

Tauper Land Surveying, Inc.

**Notice of Intent
for**

**Lot C7.1 & C12.0
Stafford Street
in
Leicester, Massachusetts**

**Prepared For:
Schold Development LLC**

**Prepared By:
Tauper Land Surveying Inc.
710 Main Street
Oxford, Massachusetts**

April 7, 2022

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Tauper Land Surveying, Inc.

710 Main Street North Oxford MA 01537 (P) 508-987-8713 (F) 508-987-8714

Notice of Intent - WPA Form 3A

Tauper Land Surveying, Inc.

710 Main Street North Oxford MA 01537 (P) 508-987-8713 (F) 508-987-8714



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):

Stafford Street

a. Street Address

Leicester

b. City/Town

01542

c. Zip Code

Latitude and Longitude:

42.03055N

71.61307W

d. Latitude

e. Longitude

35

f. Assessors Map/Plat Number

C7.1&C12.0

g. Parcel/Lot Number

2. Applicant:

Robert

a. First Name

Richard

b. Last Name

Southwest Holding LTD

c. Organization

6017 Pine Ridge Road Ste 255

d. Street Address

Naples

e. City/Town

FL

f. State

34119

g. Zip Code

239-298-2828

h. Phone Number

i. Fax Number

Robertwrichard@gmail.com

j. Email Address

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

Matt

a. First Name

Schold

b. Last Name

Stafford Street Properties LLC

c. Organization

83 Keystone Drive

d. Street Address

Leicester

e. City/Town

MA

f. State

01542

g. Zip Code

508-612-8777

h. Phone Number

i. Fax Number

scholddev@gmail.com

j. Email address

4. Representative (if any):

Peter

a. First Name

Lavoie

b. Last Name

Tauper Land Survey and Engineering

c. Company

710 Main Street

d. Street Address

North Oxford

e. City/Town

Ma

f. State

01537

g. Zip Code

508-987-8713

h. Phone Number

i. Fax Number

plavoie@summitinc.com

j. Email address

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

1,050.00

a. Total Fee Paid

512.50

b. State Fee Paid

537.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Construction of an underground basin, septic system, well, curb cuts and parking area and access for proposed 5,000 s.f. warehouse/office building that falls within the 100' buffer to a vegetated wetland.

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

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Worcester

a. County

28790, 34119

c. Book

b. Certificate # (if registered land)

86, 3856

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.



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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

2022 online

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<https://www.mass.gov/ma-endangered-species-act-mesa-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
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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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Leicester

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

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

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

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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.

Proposed Site Plan for Stafford Street in Leicester Ma

a. Plan Title

Peter Lavoie

b. Prepared By

Thaddeus John Szkoda

c. Signed and Stamped by

1"=20'

e. Scale

d. Final Revision Date

Stormwater Report for Stafford Street Project

4-7-22

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 2795

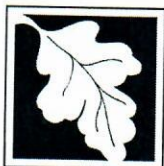
4. State Check Number 2997

6. Payor name on check: First Name Math Scholtz

3. Check date 4-5-22

5. Check date 4-5-22

7. Payor name on check: Last Name Scholtz Development LLC



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

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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

2. Date

3. Signature of Property Owner (if different)

4. Date

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.

Wetland Fee Transmittal

Tauper Land Surveying, Inc.

710 Main Street North Oxford MA 01537 (P) 508-987-8713 (F) 508-987-8714



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:

Stafford

a. Street Address

Leicester

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Matt

a. First Name

Schold

b. Last Name

Schold Development LLC

c. Organization

77 Chickering Road

d. Mailing Address

Spencer

e. City/Town

Ma

f. State

01562

g. Zip Code

508-612-8777

h. Phone Number

i. Fax Number

scholddev@gmail.com

j. Email Address

3. Property Owner (if different):

Robert

a. First Name

Richard

b. Last Name

Southwestholding LTD

c. Organization

6017 Pine Ridge Road Ste 255

d. Mailing Address

Naples

e. City/Town

FL

f. State

34119

g. Zip Code

239-298-2828

h. Phone Number

i. Fax Number

robertwrhichard@gmail.com

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
Cat#3b Site Prep plus Bldg	1	\$1,050.00	\$1,050.00
Step 5/Total Project Fee:			\$1,050.00

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

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

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

**NOTIFICATION TO ABUTTERS UNDER THE
MASSACHUSETTS WETLANDS PROTECTION ACT
CHAPTER 131, SECTION 40**

AND

THE TOWN OF Leicester WETLANDS PROTECTION BY LAW

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

Schold Development, LLC. has filed a Notice of Intent/Abbreviated Notice of
(Applicant)
Intent/ Abbreviated Notice of Resource Area Delineation/Request for Amendment;
with the Leicester Conservation Commission for review of the following activity:

Description of Project:

Construction of A 5,000 s.f Warehouse/Office Building, Parking Areas, curb cuts, installation of
septic system and private well. Construction of retaining wall, access road and drainage
basin occuring within the 100' buffer zone. Installation of other utilities and associated
grading for the development.

