

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

February 16, 2023

Dear Leicester Conservation Commission:

Project Narrative

Homeowner: Nathaniel Cospier
Job Address: 45 Fairview Drive, Leicester, MA 01524
Job Description: Installation of outdoor patio pavers

The single-family, detached dwelling at 45 Fairview Drive has an existing basement garage facing Cedar Meadow Pond. I am proposing to install outdoor patio pavers directly in front of the garage in the area currently bounded by retaining-wall structures on either side of the garage.

The existing space is 19' x 20' and the existing retaining wall structure is 64' from the Cedar Meadow Pond shoreline. There is well-established lawn between the proposed patio location and the pond. The proposed area is north-facing and shaded on 3 sides and received minimal sunlight. Consequently, grass has been very difficult to grow in that area and it has been overseeded 4 times in the past 6 years in an attempt to grow grass. (See attached plot plan, pictures, and building plans.)

The project being proposed is to install non-permanent patio pavers. Since the pavers are non-permanent, this does not increase the impervious coverage of the lot. The existing retaining wall will be repaired and modified to prevent future damage. The granite steps will be repaired or replaced with matching block steps and the wooden steps up to the deck will be enclosed to make storage space. The existing retaining walls have corrugated ADS drainage pipes that route water to a dry well already existing in the yard. The project will include drainage grates around the patio to drain into the existing pipes, which will improve the existing conditions.

We feel this project meets the requirements for an RDA because of the low impact to the area and the small size of the project. This homeowner previously did significant work to renovate this property with supervision by the Conservation Commission, with no adverse impacts. We respectfully request that the Conservation Commission allow us to move forward with this project.

