paid

\$537.50

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

Demolish existing building and construct a parking lot

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

32332

c. Book

b. Certificate # (if registered land)

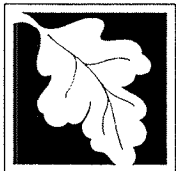
120

d. Page Number

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

1. ☒ 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.
2. ☐ 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.



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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. ☐ Riverfront Area

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: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

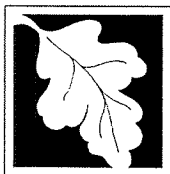
a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

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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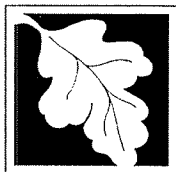
City/Town

## 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. <input type="checkbox"/> 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. <input type="checkbox"/> 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 Notice of Intent – 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

Aug. 1, 2017

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

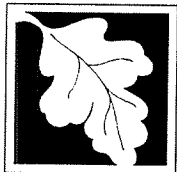
2. ☐ Assessor's Map or right-of-way plan of site

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/nhesp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/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/nhesp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/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  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694  
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 equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

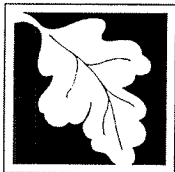
**D. Additional Information**

- ☐ 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.

Site Plan

a. Plan Title

Land Planning, Inc.

b. Prepared By

Norman G. Hill

c. Signed and Stamped by

1" = 20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

4-12-19

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:

2. Municipal Check Number  
1165

4. State Check Number  
1163

6. Payor name on check: First Name  
Cultivate Holdings, LLC

3. Check date  
5/2/19

5. Check date  
5/2/19

7. Payor name on check: Last Name





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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.

*Robert Lally*

1. Signature of Applicant

4/18/2019

2. Date

3. Signature of Property Owner (if different)

*THOMAS L. LALLY*

4. Date

4-18-19

5. Signature of Representative (if any)

*Thomas Lally, PE*

6. Date

4-17-19

**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.

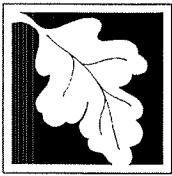
**For MassDEP:**

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:**

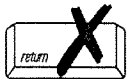
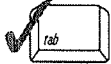
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**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:

1762 Main Street

a. Street Address

1163

c. Check number

Leicester

b. City/Town

\$512.50

d. Fee amount

2. Applicant Mailing Address:

a. First Name

Topnotch Realty Corporation

c. Organization

208 Pine Street

d. Mailing Address

Leicester

e. City/Town

508-892-8590

h. Phone Number

i. Fax Number

MA

f. State

01524

g. Zip Code

tedant@antanavica.net

j. Email Address

3. Property Owner (if different):

same

a. First Name

b. Last Name

c. Organization

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).



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3.c.	1	\$1,050.00	\$1,050.00
Step 5/Total Project Fee:			\$1,050.00

Total Project Fee:	<u>\$1,050.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$512.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	<u>\$537.50</u>
	c. 1/2 Total Fee plus \$12.50

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.

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.

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## AFFIDAVIT OF SERVICE

*Under the Massachusetts Protection Act*

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

I, Cynthia S. Hill, hereby certify under the pains and penalties of perjury that on May 2, 2019, I gave notification to abutters 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 filed under the Massachusetts Wetlands Protection Act by **Topnotch Realty Corporation** with the Town of Leicester Conservation Commission on May 2, 2019, for property located at 20 King Street Extension to construct a new garage.

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

Cynthia S. Hill  
Cynthia S. Hill  
Land Planning, Inc.

