



EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street
Worcester, MA 01605-2629
508-752-9666 / Fax: 508-752-9494

August 22, 2019

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

Re: Notice of Intent

Subject Property: 24 Virginia Drive (Oakridge Estates)

Dear Commission Members:

Enclosed please find two (2) copies of a Notice of Intent ("NOI") and attachments submitted on behalf of the Applicant: Kevin J. Maher of Oakridge Estates. This NOI is filed under the Massachusetts Wetlands Protection Act and the Leicester Wetland Bylaw for the above-referenced property. This filing comprises:

- This cover letter;
- WPA Form 3 (Notice of Intent);
- Copies of filing fee checks including Bylaw fee (\$125) and Town portion of WPA fee (\$262.50);
- Certified Abutters Lists (Auburn & Leicester);
- USGS Topographic Map section;
- Additional Wetland Replication proposal by EcoTec, Inc. dated June 5, 2019;
- Monitoring of Additional Wetland Replication by EcoTec, Inc., dated July 11, 2019.

A copy of this filing has been submitted by certified mail, return receipt requested to the Central Regional Office of the Department of Environmental Protection and to the property owner, as required. The abutters will be notified and Certificates of Mailing will be provided as soon as the public hearing notice is provided to me.

This NOI pertains to additional wetland filling and replication associated with a rock slope adjacent to the housing unit at 24 Virginia Drive. The additional wetland fill is in place and was noted during an as-built survey performed earlier this year. The additional fill was brought to the attention of the Commission at a public meeting on June 12, 2019. A proposal to mitigate the fill with additional wetland replication was verbally approved by the Commission and the replication work was completed on June 20, 2019. The attached EcoTec documents describe the process and work completed to date.

We look forward to meeting with the Commission regarding this project. If you have any questions, please feel free to contact me at any time.

Sincerely,

Arthur Allen
Senior Environmental Scientist

AA/Monitoring/Oakridge 24 Virginia NOI Cover.doc

cc: DEP-CERO Wetlands & Waterways
Kevin J. Maher, Applicant



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):

24 Virginia Drive

a. Street Address

Leicester

b. City/Town

01542

c. Zip Code

Latitude and Longitude:

46

f. Assessors Map/Plat Number

42.198836

d. Latitude

-71.892456

e. Longitude

C1

g. Parcel /Lot Number

2. Applicant:

Kevin

a. First Name

Maher

b. Last Name

Prospect Hill Estates LLC, DBA Oak Ridge Estates

c. Organization

1B Swanson Road

d. Street Address

Auburn

e. City/Town

MA

f. State

01501

g. Zip Code

508-832-5324

h. Phone Number

i. Fax Number

kjmaher2003@yahoo.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):

Arthur

a. First Name

Allen

b. Last Name

EcoTec, Inc.

c. Company

102 Grove Street

d. Street Address

Worcester

e. City/Town

MA

f. State

01605

g. Zip Code

508-752-9666

h. Phone Number

i. Fax Number

aallen@ecotecinc.com

j. Email address

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

500

a. Total Fee Paid

237.50

b. State Fee Paid

262.50

c. City/Town Fee Paid



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

A. General Information (continued)

6. General Project Description:

Inadvertent filling of 119 square feet of wetland associated with stabilization of a rock armored slope. Compensatory wetland replication completed on June 20, 2019.

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

33999

c. Book

b. Certificate # (if registered land)

123

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

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

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 checked="" type="checkbox"/> Bordering Vegetated Wetland	119 1. square feet	160 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.



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

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



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

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

March 29, 2019

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.



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

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).
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; 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:

MassDEP File Number

Document Transaction Number

Leicester

City/Town

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

Online Users:

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 - a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 - b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 - a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 - a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 - a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☐ A portion of the site constitutes redevelopment
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.
 - b. ☒ No. Check why the project is exempt:
 1. ☐ Single-family house
 2. ☐ Emergency road repair
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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

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.

Additional Wetland Replication (narrative & sketch plan)

a. Plan Title

EcoTec, Inc.

Arthur Allen

b. Prepared By

c. Signed and Stamped by

June 5, 2019

1"=40'

d. Final Revision Date

e. Scale

Monitoring of Additional Wetland Replication

July 11, 2019

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:

2691

8/19/2019

2. Municipal Check Number

3. Check date

2690

8/18/2019

4. State Check Number

5. Check date

Prospect Hill Estates, LLC

DBA Oakridge Estates

6. Payor name on check: First Name

7. Payor name on check: Last Name

authority, or the Massachusetts Bay Transportation Authority.

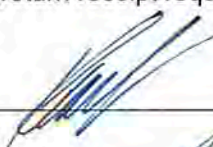

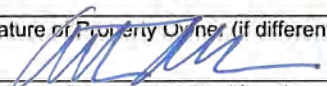
Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number	3. Check date
4. State Check Number	5. Check date
6. Payor name on check: First Name	7. Payor name on check: Last Name

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		2. Date	8-19-19
3. Signature of Property Owner (if different)		4. Date	8-19-19
5. Signature of Representative (if any)		6. Date	8/22/2019

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: 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:

24 Virginia Drive

a. Street Address

2690

c. Check number

Leicester

b. City/Town

\$237.50

d. Fee amount

2. Applicant Mailing Address:

Kevin

a. First Name

Maher

b. Last Name

Prospect Hill Estates LLC, DBA Oakridge Estates

c. Organization

1B Swanson Road

d. Mailing Address

Auburn

e. City/Town

MA

f. State

01501

g. Zip Code

508-832-5324

h. Phone Number

i. Fax Number

kjmaher2003@yahoo.com

j. Email Address

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.

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 2.j. "Other activity" (fill & replicate)	1	500	500
Step 5/Total Project Fee:			500

Total Project Fee:	500
	a. Total Fee from Step 5
State share of filing Fee:	237.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	262.50
	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.

noifeetf.doc • Wetland Fee Transmittal Form • rev. 10/11

20037

ECOTEC, INC.102 GROVE STREET
WORCESTER, MA 01605
(508) 752-9666BayState
Savings Bank
The Community Bank of Choice

53-7102/2113



8/22/2019

PAY TO THE
ORDER OFTown of Leicester
One hundred twenty-five and 00/100

\$ 125.00

DOLLARS

MEMO



AUTHORIZED SIGNATURE

Security features. Details on back.



