



**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:

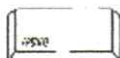
MassDEP File Number

Document Transaction Number

City/Town

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:  
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

15 + 17 Coldbrook Drive (old Lot 8 + 9) WARE 01082

a. Street Address

b. City/Town

c. Zip Code

Latitude and Longitude:

N 42.25921

E 72.29571

d. Latitude

e. Longitude

9-14

9-13

g. Parcel /Lot Number

f. Assessors Map/Plat Number

2. Applicant:

Alice

a. First Name

Teles

b. Last Name

c. Organization

39 Homecrest Ave

d. Street Address

WARE

e. City/Town

f. State

MA

g. Zip Code

01082

413-237-9137

h. Phone Number

i. Fax Number

call4gers@hotmail.com

j. Email Address

3. Property owner (required if different from applicant):

☐ Check if more than one owner

SAME

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

a. First Name

b. Last Name

c. Company

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

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

500.

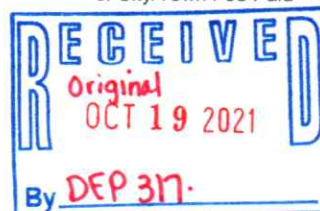
a. Total Fee Paid

237.50

b. State Fee Paid

262.50

c. City/Town Fee Paid





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**A. General Information** (continued)

6. General Project Description: *Single family dwelling with on-site septic system well, driveway, lawn. The driveway crossing shall be constructed in accordance with the specifications previously approved under Mass DEP Consent Order Number ACOP-WE17-00002640*
- 7a. Project Type Checklist: (Limited Project Types see Section A. 7b.) *Over →*

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

- 7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration 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. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

*Hampshire*

a. County

*8903*

c. Book

b. Certificate # (if registered land)

*26*

d. Page Number

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

- ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

dated November 13, 2017 and illustrated on  
plan sheets C-100 and C-101

Lot 8 & 9 Coldbrook Drive,

Ware, MA,

Prepared by MRT Development,

LLC, dated August 18, 2017



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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

| Resource Area  | Size of Proposed Alteration                          | Proposed Replacement (if any) |
|--|--|-------------------------------|
| a. <input type="checkbox"/> Bank                                 | 1. linear feet _____                                 | 2. linear feet _____          |
| b. <input type="checkbox"/> Bordering Vegetated Wetland          | 1. square feet _____                                 | 2. square feet _____          |
| c. <input type="checkbox"/> Land Under Waterbodies and Waterways | 1. square feet _____<br>3. cubic yards dredged _____ | 2. square feet _____          |

| Resource Area  | Size of Proposed Alteration                                       | Proposed Replacement (if any)                        |
|--|---|--|
| d. <input type="checkbox"/> Bordering Land Subject to Flooding | 1. square feet _____<br>3. cubic feet of flood storage lost _____ | 2. square feet _____<br>4. cubic feet replaced _____ |
| e. <input type="checkbox"/> Isolated Land Subject to Flooding  | 1. square feet _____<br>2. cubic feet of flood storage lost _____ | 3. cubic feet replaced _____                         |

f. ☐ Riverfront Area

1. Name of Waterway (if available) - specify coastal or inland \_\_\_\_\_

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. and 200 ft. |
|----------------------|-------------------------------|--|
| _____                | _____                         | _____                                      |

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☒ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete Section B.2.f. above.



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

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your  
document  
transaction  
number  
(provided on your  
receipt page)  
with all  
supplementary  
information you  
submit to the  
Department.

| <u>Resource Area</u>                              | <u>Size of Proposed Alteration</u>                             | <u>Proposed Replacement (if any)</u>   |
|---|--|--|
| 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 _____<br>2. cubic yards dredged _____           |  |
| c. <input type="checkbox"/> Barrier Beach         | 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 _____  |

|   | <u>Size of Proposed Alteration</u>  | <u>Proposed Replacement (if any)</u>         |
|---|---|--|
| 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., creation _____ |
| 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 _____  |  |

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW \_\_\_\_\_

b. square feet of Salt Marsh \_\_\_\_\_

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings \_\_\_\_\_

b. number of replacement stream crossings \_\_\_\_\_



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**C. Other Applicable Standards and Requirements**

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

**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 and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to

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

*most recent*  
b. Date of map

*9-1-2021*

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

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

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands 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

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

). Priority Habitat includes habitat for state-listed plants

and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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**C. Other Applicable Standards and Requirements (cont'd)**

- (c) ☐ MESA filing fee (fee information available at \_\_\_\_\_).

Make check payable to "Commonwealth of Massachusetts - NHESP" 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

- (f) 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, \_\_\_\_\_;  
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 # \_\_\_\_\_

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.

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

- a. ☐ Not applicable – project is in inland resource area only      b. ☐ Yes    ☐ No

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

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

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: \_\_\_\_\_

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: \_\_\_\_\_

Also if yes, the project 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.



