



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:

Jeffrey E Mielnicki
Name
182 Turkey Hill Rd
Mailing Address
Rutland
City/Town
774-364-7328
Phone Number

Jmielnickihhc@aol.com
E-Mail Address

MA
State
01543
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 _____ make the following determination(s). Check any that apply:
Conservation Commission

- 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):

67 Pineland Ave

Worcester

Street Address

City/Town

41-036-35-37

Assessors Map/Plat Number

Parcel/Lot Number

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

Waterfront property located on flint pond

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):

Remove existing deck and build new deck

Work to be completed at 67 Pineland Ave

- Remove existing 19x8 deck and stairs
- Dig and pour new 12" x 48" footings
- Build new 19x16 deck framed with 2x12 pt 12" oc
- Build new stairs with 2x12 stringers x4
- Install composite decking on deck and stairs
- Install composite railings on deck and stairs



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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:

Ken O'Connell
Name
67 Pineland Ave
Mailing Address
Worcester
City/Town
MA State 01604 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]
Signature of Applicant 10/23/24 Date

Signature of Representative (if any) _____ Date



67 PINELAND AVE

Location 67 PINELAND AVE

Mblu 41/ 036/ 35-37/ /

Acct# 41-036-35-37

Owner O'CONNELL,KENNETH P +
SUSAN L

Assessment \$706,700

PID 34811

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$323,900	\$382,800	\$706,700

Owner of Record

Owner O'CONNELL,KENNETH P + SUSAN L
Co-Owner
Address 67 PINELAND AVE
WORCESTER, MA 01604

Sale Price \$1
Certificate
Book & Page 53836/0134
Sale Date 06/11/2015
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
O'CONNELL,KENNETH P + SUSAN L	\$1		53836/0134	1F	06/11/2015
KALLOCH,FRED L + GAIL E	\$360,000		26532/0238	00	05/06/2002

Building Information

Building 1 : Section 1

Year Built: 1958
Living Area: 1,511
Replacement Cost: \$420,565
Building Percent Good: 76
Replacement Cost
Less Depreciation: \$319,600

Building Attributes	
Field	Description

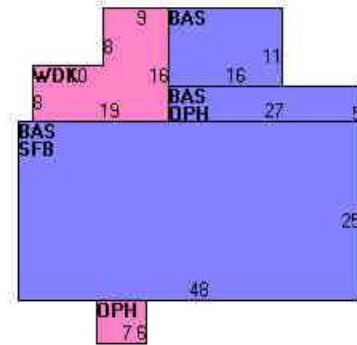
Style:	Ranch
Model	Single Family
Grade:	Average
Stories:	1.00
Occupancy	1
Exterior Wall 1	Aluminum/Vinyl
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Plasters
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	
Heat Type:	Water Fh
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Full Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	8
Bathrm Style	
Kitchen Style	
Base Area	1200
Cndtn	1200
Fdtn Type	Concrete Block
Bsmt Type	Full
Total Kitchens	2
Fireplaces	
Half Bath Grade	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos2/WorcesterMAPPhotos/\00\08\30\03.jpg>)

Building Layout



(https://images.vgsi.com/photos2/WorcesterMAPPhotos/Sketches/34811_34)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,511	1,511	
OPH	Open Porch	177	0	
SFB	Basement, Finished, Superior	1,200	0	
WDK	Wood Deck	224	0	
		3,112	1,511	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL	FIREPLACE	1.00 UNITS	\$1,900	1
SHFR	Wood Frame Shed	100.00 S.F.	\$1,300	1
SOLP	Solar Panels	285.00 S.F.	\$0	1

Land

Land Use

Use Code 1013
Description SFR WATERFRONT
Zone RS-7
Neighborhood 105
Alt Land Appr Category No