HOMETOWN BANK

2691

PROSPECT HILL ESTATES, LLC
DBA OAKRIDGE ESTATES
1B SWANSON RD
AUBURN, MA 0150153-7192/2113
BRANCH 2
CHECK ARMOR
TRADE PROTECTION

8/19/2019

PAY TO THE
ORDER OF Town of Leicester

\$ **262.50

Two Hundred Sixty-Two and 50/100*****

DOLLARS

Town of Leicester
3 Washburn Square
Leicester, MA 01524-1333

MEMO

NOI Filing

AUTHORIZED SIGNATURE

Photo Safe Deposit®



Details on Back.

HOMETOWN BANK

2690

PROSPECT HILL ESTATES, LLC
DBA OAKRIDGE ESTATES
1B SWANSON RD
AUBURN, MA 0150153-7192/2113
BRANCH 2
CHECK ARMOR
TRADE PROTECTION

8/19/2019

PAY TO THE
ORDER OF Commonwealth Of Massachusetts

\$ **237.50

Two Hundred Thirty-Seven and 50/100*****

DOLLARS

Commonwealth Of Massachusetts
PO Box 3607
Boston, MA 02241-3607

MEMO

NOI Filing

AUTHORIZED SIGNATURE

Photo Safe Deposit®



Details on Back.

Town of Auburn, Massachusetts

Julie A. Jacobson
Town Manager

Cynthia Cosgrove
Chief Assessor



August 13, 2019

Conservation Commission List of "Parties in Interest"

A "Party in Interest" is defined as any person, whose property line touches the petitioner's property, including property directly opposite on public or Private Street or way, and owners of land within 100 feet of the property line as they appear on the most recent tax maps and list in the Town of Auburn.

Map: 37 Parcel: 7

Location: 430 ROCHDALE ST Auburn, MA 01501

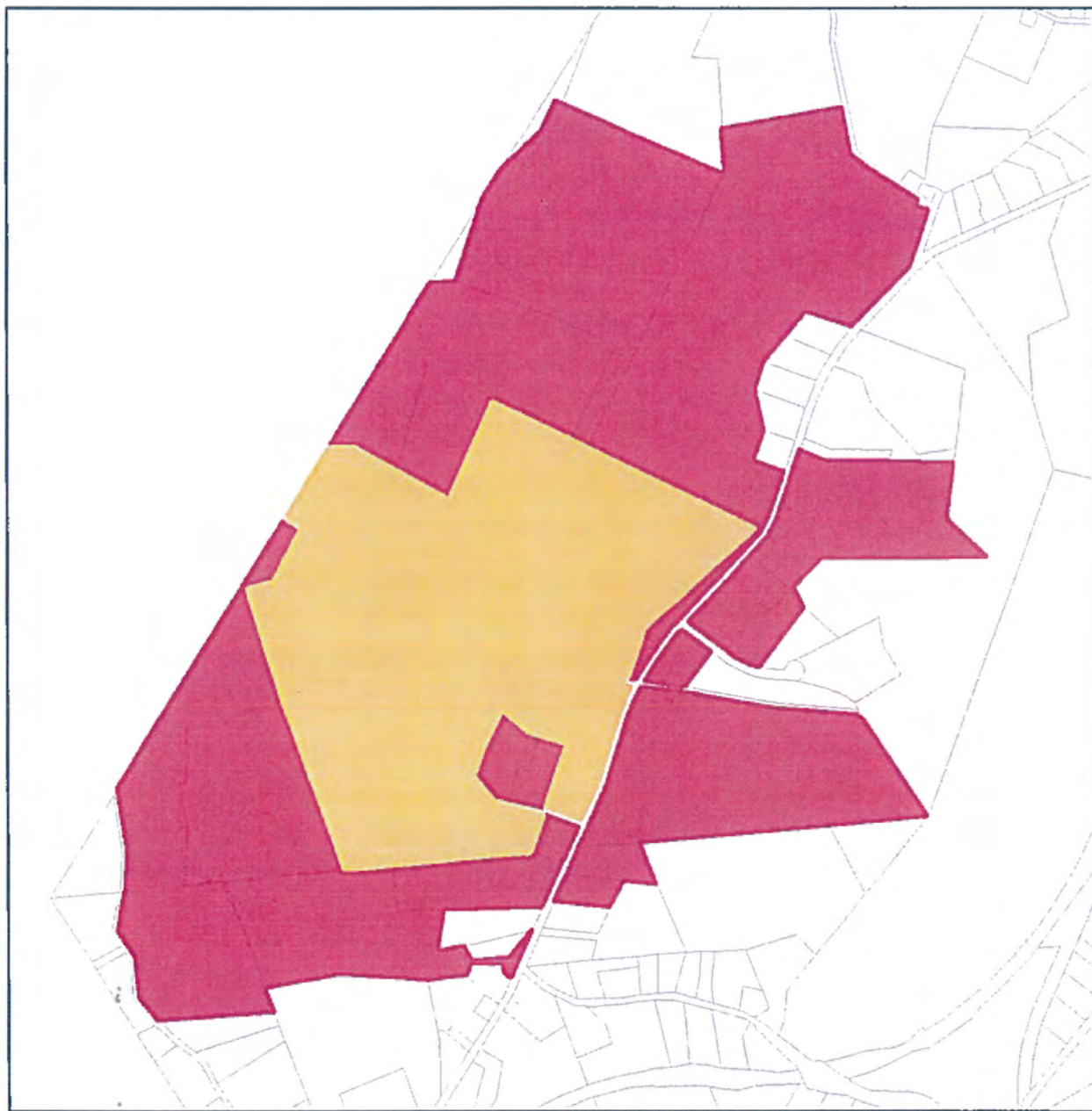
Assessed to: SDC REALTY LLC 2123 PARADISE DRIVE TIBURON CA 94920

Signature: _____

Date: 8/13/19

104 Central Street
Auburn, MA 01501
Telephone: (508) 832-7708
Fax: (508) 832-5328
Email: ccosgrove@town.auburn.ma.us
Web site: www.auburnguide.com

