



# BERTIN ENGINEERING

September 1, 2017

39 ELM STREET  
SOUTHBRIDGE, MA 01550  
P 508.765.0195  
F 508.765.0193  
[www.bertinengineering.com](http://www.bertinengineering.com)

Town of Leicester  
Conservation Commission  
3 Washburn Square  
Leicester, MA 01524

Re: Request for Determination of Applicability  
Proposed Single Family Home, Septic, Associated Site Work – Lilyestrom Grove Road

To the Conservation Commission Members:

On behalf of our client, Matthew Poce, we hereby submit a Request for Determination of Applicability for the property located Lilyestrom Grove Road, owned by Matthew and Shannon Poce. Please find this narrative as a brief description of the proposed development.

As stated above the site is located Lilyestrom Grove Road, Assessor's Parcel ID 28-A6-0, owned by the Matthew and Shannon Poce, recorded in Worcester Registry of Deeds, Deed Book 57441, Page 379. The property is located within Leicester's Suburban Agricultural District. The site consists of 11.50+/- acres.

The existing site is currently wooded and undeveloped, abutting Cedar Meadow Pond on the southeastern portion of the parcel. The site slopes from the west to the east, to an intermittent stream running north to south to Cedar Meadow Pond along the eastern portion of the property. There are Bordering Vegetated Wetlands associated with the intermittent stream, and were field located by Bertin Engineering in May of 2017. Abutting properties surrounding our site includes single-family homes, undeveloped wooded land, and Cedar Meadow Pond to the east. Approximately 1.20+/- acres of the 11.50+/- total acres will be utilized for the development of the single family home, septic system, in-ground pool, and all associated site work. The project is not subject to provisions of the MassDEP Stormwater Management Standards as it is for the construction of a single family home. There some slight grading clearing and grading proposed within the 100' BVW buffer on the eastern side of the development associated with the site work for the proposed septic system. No construction or clearing is proposed within approximately 85' of the wetlands. Haybales and silt fence are proposed to the east along the limit of disturbance to prevent erosion and sedimentation from affecting the resource area.

There are no known endangered plant or animal species on the proposed site per The Massachusetts Natural Heritage and Endangered Species Program (NEHSP).

If you have any questions or concerns, please contact me at the number above.

Respectfully Submitted,

  
Peter Engle, E.I.T.  
Project Manager

GLEN ROCK, NJ



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:

MATTHEW POLE

Name

POLEM@CHARTER.NET  
E-Mail Address

19 CRESTWOOD RD  
Mailing Address

LEICESTER  
City/Town

MA  
State

01524  
Zip Code

508-615-9794

Phone Number

Fax Number (if applicable)

2. Representative (if any):

BERTIN ENGINEERING INC  
Firm

PETER ENGLE  
Contact Name

PENGLER@BERTINENGINEERING-NE.COM  
E-Mail Address

39 ELM STREET  
Mailing Address

SOUTHBRIDGE  
City/Town

MA  
State

01550  
Zip Code

508-765-0195

Phone Number

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):

LOT "C" LILYESTROM GROVE ROAD

Street Address

LEICESTER

City/Town

28

Assessors Map/Plat Number

A6-0

Parcel/Lot Number

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

11.50 ACRE UNDEVELOPED LOT BORDERING CEDAR MEADOW POND

WITH AN INTERMITTENT STREAM AND ASSOCIATED BORDERING VEGETATED

WETLAND ALONG THE EASTERN PORTION OF THE SITE.

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

PLAN OF LAND IN SPENCER + LEICESTER MA PB 891 PL 49

Title

9-8-2011

Date

SUBSURFACE SEWAGE DISPOSAL SYSTEM

Title

8-29-2017

Date

Title

Date

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

CONSTRUCTION OF A SINGLE FAMILY HOUSE, GARAGE, POOL, SEPTIC SYSTEM. SLIGHT

GRADING FROM THE SEPTIC SYSTEM INSTALLATION WILL FALL WITHIN THE 100'

BUFFER ZONE. LIMIT OF CLEARING AND GRADING WILL BE APPROXIMATELY 85'

FROM THE RESOURCE AREA.