The location of the proposed activity is
Assessors Map 35 Lot C7.1&C12.0
Street address: Stafford Street

Copies of the filing may be examined at the Leicester Conservation Commission office
during their normal business hours (please call 508-892-7007) OR at the following
Applicant or representative name Peter Lavoie Tauper Land Surveying Inc.
Address: 710 Main St, North Oxford Ma
Phone number: 774-265-0851

Questions regarding the filing may be directed to the Conservation Commission at
508-892-7007 OR the Applicant's representative (Please see above)

The public hearing will be held at the Leicester Town Hall, 3 Washburn Squ.,
Leicester. Information on the date and time of the hearing may be directed to the
Conservation Commission or the applicant's representative at the above numbers.

NOTE: Notice of the public hearing, including date, time and place:

1. Will be published at least five (5) days in advance in the Worcester Telegram & Gazette.
2. Will be posted at the Town Clerk's Office and on the town web site no less than forty-eight (48) hours in advance of the public hearing.

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

Affidavit of Service
Under the Massachusetts Wetlands Protection Act &
Leicester Wetlands Protection Bylaw

I, Peter Lavoie, hereby certify
Name of person making Affidavit
under pains and penalties of perjury that on 4-8-22

I gave notification to abutters in compliance with the second paragraph of
Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to
Abutter Notification dated April 8, 1994, in the connection with the following
matter:

A Notice of Intent/Abbreviated Notice of Resource Area Delineation/Request for Amendment was filed under the Massachusetts Wetlands Protection Act and the Leicester Wetlands Protection Bylaw, by

Schold Development, LLC _____ with the
 _____ Name of applicant
 Leicester _____ Conservation Commission on
 _____ Name of Municipality
 _____ for property located at _____
 _____ Date
 Map 35, Lot C7.1 & C12.0, Stafford Street
 _____ Address of land where work is proposed

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

Peter Lavoie
Signature

Project Narative & Construction Sequence

Tauper Land Surveying, Inc.

710 Main Street North Oxford MA 01537 (P) 508-987-8713 (F) 508-987-8714

**Project Narrative
for
Stafford Street, Leicester MA**

The project consists of existing parcel that is approximately 8.7 acres. in size and is located at Stafford Street in the town of Leicester. There is a bordering vegetated wetland located along the back of the parcels with a stream located within it that flows under the roadway. The existing lot slope down toward the wetland located in the back of the parcels.

The project will also consist of the construction of a 5,000 s.f. Warehouse/Office Building, parking areas for employees and access driveways from the road along the front of the proposed building. The building will have a small load dock at the end of the building with overhead doors along the front of the building as shown on the site plan. The proposed building will be on a private well and private septic system as shown on the Utility Plan. The Proposed Site will require filling of the parcel to develop the lot as proposed. Work within the 100' buffer zone to the wetland will consist of the construction of the drainage basin, building, parking area and retaining wall to minimize grading adjacent to the wetlands and access to the warehouse and the proposed entrance to the development.