Sincerely,

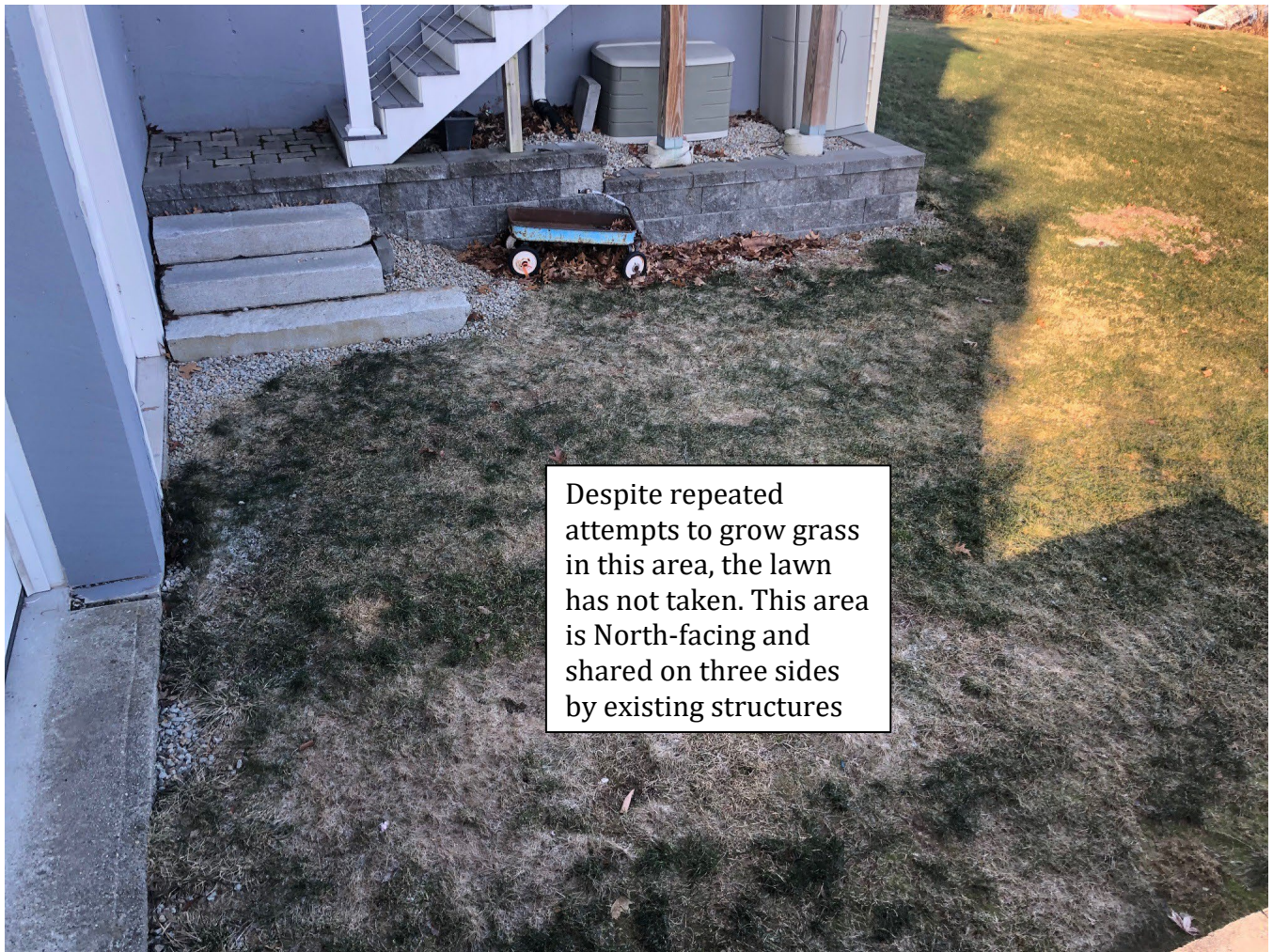


Nathaniel Cospier
Homeowner
45 Fairview Drive



Existing retaining wall
to be repaired and
reworked to prevent
future damage

Area to be converted to
non-permanent patio
pavers and the stairs
replaced with matching
blocks



Despite repeated attempts to grow grass in this area, the lawn has not taken. This area is North-facing and shared on three sides by existing structures