430 ROCHDALE ST AUBURN MA 01501



CONSERVATION

MAP 37 PARCEL 7



29/ 3/ / /
RACKI WILLIAM
RACKI LEONA R
340 ROCHDALE ST
AUBURN , MA 01501

29/ 5/ / /
SMOKERISE DEVELOPMENT CORP
417 HENREDON HILL
PEACHTREE CITY , GA 30269

36/ 1/ / /
PROSPECT HILL ESTATES LLC
1B SWANSON RD
AUBURN , MA 01501

36/ 2/ / /
BERGIN JOSEPH JR
PO BOX 486
HARDWICK , MA 01037

36/ 3/ / /
SDC REALTY LLC
2123 PARADISE DRIVE
TIBURON , CA 94920

37/ 2/ / /
GEEZE DOUGLAS A
GEEZE JOANNE L
420 ROCHDALE ST
AUBURN , MA 01501

37/ 3/ / /
DAVOREN RYAN J
KEENAN MICHELLE P
418 ROCHDALE ST
AUBURN , MA 01501

37/ 4/ / /
STEWART CE STEWART JOAN R TRUS
STEWART REALTY TRUST
416 ROCHDALE ST
AUBURN , MA 01501

37/ 5/ / /
STEWART DOUGLAS H
412 ROCHDALE ST
AUBURN , MA 01501

37/ 6/ / /
DEPROSPO PETER R
410 ROCHDALE ST
AUBURN , MA 01501

37/ 7/ / /
SDC REALTY LLC
2123 PARADISE DRIVE
TIBURON , CA 94920

37/ 8/ / /
MORSE LAWRENCE R
MORSE ANDREA L
398 ROCHDALE ST
AUBURN , MA 01501

37/ 13/ / /
GROSVENOR CHARLES R JR
GROSVENOR SUSAN M
399 ROCHDALE ST
AUBURN , MA 01501

44/ 3/ / /
WHITE RAYMOND OLNEY
699 HENSHAW ST
ROCHDALE , MA 01542

44/ 5/ / /
SDC REALTY LLC
2123 PARADISE DRIVE
TIBURON , CA 94920

44/ 6/ / /
MICHELSON KEITH R
MICHELSON JEANNIE
500 ROCHDALE ST
AUBURN , MA 01501

45/ 3/ / /
CLAYMAN DAVID M
20 HIGH ST
AUBURN , MA 01501

45/ 4/ / /
CURRAN JULIE M
20 HIGH ST
AUBURN , MA 01501

45/ 6/ / /
BROOKS RONALD E
BROOKS SHARON A
425 ROCHDALE ST
AUBURN , MA 01501

45/ 18/ / /
BUROKAS WILLIAM J
BUROKAS CHERYL A
480 ROCHDALE ST
AUBURN , MA 01501

45/ 22/ / /
CHERYL A BUROKAS REVOCABLE
TRUST
474 ROCHDALE ST
AUBURN , MA 01501

45/ 24/ / /
BOLDUC MARK S
BOLDUC ELAINE T
433 ROCHDALE ST
AUBURN , MA 01501

45/ 25/ / /
PRIFTI NICHOLAS W &
DINA C
431 ROCHDALE ST
AUBURN , MA 01501

37/ 17/ / /
SALIBA JESSICA L
403 ROCHDALE ST
AUBURN , MA 01501

37/ 18/ / /
CONTOIS DONALD E JR LIFE ESTATE
CONTOIS DEBORAH M LIFE ESTATE
405 ROCHDALE ST
AUBURN , MA 01501

37/ 19/ / /
GROSVENOR CHARLES R JR
GROSVENOR SUSAN M
399 ROCHDALE ST
AUBURN , MA 01501

37/ 20/ / /
MILLER ANISSA L
MILLER BARBARA L
411 ROCHDALE ST
AUBURN , MA 01501

37/ 21/ / /
PAPPAS KRISTEN
415 ROCHDALE ST
AUBURN , MA 01501

37/ 23/ / /
US BANK NA TRUSTEE
JP MORGAN MTG TRUST 2007-S2
3217 S DECKER LAKE DR
SALT LAKE CITY , UT 84119

45/ 30/ / /
CURRAN JULIE M
20 HIGH ST
AUBURN , MA 01501

9:09:00AM

Town of Leicester
Owner Mailing List w/ Mailing Address

Owner/Mailing Address	Location/ParcelId/Legal Desc.	LUC	NBC	Impr	Land Area	Land Value	Yard Value	Building Value	Total Value
LEICESTER									
SBROGNA ELEANOR M 34 VIRGINIA DR ROCHDALE MA 01542	34 VIRGINIA DR Parcel ID: 46 C1.19 0	102	ORE	7	0.00	0	0	305,800	305,800
User Account:									
SPEARHAWK KEITH S / SPARHAWK BARBARA J 13 VIRGINIA DR ROCHDALE MA 01542	13 VIRGINIA DR Parcel ID: 46 C1.75 0	102	ORE	7	0.00	0	0	296,400	296,400
User Account:									
STIMSON JUNE P PAUL F TRUSTEES / STIMSON LVI 54 VIRGINIA DR ROCHDALE MA 01542	54 VIRGINIA DR Parcel ID: 46 C1.25 0	102	ORE	7	0.00	0	0	314,000	314,000
User Account:									
SULLIVAN BRIAN T 78 VIRGINIA DR ROCHDALE MA 01542	78 VIRGINIA DR Parcel ID: 46 C1.41 0	102	ORE	7	0.00	0	0	263,600	263,600
User Account:									
SULLIVAN KELLY / LEAL KATHLEEN 36 VIRGINIA DR ROCHDALE MA 01542	36 VIRGINIA DR Parcel ID: 46 C1.20 0	102	ORE	7	0.00	0	0	305,500	305,500
User Account:									
TELLO GERALD F / TELLO VIRGINIA M 16 VIRGINIA DR ROCHDALE MA 01542	16 VIRGINIA DR Parcel ID: 46 C1.10 0	102	ORE	7	0.00	0	0	286,700	286,700
User Account:									
TOWN OF LEICESTER / TOWN HALL 3 WASHBURN SQUARE LEICESTER MA 01524	10 VIRGINIA DR Parcel ID: 46D H5 0	930	MA		0.20	7,100	0	0	7,100
User Account:									
TROMBLEY CONSTANCE E 53 VIRGINIA DRIVE ROCHDALE MA 01542	53 VIRGINIA DR Parcel ID: 46 C1.58 0	102	ORE	7	0.00	0	0	291,700	291,700
User Account:									
WILBUR FAMILY TRUST ROBERT B JR / WILBUR ROI 56 VIRGINIA DR ROCHDALE MA 01542	56 VIRGINIA DR Parcel ID: 46 C1.30 0	102	ORE	7	0.00	0	0	298,200	298,200
User Account:									