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City/Town

**C. Other Applicable Standards and Requirements (cont'd)**

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. 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 MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.  
b. ACEC
5. 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
6. 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
7. 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. Check why the project is exempt:  
1. ☒ Single-family house  
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**

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.

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.



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Document Transaction Number

City/Town

**D. Additional Information (cont'd)**

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.
- lot 8+9 existing conditions
- a. Plan Title  
MRT Development
- b. Prepared By  
AUG 18 2017
- c. Signed and Stamped by  
1" = 40'
- d. Final Revision Date  
C-100
- e. Scale
- f. Additional Plan or Document Title
- g. Date  
8-18-21
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.

**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:

- 1329
2. Municipal Check Number
- 1328
4. State Check Number
- KARL
6. Payor name on check: First Name
- 10-14-21
3. Check date
- 10-14-21
5. Check date
- BEAUMIER
7. Payor name on check: Last Name



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City/Town

**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.



1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

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.



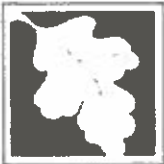
**For MassDEP:**

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 any part of Section C, Item 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.



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

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



## A. Applicant Information

### 1. Location of Project:

15 + 17 Coldbrook DR

a. Street Address

Ware MA

b. City/Town

237.50

d. Fee amount

c. Check number

### 2. Applicant Mailing Address:

Alice Tzles

a. First Name

Tzles

b. Last Name

c. Organization

39 Homestead Ave

d. Mailing Address

Ware

e. City/Town

MA

f. State

01082

g. Zip Code

417-237-9737

h. Phone Number

i. Fax Number

call 49ers @ hotmail.com

j. Email Address

### 3. Property Owner (if different):

SAMZ

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

## B. Fees

Fee should be calculated using the following process & worksheet. **Please see instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



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**B. Fees (continued)**

| Step 1/Type of Activity | Step 2/Number of Activities | Step 3/Individual Activity Fee | Step 4/Subtotal Activity Fee |
|-------------------------|-----------------------------|--------------------------------|------------------------------|
| single family dwelling  | 1                           | 500.00                         | 500.00                       |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |

Step 5/Total Project Fee:

Step 6/Fee Payments:

Total Project Fee:

500.00  
a. Total Fee from Step 5

State share of filing Fee:

237.50  
b. 1/2 Total Fee less \$12.50

City/Town share of filing Fee:

262.50  
c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

**To MassDEP Regional Office (see Instructions):** Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

## 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: Single family home
- C. The name of the applicant is: Alice tiles
- D. The address of the lot(s) where the activity is proposed is: 15 + 17  
Coldbrook 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 413-237-9737 between the hours of 9 to 5 on the following days of the week Mon through Fri. 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.