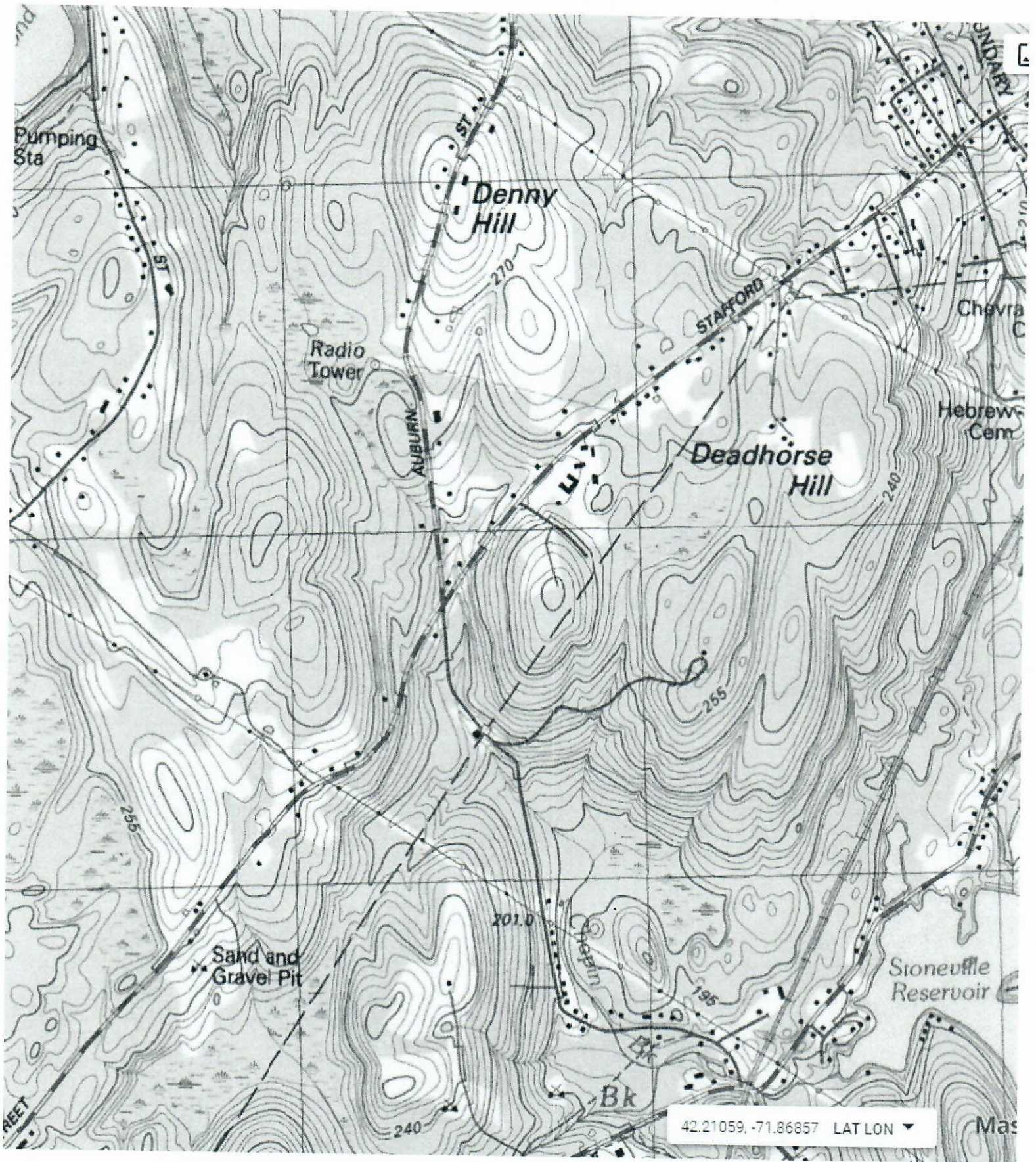
Construction Sequence will consist of the following:

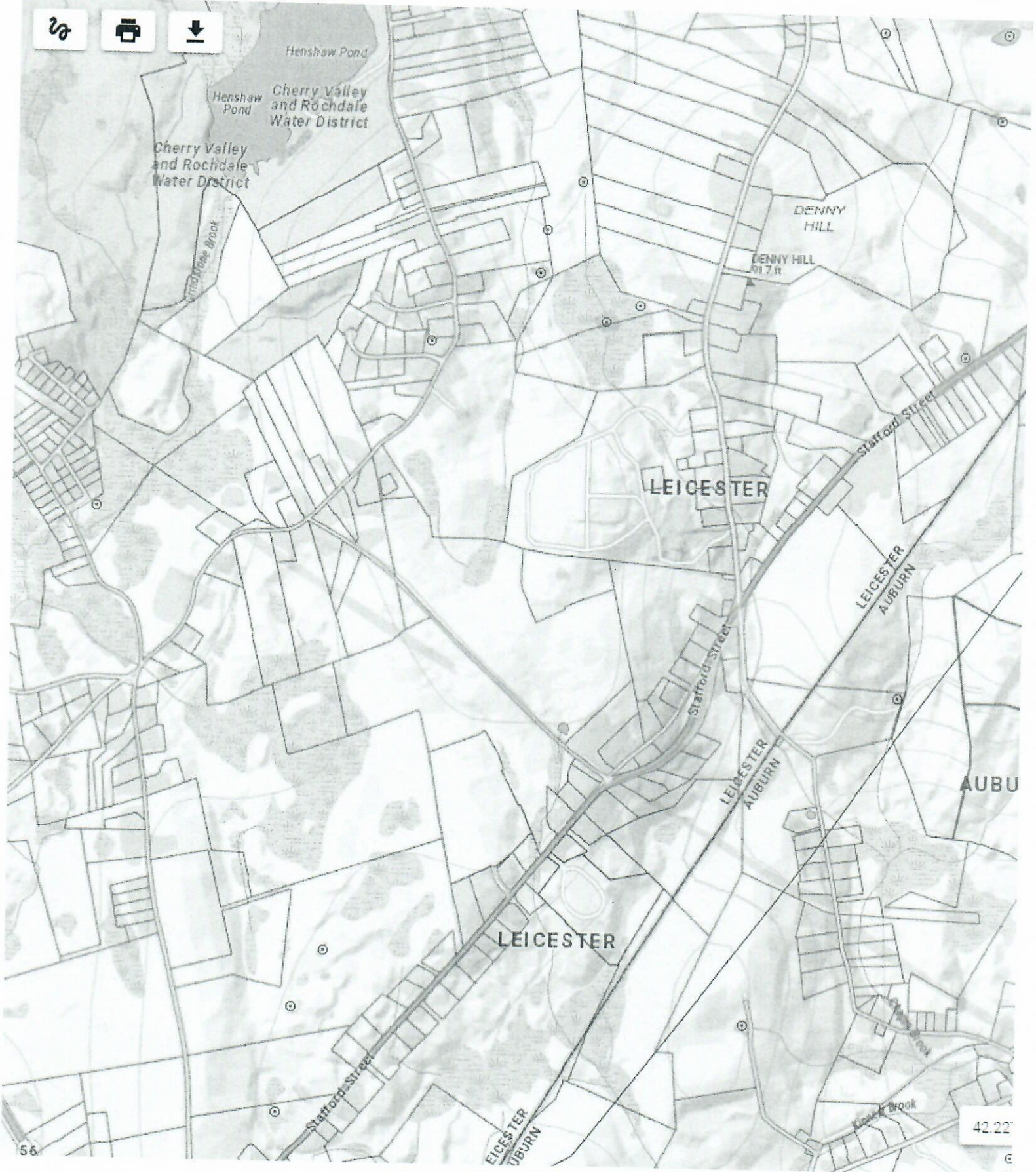
1. Limit of clearing and erosion control will be staked out by a Professional Land Surveyor per the approved site plans.
2. Erosion Controls will be installed along the wetlands areas.
3. Lot will be cleared up to the Limit of clearing flags.
4. All temporary settling basins will be constructed to control runoff generated during construction.
5. Permanent basin to be constructed and erosion control to be placed up gradient to prevent sediment from entering the permanent basin.
6. Site to be brought down to the desired elevations per Grading Plan.
7. Drainage Structures to be installed starting at the lowest areas and working into the site.
8. Temporary Basin to be constructed as needed to control the runoff generated from the site and directed toward the permanent basin prior to entering the adjacent wetlands.
9. Once Site has meet desired grades areas to be stabilized.
10. Proposed Building to be constructed.
11. Pave Areas to be paved.
12. Once Site is completed Professional Land Surveyor to perform as-built of site and submit to the Uxbridge Conservation Commission.

Appendices:

