



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:

Al Sousa		al@sousaproperties.com	
Name		E-Mail Address	
10 Technology Drive			
Mailing Address			
Hudson		MA	01749
City/Town		State	Zip Code
(781) 608-7212			
Phone Number		Fax Number (if applicable)	

2. Representative (if any):

Self			
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 Winchendon 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:

Winchendon
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):

<u>16 Winter Place</u>	<u>Winchendon</u>
Street Address	City/Town
<u>5A3-0</u>	<u>51</u>
Assessors Map/Plat Number	Parcel/Lot Number

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

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

<u>Rendering by applicant</u>	<u>February 2022</u>
Title	Date
<u> </u>	<u> </u>
Title	Date
<u> </u>	<u> </u>
Title	Date

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

Rehabilitation of an existing single family home. Adjacent to the property on the westerly property line is an intermittent stream with a limited bordering wetland confined to the stream channel. The work requested is for the addition of a second floor. There will be no expansion of foot print of the home. To ensure that there will be no potential for erosion with associated traffic on the property, Wattles and silt fencing along the property edge will be placed.



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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).

Not applicable

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.)

NOT APPLICABLE



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Winchendon
City/Town

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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:

same

Name

Mailing Address


City/Town

State

Zip Code

Signatures:

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


Signature of Applicant

February 22, 2022

Date

Signature of Representative (if any)

