



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Ware
City/Town

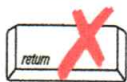
WPA Form 1 - Request for Determination of Applicability

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:

Ware River Group LLC

Name

PO Box 512

Mailing Address

Barre

City/Town

978-355-4575

Phone Number

nbrown@wareriverpower.com

E-Mail Address

MA

State

01005

Zip Code

978-355-4576

Fax Number (if applicable)

2. Representative (if any):

Ware River Group LLC

Firm

Rick Lotuff / Nancy Brown

Contact Name

PO Box 512

Mailing Address

Barre

City/Town

978-355-4575

Phone Number

rick@lotuff.com /

nbrown@wareriverpower.com

MA

State

01005

Zip Code

978-355-4576

Fax Number (if applicable)

B. Determinations

1. I request the Conservation Commission 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:

Town of Ware

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).





WPA Form 1 - Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

2 East Main Street

Street Address

61-0

Assessors Map/Plat Number

Ware

City/Town

191

Parcel/Lot Number

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

This parcel of land has no existing structures and is not connected to any town sewage or water.
There is a penstock that runs under this property.

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

Google Earth Maps

Title

April 21, 2021

Date

GIS Map - show area is not protected under conservation /wetlands

Title

April 21, 2021

Date

Title

Date

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

Removal of trees and associated debris from vacant parcel.



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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.)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Ware
City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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:

Rick Lotuff

Name

PO Box 512

Mailing Address

Barre

City/Town

MA

State

01005

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

April 26, 2021

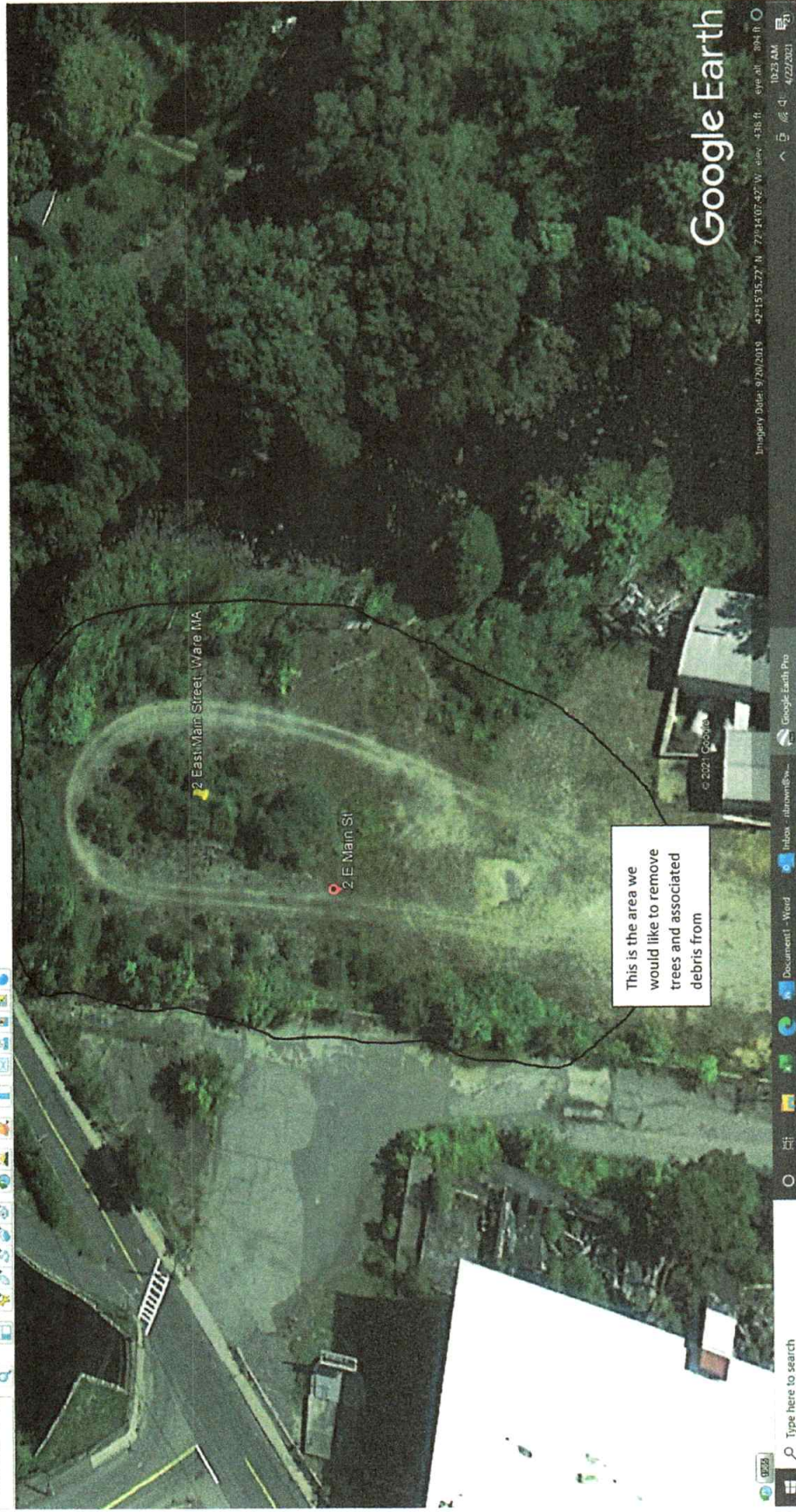
Date

Signature of Representative (if any)

