



Massachusetts Department of Environmental Protection

## **eDEP Transaction Copy**

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Username: **LONGSTREETHL**

Transaction ID: **1574603**

Document: **WPA Form 3 - NOI**

Size of File: **247.65K**

Status of Transaction: **Submitted**

Date and Time Created: **6/1/2023:6:37:56 AM**

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**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**WPA Form 3 - Notice of Intent**

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

Provided by MassDEP:

MassDEP File #:

eDEP Transaction #:1574603

City/Town:WARE

**A.General Information**

**1. Project Location:**

a. Street Address	38 SHORELINE DR		
b. City/Town	WARE	c. Zip Code	01082
d. Latitude	42.25728N	e. Longitude	72.30232W
f. Map/Plat #	47	g. Parcel/Lot #	47-0-51

**2. Applicant:**

☒ Individual ☐ Organization

a. First Name	ROLAND	b. Last Name	BOLDUC
c. Organization			
d. Mailing Address	38 SHORELINE DR		
e. City/Town	WARE	f. State	MA
g. Zip Code	01082		
h. Phone Number	860-305-9833	i. Fax	
j. Email	rbolduc@iqsnet.net		

**3. Property Owner:**

☐ more than one owner

a. First Name		b. Last Name	
c. Organization			
d. Mailing Address			
e. City/Town		f. State	
g. Zip Code			
h. Phone Number		i. Fax	
j. Email			

**4. Representative:**

a. First Name	LUKE	b. Last Name	LONGSTREETH
c. Organization	FOUR SEASONS PROPERTY MAINTENANCE		
d. Mailing Address	36 LAWRENCE PLAIN RD		
e. City/Town	HADLEY	f. State	MA
g. Zip Code	01035		
h. Phone Number	413-387-7415	i. Fax	
j. Email	ll@4sproperty.com		

**5. Total WPA Fee Paid (Automatically inserted from NOI Wetland Fee Transmittal Form):**

a. Total Fee Paid	110.00	b. State Fee Paid	42.50	c. City/Town Fee Paid	67.50
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**6. General Project Description:**

THE SCOPE OF THIS PROJECT IS TO CREATE A MORE LEVEL AND USABLE BACK YARD, WHILE TAKING INTO CONSIDERATION THE AESTHETIC OF THE SURROUNDING PROPERTIES. THE APPLICANT PROPOSES TO INSTALL 2 SMALL RETAINING WALLS OF 22' IN ORDER TO HELP SUPPORT GRADE CHANGE AND THE INSTALLATION OF A 12X16 PERMEABLE PATIO.

**7a. Project Type:**

- |   |  |
|---|--|
| 1. <input type="checkbox"/> Single Family Home                | 2. <input type="checkbox"/> Residential Subdivision                  |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial                    |
| 5. <input type="checkbox"/> Dock/Pier                         | 6. <input type="checkbox"/> Utilities                                |
| 7. <input type="checkbox"/> Coastal Engineering Structure     | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation                    | 10. <input checked="" type="checkbox"/> Other                        |



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7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No

If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:

b. Certificate:

c. Book:

d. Page:

HAMPSHIRE

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

☒ This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area

Size of Proposed Alteration    Proposed Replacement (if any)

a. ☐ Bank

1. linear feet

2. linear feet

b. ☐ Bordering Vegetated Wetland

1. square feet

2. square feet

c. ☐ Land under Waterbodies and Waterways

1. Square feet

2. square feet

3. cubic yards dredged

d. ☐ Bordering Land Subject to Flooding

1. square feet

2. square feet

3. cubic feet of flood storage lost

4. cubic feet replaced

e. ☐ Isolated Land Subject to Flooding

1. square feet

2. cubic feet of flood storage lost

3. cubic feet replaced

f. ☐ Riverfront Area

1. Name of Waterway (if any)

2. Width of Riverfront Area (check one)

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project

square feet

4. Proposed Alteration of the Riverfront Area:

a. total square feet

b. square feet within 100 ft.

c. square feet between 100 ft.

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

and 200 ft.

☐ Yes ☐ No

☐ Yes ☐ No

Size of Proposed Alteration	Proposed Replacement (if any)
-----------------------------	-------------------------------

a. <input type="checkbox"/> Designated Port Areas	Indicate size under	Land under the ocean below,
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

## b. square feet of Salt Marsh

### 5. Projects Involves Stream Crossings



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Provided by MassDEP:

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City/Town:WARE

☐ Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

**C. Other Applicable Standards and Requirements**

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species  
Program

Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581

b. Date of map:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)....

c. Submit Supplemental Information for Endangered Species Review \* (Check boxes as they apply)

1. ☐ Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

3. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetland jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

a. ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

b. ☐ Photographs representative of the site

c. ☐ MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html> )

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

d. ☐ Vegetation cover type map of site

e. ☐ Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. ☐ Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking Number

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Bureau of Resource Protection - Wetlands

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Provided by MassDEP:

MassDEP File #:

eDEP Transaction #:1574603

City/Town:WARE

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?

a. ☒ Not applicable - project is in inland resource area only

b. ☐ Yes ☐ No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station

Attn: Environmental Reviewer

836 S. Rodney French Blvd

New Bedford, MA 02744

Division of Marine Fisheries -  
North Shore Office

Attn: Environmental Reviewer

30 Emerson Avenue

Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office.