May 2, 2019  
Date

**NOTIFICATION TO ABUTTERS UNDER THE**  
**MASSACHUSETTS WETLANDS PROTECTION ACT**

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 : **Topnotch Realty Corporation**
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the Town of Leicester seeking permission to remove, fill, dredge, or *alter* an area subject to protection under the Massachusetts Wetlands Protection Act (General Laws Chapter 131, Section 40) *(The applicant seeks to demolish the existing building and construct a parking lot)*
- C. The address where the activity is proposed is: **1762 Main Street, Leicester**
- D. Copies of the Notice of Intent may be examined at the Town of Leicester Conservation Commission Office at 3 Washburn Square, Leicester during regular business hours. For more information, call (508) 892-7007 (Leicester Conservation Commission)
- E. Information regarding the time, date and place of the public hearing can be obtained from the Town of Leicester Conservation Commission by calling (508) 892-7007.

NOTE: Notice of the public hearing, including its time, date, and place will be published at least five days in advance in the Worcester Telegram.

NOTE: You may also contact the Department of Environmental Protection (DEP) Central Regional Office for more information about this application for the Wetlands Protection Act. To contact DEP, call the Central Regional Office at (508) 792-7650.



Patriot Properties

# Town of Leicester

## Abutters List

04/17/2019

4:09:29PM

**Filter Used:** DataProperty.ParcelID = '17 B1.1.0' OR DataProperty.ParcelID = '17 B2.0' OR DataProperty.ParcelID = '17 A8.0' OR DataProperty.ParcelID = '17 A8.4.0' OR DataProperty.ParcelID = '17 A8.3.0' OR..

Abutters and abutters to the abutters within 300 ft of the subject: 1762 main st. , Map 17, Parcel B1. Topnotch Realty Corp, Book 32332, Page 120

04/17/2019

4:09:29PM

## Town of Leicester

## Abutters List

Page 1 of 1

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
10 C2 0	1832 MAIN ST	MELAS INC		RT 9	WEST BROOKFIELD	MA	01585
17 A7 0	1771 MAIN ST	PIERCE STEVEN M JR	WARD MICHELLE A	1771 MAIN ST	LEICESTER	MA	01524
17 A8 0	1749 MAIN ST	C&J REALTY TRUST	CURTIS MARK	PO BOX 99	PAXTON	MA	01612
17 A8.2 0	MAIN ST	TOWN OF LEICESTER	TOWN HALL	3 WASHBURN SQUARE	LEICESTER	MA	01524
17 A8.3 0	6 MCNEIL	MICZEK JOHN T	MICZEK KIM B	1872 MAIN STREET	LEICESTER	MA	01524
17 A8.4 0	9 MCNEIL	ANTANAVICA MICHAEL P ROBERT	ANTANAVICA 2012 REALTY	25 LIBRARY LANE SOUTH	STURBRIDGE	MA	01566
17 B1.1 0	1764 MAIN ST	DICK REALTY	LAPRADE ROBERT F & BARI	P O BOX 156	LEICESTER	MA	01524-0156
17 B2 0	1740 MAIN ST	BURDETT MARK K	LINNON PATRICIA C	1740 MAIN ST	LEICESTER	MA	01524
18 A4 0	1741 MAIN ST	DESAULNIER KEVIN		1741 MAIN ST	LEICESTER	MA	01524