Date



Parcel ID 61-0-191 – 2 East Main Street, Ware, MA



OLIVER

maps.massgis.state.ma.us/map_ol/oliver.php

Not secure

OLIVER - MassGIS's Online Mapping Tool

2 East Main Street, Wrentham, MA

Zoom to a town

Available Data Layers

Theme Maps

MassDEP Tides Map

MassDEP Priority Resource Map

MassDEP Water Supply Protection Map

MassDEP Wetland and Wetland Change Act

Priority Natural Vegetation Communities

NHESP Certified Wetland Pools

Potential Wetland Pools

DEP Seagrass

DEP Eelgrass for Selected Embayments

Riverine Natural Community Systems

Pine Barrens Natural Community Systems

Pine Barrens Natural Community Systems L

Acidic Peatland Community Systems

Active Data Layers

Check all

Uncheck all

Remove all

Community Preservation Act (CPA) Towns by

Areas of Critical Environmental Concern ACEC

Area of Critical Environmental Concern ACEC

Ther Parcels for Query

Detailed Features

Ther Parcels for Display

Structures

Legend

MassDEP Tides Map

EDOT Roads

Limited Access Highway

Multi-lane Hwy, Not Limited Access

Other Numbered Hwy

Major Road - Collector

Major Road - Arterial

MassDEP Priority Resource Map

MassDEP Water Supply Protection Map

NHESP Estimated Habitats of Rare Wildlife

NHESP Natural Communities

NHESP Ecoregions

Areas of Critical Environmental Concern ACECs

Scale = 1:1,128

132,250, 150, 160, 240, 360

MassGIS Topographic Features BaseMap

BaseMaps

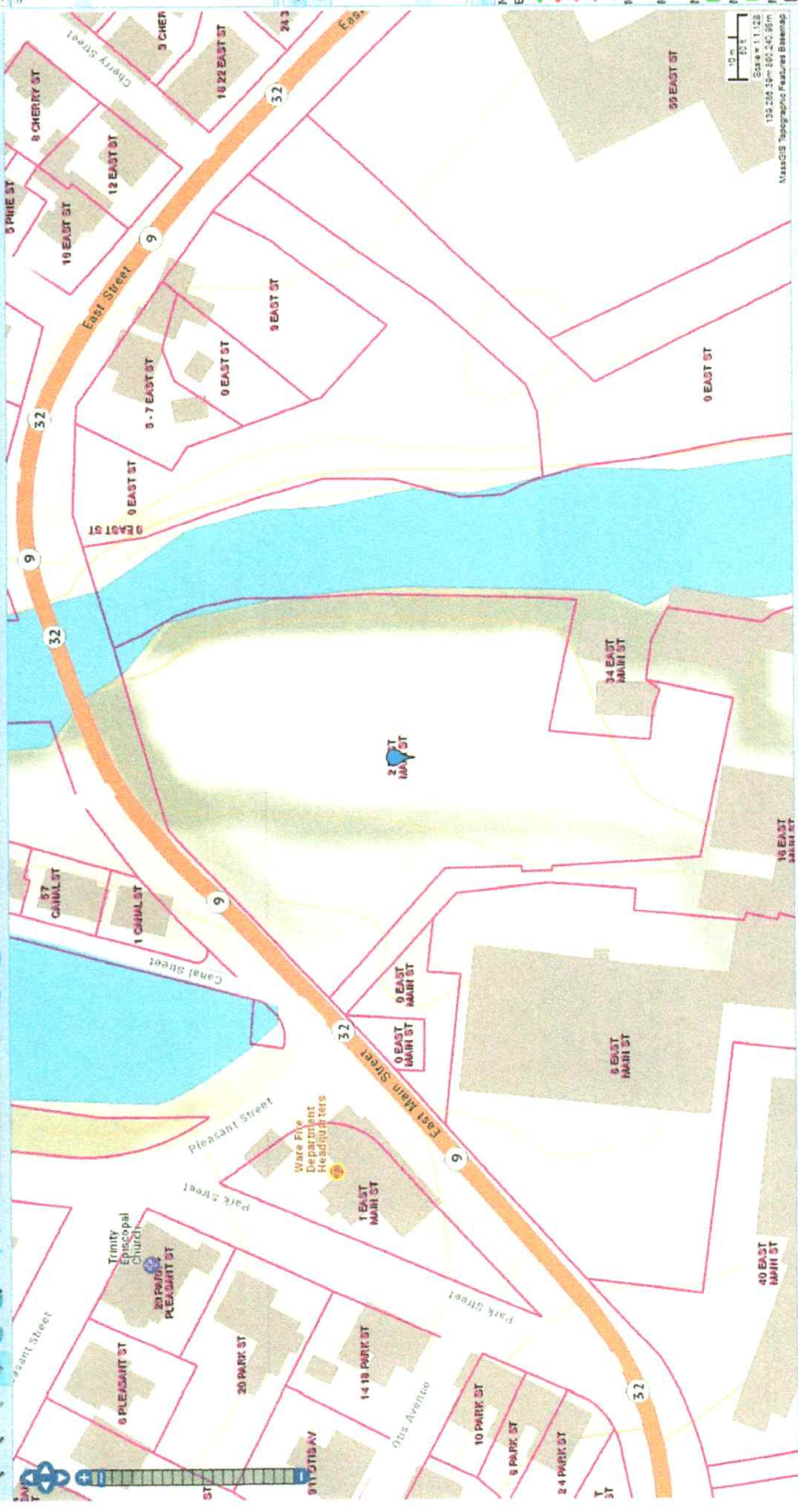
maps.massgis.state.ma.us/map_ol/oliver.php

Type here to search

GIS MAP - Word

OLIVER - Personal

1007 AM 4/22/2021





TOWN OF WARE
BOARD OF ASSESSORS
126 MAIN STREET, TOWN HALL, SUITE G
WARE, MASSACHUSETTS 01082-1336
TEL: (413) 967-9648X179 FAX: (413) 967-4227

May 12, 2021

Conservation Commission
126 Main Street
Ware, MA 01082

RE- 2 East Main St
Map 61 Lot 0-191

Dear Board Members:

Listed on the attached sheet are the record owners of Real Property within 300' of the above-captioned property requested by WARE RIVER GROUP, LLC for a request for Determination RDA.

I certify the attached Abutters List to be true and complete to the best of my knowledge.

Respectfully,

A handwritten signature in cursive script, reading "Joan E. Navarro".