Town of Leicester Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
45 B1 0	885 STAFFORD ST	LARSON EVERETT N	DITOMMASO-LARSON DIANI	885 STAFFORD ST	ROCHDALE	MA	01542
45 B1 1 0	909 STAFFORD ST	LANGE SARA		62 MECHANIC STREET	SPENCER	MA	01562
45 B9 0	HENSHAW ST	SDC REALTY LLC	C/O CONNIE PAPPAS	67 DAWN STREET	FAIRFIELD	CT	06824
46 C1 2 0	605 HENSHAW ST	MEKELSKI STEPHEN J		605 HENSHAW STREET	ROCHDALE	MA	01542-1215
46 C1 3 0	607 HENSHAW ST	MACCHESNEY JOHN	MACCHESNEY ANNA K	607 HENSHAW STREET	ROCHDALE	MA	01542
46 C1 4 0	609 HENSHAW ST	NICHOLSON JR RICHARD	NICHOLSON HEIDI A	609 HENSHAW STREET	ROCHDALE	MA	01542
46 C1 5 0	611 HENSHAW ST	BARON ALICE A		611 HENSHAW STREET	ROCHDALE	MA	01542
46 C1 6 0	613 HENSHAW ST	ORTIZ EDGAR E	ORTIZ THAO T	613 HENSHAW STREET	ROCHDALE	MA	01542
46 C1 7 0	615 HENSHAW ST	POTTER GARY K JR	NGUYEN VENESA	615 HENSHAW ST	ROCHDALE	MA	01542-1215
46 C2 0	699 HENSHAW ST	WHITE RAYMOND OLNEY		699 HENSHAW ST	ROCHDALE	MA	01542
46 C2 1 0	621 HENSHAW ST	WHITE ETHAN O	WHITE APRIL	621 HENSHAW STREET	ROCHDALE	MA	01542
46D E2 0	9 LILLIAN AV	STANIKMAS PAUL H	BLAIR RAE M	9 LILLIAN AVE	ROCHDALE	MA	01542
46D E3 0	7 LILLIAN AV	LAPERLE TRACEY A		7 LILLIAN AVE	ROCHDALE	MA	01542
46D E4 0	5 LILLIAN AV	ST PIERRE PATRICIA	MURPHY THOMAS A	5 LILLIAN AVE	ROCHDALE	MA	01542
46D E5 0	3 LILLIAN AV	DUFALUT RODNEY W	DUFALUT SUSAN M	3 LILLIAN AVE	ROCHDALE	MA	01542
46D E6 0	3 VIRGINIA DR	MCGINN JOSEPH M	MCGINN DEBRA E	3 VIRGINIA DR	ROCHDALE	MA	01542
46D F1 1 0	WILSON ST	CHAFFEE ANN MARIE	CHAFFEE GORDON A JR	PO BOX 6	ROCHDALE	MA	01542-0006
46D F2 0	WILSON ST	CHAFFEE ANN MARIE	CHAFFEE GORDON A JR	PO BOX 6	ROCHDALE	MA	01542-0006
46D F3 0	915 STAFFORD ST	CHAFFEE JR GURDON A	CHAFFEE ANN MARIE	PO BOX 6	ROCHDALE	MA	01542
46D G1 0	12 LILLIAN AV	MULRAIN LOUIS H		12 LILLIAN AVENUE	ROCHDALE	MA	01542
46D G2 0	10 LILLIAN AV	JAROBSKI GARY E EDWARD R	OVASKA IRREVOCABLE TR	10 LILLIAN AVE	ROCHDALE	MA	01542
46D G3 0	8 LILLIAN AV	GALLANT ROBERT J	GALLANT SUSAN	8 LILLIAN AVE	ROCHDALE	MA	01542
46D G4 0	6 LILLIAN AV	FERDELLA JAMES T	FERDELLA JUDITH M	6 LILLIAN AVE	ROCHDALE	MA	01542
46D G5 0	4 LILLIAN AV	MAY WILLIAM J		4 LILLIAN AVENUE	ROCHDALE	MA	01542-0242
46D G6 0	2 LILLIAN AV	LAPORTE WILLIAM J	LAPORTE ANDREA D	2 LILLIAN AVE	ROCHDALE	MA	01542
46D H2 0	4 VIRGINIA DR	MEKELSKI LEONARD J	MEKELSKI ELEANOR M	4 VIRGINIA DR	ROCHDALE	MA	01542
46D H3 0	6 VIRGINIA DR	FITTON JR RICHARD T	FITTON SHARRON A	6 VIRGINIA DRIVE	ROCHDALE	MA	01542-1202
46D H4 0	8 VIRGINIA DR	CORLEY PAUL R	CORLEY BARBARA A	8 VIRGINIA DR	ROCHDALE	MA	01542
46D H5 0	10 VIRGINIA DR	TOWN OF LEICESTER	TOWN HALL	3 WASHBURN SQUARE	LEICESTER	MA	01524

