



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:

Ronald Stupski

Name

182 West Main P.O. Box 578

Mailing Address

West Brookfield

City/Town

E-Mail Address

MA

01585

State

Zip Code

Phone Number

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 Ware 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 MA

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):

90 Palmer Rd.

Ware

Street Address

City/Town

9-0-90

Lot 90

Assessors Map/Plat Number

Parcel/Lot Number

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

SITE IS SHOWN ON MAP 9-0-90 AND PLAN FOR 5 GREENHOUSES - BOTH ENCLOSED. THE AREA CONSISTS OF A 15,200 SQ FT PARCEL OF LAND MEASURING 150' (EAST TO WEST) 100' (NORTH/SOUTH) MARKED BY STAKES. WETLANDS ARE MARKED BY STAKES AT 100' IN 3 LOCATIONS ALONG WEST SIDE OF PROPOSED AREA OF CONSTRUCTION

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

PLAN FOR 5 GREENHOUSES (LOT 90)

Title

Date

MAP 9-0-90

Title

Date

Title

Date

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

THE CONSTRUCTION OF 5 GREENHOUSES (SHOWN ON ENCLOSED PLAN) TO BE USED FOR PLANT PRODUCTION LOCATION SHOWN ON ENCLOSED MAP 9-0-90. CONSTRUCTION TO BEGIN IN 2021 TO BE COMPLETED BY APRIL 2023; STRUCTURES TO BE ERECTED OUTSIDE THE BOUNDS OF EXISTING WETLANDS



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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). *N/A ALL ACTIVITIES ARE OUTSIDE OF THE 100' BUFFER ZONE*

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.)



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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:

Richard and Rebecca Stupski

Name

P.O. Box 41 4010 Church St

Mailing Address

Thorndike

City/Town

MA

State

01079

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

Date

4/15/2021

Signature of Representative (if any)

Date



Map 9-0-90

Ware, MA

1 inch = 140 Feet



April 2, 2021



Data shown on this map 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 map.



**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**

APRIL 16, 2021

**Conservation Commission
126 Main Street
Ware, MA 01082**

**Re: PALMER RD
Map 9 Lot 0-90**

Dear Board Members:

Listed on the attached sheet are the record owners of Real Property within 300' of the above-captioned property requested by RICHARD & REBECCA STUPSKI for a request for RDA