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LEICESTER  
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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).

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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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Bureau of Resource Protection - Wetlands

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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:

MATTHEW POLE  
Name  
19 CRESTWOOD RD  
Mailing Address  
LEICESTER  
City/Town  
MA 01529  
State 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.

Matthew S. Pole  
Signature of Applicant

9/1/17  
Date

[Signature]  
Signature of Representative (if any)

9-1-17  
Date

09/05/2017  
9:26:38AM

Town of Leicester  
Abutters List

Page 1 of 1

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
28 A1 0	453 RAWSON ST	AYOTTE MICHAEL W	AYOTTE JOY T	453 RAWSON ST	LEICESTER	MA	01524
28 A12 0	CHARLES ST	CEDAR MEADOW LAKE	WATERSHED DISTRICT	PO BOX 320	LEICESTER	MA	01524
28 A2.2 0	451 RAWSON ST	LAVOIE JR ALFRED L		451 RAWSON STREET	LEICESTER	MA	01524-2027
28 A5 0	LILYSTROM GR	WHITE JAMES K	WHITE JOSEPH J	2 CANTLEY LN	PAXTON	MA	01612
28 A6.1 0	205 GREENVILLE ST	LEITE ANTHONY A	LEITE DEBORAH A	205 GREENVILLE STREET	LEICESTER	MA	01524-0064
28A A1 0	LILYSTROM GR	JONCAS LEO R	JONCAS CAROL A	10 LAKESHORE DRIVE	LEICESTER	MA	01524

*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: Lilyestrom Grove, Assessors Map 28-A6-0, Deed Ref. 57441/379  
Subject owner(s): Matthew & Shannon Poce

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant

MATTHEW S POCE  
SHANNON M POCE  
19 CRESTWOOD RD  
LEICESTER, MA 01524

1625  
53-8048/2113

9/6/2017  
Date

Pay to the  
Order of

Town of Leicester

Fifty

xx/100

\$ 50.00

Dollars



Photo  
Safe  
Deposit®  
Details on back



www.hfcu.org

For

Conservation RDA

Matthew S. Poce MP

⑆ 211380483⑆

007250800⑆ 1625

Harland Clarke

MATTHEW S POCE  
SHANNON M POCE  
19 CRESTWOOD RD  
LEICESTER, MA 01524

1624  
53-8048/2113

9/6/2017  
Date

Pay to the  
Order of

Town of Leicester

One Hundred Seventy Five

xx/100

\$ 175.00

Dollars



Photo  
Safe  
Deposit®  
Details on back



www.hfcu.org

For

BOH Plan Review

Matthew S. Poce

⑆ 211380483⑆

007250800⑆ 1624

Harland Clarke





U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



LEICESTER QUADRANGLE  
MASSACHUSETTS-WORCESTER CO.  
7.5-MINUTE SERIES

SITE

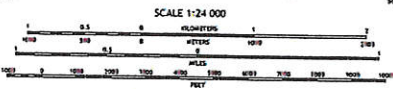
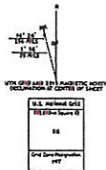


Produced by the United States Geological Survey

North arrow (true) of 1983 (MGS)  
World Geodetic System of 1983 (WGS84) Projection and  
1:50,000 scale horizontal datum is the North American Datum of 1983  
18 000-foot strip: Massachusetts Commonwealth Survey of 1983  
Horizontal datum

This map is not a legal document. Boundary lines are  
generalized for this map scale. Boundary lines within government  
jurisdiction may not be shown. Obtain permission before  
reproducing or using the map.