Date

Assessment Field Card

Town of Winchendon, Massachusetts

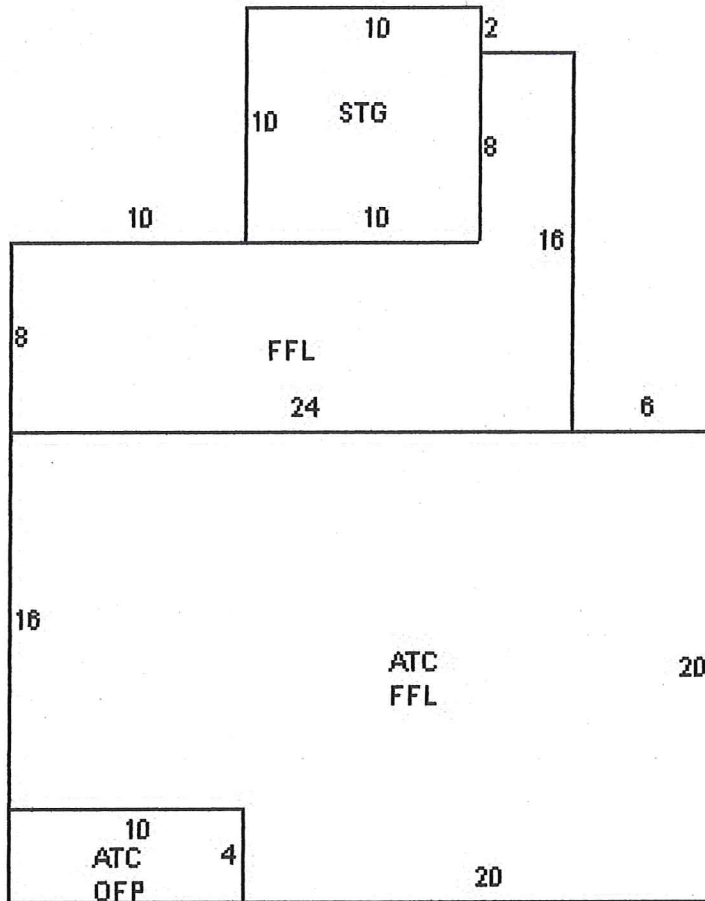


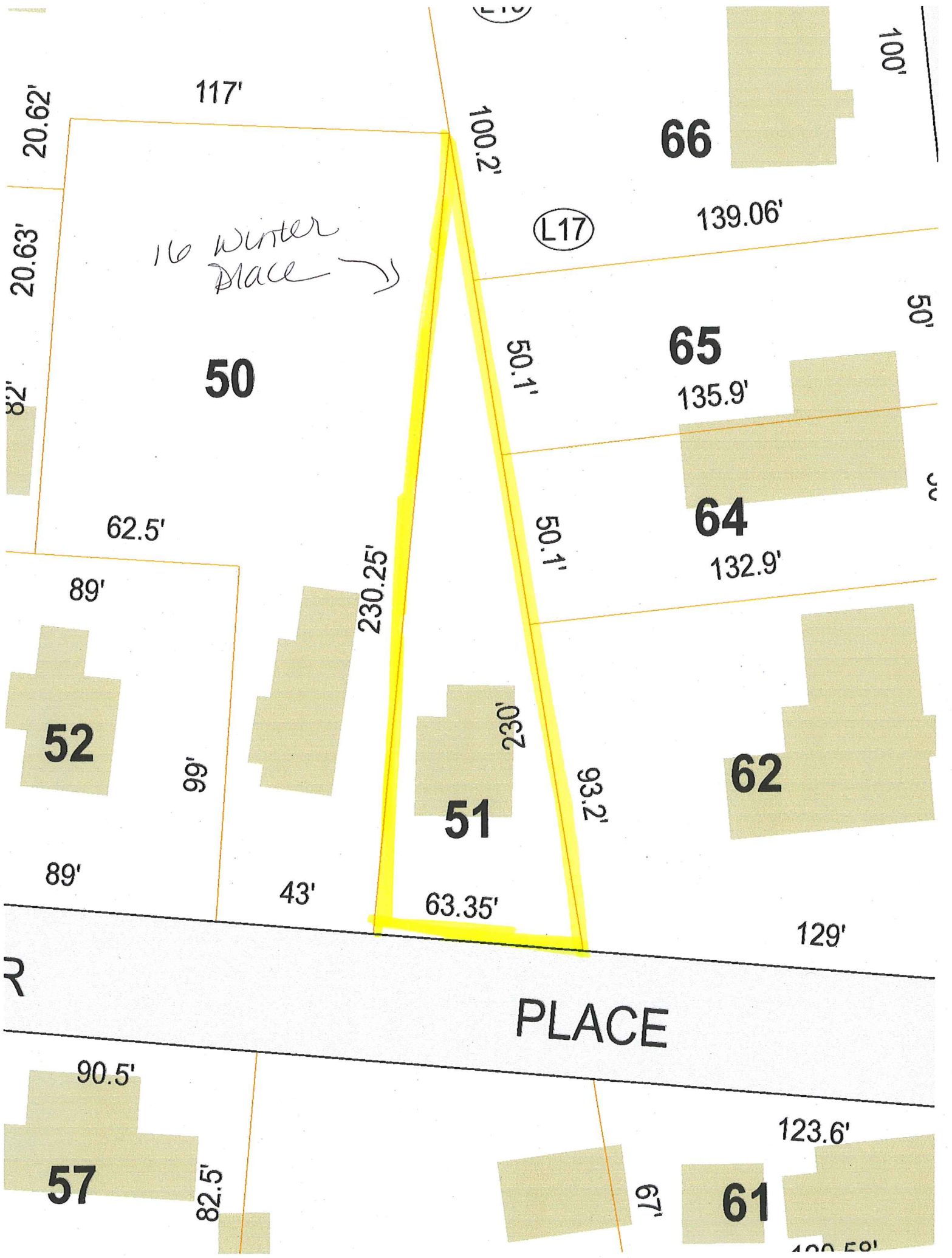
Parcel Information	
	<p> Address: 16 WINTER PL Map-Lot: 5A3-0-51 Patriot Account #: 2015 Owner: SOUSA PROPERTY LLC Co-Owner: Mailing Address: 10 TECHNOLOGY DR SUITE 344 HUDSON, MA 01749 </p>
Building Exterior Details	General Information
<p> Building Type: CAPE Year Built: 1880 Grade: C- Frame Type: WOOD Living Units: 1 Building Condition: Fair Roof Cover: ASPHALT SH Roof Type: GABLE Exterior Wall Type: VINYL Pool: False </p>	<p> Total Acres: 0.167 Land Use Code: 1010 Neighborhood Code: R3 Owner Occupied: N Condo Name: Condo Unit: Zone: Utility Code 1: TYPI Utility Code 2: Utility Code 3: </p>
Building Area	Ownership History
<p> Gross Area: 1524 sqft Finished Area: 964 sqft Basement Area: 0 sqft Garage Area: 0 sqft Detached Garage: sqft Basement Garage: 0 sqft </p>	<p> Sale Date: 8/11/2021 Sale Price: \$ 77500 Nal Description: FORECLOSURE Grantor (Seller): SHEERAN STANLEY, Book/Page: 59891-87 </p>
Building Interior	Assessed Value
<p> No. Total Rooms: 6 No. Bedrooms: 2 No. Full Baths: 1 No. Half Baths: 0 Bath Rating: AVER No. Kitchens: 1 Kitchen Rating: AVER Building Framing: WOOD Interior Wall Type: DRYWALL Fireplaces: 0 Solar Hot Water: False Central Vac: False Floor Type: CARPET Heat Type: FORCED H/A Heat Fuel: GAS Percent A/C: 0 </p>	<p> Assessed Yard Value: \$ 0 Assessed Land Value: \$ 39900 Assessed Bldg Value: \$59300 Total Assessed Value: \$99200 </p>

CAI Technologies

www.cai-tech.com

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117'

20.62'

20.63'

82'

16 Winter Place →

50

62.5'

89'

52

99'

89'

R

90.5'

57

82.5'

100.2'

(L17)

139.06'

50.1'

65

135.9'

50.1'

64

132.9'

230.25'

230.25'

51

93.2'

62

43'

63.35'

129'

PLACE

123.6'

67'

61

100'

50'

50'

100.50'