For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. ☐ Yes ☐ No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. ☐ Yes ☒ No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. ☐ Yes ☒ No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. ☐ Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook

☐ Vol.2, Chapter 3)

2.

☐ A portion of the site constitutes redevelopment

3.

☐ Proprietary BMPs are included in the Stormwater Management System

b. ☒ No, Explain why the project is exempt:

1.

☒ Single Family Home



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Provided by MassDEP:

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eDEP Transaction #:1574603

City/Town:WARE

☐ 2. Emergency Road Repair

☐ 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department by regular mail delivery.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)  
☐
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.  
☐
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s).  
☐ Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. List the titles and dates for all plans and other materials submitted with this NOI.  
☐

**a. Plan Title:**                      **b. Plan Prepared By:**    **c. Plan Signed/Stamped By:**    **c. Revised Final Date:**    **e. Scale:**

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.  
☐
6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.  
☐
7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.  
☐
8. Attach NOI Wetland Fee Transmittal Form.  
☐
9. Attach Stormwater Report, if needed.  
☐

**Massachusetts Department of Environmental  
Protection**

Bureau of Resource Protection - Wetlands

**WPA Form 3 - Notice of Intent**

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

Provided by MassDEP:

MassDEP File #:

eDEP Transaction #:1574603

City/Town:WARE

**E. Fees**

1.

Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payer name on check: First Name

7. Payer name on check: Last Name

**F. 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 regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Roland Bolduc

5/30/2023

1. Signature of Applicant

2. Date

Roland Bolduc

5/30/2023

3. Signature of Property Owner(if different)

4. Date

Luke Longstreeth

5/30/2023

5. Signature of Representative (if any)

6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 3 - Notice of Wetland Fee Transmittal**  
**Form**

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

Provided by MassDEP:  
MassDEP File #:  
eDEP Transaction #:1574603  
City/Town:WARE

**A. Applicant Information**

**1. Applicant:**

a. First Name	ROLAND	b. Last Name	BOLDUC
c. Organization			
d. Mailing Address	38 SHORELINE DR		
e. City/Town	WARE	f. State	MA
g. Zip Code	01082		
h. Phone Number	8603059833	i. Fax	
j. Email	rbolduc@iqsnet.net		

**2. Property Owner:(if different)**

a. First Name		b. Last Name	
c. Organization			
d. Mailing Address			
e. City/Town		f. State	
g. Zip Code			
h. Phone Number		i. Fax	
j. Email			

**3. Project Location:**

a. Street Address	38 SHORELINE DR	b. City/Town	WARE
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Are you exempted from Fee? ☐

**Note:** Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

**B. Fees**

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) WORK ON SINGLE FAMILY LOT; ADDITION, POOL, ETC.;	1	110.00		110.00
		City/Town share of filling fee	State share of filing fee	Total Project Fee
		\$67.50	\$42.50	\$110.00

# Bolduc Property

38 Shoreline Dr  
Ware MA, 01082

Installation of 2 retaining walls, patio, regrading, and turf installation.



Prepared by

Luke Longstreeth  
Four Seasons Property Maintenance  
36 Lawrence Plain Rd  
Hadley MA, 01035  
4133877415  
LL@4sproperty.com