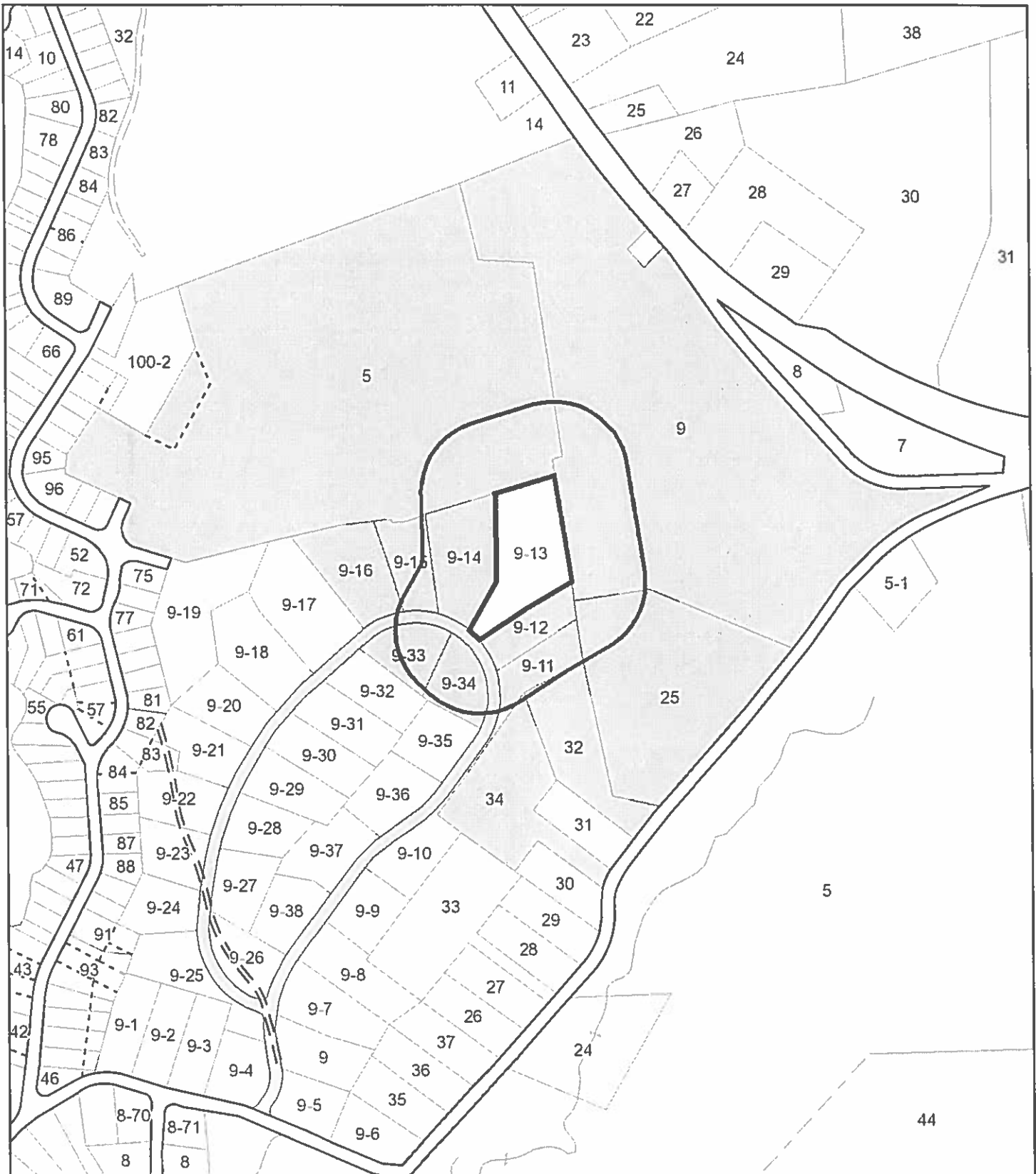
Ware, MA



September 30, 2021

1 inch = 557 Feet

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# 300 foot Abutters List Report

Ware, MA  
September 30, 2021

## Subject Property:

Parcel Number: 14-9-13  
CAMA Number: 14-9-13  
Property Address: 15 COLDBROOK DR

Mailing Address: MRT DEVELOPMENT LLC  
749 NEW LUDLOW RD  
SOUTH HADLEY, MA 01075

## Abutters:

Parcel Number: 14-9-11  
CAMA Number: 14-9-11  
Property Address: 11 COLDBROOK DR

Mailing Address: MRT DEVELOPMENT LLC  
749 NEW LUDLOW RD  
SOUTH HADLEY, MA 01075

Parcel Number: 14-9-12  
CAMA Number: 14-9-12  
Property Address: 13 COLDBROOK DR

Mailing Address: BRESSETTE GARY R BRESSETTE HEIDI  
A  
13 COLDBROOK DR  
WARE, MA 01082

Parcel Number: 14-9-14  
CAMA Number: 14-9-14  
Property Address: 17 COLDBROOK DR

Mailing Address: MRT DEVELOPMENT LLC  
749 NEW LUDLOW RD  
SOUTH HADLEY, MA 01075

Parcel Number: 14-9-15  
CAMA Number: 14-9-15  
Property Address: 19 COLDBROOK DR

Mailing Address: FLY RICHARD H FLY SUSAN E  
19 COLDBROOK DR  
WARE, MA 01082

Parcel Number: 14-9-16  
CAMA Number: 14-9-16  
Property Address: 21 COLDBROOK DR

Mailing Address: FLY RICHARD H FLY SUSAN E  
19 COLDBROOK DRIVE  
WARE, MA 01082

Parcel Number: 14-9-33  
CAMA Number: 14-9-33  
Property Address: 14 COLDBROOK DR

Mailing Address: MRT DEVELOPMENT LLC  
749 NEW LUDLOW RD  
SOUTH HADLEY, MA 01075

Parcel Number: 14-9-34  
CAMA Number: 14-9-34  
Property Address: 12 COLDBROOK DR

Mailing Address: MRT DEVELOPMENT LLC  
749 NEW LUDLOW RD  
SOUTH HADLEY, MA 01075

Parcel Number: 14-9-39  
CAMA Number: 14-9-39  
Property Address: COLDBROOK DR

Mailing Address: MRT DEVELOPMENT LLC  
749 NEW LUDLOW RD  
SOUTH HADLEY, MA 01075

Parcel Number: 15-0-25  
CAMA Number: 15-0-25  
Property Address: BABCOCK TAVERN RD

Mailing Address: LETENDRE LLC  
350 BELCHERTOWN RD  
WARE, MA 01082

Parcel Number: 15-0-32  
CAMA Number: 15-0-32  
Property Address: 45 BABCOCK TAVERN RD

Mailing Address: COMEAU DAVID  
45 BABCOCK TAVERN RD  
WARE, MA 01082



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9/30/2021

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## 300 foot Abutters List Report

Ware, MA  
September 30, 2021

Parcel Number: 15-0-34  
CAMA Number: 15-0-34  
Property Address: 49 BABCOCK TAVERN RD