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32-A10-0

34-A1.9-0

35-C1-0

35-C13-0

35-C2-0

35A-A3.6-0

35-C2.1-0

35-C12.1-0

35A-A3.5-0

35-C3-0

35-C4-0

35A-A3.7-0

35A-A2-0

35-C5.1-0

35A-A3.9-0

35A-A3.11-0

35-C12-0

35-C11-0

35A-A3-0

35A-A3.4-0

35-D1-0

35-D1.1-0

35A-A3.2-0

35-C5.2-0

35-C9-0

35-C8-0

35-C6-0

35-C7.1-0

35A-A3.3-0

35-C7-0

35A-A4-0

Stafford St

Auburn St

35-D1.2-0

35-B8-0

35-B7-0

35-B6-0

35-B8.3-0

35-E1-0

35-B8.2-0

35-B8.1-0

35-E1.1-0

35-B3-0

35-B3.1-0

35-B5-0

35-E2-0

35-D2-0

35-B8.5-0

35-B8.4-0

35-F4-0

35-E3-0

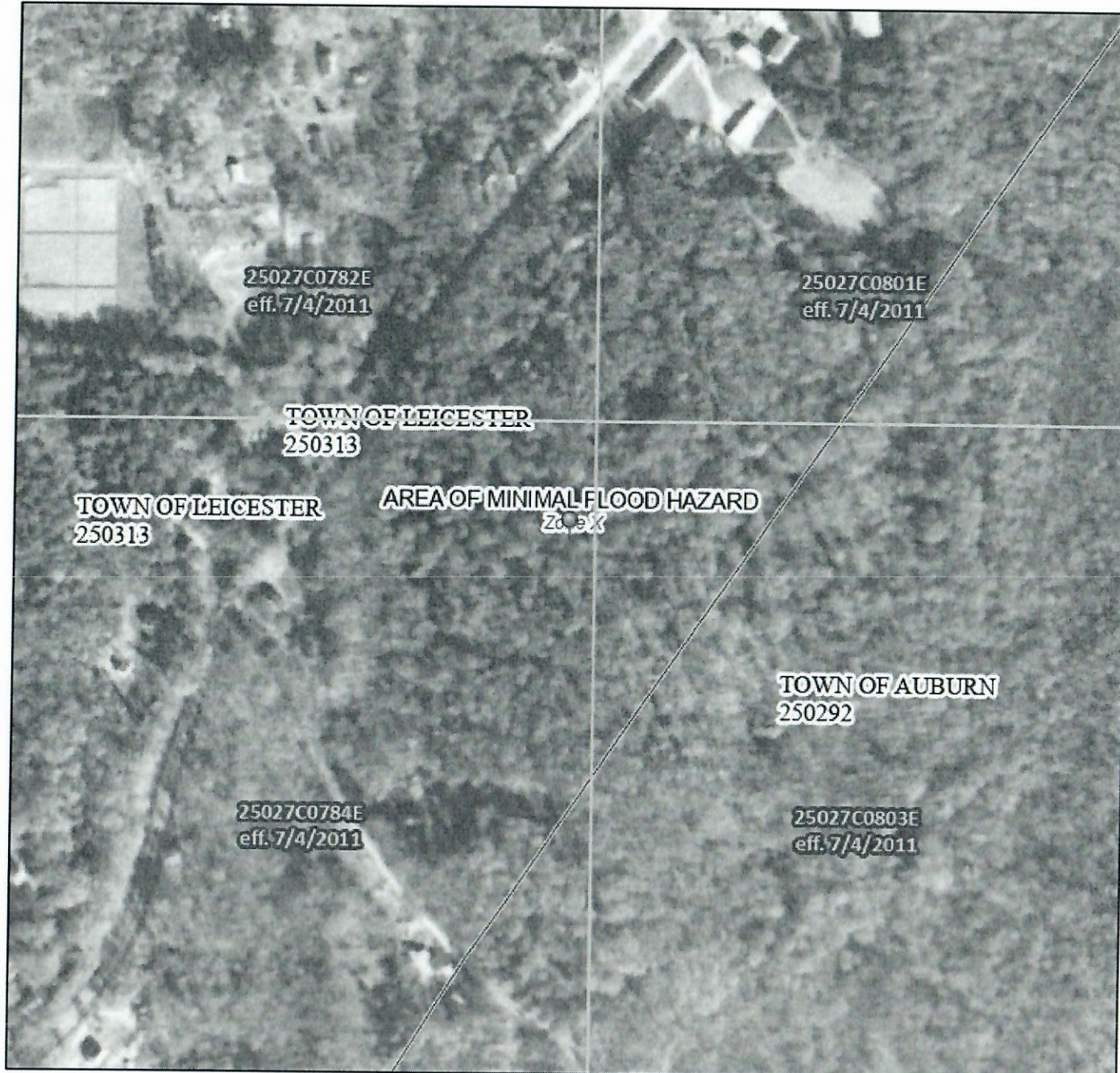
Old Stafford Stafford St

AUBURN

National Flood Hazard Layer FIRMette



71°52'50"W 42°13'18"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/7/2022 at 11:12 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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Drainage Report

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