

GRAZ Engineering, L.L.C.

323 West Lake Road • Fitzwilliam, NH 03447 • Telephone (603) 585-6959 • Fax (603) 585-6960

Transmittal

To: Conservation Commission
Company: Town of Leicester
Address: 3 Washburn Square
City/State: Leicester, MA 01524
Subject: Oak Bluff Lane Definitive Subdivision
NOI Application
Date: December 5, 2018
Transmitted: ☐ Mail ☐ Fax ☒ Hand

| | |
|--|---|
| <input checked="" type="checkbox"/> For Your Approval | <input checked="" type="checkbox"/> Which You requested |
| <input checked="" type="checkbox"/> For Your Review | <input type="checkbox"/> Approved |
| <input type="checkbox"/> For Your Signature | <input type="checkbox"/> Approved As Noted |
| <input checked="" type="checkbox"/> For Your Information | <input type="checkbox"/> Revise And Resubmit |
| <input type="checkbox"/> For Your Files | <input type="checkbox"/> Not Approved |

| | | |
|---|--------|---|
| 2 | copies | WPA Form 3, NOI Application, & associated documents |
| 2 | copies | Oak Bluff Lane Definitive Subdivision Plans – dated 11/27/18, Sheets 1-8, (24x36) |
| 3 | copies | Oak Bluff Lane Definitive Subdivision Plans – dated 11/27/18, Sheets 1-8, (11x17) |
| 2 | checks | NOI Town Share & Local Filing Fee Checks (see fee breakdown below) |
| 1 | CD | PDF Digital Copy of Submittal Materials |

Comments: Enclosed is the NOI submittal for the Oak Bluff Lane Definitive Subdivision prepared for Central Land Development Corp. (Matt Schold) for the property located off from Baldwin Street and being depicted on Assessors Map 48 as Parcels A1.-0 & A1.1-0. I trust that this submittal meets the requirements of the Commission and look forward to discussing this project at the public hearing.

The fee breakdown for the filing check is as follows:

| | |
|------------------------|------------------|
| Total NOI Project Fee: | \$ 2,050.00 |
| NOI Town Share: | \$ 1,037.50 |
| Local Bylaw Fees: | <u>\$ 512.50</u> |
| Total Local Fee: | \$ 1,550.00 |

Should you have any questions or require any additional information, please call my cell at 508-769-9084.

Respectfully yours,
GRAZ Engineering, L.L.C.



Brian MacEwen, P.L.S., E.I.T.
Project Manager

cc: Matt Schold, Applicant/Owner



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):

Off Baldwin Street

a. Street Address

Leicester

b. City/Town

01524

c. Zip Code

Latitude and Longitude:

42.204107

d. Latitude

71.941261

e. Longitude

Map 48

f. Assessors Map/Plat Number

Parcels A1-0 & A1.1-0

g. Parcel /Lot Number

2. Applicant:

Matt

a. First Name

Schold

b. Last Name

Central Land Development Corp.

c. Organization

31 Whitewood Road

d. Street Address

Milford

e. City/Town

MA

f. State

01757

g. Zip Code

508-612-8777

h. Phone Number

i. Fax Number

ScholdDev@gmail.com

j. Email Address

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

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):

Brian

a. First Name

MacEwen

b. Last Name

GRAZ Engineering, LLC

c. Company

323 West Lake Road

d. Street Address

Fitzwilliam

e. City/Town

NH

f. State

03447

g. Zip Code

603-585-6959

h. Phone Number

603-585-6960

i. Fax Number

Brian@GrazEngineering.com

j. Email address

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

2,050.00

a. Total Fee Paid

1,012.50

b. State Fee Paid

1,037.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Five (5) lot residential subdivision with ±950 dead end cul-de-sac roadway with drainage infrastructure.

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

- | | |
|---|--|
| 1. <input type="checkbox"/> Single Family Home | 2. <input checked="" type="checkbox"/> Residential Subdivision |
| 3. <input 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

57984

c. Book

b. Certificate # (if registered land)

100

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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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 type="checkbox"/> 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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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 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.

- 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

10/6/17

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).
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; 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

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

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.