Mailing Address: MAGGI GINO E JR TRUSTEE OF THE  
IRREVOCABLE TRUST  
175 GREEN HILL RD  
LONGMEADOW, MA 01106



Parcel Number: 20-0-5  
CAMA Number: 20-0-5  
Property Address: SHORELINE DR

Mailing Address: KENYON JAMES W  
82 SHORELINE DR  
WARE, MA 01082



Parcel Number: 21-0-9  
CAMA Number: 21-0-9  
Property Address: BELCHERTOWN RD

Mailing Address: DESANTIS GASPER F JR DESANTIS  
GERTRUDE T  
374 BELCHERTOWN RD  
WARE, MA 01082



[www.cai-tech.com](http://www.cai-tech.com)

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9/30/2021

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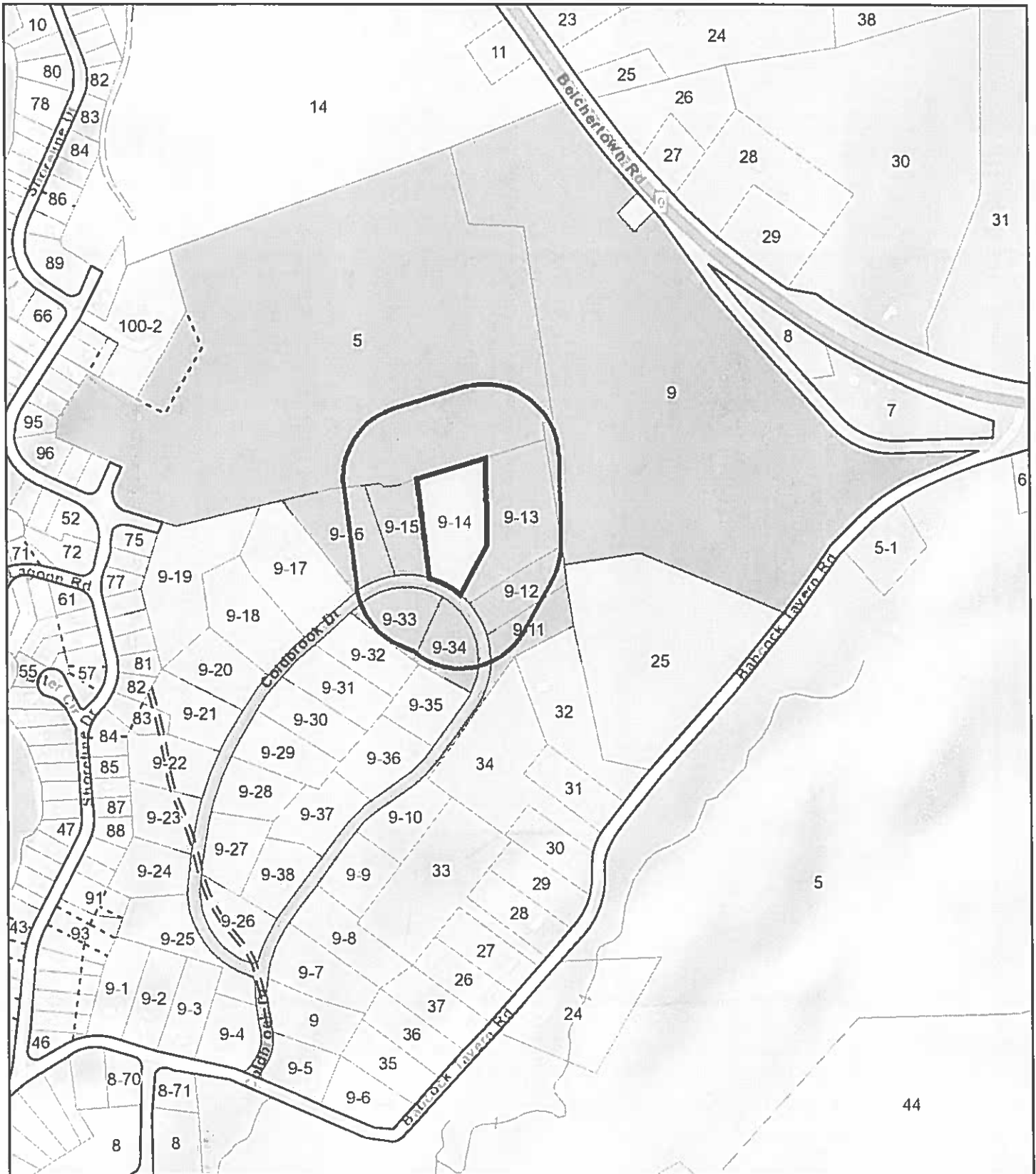
Ware, MA

1 inch = 557 Feet



September 30, 2021

www.cai-tech.com



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# 300 foot Abutters List Report