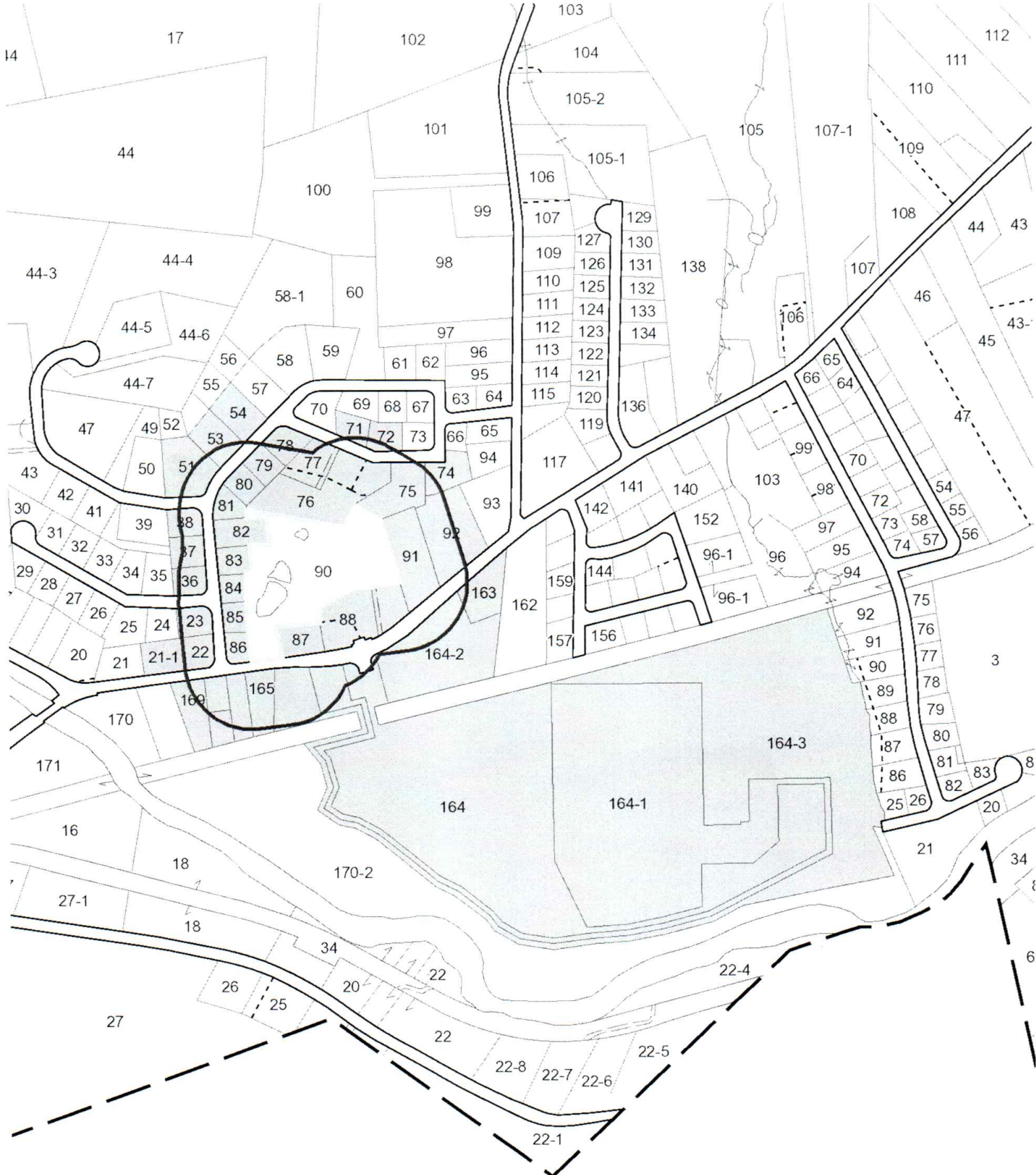
I certify the attached Abutters List to be true and complete to the best of my knowledge.

Respectfully,

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

**Joan E. Navarro
Principal Assessor**

Enclosure



PALMER



300 foot Abutters List Report

Ware, MA
April 16, 2021

Subject Property:

Parcel Number: 9-0-90
CAMA Number: 9-0-90
Property Address: PALMER RD

Mailing Address: STUPSKI RICHARD T STUPSKI
REBECCA E
4010 CHURCH ST
THORNDIKE, MA 01079

Abutters:

Parcel Number: 9-0-163
CAMA Number: 9-0-163
Property Address: 344 PALMER RD

Mailing Address: FLAT BROOK FARM TRUST MATUSZKO
ANGELA L
19 MIDDLE STREET
HADLEY, MA 01035

Parcel Number: 9-0-164
CAMA Number: 9-0-164
Property Address: 352 PALMER RD

Mailing Address: W/S WARE PROPERTIES LIMITED PA c/o
SR WEINER & ASSOCIATES INC
33 BOYLSTON ST SUITE 3000
CHESTNUT HILL, MA 02467

Parcel Number: 9-0-165
CAMA Number: 9-0-165
Property Address: 358 PALMER RD

Mailing Address: CUSHMAN SEAN M
358 PALMER RD
WARE, MA 01082

Parcel Number: 9-0-166
CAMA Number: 9-0-166
Property Address: 360 PALMER RD

Mailing Address: PRATT ROBERT L PRATT JANICE C
360 PALMER RD
WARE, MA 01082

Parcel Number: 9-0-167
CAMA Number: 9-0-167
Property Address: 362 PALMER RD

Mailing Address: FICKETT MATTHEW A BENGLE SARAH
ANN
362 PALMER RD
WARE, MA 01082

Parcel Number: 9-0-168
CAMA Number: 9-0-168
Property Address: PALMER RD

Mailing Address: FICKETT MATTHEW A BENGLE SARAH
ANN
362 PALMER RD
WARE, MA 01082

Parcel Number: 9-0-169
CAMA Number: 9-0-169
Property Address: 364 PALMER RD

Mailing Address: STACHOWICZ JANINA A
364 PALMER RD
WARE, MA 01082

Parcel Number: 9-0-22
CAMA Number: 9-0-22
Property Address: 363 PALMER RD

Mailing Address: SEARLE KATHERINE A
363 PALMER RD
WARE, MA 01082

Parcel Number: 9-0-23
CAMA Number: 9-0-23
Property Address: 6 JUNIPER HILL RD

Mailing Address: ELDREDGE LUANN C/O CZAPLA
LUANN J
6 JUNIPER HILL RD
WARE, MA 01082