End of Report

**CULTIVATE HOLDINGS, LLC.**

PO BOX 245  
LEICESTER, MA 01524

1163

53-8306/2113  
2

CHECK ARMOR

DATE 5/2/19

\$ 512.50

PAY TO THE ORDER OF Commonwealth of Massachusetts

Five Hundred & Twelve & 50/100

Photo  
Safe  
Deposit  
Box

DOLLARS



220 PARKER STREET  
GARDNER, MASS 01440

FOR NOT State Share

*Samuel J. Pope*

MP

⑈001163⑈ ⑆211383066⑆05262097⑈

**CULTIVATE HOLDINGS, LLC.**

PO BOX 245  
LEICESTER, MA 01524

1164

53-8306/2113  
2

CHECK ARMOR

DATE 5/2/19

\$ 537.50

PAY TO THE ORDER OF Town of Leicester

Five Hundred & Thirty Seven & 50/100

Photo  
Safe  
Deposit  
Box

DOLLARS



220 PARKER STREET  
GARDNER, MASS 01440

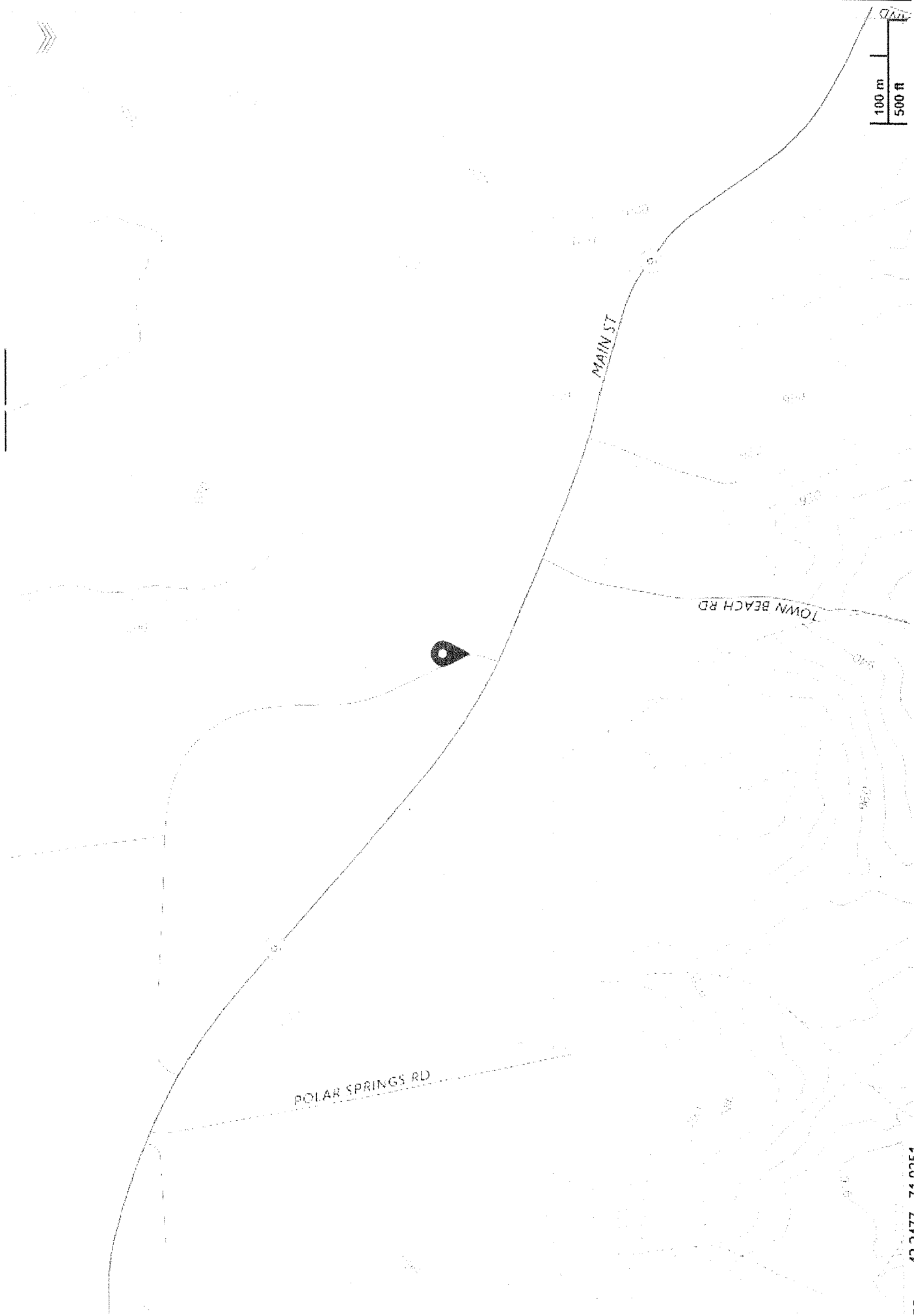
FOR NOT town share

*Samuel J. Pope*

MP

⑈001164⑈ ⑆211383066⑆05262097⑈





100 m  
500 ft

74 0054

# National Flood Hazard Layer FIRMette

42°15'19.65"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

Without Base Flood Elevation (BFE)  
Zone A, V, AE, AH, VE, AP

With BFE or Depth Zone AE, AO, AH, VE, AP

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee Zone L

**OTHER AREAS OF FLOOD HAZARD**

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMFRs

Area of Undetermined Flood Hazard Zone

**GENERAL STRUCTURES**

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

**CROSS SECTIONS**

20.2

17.5

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

**OTHER FEATURES**

Digital Data Available

No Digital Data Available

Unmapped

**MAP PANELS**

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/28/2019 at 3:02:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USCS The National Map: Orthoimagery, Data refreshed October, 2017.