Ware, MA  
September 30, 2021

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Parcel Number: 14-9-14  
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749 NEW LUDLOW RD  
SOUTH HADLEY, MA 01075

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Parcel Number: 14-9-11  
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WARE, MA 01082

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CAMA Number: 14-9-16  
Property Address: 21 COLDBROOK DR

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19 COLDBROOK DRIVE  
WARE, MA 01082

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CAMA Number: 14-9-33  
Property Address: 14 COLDBROOK DR

Mailing Address: MRT DEVELOPMENT LLC  
749 NEW LUDLOW RD  
SOUTH HADLEY, MA 01075

Parcel Number: 14-9-34  
CAMA Number: 14-9-34  
Property Address: 12 COLDBROOK DR

Mailing Address: MRT DEVELOPMENT LLC  
749 NEW LUDLOW RD  
SOUTH HADLEY, MA 01075

Parcel Number: 14-9-39  
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CAMA Number: 20-0-5  
Property Address: SHORELINE DR

Mailing Address: KENYON JAMES W  
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Parcel Number: 21-0-9  
CAMA Number: 21-0-9  
Property Address: BELCHERTOWN RD

Mailing Address: DESANTIS GASPER F JR DESANTIS  
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9/30/2021

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# Assessment Field Card

Town of Ware, Massachusetts



| Parcel Information  |  |
|---|--|
|   | <b>Address:</b> 15 COLDBROOK DR<br><b>Map-Lot:</b> 14-9-13<br><b>Patriot Account #:</b> 4569<br><b>Owner:</b> MRT DEVELOPMENT LLC<br><b>Co-Owner:</b><br><b>Mailing Address:</b> 749 NEW LUDLOW RD<br><br>SOUTH HADLEY, MA 01075                           |
| Building Exterior Details   | General Information  |
| <b>Building Type:</b><br><b>Year Built:</b><br><b>Grade:</b><br><b>Frame Type:</b><br><b>Living Units:</b> 0<br><b>Building Condition:</b><br><b>Roof Cover:</b><br><b>Roof Type:</b><br><b>Exterior Wall Type:</b><br><b>Pool:</b> False   | <b>Total Acres:</b> 3.461<br><b>Land Use Code:</b> 130<br><b>Neighborhood Code:</b><br><b>Owner Occupied:</b><br><b>Condo Name:</b><br><b>Condo Unit:</b><br><b>Zone:</b> RR<br><b>Utility Code 1:</b><br><b>Utility Code 2:</b><br><b>Utility Code 3:</b> |
| Building Area   | Ownership History  |
| <b>Gross Area:</b> 0 sqft<br><b>Finished Area:</b> 0 sqft<br><b>Basement Area:</b> 0 sqft<br><b>Garage Area:</b> 0 sqft<br><b>Detached Garage:</b> sqft<br><b>Basement Garage:</b> sqft   | <b>Sale Date:</b> 12/16/2006<br><b>Sale Price:</b> \$ 0<br><b>Nal Description:</b> CONVENIENCE<br><b>Grantor (Seller):</b> MRT DEVELOPMENT LLC,<br><b>Book/Page:</b> 8986-42   |
| Building Interior   | Assessed Value   |
| <b>No. Total Rooms:</b> 0<br><b>No. Bedrooms:</b> 0<br><b>No. Full Baths:</b> 0<br><b>No. Half Baths:</b> 0<br><b>Bath Rating:</b><br><b>No. Kitchens:</b> 0<br><b>Kitchen Rating:</b><br><b>Building Framing:</b><br><b>Interior Wall Type:</b><br><b>Fireplaces:</b> 0<br><b>Solar Hot Water:</b> False<br><b>Central Vac:</b> False<br><b>Floor Type:</b><br><b>Heat Type:</b><br><b>Heat Fuel:</b><br><b>Percent A/C:</b> | <b>Assessed Yard Value:</b> \$ 0<br><b>Assessed Land Value:</b> \$ 53400<br><b>Assessed Bldg Value:</b> \$0<br><b>Total Assessed Value:</b> \$53400  |