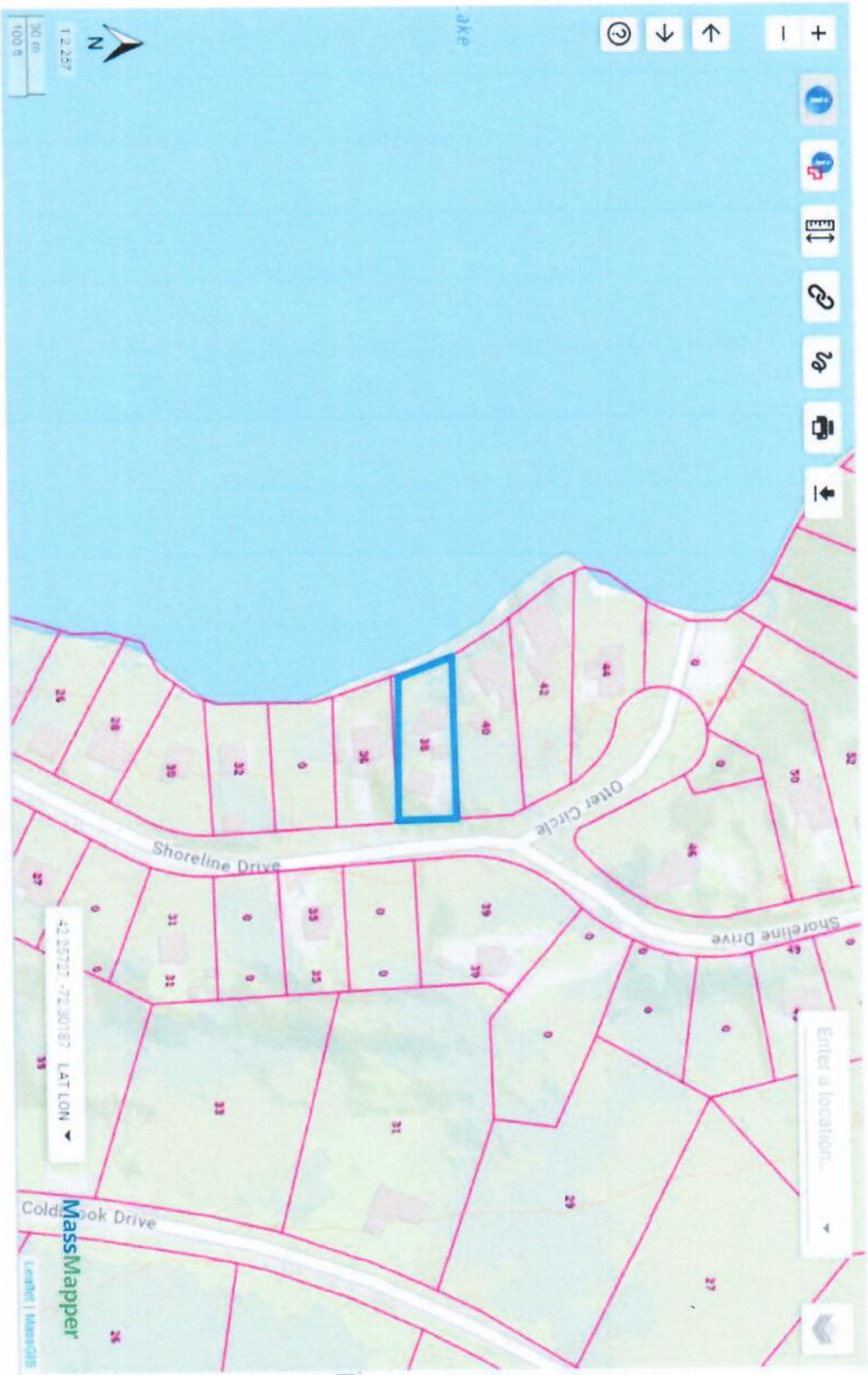
38 Shoreline Dr  
Ware MA, 01082

**Project Scope:**

The scope of this project is to create a more level and usable back yard, while taking into consideration the aesthetic of the surrounding properties. The applicant proposes to install 2 small retaining walls of 22" in order to help support grade change and the installation of a 12x16 patio. Currently the space is mostly sandy gravel and is not supporting any sort of plant life, and since tree work was completed in previous years, there is stump grinding material that needs to be cleaned up. The goal of this project is to create a space for the owner and his family to enjoy for years to come, as well as make maintenance easier and slow the discharge of water across the site.