Map data: 1983, 2014  
Base map: 1983, 2014  
Topographic: 1983, 2014  
Contour: 1983, 2014  
Boundary: 1983, 2014



COASTAL INTERVAL 10 FEET  
VERTICAL DATUM OF 1983

This map was produced to conform with the  
National Geodetic Survey of 1983 (MGS) and  
1:50,000 scale strip: Massachusetts Commonwealth Survey of 1983  
Horizontal datum



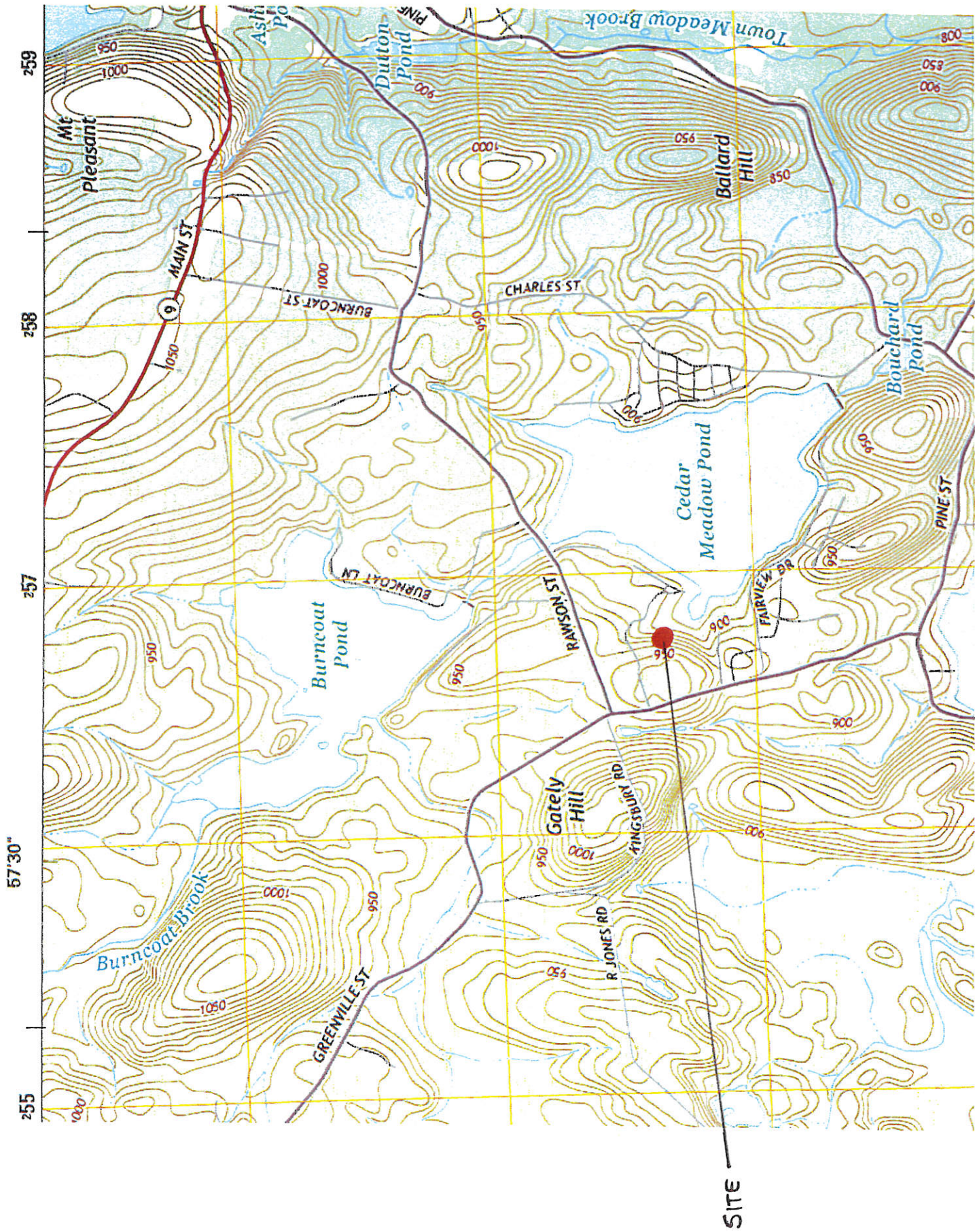
ROAD CLASSIFICATION	
Expressway	Local Road
Secondary Hwy	AVG
Route	US Route
Interstate Route	State Route

1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10

LEICESTER, MA  
2013











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