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9/30/2021

Property Information - Ware, MA

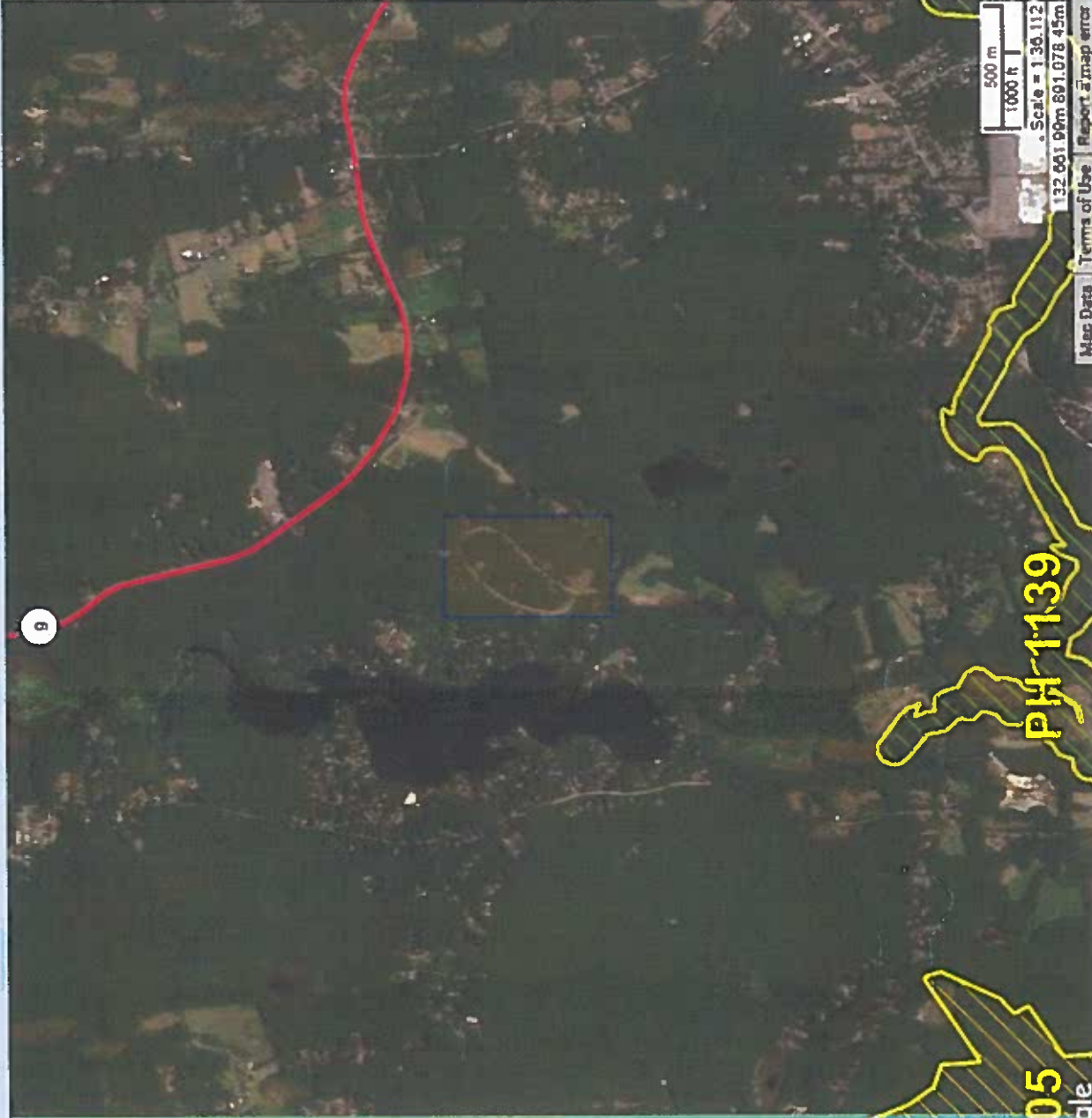
Page 1 of 2

# Assessment Field Card

Town of Ware, Massachusetts



| Parcel Information  |  |
|---|--|
| <p>Address: 17 GOLDBROOK DR<br/>Map-Lot: 14-9-14<br/>Patriot Account #: 4570<br/>Owner: MRT DEVELOPMENT LLC<br/>Co-Owner:<br/>Mailing Address: 749 NEW LUDLOW RD<br/>SOUTH HADLEY, MA 01075</p>   |  |
| <p><b>Building Exterior Details</b></p> <p>Building Type:<br/>Year Built:<br/>Grade:<br/>Frame Type:<br/>Living Units: 0<br/>Building Condition:<br/>Roof Cover:<br/>Roof Type:<br/>Exterior Wall Type:<br/>Pool: False</p>   | <p><b>General Information</b></p> <p>Total Acres: 2.771<br/>Land Use Code: 130<br/>Neighborhood Code:<br/>Owner Occupied:<br/>Condo Name:<br/>Condo Unit:<br/>Zone: RR<br/>Utility Code 1:<br/>Utility Code 2:<br/>Utility Code 3:</p> |
| <p><b>Building Area</b></p> <p>Gross Area: 0 sqft<br/>Finished Area: 0 sqft<br/>Basement Area: 0 sqft<br/>Garage Area: 0 sqft<br/>Detached Garage: sqft<br/>Basement Garage: sqft</p>   | <p><b>Ownership History</b></p> <p>Sale Date: 12/16/2008<br/>Sale Price: \$ 0<br/>Nat Description: CONVENIENCE<br/>Grantor (Seller): MRT DEVELOPMENT LLC.<br/>Book/Page: 8986-42</p>   |
| <p><b>Building Interior</b></p> <p>No. Total Rooms: 0<br/>No. Bedrooms: 0<br/>No. Full Baths: 0<br/>No. Half Baths: 0<br/>Bath Rating:<br/>No. Kitchens: 0<br/>Kitchen Rating:<br/>Building Framing:<br/>Interior Wall Type:<br/>Fireplaces: 0<br/>Solar Hot Water: False<br/>Central Vac: False<br/>Floor Type:<br/>Heat Type:<br/>Heat Fuel:<br/>Percent A/C:</p> | <p><b>Assessed Value</b></p> <p>Assessed Yard Value: \$ 0<br/>Assessed Land Value: \$ 52000<br/>Assessed Bldg Value: \$ 0<br/>Total Assessed Value: \$52000</p>  |