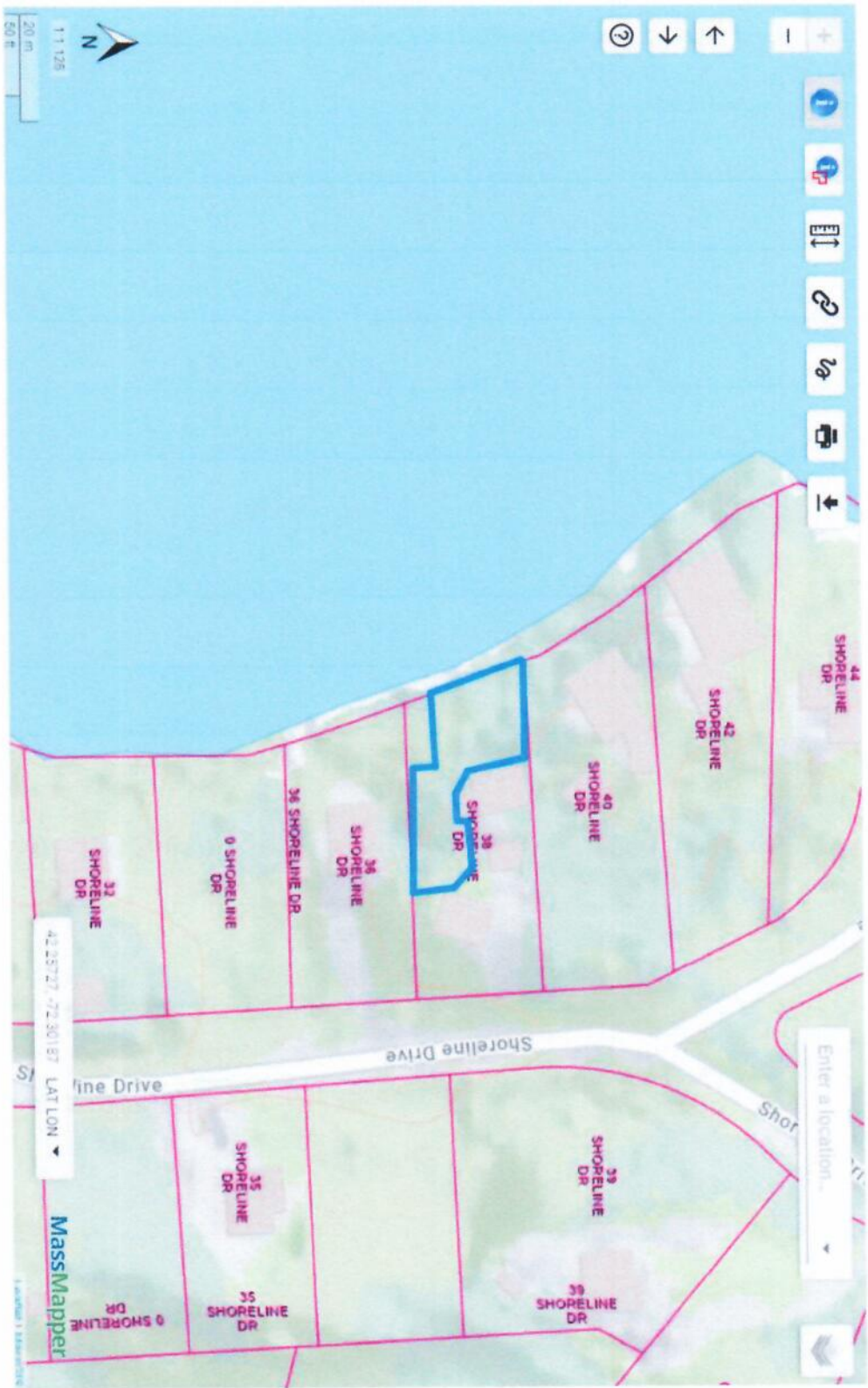
**Bolduc Property:**

The existing site is mostly a sandy site with some material washout due to the slope from the front yard down to the water. This project aims to make the slope less severe, and help control stormwater with new drainage behind the walls, and with a new permeable patio. Attached you will find maps outlining the project, as well as existing and proposed plans.





Bolduc  
Work  
Locus:



**Existing Conditions:**

Currently there is a steady slope from the driveway, down around the house, down the back yard and to the lake. This soil structure is mostly sandy gravel that is not supportive of turf growth. The existing back yard is very uneven, with remnants of an old patio grown in among old tree roots. There is no currently landscaping, and the lot is ultimately fairly unusable for any sort of recreation or pleasure.

**Proposed Work:**

In this project we will be installing a 22" retaining wall that transects the property from the well to the pool house, in a North to South manner. This will allow the upper part of the yard to be regraded into a more desirable manner and loam and turf to be installed. There are currently stump chips, and some mounds of sandy gravel that will be removed, and regraded in order to achieve a more gentle slope. Below this new retaining wall there will be a 192 sqft patio that is located between the existing oak tree and the well. The Patio will be installed in a permeable fashion, as to not create more impervious surface. This will help control stormwater on the site and allow it to naturally recharge into the ground. The goal of this is to create a level area for the family to relax and enjoy the beauty of the lake. This patio will need to be supported by another 22" retaining wall in order to achieve the proper pitch. Both of these walls will have steps coming through them so the homeowner has access to the lower areas of their property. Once completed, loam will be installed in all work areas and will be seeded with a deep rooting and fast germinating turf mix.

**Erosion Control:**

In order to keep solids and other debris from entering the lake there will be a silt fence and straw wattles installed between the lower extent of the work and the shoreline of the lake. This will capture any solids traversing down-slope. Prior to, and during rainfall events, there will be straw bales installed mid slope, and in the access way along the side of the house. These bales will be spiked into place and used to slow the movement of water within the work area. All retaining walls will be back-filled with clean, crushed angular stone, to allow for water infiltration behind the wall back into the native parent soil. This both allows for natural water recharge, but also ensures the structural integrity of the wall and strength for years to come.

**Rare Species:**

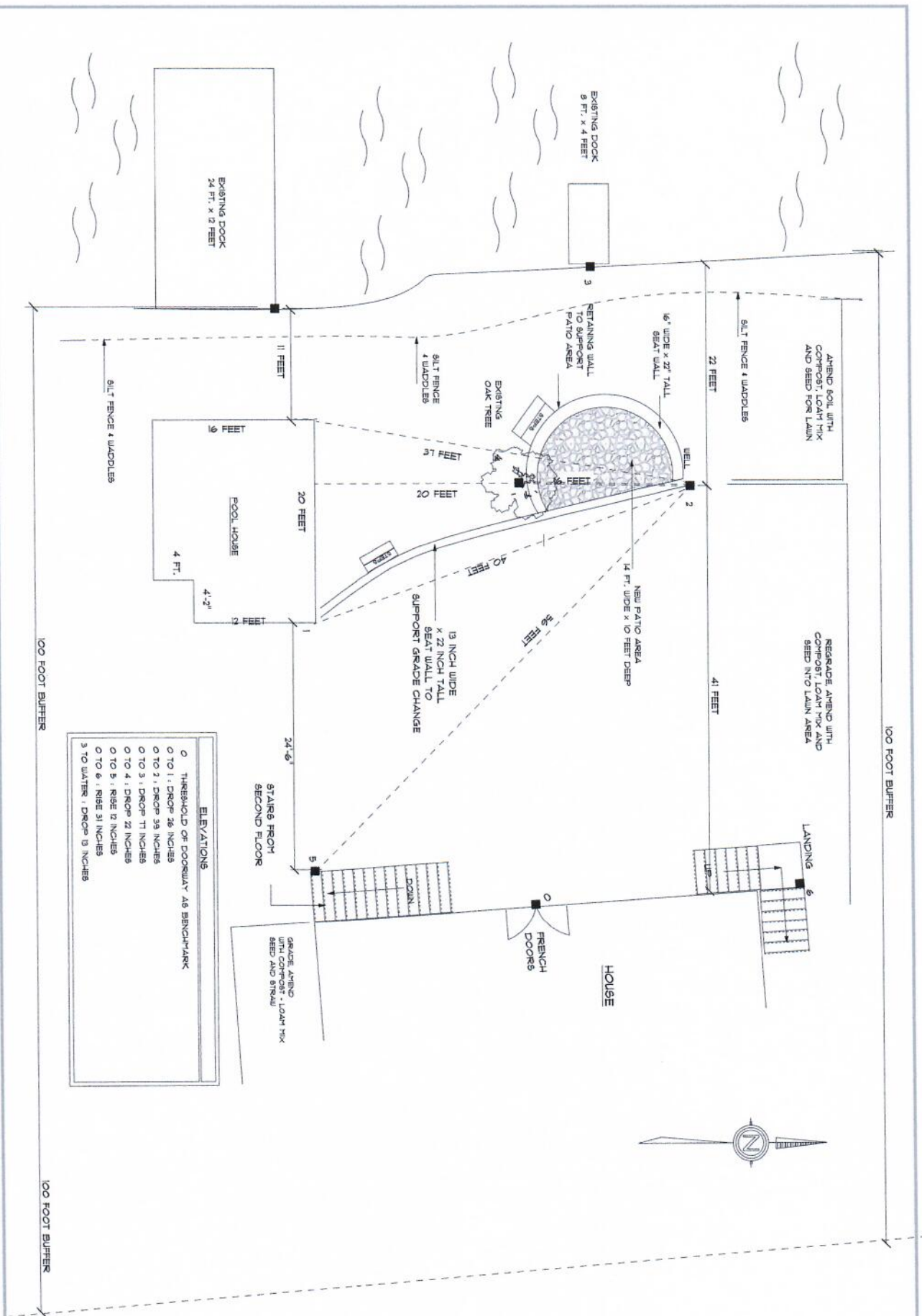
According to NHESP mapping, there are no rare or endangered species within or in close proximity to work area.