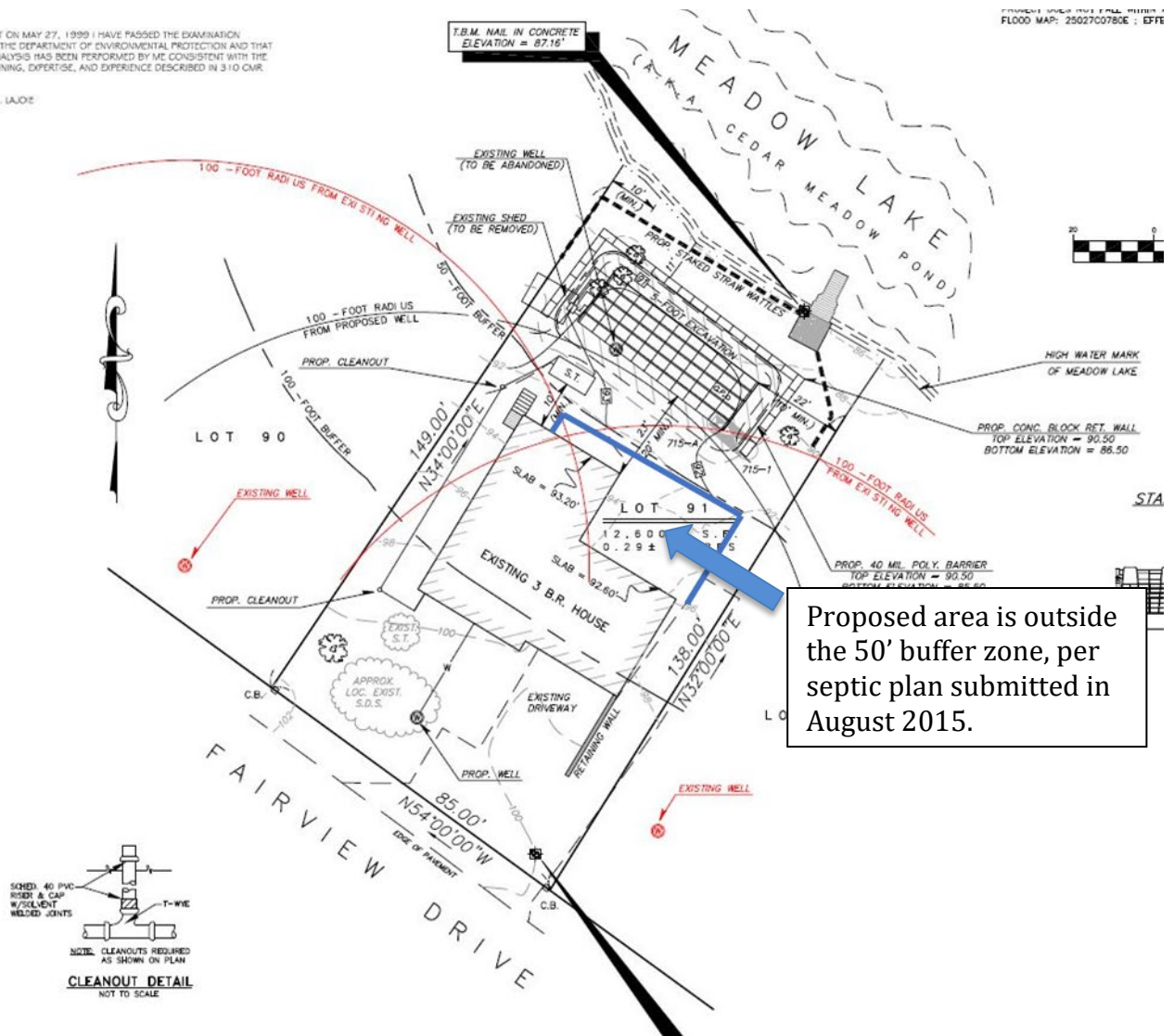


Walkway proposed to
be added to access
patio from these egress
doors

I CERTIFY THAT ON MAY 27, 1999 I HAVE PASSED THE EXAMINATION
 APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT
 THE ABOVE ANALYSIS HAS BEEN PERFORMED BY ME CONSISTENT WITH THE
 REQUIRED TRAINING, EXPERISE, AND EXPERIENCE DESCRIBED IN 310 CMR,
 15.01.022.

NAME: BETH L. LAJOIE

PROPOSED SEWER PUMP STATION
 FLOOD MAP: 2502700760E : EFTE



Proposed area is outside the 50' buffer zone, per septic plan submitted in August 2015.



[Massachusetts 2019 USGS Color Ortho Imagery Basemap \(arcgis.com\)](https://massgis.maps.arcgis.com/apps/mapviewer/index.html?webmap=980297d8a9064a57831659433e13a509)
<https://massgis.maps.arcgis.com/apps/mapviewer/index.html?webmap=980297d8a9064a57831659433e13a509>



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Leicester

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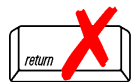
WPA Form 1- Request for Determination of Applicability

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:

Nathaniel Cospers

Name

45 Fairview Drive

Mailing Address

Leicester

City/Town

508-641-3248

Phone Number

natecosper@hotmail.com

E-Mail Address

MA

State

01524

Zip Code

Fax Number (if applicable)

2. Representative (if any):

Firm

Contact Name

E-Mail Address

Mailing Address

City/Town

State

Zip Code

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:

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):

45 Fairview Drive

Street Address

Leicester

City/Town

224-100

Assessors Map/Plat Number

91

Parcel/Lot Number

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

Single family dwelling, see narrative for additional details

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

Title

Date

Title

Date

Title

Date

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

Install non-permanent patio pavers, see narrative



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

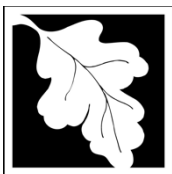
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C. Project Description (cont.)

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).
3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.
- ☐ Single family house on a lot recorded on or before 8/1/96
 - ☐ Single family house on a lot recorded after 8/1/96
 - ☐ Expansion of an existing structure on a lot recorded after 8/1/96
 - ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
 - ☐ New agriculture or aquaculture project
 - ☐ Public project where funds were appropriated prior to 8/7/96
 - ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
 - ☐ Residential subdivision; institutional, industrial, or commercial project
 - ☐ Municipal project
 - ☐ District, county, state, or federal government project
 - ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.
- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Nathaniel Coper

Name

45 Fairview Drive

Mailing Address

Leicester

City/Town

MA

State

01524

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

Date

2/16/2023

Signature of Representative (if any)

Date