rogram at (800) 638-6620.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**

FLOOD INSURANCE RATE MAP

TOWN OF  
WARE,  
MASSACHUSETTS  
HAMPSHIRE COUNTY

PANEL 10 OF 30

(SEE MAP INDEX FOR PANELS NOT PRINTED)

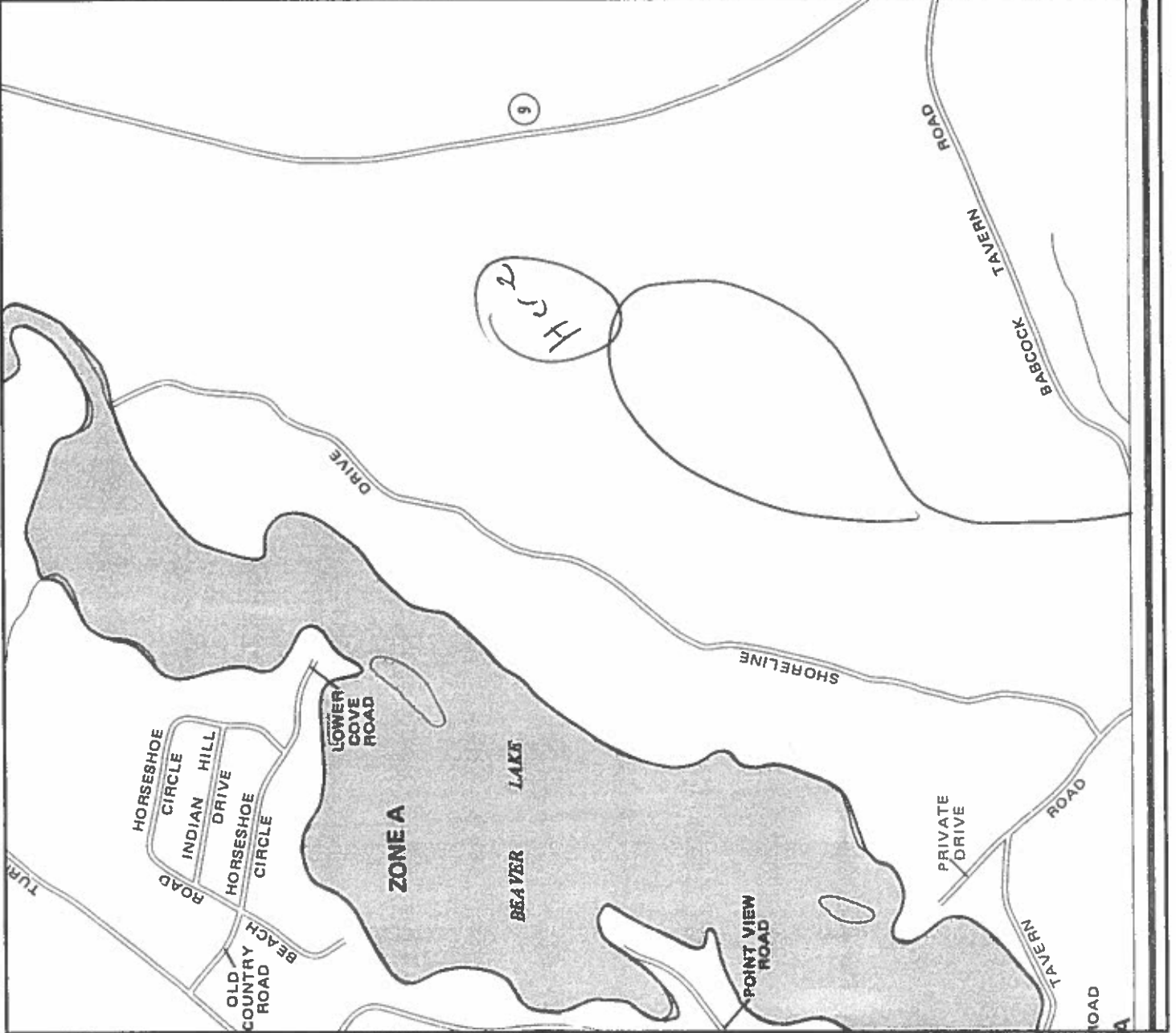
COMMUNITY-PANEL NUMBER  
250172 0010 B

EFFECTIVE DATE:  
AUGUST 17, 1981

federal emergency management agency  
federal insurance administration

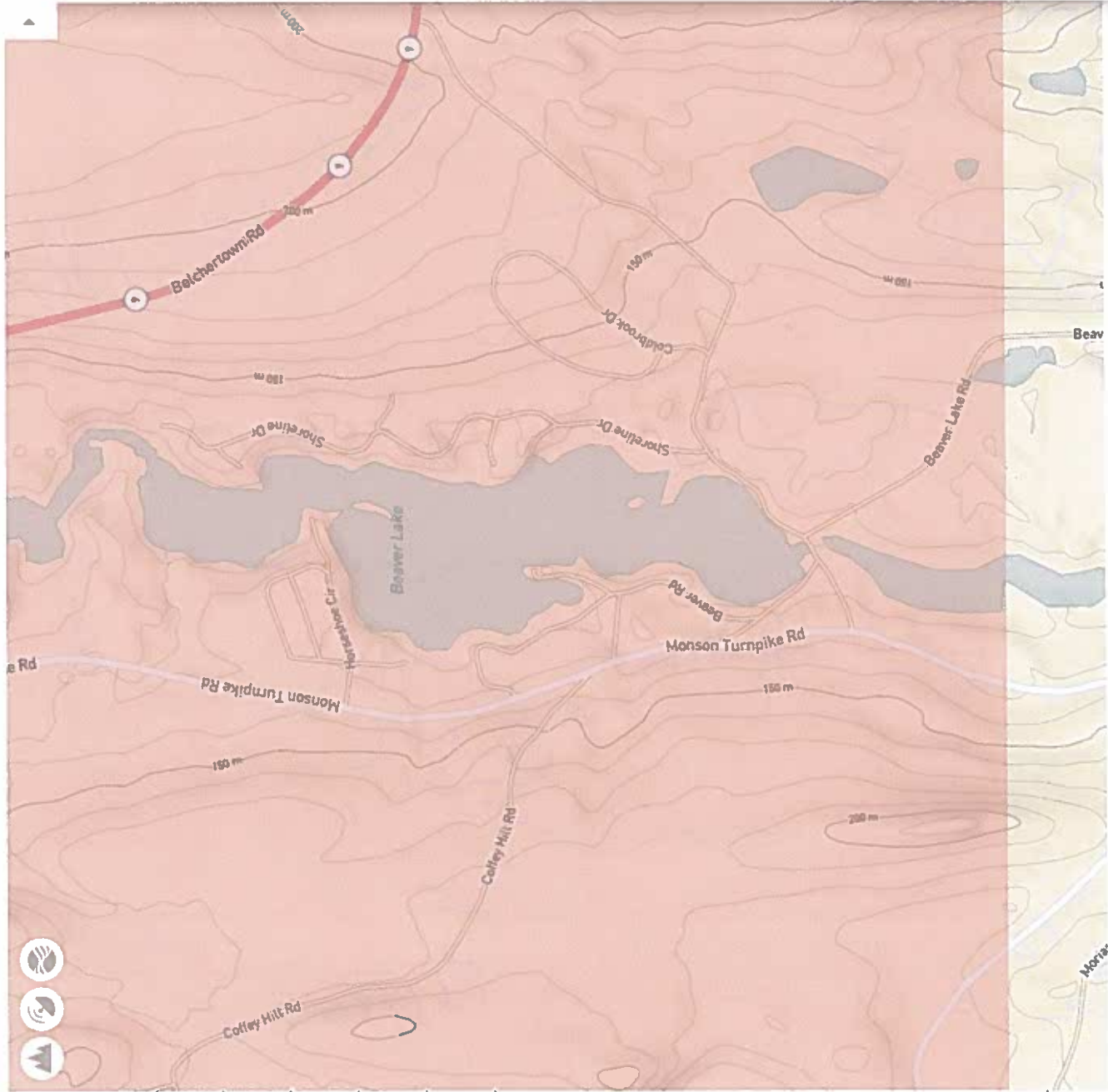


This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <http://msc.fema.gov>.



15+17 Coldbrook DR  
WARE MA 01082





topoView



Location | Map Name

Search by location



All 250K 100K 50K 24K HTMC UST All

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### Getting Started

- 1 Enter a location in the location search above to see all maps at that location
- 2 Simply click/tap anywhere on the map to show all maps at that point
- 3 Search by quadrangle name in the map name search above

Use the timeline and scale filters to dynamically refine your search or to visualize the progression of mapping by the USGS throughout history. Help us make topoView more useful by sending us comments on the site's usability and performance. We value your suggestions. Thank you for using topoView!



Lat 43° 19' 41" N Long 72° 15' 21" W

DMS DD MGR UTM

Scale 1:10,000  
Map Records 65