Respectfully Submitted,

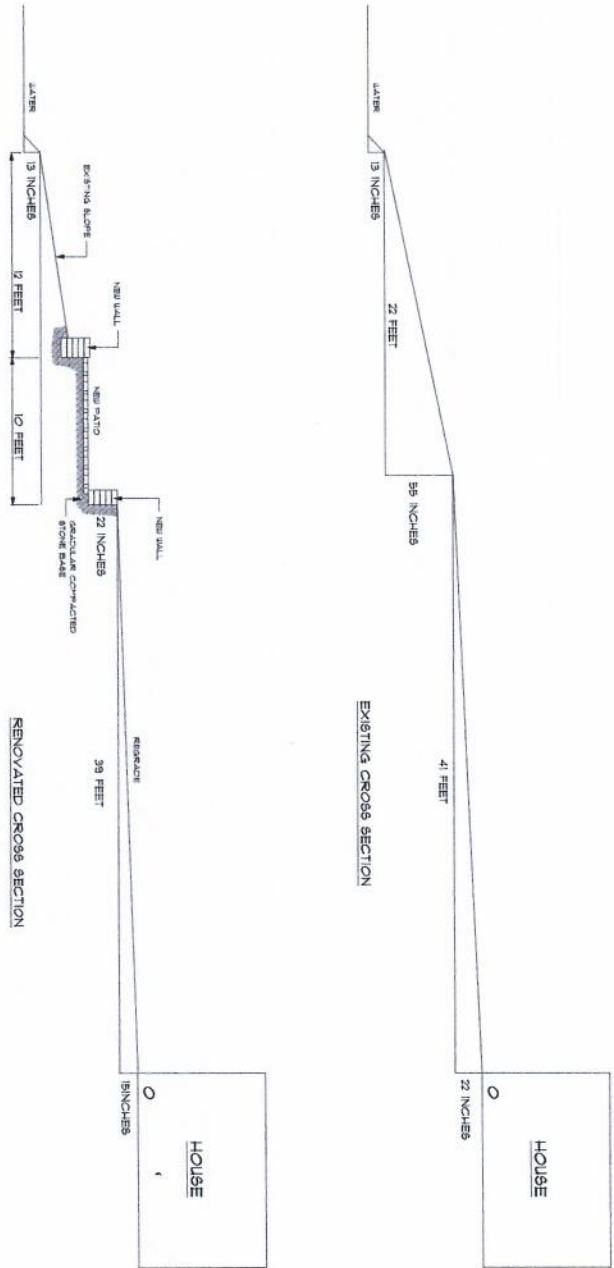
Luke Longstreeth  
Four Seasons Property Maintenance  
36 Lawrence Plain Rd  
Hadley MA, 01035  
4133877415  
LL@4sproperty.com













Luke Longstreeth &lt;ll@4sproperty.com&gt;

**eDEP Submittal Confirmation for DEP Transaction ID: 1574603**

1 message

**edep.confirmation@mass.gov** <edep.confirmation@mass.gov>  
To: ll@4sproperty.com

Tue, May 30, 2023 at 2:57 PM

Thank you for using eDEP Online Filing from the Massachusetts Department of Environmental Protection. Your transaction is complete and has been submitted to MassDEP.

This email is your receipt for the eDEP Online Filing transaction described below. Please review it and keep a copy for your records.

Please do NOT reply to this message, this email address will not receive messages. For assistance with eDEP Online Filing, please email the eDEP-Support at <mailto:edep-support@mass.gov> or call 617-626-1111.

MassDEP is interested in how we can serve you better. To help us make improvements to eDEP, please take a minute to complete our eDEP Online Filing Survey at <http://www.mass.gov/eea/agencies/massdep/service/online/edep-contacts-and-feedback.html>.

To contact MassDEP Programs, please see <http://mass.gov/dep/about/contacts.htm>.