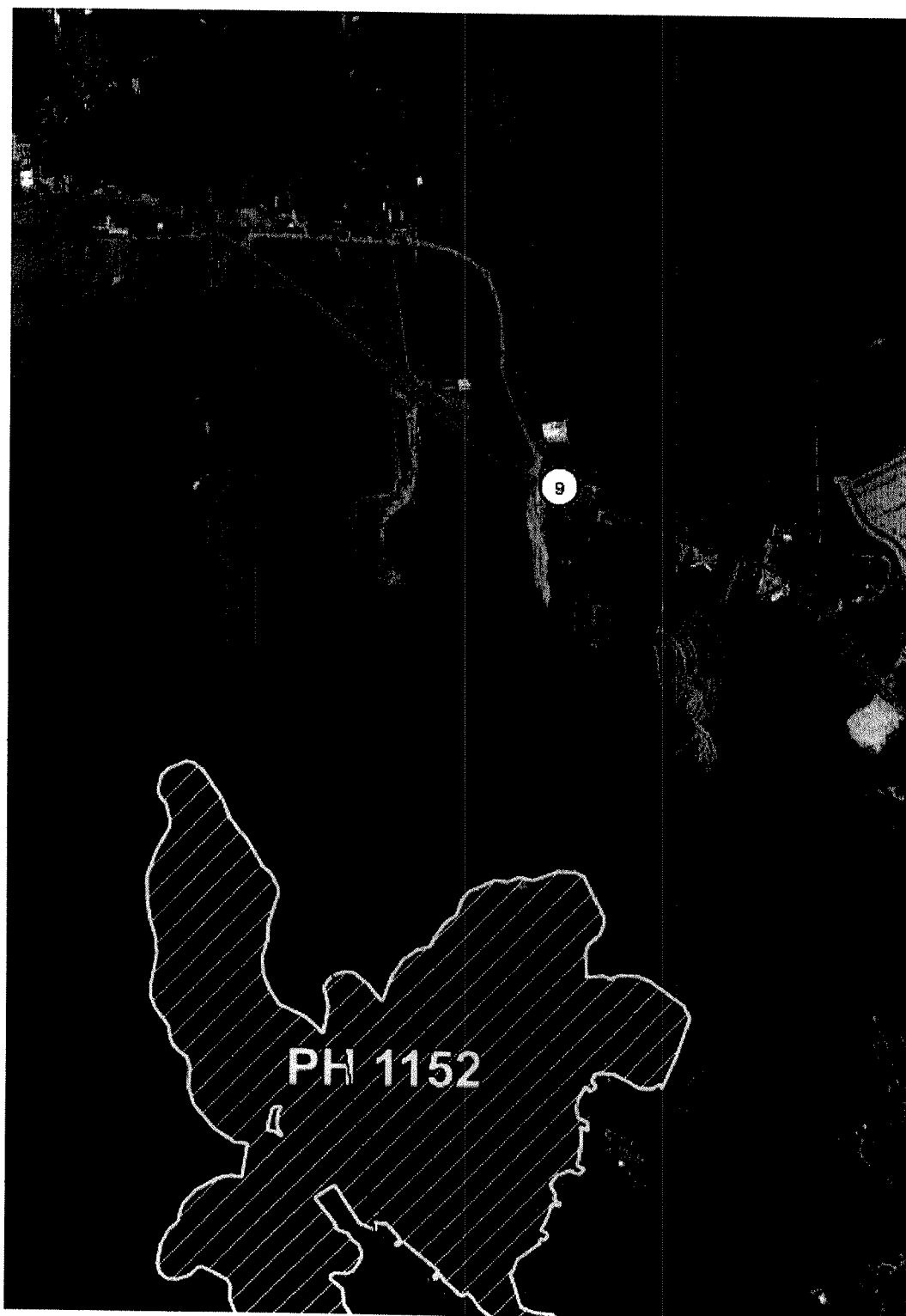
Feet

0 250 500 1,000 1,500 2,000

1:6,000

42°14'53.02"N

71°56'28.65"W





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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
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To: \_\_\_\_\_  
Land Planning Inc.  
214 Worcester Street  
N. Grafton, MA 01536

\_\_\_\_\_  
DESAULNIER KEVIN  
1741 MAIN ST.  
LEICESTER, MA 01524

PS Form 3817, April 2007 PSN 7530-02-000-9065



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214 Worcester Street  
N. Grafton, MA 01536

\_\_\_\_\_  
BURDETT MARK K  
LINNON PATRICIA C  
1740 MAIN ST  
LEICESTER, MA 01524

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
MAY 02 19  
AMOUNT  
**\$1.45**  
R2305H128809-08



1000

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
MAY 02 19  
AMOUNT  
**\$1.45**  
R2305H128809-0



1000

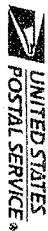


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Land Planning Inc.  
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N. Grafton, MA 01536

\_\_\_\_\_  
DICK REALTY  
LAPRADE ROBERT F & BAR  
PO BOX 156  
LEICESTER, MA 01524-0156

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Land Planning Inc.  
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N. Grafton, MA 01536

\_\_\_\_\_  
ANTANAVICA MICHAEL P  
ROBERT  
ANTANAVICA 2012 REALTY  
25 LIBRARY LANE SOUTH  
STURBRIDGE, MA 01566

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
MAY 02 19  
AMOUNT  
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R2305H128809-08



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NORTH GRAFTON, MA  
01536  