End of Report

Please note: Abutters in the Town of Auburn

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

Subject property: Virginia Drive, Ryans Way

Subject owner: Over 55 Condos, Prospect Hill Estates

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant

8/13/2019

9:09:00AM

Town of Leicester Owner Mailing List w/ Mailing Address

Page 1 of 8

Owner/Mailing Address	Location/ParcelId/Legal Desc.	LUC	NBC	Impr	Land Area	Land Value	Yard Value	Building Value	Total Value
LEICESTER									
ANGERS JOSEPH CD 70 VIRGINIA DRIVE ROCHDALE MA 01542	70 VIRGINIA DR Parcel ID: 46 C1.37 0	102	ORE	7	0.00	0	0	297,400	297,400
	User Account:								
ARCHAMBEAULT CHERYL M / ARCHAMBEAULT JOSI 48 VIRGINIA DRIVE ROCHDALE MA 01542	48 VIRGINIA DR Parcel ID: 46 C1.33 0	102	ORE	7	0.00	0	0	341,900	341,900
	User Account:								
BATES LAURENCE / BATES KRISTI 69 VIRGINIA DR ROCHDALE MA 01542	69 VIRGINIA DR Parcel ID: 46 C1.64 0	102	ORE	7	0.00	0	0	274,100	274,100
	User Account:								
BELANGER A PHILIP / BELANGER SANDRA M 46 VIRGINIA DR ROCHDALE MA 01542	46 VIRGINIA DR Parcel ID: 46 C1.29 0	102	ORE	7	0.00	0	0	311,500	311,500
	User Account:								
BELANGER RAYMOND O / BELANGER CLAIRE 17 VIRGINIA DR ROCHDALE MA 01542	17 VIRGINIA DR Parcel ID: 46 C1.50 0	102	ORE	7	0.00	0	0	303,500	303,500
	User Account:								
BENOIT FRANCIS / BENOIT JEAN L 33 VIRGINIA DR ROCHDALE MA 01542	33 VIRGINIA DR Parcel ID: 46 C1.54 0	102	ORE	7	0.00	0	0	305,300	305,300
	User Account:								
BOURASSA LIVING TRUST / BOURASSA THOMAS L I 76 VIRGINIA DR ROCHDALE MA 01542	76 VIRGINIA DR Parcel ID: 46 C1.40 0	102	ORE	7	0.00	0	0	307,900	307,900
	User Account:								
CANHAM PAUL / CANHAM EILEEN 22 VIRGINIA DR ROCHDALE MA 01542	22 VIRGINIA DR Parcel ID: 46 C1.13 0	102	ORE	7	0.00	0	0	335,500	335,500
	User Account:								
CAPOCCIA MARTHA J 43 VIRGINIA DR ROCHDALE MA 01542	43 VIRGINIA DR Parcel ID: 46 C1.57 0	102	ORE	7	0.00	0	0	322,700	322,700
	User Account:								
CASHMAN LIVING TRUST / CASHMAN DEBRA A TRU 35 VIRGINIA DR ROCHDALE MA 01542	35 VIRGINIA DR Parcel ID: 46 C1.55 0	102	ORE	7	0.00	0	0	337,700	337,700
	User Account:								
CEPPI ROBERT J / TRUSTEE CEPPI FAM IRR TRUST 90 VIRGINIA DR ROCHDALE MA 01542	90 VIRGINIA DR Parcel ID: 46 C1.47 0	102	ORE	7	0.00	0	0	267,900	267,900
	User Account:								

8/13/2019

9:09:00AM

Town of Leicester Owner Mailing List w/ Mailing Address

Page 2 of 8

Owner/Mailing Address

LEICESTER

Owner/Mailing Address	Location/ParcelId/Legal Desc.	LUC	NBC	Impr	Land Area	Land Value	Yard Value	Building Value	Total Value
CHUMSAE FAM IRREV TRUST / CHUMSAE JOHN J III									
67 VIRGINIA DR	67 VIRGINIA DR	102	ORE	7	0.00	0	0	309,700	309,700
ROCHDALE MA 01542	Parcel ID: 46 C1.63 0			User Account:					
CLARK JOHN F / CLARK NANCY M									
66 VIRGINIA DR	66 VIRGINIA DR	102	ORE	7	0.00	0	0	284,000	284,000
ROCHDALE MA 01542	Parcel ID: 46 C1.35 0			User Account:					
CONNER SHANNA									
1 VIRGINIA DR	1 VIRGINIA DR	101	MA	6	0.27	48,300	400	135,700	184,400
ROCHDALE MA 01542	Parcel ID: 46D E7 0			User Account:					
CONNOLLE CAROL A									
21 VIRGINIA DR	21 VIRGINIA DR	102	ORE	7	0.00	0	0	288,300	288,300
ROCHDALE MA 01542	Parcel ID: 46 C1.52 0			User Account:					
COOKE FAM NOMINEE REALTY TRUST / COOKE JOH									
64 VIRGINIA DRIVE	64 VIRGINIA DR	102	ORE	7	0.00	0	0	275,200	275,200
ROCHDALE MA 01542	Parcel ID: 46 C1.34 0			User Account:					
CORLEY PAUL R / CORLEY BARBARA A									
8 VIRGINIA DR	8 VIRGINIA DR	101	MA	5	0.20	47,500	0	191,100	238,600
ROCHDALE MA 01542	Parcel ID: 46D H4 0			User Account:					
CULLINAN GALE A / CULLINAN ROY B									
55 VIRGINIA DR	55 VIRGINIA DR	102	ORE	7	0.00	0	0	305,400	305,400
ROCHDALE MA 01542	Parcel ID: 46 C1.59 0			User Account:					
CULROSS RICHARD R / CULROSS PATRICIA I									
71 VIRGINIA DR	71 VIRGINIA DR	102	ORE	7	0.00	0	0	278,900	278,900
ROCHDALE MA 01542	Parcel ID: 46 C1.65 0			User Account:					
DALIDA DENNIS A / DALIDA ELEANOR J									
26 VIRGINIA DR	26 VIRGINIA DR	102	ORE	7	0.00	0	0	277,200	277,200
ROCHDALE MA 01542	Parcel ID: 46 C1.15 0			User Account:					
DECOTEAU JOHN J / DECOTEAU JEAN M									
60 VIRGINIA DR	60 VIRGINIA DR	102	ORE	7	0.00	0	0	308,600	308,600
ROCHDALE MA 01542	Parcel ID: 46 C1.32 0			User Account:					
DESFORGES EILEEN D / DESFORGES PAUL R									
52 VIRGINIA DR	52 VIRGINIA DR	102	ORE	7	0.00	0	0	337,600	337,600
ROCHDALE MA 01542	Parcel ID: 46 C1.28 0			User Account:					