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:

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Leicester

City/Town

C. Other Applicable Standards and Requirements (cont'd)

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, §
- 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.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Leicester

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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.

Oak Bluff Lane Definitive Subdivision, Leicester, MA

a. Plan Title

GRAZ Engineering, LLC

Paul F. Grasewicz, PE

b. Prepared By

c. Signed and Stamped by

November 27, 2018

1" = 40'

d. Final Revision Date

e. Scale

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:

2. Municipal Check Number

12/05/2018

eDEP online filing with Credit Card

3. Check date

4. State Check Number

5. Check date

Schold Development, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



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:

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Leicester

City/Town

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

12/05/2018

2. Date

3. Signature of Property Owner (if different)

4. Date

12/05/2018

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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

A. Applicant Information

1. Location of Project:

Off Baldwin Street

a. Street Address

eDEP online Credit Card Payment

c. Check number

Leicester

b. City/Town

1,012.50

d. Fee amount

2. Applicant Mailing Address:

Matt

a. First Name

Central Land Development Corp.

c. Organization

31 Whitewood Road

d. Mailing Address

Milford

e. City/Town

508-612-8777

h. Phone Number

MA

f. State

01757

g. Zip Code

ScholdDev@gmail.com

j. Email Address

i. Fax Number

3. Property Owner (if different):

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.



Massachusetts Department of Environmental Protection
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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 |
|---------------------------------|-----------------------------|--------------------------------|------------------------------|
| Cat. 2.g, Stormwater Discharges | 2 | 500.00 | 1,000.00 |
| Cat. 3.c, Roadway Construction | 1 | 1,050.00 | 1,050.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Step 5/Total Project Fee: | | | 2,050.00 |

Step 6/Fee Payments:

| | |
|--------------------------------|--------------------------------------|
| Total Project Fee: | 2,050.00 |
| | a. Total Fee from Step 5 |
| State share of filing Fee: | 1,012.50 |
| | b. 1/2 Total Fee less \$12.50 |
| City/Town share of filing Fee: | 1,037.50 |
| | c. 1/2 Total Fee plus \$12.50 |

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.)

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

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

I, Brian C. MacEwen, hereby certify under the pains and penalties of perjury
that on December 6, 2015 I gave notification to the abutters in connection with the following
matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by
Central Land Development, Corp. (Matt Schold, Applicant/Owner) with the
Leicester Conservation Commission on December 5, 2018 for property located at
Baldwin Street, Map 48, Parcels A1-0 & A1.1-0, Leicester, MA.
(address of proposed work)

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



Signature

December 6, 2017

Date

(Revised 2/07)

Abutters List

| ParcelID | Location | Owner | Co-Owner | Mailing Address | City | State | Zip |
|-------------|-----------------|--------------------------|--------------------|-------------------|-----------|-------|------------|
| 42 A3 0 | 6 SALMINEN DR | GOULD MICHAEL M | GOULD KAREN J | 6 SALMINEN DRIVE | LEICESTER | MA | 01524 |
| 42 A3.1 0 | 8 SALMINEN DR | FERGUSON MICHAEL | FERGUSON SHERRI L | 8 SALMINEN DRIVE | LEICESTER | MA | 01524 |
| 42 A3.2 0 | 10 SALMINEN DR | REYNOLDS MARY F | | 10 SALMINEN DR | LEICESTER | MA | 01524-2212 |
| 42 A3.4 0 | 2 SALMINEN DR | MAUCH KIMBERLY A | COREY JR DENNIS M | 2 SALMINEN DRIVE | LEICESTER | MA | 01524-2212 |
| 42 D1 0 | 1 SALMINEN AV | HESSELTON TRACY J | | 1 SALMINEN DRIVE | LEICESTER | MA | 01524 |
| 42 D1.1 0 | 3 SALMINEN DR | DAOUST BRIAN | | 3 SALMINEN DR | LEICESTER | MA | 01524-2217 |
| 42A A23 0 | SALMINEN AV | HOULE RONALD H | DAOUST KELLI | 11 SALMINEN AVE | LEICESTER | MA | 01524 |
| 42A A23.1 0 | 20 OAK BLUFF LN | PAJER KAREN | HOULE SHELLEY M | 20 OAK BLUFF LANE | LEICESTER | MA | 01524-2209 |
| 42A A23.2 0 | SALMINEN AV | HOULE RONALD H | PAJER JOHN | 11 SALMINEN AV | LEICESTER | MA | 01524 |
| 42A A24 0 | 9 SALMINEN AV | DEROSIER MARK T | HOULE SHELLEY M | 9 SALMINEN DRIVE | LEICESTER | MA | 01524 |
| 42A B14 0 | 12 SALMINEN DR | DAGGETT WILLAM D | DEROSIER DOROTHY F | 12 SALMINEN DRIVE | LEICESTER | MA | 01524 |
| 48 A1.2 0 | 218 BALDWIN ST | CENTRAL LAND DEVELOPMENT | EMOND ANN G | 31 WHITEWOOD RD | MILFORD | MA | 01757 |
| 48 A1.3 0 | 220 BALDWIN ST | CENTRAL LAND DEVELOPMENT | | 31 WHITEWOOD RD | MILFORD | MA | 01757 |
| 48 B2 0 | 211 BALDWIN ST | MERCIER JAMES R | MERCIER JENNIFER L | 6 SABINA CR | ROCHDALE | MA | 01542 |