Joan E. Navarro
Principal Assessor

Enclosure



300 foot Abutters List Report

Ware, MA
May 12, 2021

Subject Property:

Parcel Number: 61-0-191
CAMA Number: 61-0-191
Property Address: 2 EAST MAIN ST

Mailing Address: WARE RIVER GROUP LLC
PO BOX 512
BARRE, MA 01005-0512

Abutters:

Parcel Number: 57-0-107
CAMA Number: 57-0-107
Property Address: 14 PARK ST

Mailing Address: PENTLARGE JOEL
48 CHURCH ST
WARE, MA 01082

Parcel Number: 57-0-108
CAMA Number: 57-0-108
Property Address: 1 EAST MAIN ST

Mailing Address: LEECO PROPERTIES LLC
1 EAST MAIN ST
WARE, MA 01082

Parcel Number: 57-0-110
CAMA Number: 57-0-110
Property Address: 16 EAST MAIN ST

Mailing Address: WARE RIVER GROUP LLC
PO BOX 512
WARE, MA 01005-0512

Parcel Number: 57-0-111
CAMA Number: 57-0-111
Property Address: EAST MAIN ST

Mailing Address: PIONEER HYDRO ELECTRIC CO INC
P O BOX 512
BARRE, MA 01005

Parcel Number: 57-0-112
CAMA Number: 57-0-112
Property Address: 6 EAST MAIN ST

Mailing Address: G&G MEDICAL PRODUCTS LLC
6 EAST MAIN ST
WARE, MA 01082

Parcel Number: 57-0-113
CAMA Number: 57-0-113
Property Address: 40 EAST MAIN ST

Mailing Address: GOUDREAU DARRYL A GOUDREAU
JANINE M
40 EAST MAIN ST
WARE, MA 01082