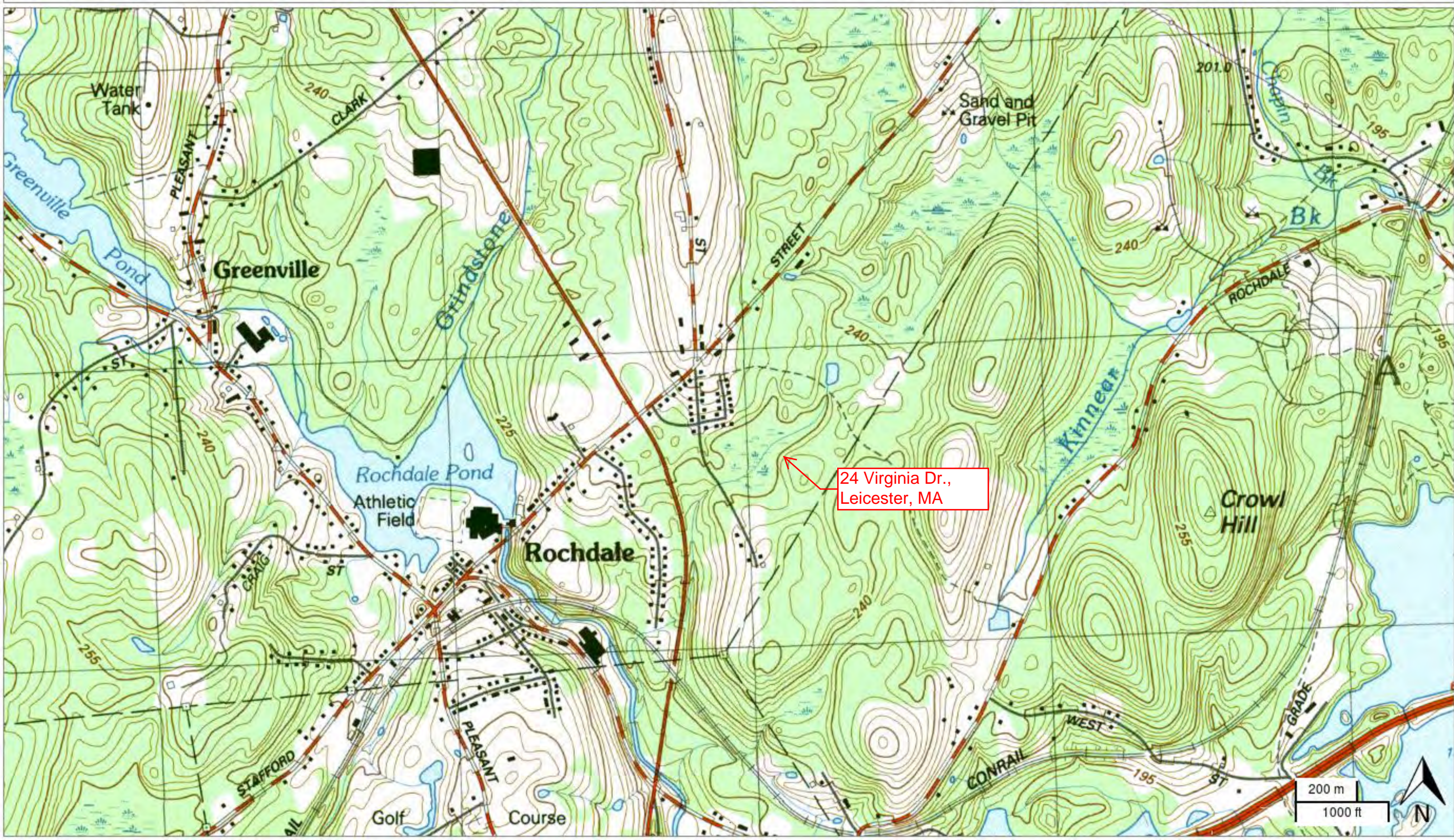
Page 3 of 8

Page 4 of 8

Page 5 of 8

MA 01542

301,800





EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street
Worcester, MA 01605-2629
508-752-9666 / Fax: 508-752-9494

June 5, 2019

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

Re: Oak Ridge Estates – Virginia Drive, Leicester, MA (DEP File No. 197-415)

Subject: Additional Wetland Replication

Dear Commissioners:

As the representative for Oak Ridge Estates, LLC, I am taking this opportunity to update the Commission on “as-built” conditions and to propose a small amount of additional wetland replication. An as-built plan for the rip-rap slope adjacent to 22 & 24 Virginia Drive was recently completed and it showed that the stabilized slope encroaches into the pre-existing wetland over an area of 119 square feet. The attached plan section indicates the area of encroachment. As the Commission is aware, the existing slope was constructed out of substantial sized rock, in accordance with engineering requirements. Given the historical issues with stabilization in this area, it is not recommended that the slope be disturbed to restore the area of encroachment. The best option is to create additional wetland in a proposed replication area to be located to the rear of 26 & 28 Virginia Drive. A sketch of the proposed replication location is attached. This area is close to the encroachment area and was historically disturbed by buffer clearing and drainage work. Minimal clearing is required to access and create the additional replication area. The protocol for replication is as follows:

1. The following protocol conforms to the general performance standards in the MA Wetlands Protection Act Regulations at 310 CMR 10.55(4)(b)
2. The wetland boundaries (i.e., downgradient edges of the wetland replication areas) will be marked in the field.
3. Prior to the start of earth-moving activities in the replication area, an erosion control barrier of properly installed siltation fence (i.e., the bottom few inches of the siltation fence installed in a narrow, trench and the trench filled with soil around the siltation fence) will be installed along the wetland boundaries between the wetland and the wetland replication area. The project Wetland Scientist will evaluate the replication area prior to clearing and determine if any existing trees can be saved. The wetland replication area will then be cleared and grubbed, with the exception of any trees that have been marked to be saved.
4. The proposed final grade for the replication area should approximate the elevation of the adjacent wetland area as noted on the site plans. The replication area will be excavated to a depth of 12 inches below the proposed final grade. The excavation and planting work will be closely supervised by a qualified Wetland Scientist. Modifications to the proposed grading may be made in the field by the Wetland Scientist in response to observed subsurface hydrologic conditions. All excavated material will be disposed of away from all wetland resource areas and protected from erosion.
5. Finish grade the replication area with a 1:1 mixture of high quality, loamy topsoil and leaf mold compost, as necessary, to approximate 12 inches in thickness throughout the replication area. The substrate will be roughly graded to provide an appropriate microtopography. A minimum of 4 inches of loamy topsoil will be applied to the side-slopes of the wetland replication area. The side slopes should be stabilized as necessary to prevent erosion.
6. Wildlife enhancement measures consisting of two tree snags will be placed within the replication area. The tree snags will provide food, forage and cavity nesting opportunities.

7. An erosion control barrier comprising only toed-in siltation fence, compost sock or straw wattle will be properly installed between the completed replication areas and the adjacent upland sideslopes.
8. The native plant species identified in the table below will be planted in the replication area from nursery stock. The saplings will be distributed throughout the area. The shrubs will be planted randomly throughout the area in clumps of two to three with the average spacing between shrub clumps approximately 5 feet on-center. The woody vegetation should not be planted in rows.