Land Line Valuation

Size (Sqr Feet) 31500
Depth 521
Assessed Value \$382,800

Outbuildings

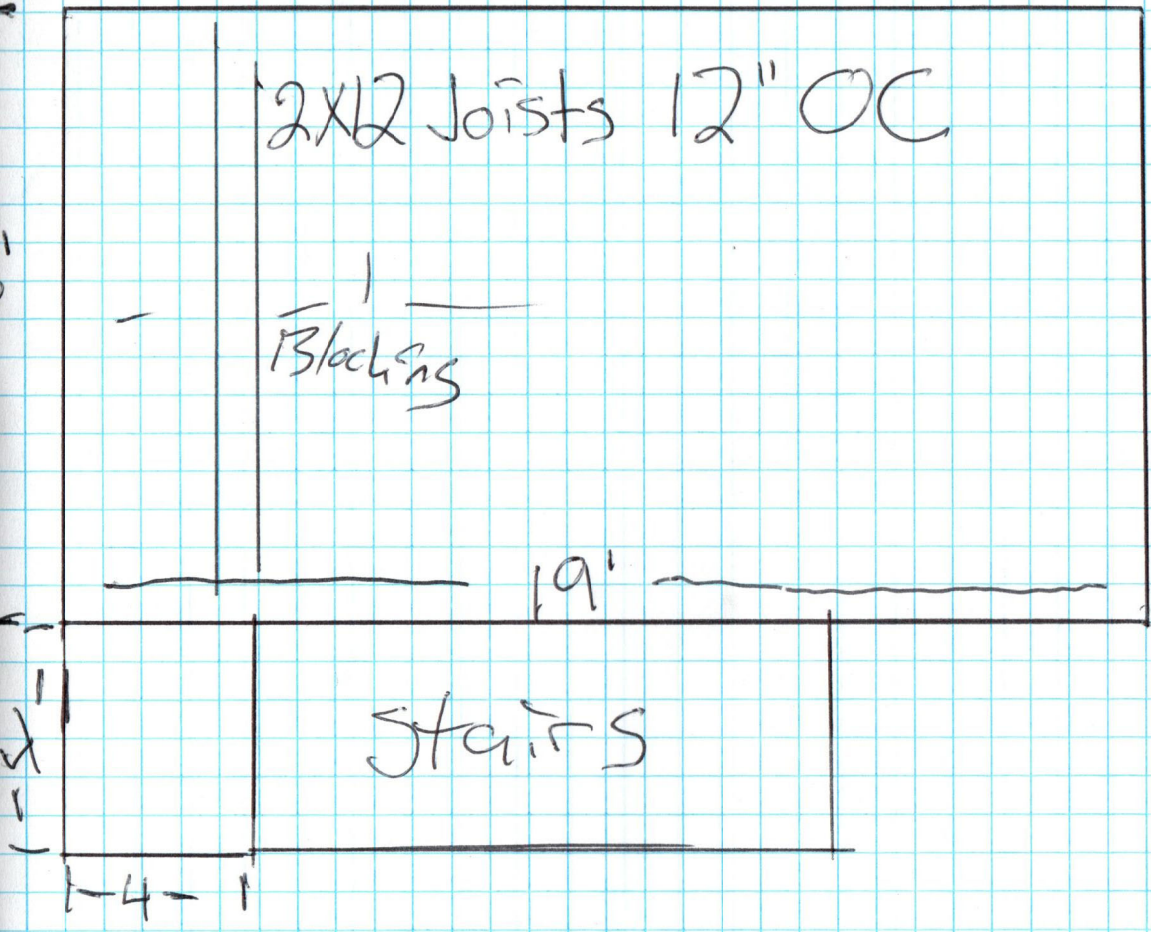
Outbuildings				<u>Legend</u>
Code	Description	Size	Value	Bldg #
SHD1	SHED FRAME	96.00 S.F.	\$1,100	1