Parcel Number: 57-0-114
CAMA Number: 57-0-114
Property Address: 24 EAST MAIN ST

Mailing Address: SMITH TIM
P O BOX 1101
BELCHERTOWN, MA 01007

Parcel Number: 57-0-126
CAMA Number: 57-0-126
Property Address: EAST ST

Mailing Address: 118 MAIN STREET WARE LLC
55 EAST ST
WARE, MA 01082

Parcel Number: 57-0-127
CAMA Number: 57-0-127
Property Address: 55 EAST ST

Mailing Address: 118 MAIN STREET WARE LLC
55 EAST ST
WARE, MA 01082

Parcel Number: 57-0-128
CAMA Number: 57-0-128
Property Address: EAST ST

Mailing Address: WARE RIVER GROUP LLC
PO BOX 512
BARRE, MA 01005-0512



www.cai-tech.com

5/12/2021

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 3



300 foot Abutters List Report

Ware, MA
May 12, 2021

Parcel Number: 57-0-129
CAMA Number: 57-0-129
Property Address: 9 EAST ST

Mailing Address: CEP REAL ESTATE LLC,
23 FISKDALE RD
BROOKFIELD, MA 01506

Parcel Number: 57-0-130
CAMA Number: 57-0-130
Property Address: EAST ST

Mailing Address: CEP REAL ESTATE LLC,
23 FISKDALE RD
BROOKFIELD, MA 01506

Parcel Number: 57-111-1
CAMA Number: 57-111-1
Property Address: EAST MAIN ST

Mailing Address: WARE TOWN OF
126 MAIN ST
WARE, MA 01082

Parcel Number: 57-114-1
CAMA Number: 57-114-1
Property Address: EAST MAIN ST

Mailing Address: MINUTEMAN FARM, LLC
18 MAIN STREET
TOWNSEND, MA 01469

Parcel Number: 57-119-1
CAMA Number: 57-119-1
Property Address: 34 EAST MAIN ST

Mailing Address: WARE TOWN OF
126 MAIN ST
WARE, MA 01082

Parcel Number: 61-0-143
CAMA Number: 61-0-143
Property Address: EAST MAIN ST

Mailing Address: PIONEER HYDRO ELECTRIC CO INC
P O BOX 512
BARRE, MA 01005

Parcel Number: 61-0-144
CAMA Number: 61-0-144
Property Address: 29 CANAL ST

Mailing Address: JACQUES ROBERT T
PO BOX 925
WARREN, MA 01083

Parcel Number: 61-0-145
CAMA Number: 61-0-145
Property Address: 21 CANAL ST

Mailing Address: FITZSIMMONS JAMES FITZSIMMONS
BRIAN JOSEPH
137 S SHIRKSHIRE RD
CONWAY, MA 01341

Parcel Number: 61-0-146
CAMA Number: 61-0-146
Property Address: 9 CANAL ST

Mailing Address: J R REAL ESTATE LLC
53 RIDGE ROAD
EAST LONGMEADOW, MA 01028

Parcel Number: 61-0-147
CAMA Number: 61-0-147
Property Address: 5 CANAL ST

Mailing Address: PULCHTOPEK STANLEY A
5 CANAL STREET
WARE, MA 01082

Parcel Number: 61-0-148
CAMA Number: 61-0-148
Property Address: 1 CANAL ST

Mailing Address: REX MELISSA A
1 CANAL ST
WARE, MA 01082

Parcel Number: 61-0-150
CAMA Number: 61-0-150
Property Address: 4 EAST ST

Mailing Address: ROSA FELIX
8 HEALY RD
WORCESTER, MA 01063-1117



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

5/12/2021

Page 2 of 3



300 foot Abutters List Report

Ware, MA
May 12, 2021

Parcel Number: 61-0-151
CAMA Number: 61-0-151
Property Address: 6 EAST ST

Mailing Address: WEIR RIVER SOCIAL CLUB INC
6 EAST ST
WARE, MA 01082

Parcel Number: 61-0-155
CAMA Number: 61-0-155
Property Address: 5 GROVE ST

Mailing Address: TRZPIT CHARLOTTE S HEIRS OF C/O
TRZPIT RICHARD A & DIANE
7 GROVE ST
WARE, MA 01082

Parcel Number: 61-0-172
CAMA Number: 61-0-172
Property Address: 10 EAST ST

Mailing Address: KULARSKI TIMOTHY J
5 PINE ST
WARE, MA 01082

Parcel Number: 61-0-189
CAMA Number: 61-0-189
Property Address: 5 EAST ST

Mailing Address: CEP REAL ESTATE LLC,
23 FISKDALE RD
BROOKFIELD, MA 01506

Parcel Number: 61-0-190
CAMA Number: 61-0-190
Property Address: EAST ST

Mailing Address: WARE RIVER GROUP LLC
PO BOX 512
BARRE, MA 01005-0512

Parcel Number: 61-0-192
CAMA Number: 61-0-192
Property Address: 20 PARK ST

Mailing Address: THOMAS TROY
1 WHITE STREET APT #1
TAUNTON, MA 02780

Parcel Number: 61-0-193
CAMA Number: 61-0-193
Property Address: 20 PARK + PLEASANT ST

Mailing Address: TRINITY EPISCOPAL CHURCH
PO BOX 447
WARE, MA 01082

Parcel Number: 61-0-209
CAMA Number: 61-0-209
Property Address: 3 PLEASANT ST

Mailing Address: TIAN QINGXIN
3 PLEASANT ST
WARE, MA 01082

Parcel Number: 61-156-1
CAMA Number: 61-156-1
Property Address: GROVE ST

Mailing Address: FORTY PINE LLC
P O BOX 150
WARE, MA 01082



www.cai-tech.com

5/12/2021

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 3 of 3

Parcel Number: 57-0-126
118 MAIN STREET WARE LLC
55 EAST ST
WARE, MA. 01082

Parcel Number: 61-0-144
JACQUES ROBERT T
PO BOX 925
WARREN, MA. 01083

Parcel Number: 57-0-114
SMITH TIM
P O BOX 1101
BELCHERTOWN, MA. 01007

Parcel Number: 57-0-127
118 MAIN STREET WARE LLC
55 EAST ST
WARE, MA. 01082

Parcel Number: 61-0-172
KULARSKI TIMOTHY J
5 PINE ST
WARE, MA. 01082

Parcel Number: 61-0-192
THOMAS TROY
1 WHITE STREET APT #1
TAUNTON, MA. 02780

Parcel Number: 57-0-129
CEP REAL ESTATE LLC,
23 FISKDALE RD
BROOKFIELD, MA. 01506

Parcel Number: 57-0-108
LEECO PROPERTIES LLC
1 EAST MAIN ST
WARE, MA. 01082

Parcel Number: 61-0-209
TIAN QINGXIN
3 PLEASANT ST
WARE, MA. 01082

Parcel Number: 57-0-130
CEP REAL ESTATE LLC,
23 FISKDALE RD
BROOKFIELD, MA. 01506