Planting Plan for 160 S.F. Wetland Replication Area

SPECIES; SIZE; SPACING	NUMBER
Sapling; 6 to 8' height, container or balled, burlapped	
Red Maple (<i>Acer rubrum</i>)	1
Shrubs; 2.5 to 3' in height, container; 5' on-center average spacing	
Highbush Blueberry (<i>Vaccinium corymbosum</i>)	3
Winterberry (<i>Ilex verticillata</i>)	3
Herbaceous; containerized	
Cinnamon Fern (<i>Osmunda cinnamomea</i>)	3

9. The planted replication area will be mulched with 1 to 2 inches of leaf mulch or weed-free straw to simulate a forest floor and to provide for temporary erosion control and moisture retention.
10. The replication areas will be monitored, at the end of each growing season, for a minimum of two years or until such time as the required 75% of vegetative cover with wetland species has been established. If invasive species are noted (e.g., knotweed, phragmites, etc.) these species will be removed by either hand-pulling the entire plant out by the roots or by cutting the above-ground portion and applying glyphosate herbicide to the stem with a drip applicator. The cut or pulled plants will be properly disposed of outside the wetlands and buffer zones and care will be taken not to distribute any seeds or berries that may be present.
11. After the wetland replication area has become vegetatively stabilized, and following approval of the issuing authority, the siltation fence and all wooden stakes will be removed and disposed of properly.

Please do not hesitate to contact me if you have any questions concerning this or other matters.