*End of Report***PLEASE NOTE: Abutters in the Town of Spencer**

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.

Subject property: Baldwin Street, Assessors Map 48-A1-0, Deed Ref. 57984/100

Subject owner(s): Central Land Development Corp.

Subject property: 216 Baldwin Street, Assessors Map 48-A1.1-0

Subject owner(s): Central Land Development Corp.



**TOWN OF SPENCER
MASSACHUSETTS
BOARD OF ASSESSORS**

Memorial Town Hall
157 Main Street
Spencer, MA 01562
Tel: 508-885-7500 x165
Fax: 508-885-7512
www.spencerma.gov

Assessed Owner: Central Land Development Corp

Mailing Address: 31 Whitewood Rd Milford, MA 01757

Telephone Number:

Property Location: Various – U27/42

The following is a list of abutters to the property designated on the application for appeal. “Parties Interest” shall mean the petitioners, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line of the petitioner as they appear on the most recent taxable tax list, notwithstanding that the land of such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town.

| MAP/PARCEL | OWNER’S NAME | MAILING ADDRESS |
|----------------------------|--------------------------|-------------------------------------|
| U27/20 | Robert Krusas | 111 Clark Rd Spencer, MA 01562 |
| U27/21 | Michelle Pepe | 1 Lake Ave Spencer, MA 01562 |
| U27/22 | Paul Stoll | 4709 Colonial Ave Norfolk, VA 32508 |
| U27/23 | Barbara Meloche | 7 Lake Ave Spencer, MA 01562 |
| U27/24 | Stephen Seymour | 9 Lake Ave Spencer, MA 01562 |
| U27/25 & 54/1 | Glen Pike | 137 Wilson Ave Spencer, MA 01562 |
| U27/26, 54/2, 57 & U28/127 | Ralph Williamson | 95 Clark Rd Spencer, MA 01562 |
| U27/27 & 28 | Kevin McCarthy | 17 Lake Ave Spencer, MA 01562 |
| U27/29 | James Ostromecky | 19 Lake Ave Spencer, MA 01562 |
| U27/30, 45, 53 & 54 | Robert Frink | 21 Lake Ave Spencer, MA 01562 |
| U27/31 | David Goss | 4 Upland Ave Shrewsbury, MA 01545 |
| U27/32 | James Cole | 180 North St Jefferson, MA 01522 |
| U27/33 | Wendy Wolf | PO Box 564 Upton, MA 01568 |
| U27/34 | Kathleen MacLean | 8 Franklin St Westfield, MA 01085 |
| U27/35 | Stephen Coleman | 31 Lake Ave Spencer, MA 01562 |
| U27/36 | Marc Gendron | 12 Matteo St Worcester, MA 01562 |
| U27/37 & 38 | 39 Lake Ave Realty Trust | 120 Airlie St Worcester, MA 01606 |
| U27/39 | Hendrikus Deklerk | 41 Lake Ave Spencer, MA 01562 |
| U27/40 & 41 | Richard Seigh | 45 Bedford Ave Worcester, MA 01604 |
| U27/43 | Kevin Kane | 28 Lake Ave Spencer, MA 01562 |
| U27/44 | Matthew McCarthy | 2 Wildwood Ave Spencer, MA 01562 |
| U27/47,48 & 49 | Town of Spencer | 157 Main St Spencer, MA 01562 |
| U27/50 | Gordon Clogston III | 6 Wildwood Lane Spencer, MA 01562 |
| U27/51, U28/ 111 & 114 | Paul O’Leary | 49 Lake Ave Spencer, MA 01562 |
| U27/52 | Edith Gobeille | 30 Lake Ave Spencer, MA 01562 |
| U27/55 & 56 | Ann Lemon | 7 Bothnia St Worcester, MA 01607 |
| U28/112 | Aaron Gould | 45 Lake Ave Spencer, MA 01562 |
| U28/113 | Maureen Hanlon | 87 Clark Rd Spencer, MA 01562 |