\*\*\*\*\*

DEP Transaction ID: 1574603

Date and Time Submitted: 05/30/2023 02:57:31

\*\*\*\*\*

Form Name: WPA Form 3 - NOI

Project Location

City/Town Name: WARE

location: 38 SHORELINE DR

General Description: THE SCOPE OF THIS PROJECT IS TO CREATE A MORE LEVEL AND USABLE BACK YARD, WHILE TAKING INTO CONSIDERATION THE AESTHETIC OF THE SURROUNDING PROPERTIES. THE APPLICANT PROPOSES TO INSTALL 2 SMALL RETAINING WALLS OF 22" IN ORDER TO HELP SUPPORT GRADE CHANGE AND THE INSTALLATION OF A 12X16 PERMEABLE PATIO.

Applicant Information

Name: ROLAND

BOLDUC

Company

Address: 38 SHORELINE DR

WARE

MA

01082

Payment Information

Your fee for the state share is \$: 42.50

If you have paid by credit card or ACH, thank you for your payment. If you are paying by check or money order, please send your check (payable to the Commonwealth of Massachusetts) to MassDEP, Box 4062, Boston, MA 02211

Additional Forms Submitted

WPA Form 3 - NOI (Fee Transmittal)(ONLINE ONLY)

Ancillary Document Uploaded/Mailed :

Bolduc DEP Narrative

Bolduc Drawings

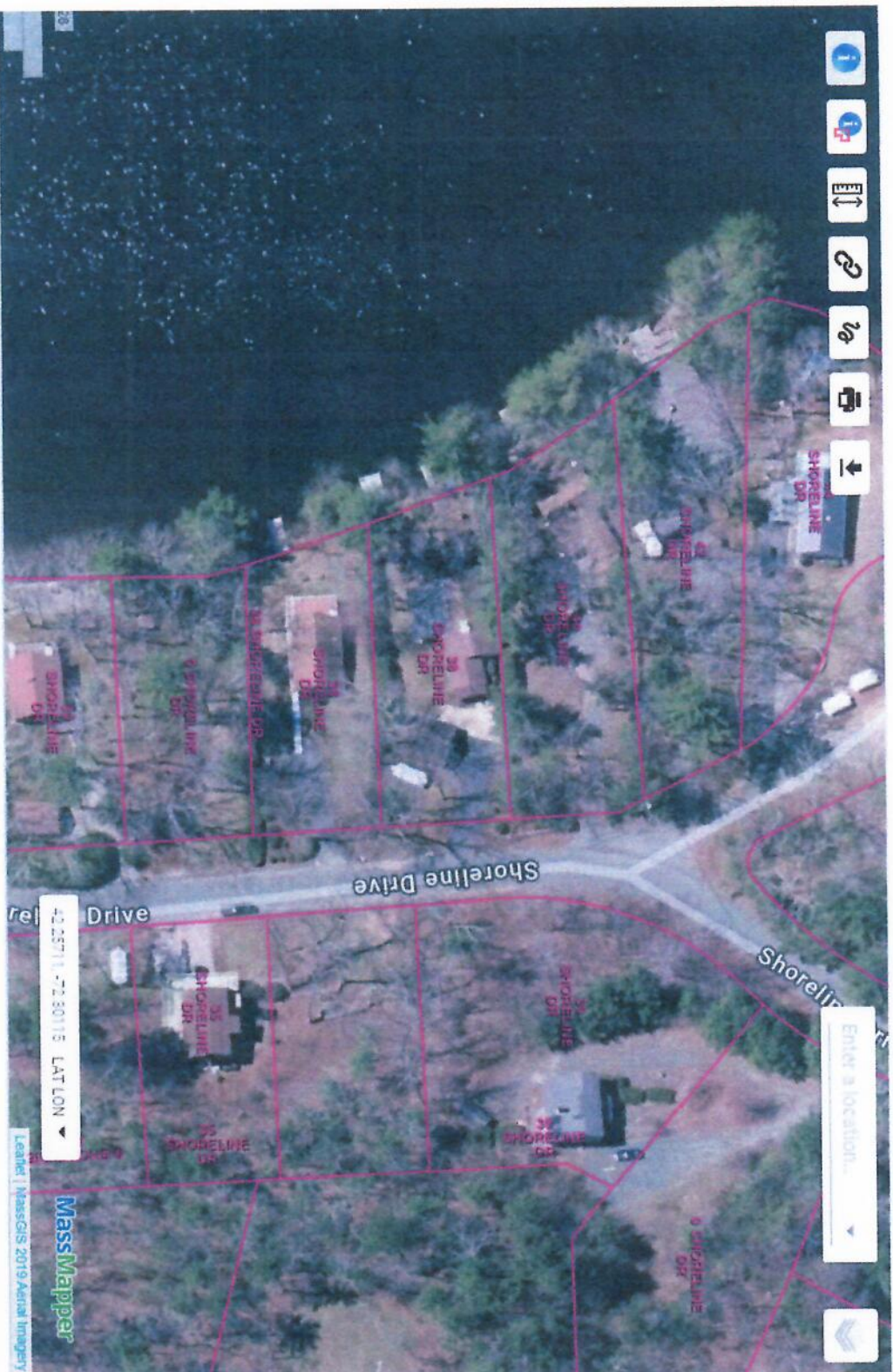
Bolduc Legal Notice

\*\*\*\*\*

EMAIL ID OF THE USER: ll@4sproperty.com

\*\*\*\*\*





License | MassGIS 2019 Aerial Imagery

MassMapper

- > Census
  - > Coastal and Marine Features
  - > Conservation / Recreation
  - > Cultural Resources
  - > Environmental Monitoring (testing/monitoring sites)
  - > Images
  - > Index (grids/tiling schemes for certain layers)
  - > Infrastructure
  - > Physical Resources
  - > Political / Administrative Boundaries
  - > Regulated Areas
  - > Status / Availability (maps showing where data is available or date of data)
  - > Tiled Layers
- 
- > ☒ Property Tax Parcels
  - > ☒ NHESP Estimated Habitats of Rare Wildlife
  - > ☒ NHESP Priority Habitats of Rare Species
  - > ☒ Map Features for Imagery