Parcel Number: 57-114-1
MINUTEMAN FARM, LLC
18 MAIN STREET
TOWNSEND, MA. 01469

Parcel Number: 61-0-193
TRINITY EPISCOPAL CHURCH
PO BOX 447
WARE, MA. 01082

Parcel Number: 61-0-189
CEP REAL ESTATE LLC,
23 FISKDALE RD
BROOKFIELD, MA. 01506

Parcel Number: 57-0-107
PENTLARGE JOEL
48 CHURCH ST
WARE, MA. 01082

Parcel Number: 61-0-155
TRZPIT CHARLOTTE S HEIRS
C/O TRZPIT RICHARD A & D
7 GROVE ST
WARE, MA. 01082

Parcel Number: 61-0-145
FITZSIMMONS JAMES
FITZSIMMONS BRIAN JOSEPH
137 S SHIRKSHIRE RD
CONWAY, MA. 01341

Parcel Number: 57-0-111
PIONEER HYDRO ELECTRIC CO
P O BOX 512
BARRE, MA. 01005

Parcel Number: 61-0-190
WARE RIVER GROUP LLC
PO BOX 512
BARRE, MA. 01005-0512

Parcel Number: 61-156-1
FORTY PINE LLC
P O BOX 150
WARE, MA. 01082

Parcel Number: 61-0-143
PIONEER HYDRO ELECTRIC CO
P O BOX 512
BARRE, MA. 01005

Parcel Number: 57-0-128
WARE RIVER GROUP LLC
PO BOX 512
BARRE, MA. 01005-0512

Parcel Number: 57-0-112
G&G MEDICAL PRODUCTS LLC
6 EAST MAIN ST
WARE, MA. 01082

Parcel Number: 61-0-147
PULCHTOPEK STANLEY A
5 CANAL STREET
WARE, MA. 01082

Parcel Number: 57-0-110
WARE RIVER GROUP LLC
PO NOX 512
WARE, MA. 01005-0512

Parcel Number: 57-0-113
GOUDREAU DARRYL A
GOUDREAU JANINE M
40 EAST MAIN ST
WARE, MA. 01082

Parcel Number: 61-0-148
REX MELISSA A
1 CANAL ST
WARE, MA. 01082

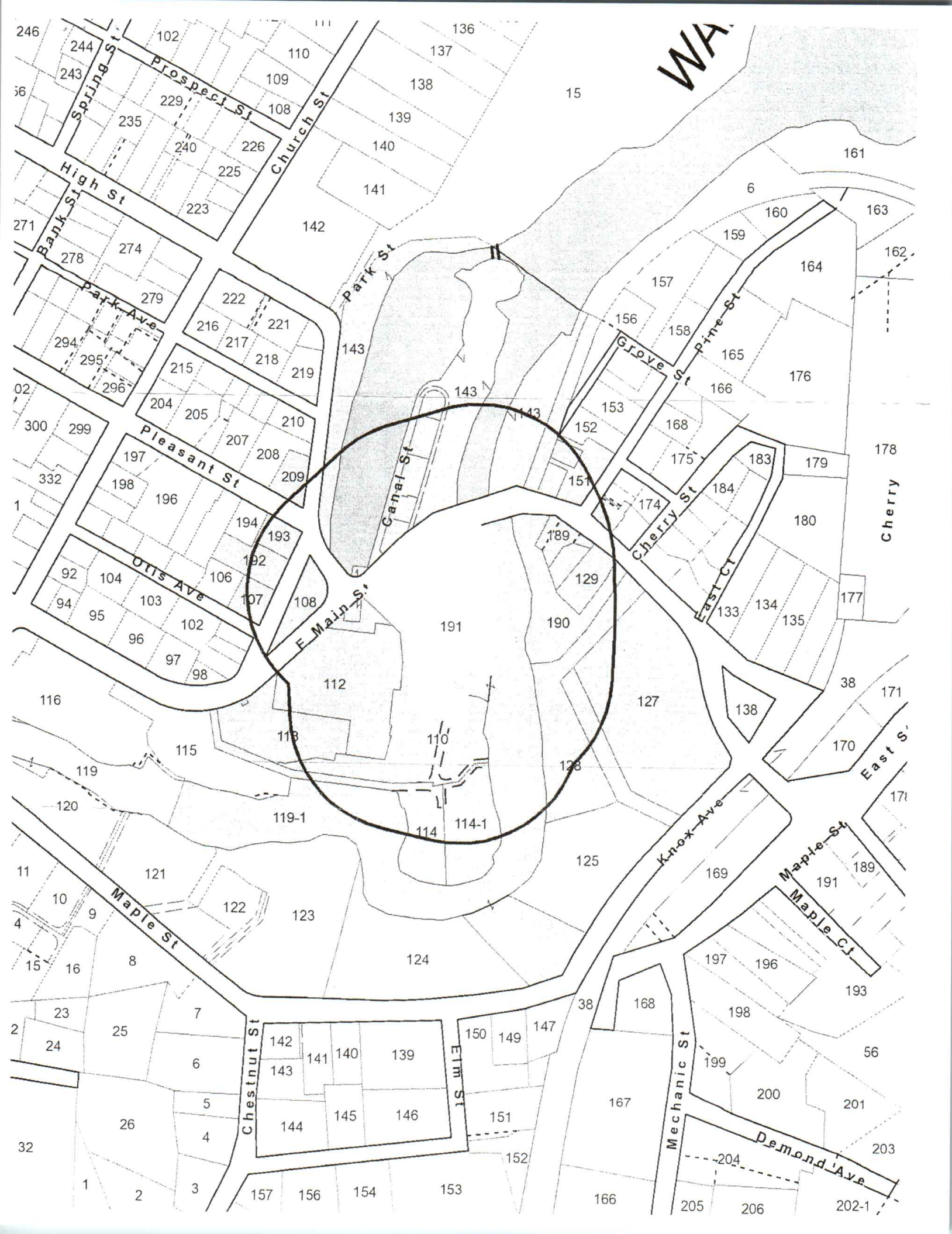
Parcel Number: 57-111-1
WARE TOWN OF
126 MAIN ST
WARE, MA. 01082