Parcel Number: 9-0-36
CAMA Number: 9-0-36
Property Address: 8 JUNIPER HILL RD

Mailing Address: BRAMUCCI DANIELLE S
8 JUNIPER HILL ROAD
WARE, MA 01082



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Parcel Number: 9-0-37
CAMA Number: 9-0-37
Property Address: 10 JUNIPER HILL RD

Mailing Address: METTIG STANLEY G JR METTIG LINDA
A
10 JUNIPER HILL RD
WARE, MA 01082

Parcel Number: 9-0-38
CAMA Number: 9-0-38
Property Address: 2 WILLISTON DR

Mailing Address: GOYETTE RICHARD R GIORDANO
JOANNA M
2 WILLISTON DR
WARE, MA 01082

Parcel Number: 9-0-51
CAMA Number: 9-0-51
Property Address: 12 JUNIPER HILL RD

Mailing Address: THE MULVANEY FAM REVOCABLE TR
C/O EILEEN JONES
17 SWEETWATER LN
WERNERSVILLE, PA 19565

Parcel Number: 9-0-53
CAMA Number: 9-0-53
Property Address: 14 JUNIPER HILL RD

Mailing Address: CASSAVANT MARK A CASSAVANT
TAMMY J
14 JUNIPER HILL RD
WARE, MA 01082

Parcel Number: 9-0-54
CAMA Number: 9-0-54
Property Address: 18 JUNIPER HILL RD

Mailing Address: ORSZULAK PAUL T ORSZULAK
COLLEEN B
18 JUNIPER HILL RD
WARE, MA 01082

Parcel Number: 9-0-71
CAMA Number: 9-0-71
Property Address: PINE CREST CR

Mailing Address: WROBEL RONALD J WROBEL GAIL B
6 PINE CREST CIR
WARE, MA 01082

Parcel Number: 9-0-72
CAMA Number: 9-0-72
Property Address: 16 PINE CREST CR

Mailing Address: PLANKEY AARON L PLANKEY KAYLA J
16 PINE CREST CR
WARE, MA 01082

Parcel Number: 9-0-74
CAMA Number: 9-0-74
Property Address: 25 PINE CREST CR

Mailing Address: LAGRANT PHILIP J LAGRANT SHARON
A
25 PINE CREST CIR
WARE, MA 01082