| | | |
|------------------------------|------------------------|---------------------------------|
| U28/115 & 133 | Peter Bowler | 67 Summer Lane Holden, MA 01520 |
| U28/116, 117, 130, 131 & 132 | John Bowler | 53 Lake Ave Spencer, MA 01562 |
| U28/118 | Peter Fifield | 97 Lake Rd Brookfield, MA 01506 |
| U28/119 | Robert McTiernan | 61 Lake Ave Spencer, MA 01562 |
| U28/120, 121, 122 & 129 | McTiernan Family Trust | 63 Lake Ave Spencer, MA 01562 |
| U28/123 | Maureen Hatch | 63 Lake Ave Spencer, MA 01562 |
| U28/125 | Janet Donnelly | 498 York St Canton, MA 02021 |
| U28/134 | Kulesza Realty Trust | 44 Lake Ave Spencer, MA 01562 |

Date Certified: September 17, 2018

ejj

*Notification to Abutters Under the
Massachusetts Wetlands Protection Act & the
Town of Leicester Wetland Bylaw*

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

- A. A **Notice of Intent** has been filed with the **Leicester Conservation Commission** for construction of a subdivision development off from Baldwin Street at the location of a currently named private way of Oak Bluff Lane in an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the Leicester Wetland Bylaw.
- B. The name of the Applicant is **Central Land Development Corp..**
- C. The project location is at **Off Baldwin Street, Assessors Map 48, Parcels A1-0 & A1.1-0.**
- D. The submitted documents may be viewed **Monday, Wednesday, Thursday, 8 AM to 5 PM** and **Tuesday, 8 AM to 7 PM** in the **Leicester Town Clerk's Office.**
- E. Copies of the submittal or more information may be obtained from the **Applicant's Representative (GRAZ Engineering, LLC)** by calling **508-769-9084** between the hours of **9 AM to 4 PM Monday through Friday.**
- F. Further information regarding the date, time, and place of the Public Hearing may be obtained from: **Leicester Conservation Commission office** by calling **508-892-7007 Monday, Wednesday, Thursday, 8 AM to 5 PM** and **Tuesday, 8 AM to 7 PM.**
- G. Notice of the Public Hearing, including its date, time, and place, will be published at least five (5) days in advance in the **Worcester Telegram & Gazette.**
- H. Notice of the Public Hearing including its date, time, and place will be posted in the Town Hall not less than forty-eight (48) hours in advance.

Note: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: Central Region: 508-792-7650

GRAZ Engineering, L.L.C.