### SKETCH

RESIDENTIAL GRID		# Units: 1	
1st Res Grid	Desc: Line 1		
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	Rms: 5	Brs: 2	Baths: 1
			HB 1

REMODELING		RES BREAKDOWN	
Exterior:		No Unit	RMS
Interior:		1	5
			BRS
			FL
		1	2
			1

Additional:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals		1	2

COMPARABLE SALES					
	Parcel ID	Type	Date	Sale Price	
\$\$/Sq.					AirRate:
					Ind Val
Units, Factor:					Before Depr: 101.91
al Features: 0					Val/Su Net: 76.87
Final Total: 258500					Val/Su SZAd: 104.50

Parcel #	Year	Parcel 1
4T	30	101
1T	63.5	101
2T	19	101
		15,300
		500
		3,200

Special Features:

SUB AREA					SUB AREA DETAIL				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Term
FIL	1ST FLOOR	1,572	101.910	160,205					
BMT	BASEMENT	896	35.670	31,959	BMT	100	FLA	75 A	C
OSP	OPEN PORCH	432	27.700	11,968					
OSP	SCRN PORCH	336	31.640	10,630					
WDK	WOOD DECK	128	29.350	3,757					



**IMAGE**

*AssessPro* Patriot Properties, Inc





PROPERTY LOCATION

No	Alt No	Direction/Street/City
381		SHORELINE DR, WARE

OWNERSHIP

Owner 1:	BOLDUC ROLAND	Unit #:	
Owner 2:	BOLDUC DIANE		
Owner 3:			
Street 1:	38 SHORELINE DR		
Street 2:			
Town/City:	WARE		
State:	MA		
Postal:	01082		

PREVIOUS OWNER

Owner 1:	MAROSITS - HELMUT K
Owner 2:	
Street 1:	38 SHORELINE DR
Town/City:	WARE
State:	MA
Postal:	01082

NARRATIVE DESCRIPTION

This parcel contains .307 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1973, having primarily WOOD SHING Exterior and 2244 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.307	258,600	19,000	182,700	460,300
Total Card	0.307	258,600	19,000	182,700	460,300
Total Parcel	0.307	258,600	19,000	182,700	460,300
Source:	Market Adj Cost	Total Value per SQ unit /Card: 205.12			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blkg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2024	101	PV	230,300	17,100	.307	173,600	421,000	
2023	101	FV	230,300	17,100	.307	173,600	421,000	
2022	101	FV	200,300	15,000	.307	160,700	376,000	
2022	101	PV	183,400	15,000	.307	160,700	359,100	
2021	101	FV	183,400	15,000	.307	160,700	359,100	
2021	101	PV	172,900	15,000	.307	160,700	348,600	
2020	101	FV	172,900	15,000	.307	160,700	348,600	
2020	101	PV	172,900	15,000	.307	160,700	348,600	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verf
MAROSITS HELMU	14250-81		9/1/2021		535,000	No	4	
MAROSITS HELMUT	9619-69	A	10/14/2008		1No	No	4	
KELLEY DAVID W	8796-305		7/18/2006		452,000	No	4	
SPEER STANLEY C	4952-136		8/15/1996		175,000	No	4	
SPEER PAULETTE	2419-126		1/5/1994	FAMILY	1No	No	4	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
2/21/2012	2012-41	ADDITION	16,500 CF		4/4/2013	10	FY 10	ADDITION/2X14 BED
5/13/2009	2009-80		2,500 CF		7/10/2009	10	FY 10	DEMO 6X16 DECK, NE
3/24/2009	2009-235	STOVES	C			10	FY 10	
6/16/2008	2008-163	DEMO	3,500 CF		4/14/2010	10	FY 10	DEMO METAL SHED &
1/8/2007	2007-006	MANUAL	6,000 CF		4/14/2010			KIT CABINETS/PAINT

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2012	MEAS-INSPECTD	514	T BALICKI
6/19/2009	PERMIT VISIT	511	P PARISEAU
6/13/2006	MEAS-INSPECTD	104	AMANDA ALIX
5/27/1993	MEAS-INSPECTD	506	MMC

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / PricelUnits	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	Spec Land	J Code	Fact Use Value	Notes
101	ONE FAM		13352		SQUARE FE SITE			0	1.08	12.67 R7	BLW								182,718				182,700	





# 100 foot Abutters List Report

Ware, MA  
May 24, 2023

## Subject Property:

Parcel Number: 47-0-51  
CAMA Number: 47-0-51  
Property Address: 38 SHORELINE DR

Mailing Address: BOLDUC ROLAND BOLDUC DIANE  
38 SHORELINE DR  
WARE, MA 01082

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## Abutters:

Parcel Number: 47-0-49  
CAMA Number: 47-0-49  
Property Address: SHORELINE DR

Mailing Address: REOPELL HELEN B LIFE ESTATE  
REOPELL ANDREW R  
32 SHORELINE DR  
WARE, MA 01082

Parcel Number: 47-0-50  
CAMA Number: 47-0-50  
Property Address: 36 SHORELINE DR

Mailing Address: BRALEY JANICE JOHNSON JOHNSON  
PAUL S  
100 MALDEN ST  
HOLDEN, MA 01520

Parcel Number: 47-0-52  
CAMA Number: 47-0-52  
Property Address: 40 SHORELINE DR

Mailing Address: ROSENBECK KRISTIN  
40 SHORELINE DR  
WARE, MA 01082

Parcel Number: 47-0-53  
CAMA Number: 47-0-53  
Property Address: 42 SHORELINE DR

Mailing Address: AVERSA SR ROBERT A AVERSA  
JUDITH E  
42 SHORELINE DR  
WARE, MA 01082

Parcel Number: 47-0-84  
CAMA Number: 47-0-84  
Property Address: 39 SHORELINE DR

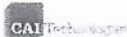
Mailing Address: HASTINGS WILLIAM M  
P O BOX 111  
BONDVILLE, MA 01009

Parcel Number: 47-0-85  
CAMA Number: 47-0-85  
Property Address: SHORELINE DR

Mailing Address: REOPELL ANDREW R REOPELL  
KRISTINE A  
35 SHORELINE DR  
WARE, MA 01082

Parcel Number: 47-0-86  
CAMA Number: 47-0-86  
Property Address: 35 SHORELINE DR

Mailing Address: REOPELL ANDREW R REOPELL  
KRISTINE A  
35 SHORELINE DR  
WARE, MA 01082



www.cai-tech.com

5/24/2023

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 1

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

This is a notification required by Law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetland Protection Act, M.G.L. c. 131, §40. In accordance with the second paragraph of Massachusetts Wetlands Protection Act, and CMR10.05(4)(a) of the Wetland Regulations, you are hereby notified that:

- A. The applicant has filed a Notice of Intent 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.
- B. Brief Description of proposed project: INSTALL 2 RETAINING WALLS, 12x16 PATIO, AND INSTALL TURF
- C. The name of the applicant is: ROLAND BOLONC
- D. The address of the lot(s) where the activity is proposed is: 38 SHORELINE DR, WARE MA 01082
- 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 413-387-7415 between the hours of 8 am to 4 pm on the following days of the week MONDAY - FRIDAY. An administration fee may be applied for providing copies of the application.
- F. Information regarding the date, time and place of the public hearing may be obtained from the Ware 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](http://www.townofware.com).

**NOTE:** The notice of the public hearing, including the date, time and place will be published at least five business days in advance, in the local paper – Ware River News.

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



First-Class Mail® 1	\$0.63
Letter	
Bondsville, MA 01009	
Weight: 0 lb 0.30 oz	
Estimated Delivery Date	
Thu 06/01/2023	
Certified Mail®	\$4.15
Tracking #:	
70221670000329356865	
Total	\$4.78
First-Class Mail® 1	\$0.63
Letter	
Ware, MA 01082	
Weight: 0 lb 0.30 oz	
Estimated Delivery Date	
Thu 06/01/2023	
Certified Mail®	\$4.15
Tracking #:	
70221670000329356858	
Total	\$4.78
First-Class Mail® 1	\$0.63
Letter	
Holden, MA 01520	
Weight: 0 lb 0.30 oz	
Estimated Delivery Date	
Thu 06/01/2023	
Certified Mail®	\$4.15
Tracking #:	
70221670000329356834	
Total	\$4.78
First-Class Mail® 1	\$0.63
Letter	
Ware, MA 01082	
Weight: 0 lb 0.30 oz	
Estimated Delivery Date	
Thu 06/01/2023	
Certified Mail®	\$4.15
Tracking #:	
70221670000329356827	
Total	\$4.78
First-Class Mail® 1	\$0.63
Letter	
Ware, MA 01082	
Weight: 0 lb 0.30 oz	
Estimated Delivery Date	
Thu 06/01/2023	
Certified Mail®	\$4.15
Tracking #:	
70221670000329356841	
Total	\$4.78
First-Class Mail® 1	\$0.63
Letter	
Ware, MA 01082	
Weight: 0 lb 0.30 oz	
Estimated Delivery Date	
Thu 06/01/2023	
Certified Mail®	\$4.15
Tracking #:	
70221670000329356872	
Total	\$4.78
Grand Total:	\$28.68
Credit Card Remit	\$28.68
Card Name: VISA	

## **\$106.08 / 38 Shoreline / Ware River News 6.1**

### **Ware Conservation Commission**

The Ware Conservation Commission will hold a public hearing on **Wednesday, June 14, 2023 at 6:30 PM** pursuant to the Wetlands Protection Act, M.G.L. 131 c40. The hearing will include consideration of a Notice of Intent (NOI) by Roland Bolduc, for construction of 2 22" retaining walls, a 12x16 patio, and installation of turf located at 38 Shoreline Dr., Ware, MA. Said hearing will be held in the Selectmen's Meeting Room, Town Hall, 126 Main Street, Ware, MA 01082. To view application and related plans, contact the Conservation office at 413.967.9648. Pursuant to MGL Chapter 4, Section 13, a copy of this legal notice can be found on the Massachusetts Newspaper Publishers Association's (MNPA) website: <http://masspublicnotices.org>.  
06/01/2023