Valuation History

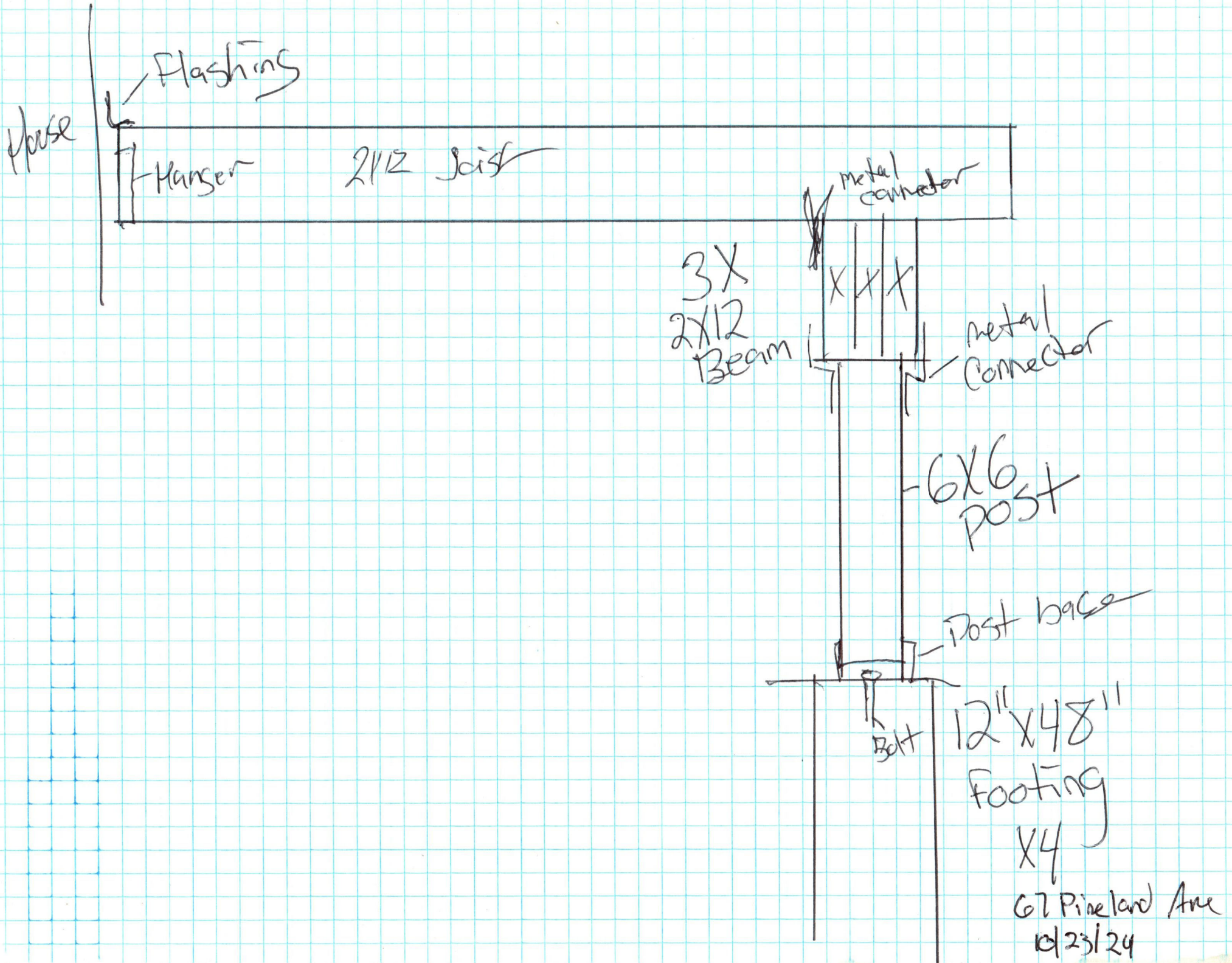
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$310,100	\$326,741	\$636,841
2022	\$265,100	\$261,408	\$526,508
2021	\$270,000	\$209,366	\$479,366