Parcel Number: 61-0-146
J R REAL ESTATE LLC
53 RIDGE ROAD
EAST LONGMEADOW, MA. 01028

Parcel Number: 61-0-150
ROSA FELIX
8 HEALY RD
WORCESTER, MA. 01063-1117

Parcel Number: 57-119-1
WARE TOWN OF
126 MAIN ST
WARE, MA. 01082

Parcel Number: 61-0-151
WEIR RIVER SOCIAL CLUB IN
6 EAST ST
WARE, MA. 01082



NOTIFICATION TO ABUTTERS UNDER THE MASSACHUSETTS WETLAND PROTECTION ACT AND OF WARE WETLAND BYLAW REGULATIONS

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, § 40, as well as the Town of Ware Wetland Bylaws, you are hereby notified of the following permit application for work within a wetland resource area and/or with the 200-foot buffer zone to a resource area:

- A. The name of the applicant is: Ware River Group, LLC
- B. The address of the lot(s) where the activity is proposed is: 2 East Main Street, Ware MA
- C. The applicant has filed a ☐ Notice of Intent or a ☒ Request for Determination seeking permission to remove, fill, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Ware Wetland Bylaws.
- D. Copies of the application may be examined at the office of the Ware Conservation Commission, located within the Building Department, Town Hall, 126 Main Street, Ware, MA between the hours of 8:00 am to 4:00 pm on Monday through Friday or by calling telephone number (413) 967-9648.
- E. Copies of the application may be obtained from either ☒ the Applicant, or ☒ the Applicant's representative, by calling telephone number (978) 355-4575 between the hours of 8:00 am to 4:00 pm on the following days of the week Monday through Friday.
- F. Information regarding the date, time and place of the public hearing may be obtained from the Conservation Commission, telephone number (413) 967-9648. If available from the Applicant, check here ☐ and see information available in E.

NOTE: The notice of the public hearing, including the date, time and place will be posted in the Town Hall not less than forty-eight (48) hours in advance and Town of Ware website www.townofware.com.

NOTE: You may contact the Ware Conservation Commission Office or the Department of Environmental Protection Western Regional Office at (413) 784-1100 with questions in regards to the Notice of Intent application process or the Wetland Protection Act.