Parcel Number: 9-0-75
CAMA Number: 9-0-75
Property Address: PINE CREST CR

Mailing Address: KOZYRA MARILYN J & KOZYRA FRE
KOZYRA JOSEPH E & KOZYRA MICH
141 OLD PALMER ROAD
BRIMFIELD, MA 01010

Parcel Number: 9-0-76
CAMA Number: 9-0-76
Property Address: 21 PINE CREST CR

Mailing Address: RUSIECKI PATRICK W JR RUSIECKI
BEVERLY ANN
21 PINE CREST CIR
WARE, MA 01082

Parcel Number: 9-0-77
CAMA Number: 9-0-77
Property Address: 17 PINE CREST CR

Mailing Address: HOLIK JOHN J HOLIK PILAR R
17 PINE CREST CIR
WARE, MA 01082

Parcel Number: 9-0-78
CAMA Number: 9-0-78
Property Address: 19 JUNIPER HILL RD

Mailing Address: YUCKA MICHAEL L
19 JUNIPER HILL RD
WARE, MA 01082



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April 16, 2021

Parcel Number: 9-0-79
CAMA Number: 9-0-79
Property Address: 17 JUNIPER HILL RD

Mailing Address: MAZUR ROBERT A TRUSTEE THE
MAZUR FAMILY 2010 IRREVOCA
17 JUNIPER HILL RD
WARE, MA 01082

Parcel Number: 9-0-81
CAMA Number: 9-0-81
Property Address: 13 JUNIPER HILL RD

Mailing Address: PENNINGTON DUSTIN R PENNINGTON
SHANNON
13 JUNIPER HILL RD
WARE, MA 01082

Parcel Number: 9-0-82
CAMA Number: 9-0-82
Property Address: 11 JUNIPER HILL RD

Mailing Address: HEBERT JESSICA HEBERT ERIC
11 JUNIPER HILL RD
WARE, MA 01082

Parcel Number: 9-0-83
CAMA Number: 9-0-83
Property Address: 9 JUNIPER HILL RD

Mailing Address: GREEN DAVID R GREEN GINA M
9 JUNIPER HILL RD
WARE, MA 01082

Parcel Number: 9-0-84
CAMA Number: 9-0-84
Property Address: 7 JUNIPER HILL RD

Mailing Address: LUSSIER ELIZABETH J LIFE ES GAJ
SANDRA L & NEWTON JANET L
7 JUNIPER HILL RD
WARE, MA 01082

Parcel Number: 9-0-85
CAMA Number: 9-0-85
Property Address: 5 JUNIPER HILL RD

Mailing Address: NOWAK MARY JEAN
5 JUNIPER HILL RD
WARE, MA 01082

Parcel Number: 9-0-86
CAMA Number: 9-0-86
Property Address: 361 PALMER RD

Mailing Address: PARISEAU JESSICA L PARISEAU JR
ROGER H
361 PALMER RD
WARE, MA 01082

Parcel Number: 9-0-87
CAMA Number: 9-0-87
Property Address: 357 PALMER RD

Mailing Address: FLAT BROOK FARM TRUST MATUSZKO
ANGELA L TRUSTEE
19 MIDDLE STREET
HADLEY, MA 01035

Parcel Number: 9-0-88
CAMA Number: 9-0-88
Property Address: 355 PALMER RD

Mailing Address: PALMER ROAD 1031 EXCHANGE LLC
ATTN: ASSET MANAGEMENT
8140 WALNUT HILL LANE -STE 420
DALLAS, TX 75231

Parcel Number: 9-0-91
CAMA Number: 9-0-91
Property Address: 347 PALMER RD

Mailing Address: GEARY JANE
347 PALMER RD
WARE, MA 01082

Parcel Number: 9-0-92
CAMA Number: 9-0-92
Property Address: 343 PALMER RD

Mailing Address: HAZNAR HENRY J HAZNAR JANE A
343 PALMER RD
WARE, MA 01082

Parcel Number: 9-164-1
CAMA Number: 9-164-1
Property Address: 348 PALMER RD

Mailing Address: W/S WARE PROPERTIES BB LLC c/o S R
WEINER & ASSOCIATES INC
33 BOYLSTON ST SUITE 3000
CHESTNUT HILL, MA 02467



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300 foot Abutters List Report

Ware, MA
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Parcel Number: 9-164-2
CAMA Number: 9-164-2
Property Address: 350 PALMER RD

Mailing Address: W/S WARE PROPERTIES OP LLC C/O
WS ASSET MANAGEMENT INC
33 BOYLSTON STREET SUITE 3000
CHESTNUT HILL, MA 02467

Parcel Number: 9-164-3
CAMA Number: 9-164-3
Property Address: 346 PALMER RD

Mailing Address: W/S WARE PROPERTIES NH LLC C/O
WS ASSET MANAGEMENT INC
33 BOYLSTON ST SUITE 3000
CHESTNUT HILL, MA 02467

Parcel Number: 9-21-1
CAMA Number: 9-21-1
Property Address: 365 PALMER RD

Mailing Address: PELLISSIER LINDA M
365 PALMER RD
WARE, MA 01082

Parcel Number: 9-90-1
CAMA Number: 9-90-1
Property Address: PALMER RD

Mailing Address: FRY DOUGLAS J HEIR OF C/O FRY
CHARLES
34 MELVIN BRIDGE RD
WINCHESTER, NH 03470



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