

RECEIVED

By Mattie VandenBoom at 8:45 am, May 15, 2024

**NOTICE OF INTENT
0 DODGE AVENUE
WORCESTER, MASSACHUSETTS 01606
MAY 9, 2024**

Record Applicant:

**SUNSHINE REAL ESTATE DEVELOPMENT INC.
217 WEST BOYLSTON STREET
WEST BOYLSTON, MASSACHUSETTS 01583**

Prepared by:

**J.M. GRENIER ASSOCIATES INC.
118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MA 01772**

Project Number:

G-689

Worcester, Massachusetts

J.M. GRENIER ASSOCIATES INC.

LAND PLANNING • CIVIL ENGINEERING

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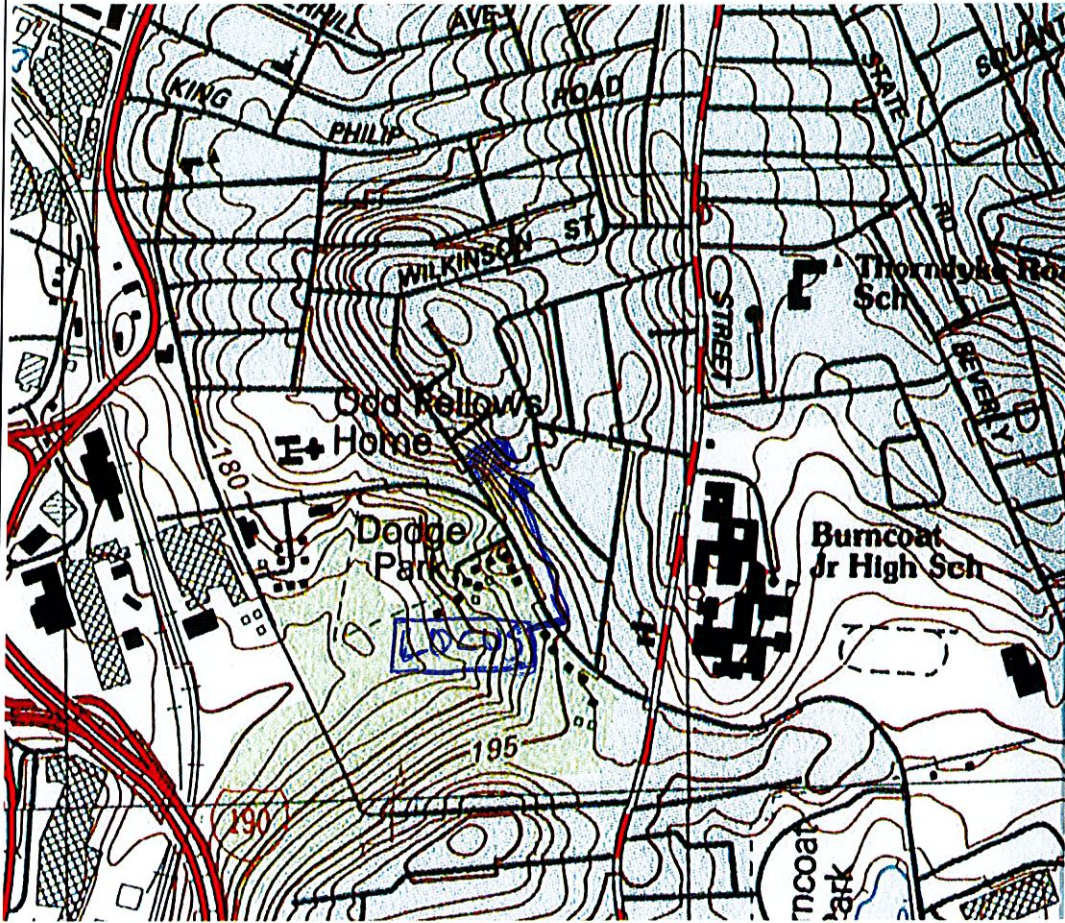
LOCUS MAP

NOTICE OF INTENT FORM

APPENDIX A – WETLAND FEE TRANSMITTAL FORM

APPENDIX B – LIST OF ABUTTERS

APPENDIX C – NOTICE TO ABUTTERS



LOCUS PLAN

Source: USGS Quadrangles for
 Worcester North, MA
 7.5 x 15 minute series (metric)
 Scale: 1:25,000 or 1" = 2083.33'

0 Dodge Avenue
 Worcester, Massachusetts

Prepared by: J.M. GRENIER ASSOCIATES – Southborough, MA

Notice of Intent Application Form

City of Worcester Wetlands Protection Ordinance

To be filled out if the only trigger for review is 1) proximity (100-ft or less) to any existing or proposed inlet to any storm drain, catch basin, or other storm drain system component discharging to any lake, pond, river, stream, or wetland (see City of Worcester Wetlands Protection Ordinance) &/or 2) Isolated Land Subject to Flood trigger (when stricter than the Wetlands Protection Act trigger). If other triggers are applicable – please fill out WPA NOI Form instead and indicate that it is filed both under the Wetlands Protection Act **and** the Ordinance.