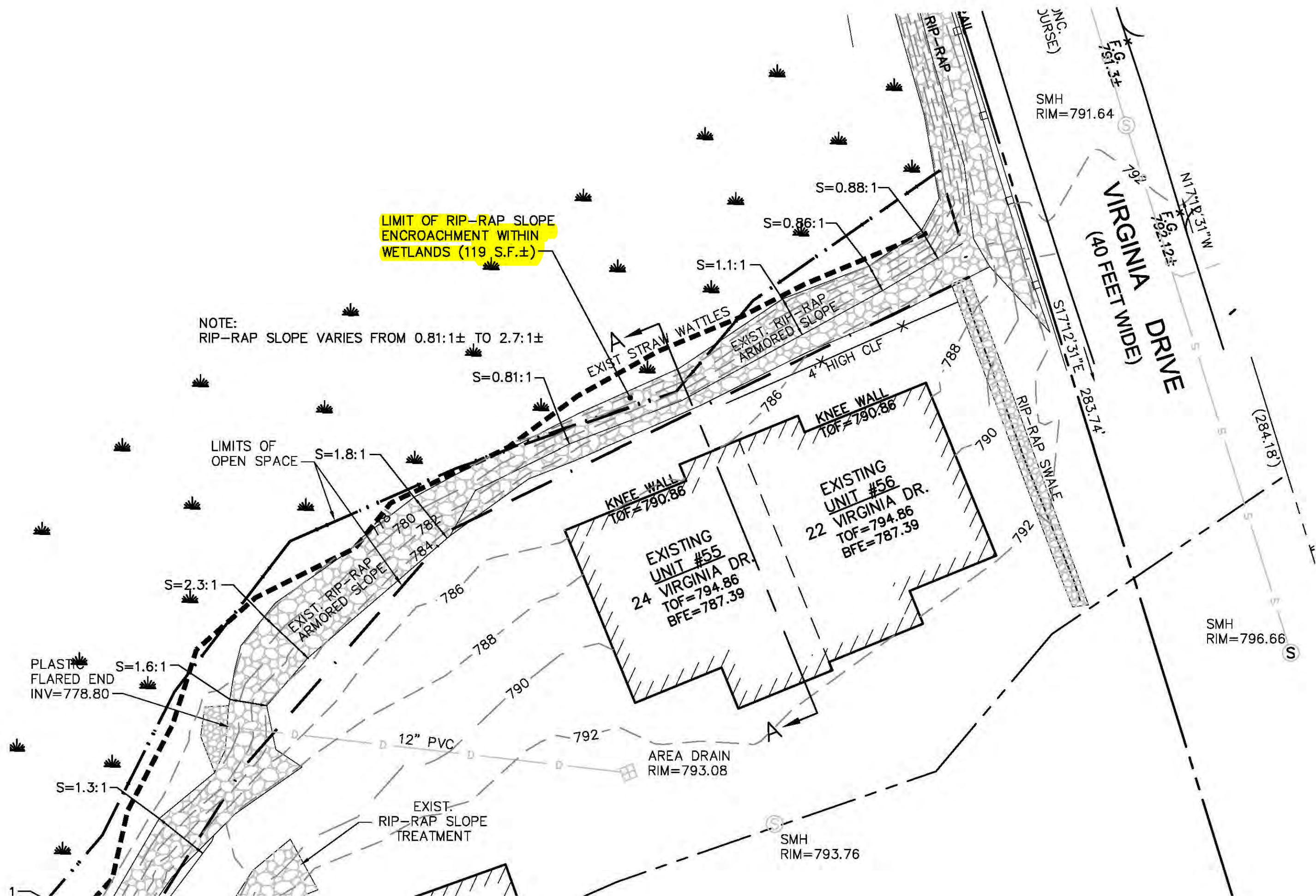
Sincerely,



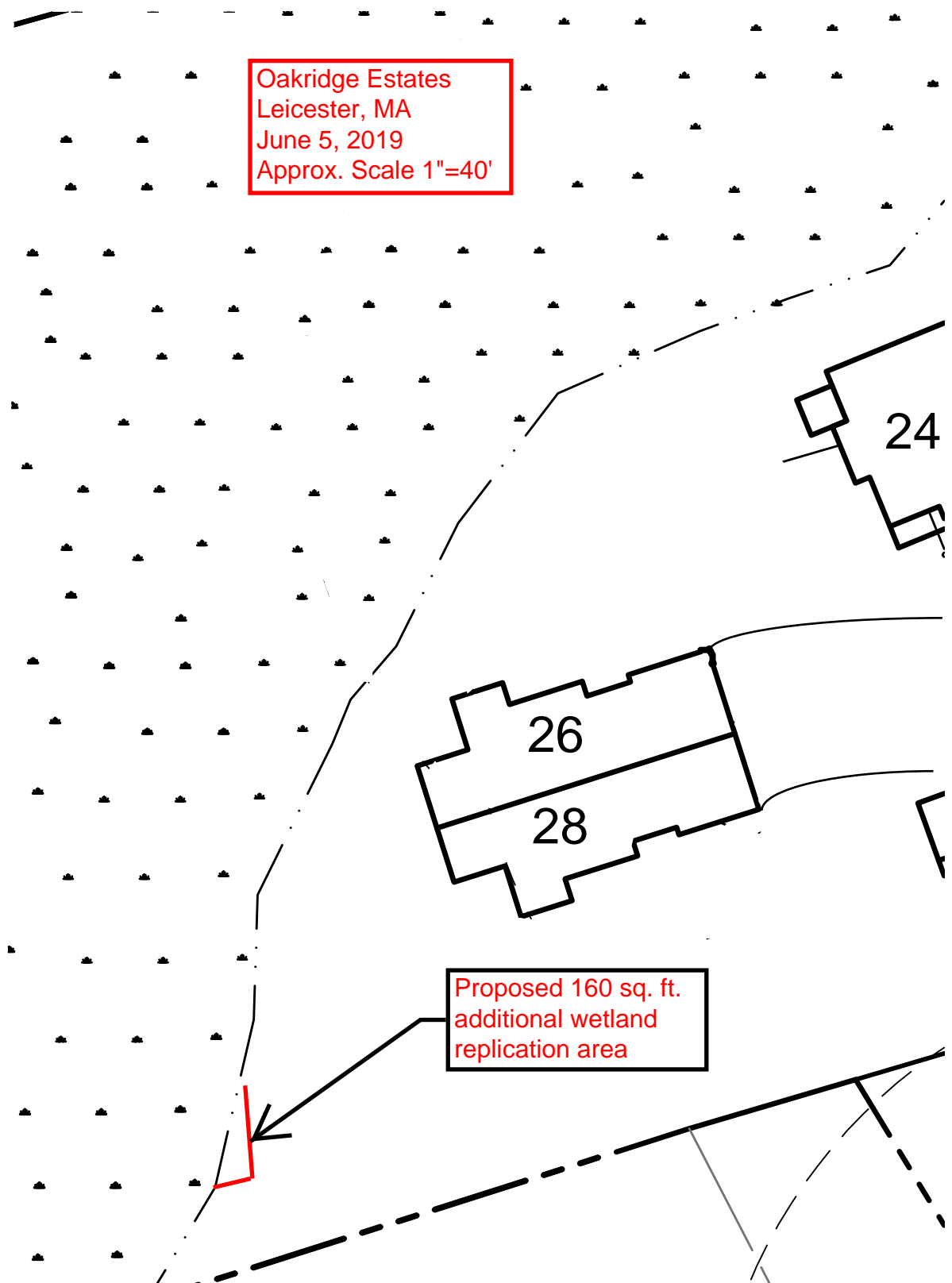
Arthur Allen, CESSWI, CPSS, CWS
Vice President

Attachment: 2 pages (As-Built Plan Section & Replication Sketch)

AA/Mon/LeicesterOakRidge Replication 6.5.2019.doc



Oakridge Estates
Leicester, MA
June 5, 2019
Approx. Scale 1"=40'



Proposed 160 sq. ft.
additional wetland
replication area



EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 / Fax: 508-752-9494

July 11, 2019

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

Re: Oak Ridge Estates – Virginia Drive, Leicester, MA (DEP File No. 197-415)

Subject: Monitoring of Additional Wetland Replication

Dear Commissioners:

As the representative for Oak Ridge Estates, LLC, I am taking this opportunity to update the Commission as to the status of the additional wetland replication area that was recently constructed. On June 12, 2019 the Commission granted approval to construct the additional area based on a June 5, 2019 proposal from EcoTec entitled “Additional Wetland Replication”. The additional area was constructed, as proposed, on June 20, 2019 by personnel from PJM Landscaping, under my supervision. The attached photos depict the progress of construction and the attached bill of materials documents the plants that were installed in the newly created area.

In my opinion, the newly created area meets the regulatory performance standards for wetland replication in terms of size, proximity, elevation and soil conditions and will attain 75% coverage of native wetland plant species within one to two growing seasons.

Please do not hesitate to contact me if you have any questions concerning this or other matters.

Sincerely,

Arthur Allen, CESSWI, CPSS, CWS
Vice President

Attachment: 2 (1-photo page & 1-bill of materials)



HARDY NURSERY STOCK GARDEN SUPPLIES
P.O. BOX 718
NORTHBOROUGH, MA 01532

TEL (508) 845-2143 • FAX (508) 842-9245

INVOICE

DATE	PAGE	NUMBER
6/19/2019	1	202515

BILL TO:

OAK RIDGE ESTATES
537 SOUTHWEST CUTOFF
WORCESTER, MA 01607

SHIP TO:

LEICESTER

Customer #	Telephone #	Ship Date	Ship Via	PO #	Salesperson	Terms
14560	508.754.9641	6/20/2019	BIGELOW TRUCK		33	S.D. CASH

Item #	Description	Qty BO	Qty Shp	Price	Amount
* A1500DM	ACER RUBRUM #15	0	1	140.00	140.00
* V1200DI	VACCINIUM CORYMBOSUM #5	0	3	32.00	96.00*
* I2600DK	ILEX VERTICILLATA #7	0	3	50.00	150.00
* 79200DC	OSMUNDA CINNAMOMEA #1	0	3	8.00	24.00

* Items are Native Plants or Native Cultivars

SUBTOTAL	410.00
TAX	19.63
DELIVERY	110.00
TOTAL	539.63

The Commonwealth of Massachusetts
DEPARTMENT OF AGRICULTURAL RESOURCES
One and Two Service
221 Canterbury Street, Suite 100
Boston, MA 02114



Certificate of Nursery Inspection

License No. 961017-19
THIS CERTIFICATE IS valid only when used with the following information:
Bigelow Nurseries, Inc.
221 West Main St., P.O. Box 718
Northborough, MA 01562

This form is required and must be kept on file for all inspection records and plant disease which might be
transmitted to other plants.

Registration Date: 6/20/2019

Issued by: Howard Thayer

ECOTEC REPLICATION MONITORING PHOTOS – OAKRIDGE, LEICESTER, MA – JUNE, 2019



1. Replication area prior to clearing and excavation



3. Replication area with organic topsoil, plant layout and woody debris



2. Replication area at sub-grade



4. Replication area finish planted and mulched