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To: Land Planning Inc.  
214 Worcester Street  
N. Grafton, MA 01536

From: MICZEK JOHN T  
MICZEK KIM B  
1872 MAIN STREET  
LEICESTER, MA 01524

PS Form 36, April 2007 PSN 7530-U2-000-9065

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
MAY 02 19  
AMOUNT  
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R2305H128809-08



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To: Land Planning Inc.  
214 Worcester Street  
N. Grafton, MA 01536

From: TOWN OF LEICESTER  
TOWN HALL  
3 WASHBURN SQUARE  
LEICESTER, MA 01524

PS Form 36, April 2007 PSN 7530-U2-000-9065

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
MAY 02 19  
AMOUNT  
**\$1.45**  
R2305H128809-08



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To: Land Planning Inc.  
214 Worcester Street  
N. Grafton, MA 01536

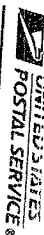
From: C&J REALTY TRUST  
CURTIS MARK  
PO BOX 99  
PAXTON, MA 01612

PS Form 36, April 2007 PSN 7530-U2-000-9065

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
MAY 02 19  
AMOUNT  
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To: Land Planning Inc.  
214 Worcester Street  
N. Grafton, MA 01536

From: PIERCE STEVEN M JR  
WARD MICHELLE A  
1771 MAIN ST.  
LEICESTER, MA 01524

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From:

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To:

MELAS INC  
RT.9  
WEST BROOKFIELD, MA 01585

PS Form 3849



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01536  
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AMOUNT  
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