A. General Information

1. Project Location:

<u>0 Dodge Avenue</u>	<u>Worcester</u>	<u>01606</u>
a. Street Address	b. City/Town	c. Zip Code
<u>22</u>	<u>Block 10A Lot 1-4</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Is any portion of the proposed project jurisdictional under the Massachusetts Wetland Protection Act M.G.L. c. 131, §40?

Yes No

If yes, please file the Wetlands Protection Act Form 3 - Notice of Intent instead of this form

3. Applicant:

<u></u>	<u></u>	<u>Sunshine Real Estate Development Inc.</u>
a. First Name	b. Last Name	c. Company
<u>217 West Boylston Street</u>		
d. Mailing Address		
<u>West Boylston</u>	<u>MA</u>	<u>01583</u>
e. City/Town	f. State	g. Zip Code
<u>(774) 249-5402</u>	<u>aevangelista1989@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email address

Check if more than one owner

4. Property owner (if different from applicant):

If there is more than one property owner, please attach a list of these property owners not listed on this form.

<u>Charles Baubeng</u>	<u></u>	<u></u>
a. First Name	b. Last Name	c. Company
<u>4655 Aldine Mail Route Rd Apt 3A</u>		
d. Mailing Address		
<u>Houston</u>	<u>TX</u>	<u>77039</u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

5. Representative (if any):

<u>J.M. Grenier Associates Inc.</u>	<u></u>	<u></u>
a. Firm		
<u>John</u>	<u>Grenier</u>	
b. Contact Person First Name	c. Contact Person Last Name	
<u>118 Turnpike Road Suite 200</u>		
d. Mailing Address		
<u>Southborough</u>	<u>MA</u>	<u>01772</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 845-2500</u>	<u>jmgrenier@townisp.com</u>	
h. Phone Number	i. Fax Number	j. Email address

Notice of Intent Application Form

City of Worcester Wetlands Protection Ordinance

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6. Is any portion of the proposed project jurisdictional under the Massachusetts Wetland Protection Act M.G.L. c. 131, §40?

Yes No

If yes, please file the Wetlands Protection Act Form 3 - Notice of Intent instead of this form

7. Which provision of the City of Worcester Wetland Protection Ordinance is this project being filed under?

The proposed project is located within 100 feet of any existing or proposed storm drain, catch basin or storm drain component.

The proposed project includes impacts to Isolated Lands Subject to Flooding (an isolated depression or closed basin without an inlet or an outlet which at least once a year confines standing water to a volume of at least 1/8 acre-foot)

8. Describe current site conditions:

Existing site is vacant and wooded

9. General Project Description:

Applicant proposes to construct a single family detached dwelling and associated site work. The dwelling is within 100 feet of a catch basin.

10. List distance/s to, number and type of storm drain system components within 100-ft of the project: There are three (3) catch basin basins with 100 feet of the project. The basins are 27 feet, 90 feet and 99 feet from the proposed attached dwelling???

11. Does this application meet the requirements of the Massachusetts Stormwater Policy?

Yes (If yes, please attach a Stormwater Management Form)

No

Not Applicable. Explain why: building has 4 or less DU's in non-critical area

12. Property recorded at the Registry of Deeds for:

Worcester

a. County

13541

b. Book

248

c. Page Number

d. Certificate # (if registered land)

13. Total Fee Paid (from the City of Worcester Statement of Fee Calculation Form to be completed and included with this application)

\$200.00

a. Total Fee Paid

B. 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 Protection Ordinance.

[Signature]
Signature of Applicant

09/22/23
Date

Charles A. Buaberg
Signature of Property Owner (if different)

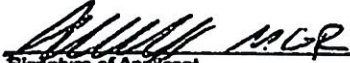
11/02/23
Date

[Signature]
Signature of Representative (if any)

11-2-2023
Date

B. 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 Protection Ordinance.

 MGR
Signature of Applicant

09/22/23
Date

Charles Abuaberg
Signature of Property Owner (if different)

11/02/23
Date

Signature of Representative (if any)

Date

X Esther Asare
Signature of Additional Property Owner

4/23/24
Date

Additional Property Owners

Esther Asare
4202 Kestrel Ridge Ct
Manuel, TX 77578

APPENDIX A
WETLAND FEE TRANSMITTAL FORM

Statement of Fee Calculation
City of Worcester Wetlands Protection Ordinance & Regulations

Project: **0 Dodge Avenue**

Date: **May 9, 2024**

7.2.3 Fees

Step 1/Type of Activity	Step 2/Number Of Activities	Step 3/Individual Fee	Step 4/Subtotal Activity Fee
<u>Single Family House</u>	<u>1</u>	<u>\$200.00</u>	<u>\$200.00</u>
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Step5/Total Project Fee: \$200.00

Payments:

Make Checks Payable to the City of Worcester.

Print Form