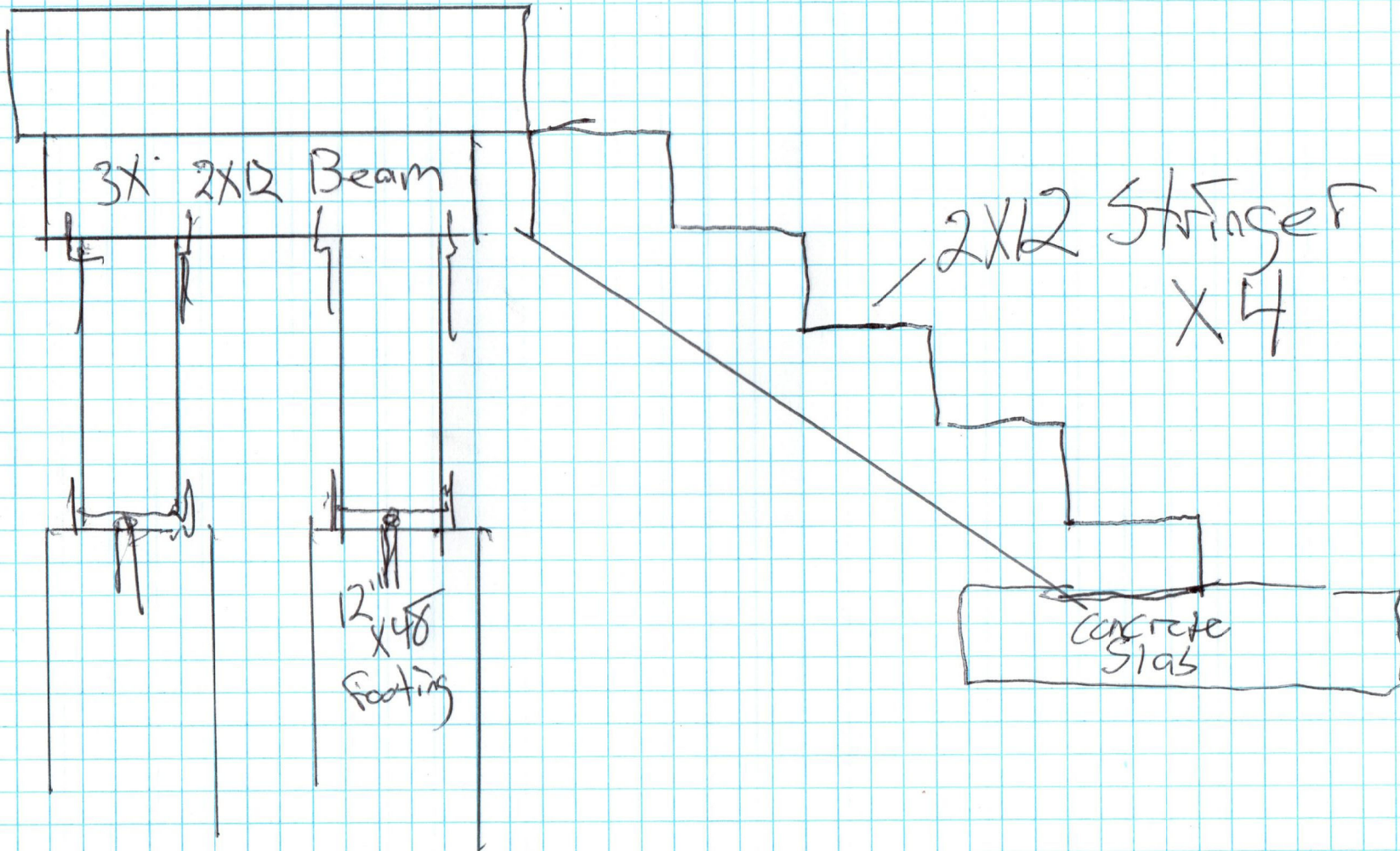
HOUSE



67 Pineland Ave
10/23/24



Landing



67 Pineland Ave
10/23/24



67 Pine land Ave
10/23/24