323 West Lake Road • Fitzwilliam, NH 03447 • Telephone (603) 585-6959 • Fax (603) 585-6960

November 27, 2018

Planning Board
Town of Leicester
3 Washburn Square
Leicester, MA 01524

**Subject: Project Narrative
Oak Bluff Lane
Definitive Subdivision Plan**

Dear Board Members:

Project Overview

In accordance with the Town Leicester Zoning Bylaws and the Planning Board's Subdivision Rules and Regulations, Central Land Development Corp. (Applicant & Owner) proposes a six (6) lot subdivision of the land located off from Baldwin Street and along the existing private way currently known as Oak Bluff Lane, Leicester, Massachusetts. The approximate 14.7 acre site is currently depicted as Parcels A1-0 & A1.1-0 on Assessors Map 48 and currently with addresses of Baldwin Street and 216 Baldwin Street respectively.

Existing Site Conditions

The existing property is a ±14.7 acre undeveloped woodland currently divided by a private way known as Oak Bluff Lane located on the northerly side of Baldwin Street. In particular the project site is comprised of the land located between the northerly sideline of Baldwin Street and the southwesterly edge of the graveled travelled way of Oak Bluff Lane. This parcel currently has an address of 216 Baldwin Street and is depicted as Parcel A1.1-0 on Assessor's Map 48. The other portion of the land to be developed is located to the north of the edge of the travelled way of Oak Bluff Lane and is depicted as Parcel A1-0 on Assessor's Map 48.

The project site is a portion of the land recorded in the Worcester District Registry of Deeds (WDRD) in Book 57984, Page 100. The major westerly boundary for the project is the Leicester-Spencer town line. A portion of the most northwesterly proposed lot lies in the Town of Spencer, being bounded on the west by a private way now known as Sycamore Avenue located in Spencer and easterly by the town line. The majority of the project site is located in Leicester and currently is zoned as Suburban/Agriculture (SA). The site consists of a mix of Oak, Maple, and Pine trees along with various mixed hard and soft woods as well as mountain laurel.

The southerly boundary along the northerly sideline of Baldwin Street is a Bordering Vegetated Wetlands (BVW). The site generally slopes uphill from the northerly sideline of Baldwin Street to a location near the central part of the site located to the northerly side of the Oak Bluff Lane travelled way before the topography descends to a fairly large BVW at the back (northerly property line) of the site.

Major portions of the proposed work for the roadway and site development are within the 100-foot buffer zone of these wetlands. Therefore the project is under the jurisdiction of the MADEP Wetlands Protection Act and the Leicester Conservation Commission local wetlands regulations. A Notice of Intent for the project will be submitted separately.

Proposed Site Conditions

The proposed site will be provided with private septic systems & domestic water wells with overhead electrical and communication services from the existing public utilities located in Baldwin Street. In addition to those utilities a proposed stormwater management system has been designed to conform to the Massachusetts DEP Stormwater Management Standards that have been incorporated in the Wetlands Protection Act Regulations. The existing graveled travelled way currently known as Oak Bluff Lane shall be laid out and developed into a dead-end cul-de-sac ($\pm 950'$) right-of-way and roadway that shall meet the minimum requirements for acceptance as a public way upon completion.

The majority of the back land (± 6 acres) of the five (5) proposed lots located to the north of proposed Oak Bluff Lane shall remain as wooded upland and the existing wetland area. The proposed ground cover for the majority of the proposed developed site will be residential lawns with the remainder being the proposed dwellings, driveways, roadways, and stormwater management facilities. Approximately 7.2 acres of the site will be developed under this scenario.

The proposed site has been designed to balance stormwater releases and utilize stormwater management practices to treat runoff, thereby minimizing environmental impact. Several techniques were utilized from the Massachusetts Department of Environmental Protection's (DEP) revised Stormwater Management handbooks to help maintain and provide better water quality, minimize runoff, and to provide groundwater recharge. These techniques include hooded deep sump catch basins, drainage channels, sediment fore bays, and detention/infiltration basins with rip-rapped outlet aprons.

I trust that this information will assist the Planning Board in their review of the Applicant's Definitive Subdivision Application submittal. Should you require further information, please contact us as soon as possible.

Respectfully yours,
GRAZ Engineering, L.L.C.


Brian MacEwen, P.L.S., E.I.T.
Project Manager


Paul Grasewicz, P.E., P.L.S.

BCM/PFG/bcm

cc: Matt Schold, Central Land Development Corp.
Paul Grasewicz, GRAZ Engineering, LLC