



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Ware, MA
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:

W/S Ware Properties NH LLC
Name
33 Boylston St suite 3000
Mailing Address
Chestnut Hill
City/Town
617-646-8900
Phone Number

Marco.Borba@wsdevelopment.com
E-Mail Address
MA
State
02467
Zip Code
Fax Number (if applicable)

2. Representative (if any):

WS Asset Management
Firm
Marco Borba
Contact Name
33 boylston st suite 3000
Mailing Address
Chestnut Hill
City/Town
617-893-8899
Phone Number

Marco.Borba@wsdevelopment.com
E-Mail Address
MA
State
02467
Zip Code
Fax Number (if applicable)

B. Determinations

1. I request the Ware, MA Conservation Commission make the following determination(s). Check any that apply:
- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
 - b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
 - c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
 - d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:
- 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):

346 Palmer Rd

Street Address

9-164-3 + 10-0-87

Assessors Map/Plat Number

Ware

City/Town

01082

Parcel/Lot Number

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

The area consists of two dead pine trees located on the property line of 346 palmer rd and 27 westbrook rd. The trees are located on the 346 palmer rd side of the brook

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

Aerial View of Gibbs Crossing and 27 Westbrook Ave

Title

Date

Close up Aerial of 27 Westbrook Ave

Title

Date

photograph of the two pine trees

Title

Date

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

The work will consist of a tree climbing arborist attaching a line to each dead pine, and making saw cuts with a chainsaw in each tree to pull/drop them back away from the brook onto the property at 346 Palmer rd



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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).

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:

W/S Ware Properties NH LLC

Name

33 Boylston St suite 3000

Mailing Address

Chestnut Hill

City/Town

MA

State

02467

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.

W/S Ware Properties NH LLC

Signature of Applicant

06/03/2022

Date

[Signature] (Director, Asset Strategy)

Signature of Representative (if any)

06/03/2022

Date

SPLIT EXCAVATING, INC.

TRUCKING • GROUNDS • MAINTENANCE
SWEEPING • SNOW & ICE MANAGEMENT
SINCE 1996

June 2, 2022



Marco Borba
W/S Ware Properties, LLC
33 Boylston St, Ste 300
Chestnut Hill, MA 02467

Estimate for: Gibbs Crossing, Ware, MA

Job location is 27 Westbrook Avenue, Ware, MA 01082

Remove two trees at the rear of property; drop into woods, no clean up or equipment on property. Will require climbing arborist



ESTIMATE ACCEPTANCE

SIGNATURE _____ DATE _____

TITLE _____ P.O. # _____



8 Mill Valley Road
PO Box 471, Hadley MA
01035



Office 413-582-1262
Fax 413-582-1264



Office.splitexcavating@gmail.com
www.splitexcavating.com

Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
NO PHOTO AVAILABLE	<p>Address: 346 PALMER RD Map-Lot: 9-164-3 Patriot Account #: 4612 Owner: W/S WARE PROPERTIES NH LLC Co-Owner: Mailing Address: C/O WS ASSET MANAGEMENT INC 33 BOYLSTON ST SUITE 3000 CHESTNUT HILL, MA 02467</p>
Building Exterior Details	General Information
<p>Building Type: Year Built: Grade: Frame Type: Living Units: 0 Building Condition: Roof Cover: Roof Type: Exterior Wall Type: Pool: False</p>	<p>Total Acres: 18.9454 Land Use Code: 390 Neighborhood Code: Owner Occupied: Condo Name: Condo Unit: Zone: CI Utility Code 1: Utility Code 2: Utility Code 3:</p>
Building Area	Ownership History
<p>Gross Area: 0 sqft Finished Area: 0 sqft Basement Area: 0 sqft Garage Area: 0 sqft Detached Garage: sqft Basement Garage: sqft</p>	<p>Sale Date: 2/5/2007 Sale Price: \$ 0 NaI Description: INTRA-CORP Grantor (Seller): W/S WARE PROPERTIES LTD Book/Page: PRT, 9031-148</p>
Building Interior	Assessed Value
<p>No. Total Rooms: 0 No. Bedrooms: 0 No. Full Baths: 0 No. Half Baths: 0 Bath Rating: No. Kitchens: 0 Kitchen Rating: Building Framing: Interior Wall Type: Fireplaces: 0 Solar Hot Water: False Central Vac: False Floor Type: Heat Type: Heat Fuel: Percent A/C:</p>	<p>Assessed Yard Value: \$ 0 Assessed Land Value: \$ 814700 Assessed Bldg Value: \$ 0 Total Assessed Value: \$814700</p>



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.

NO SKETCH
AVAILABLE



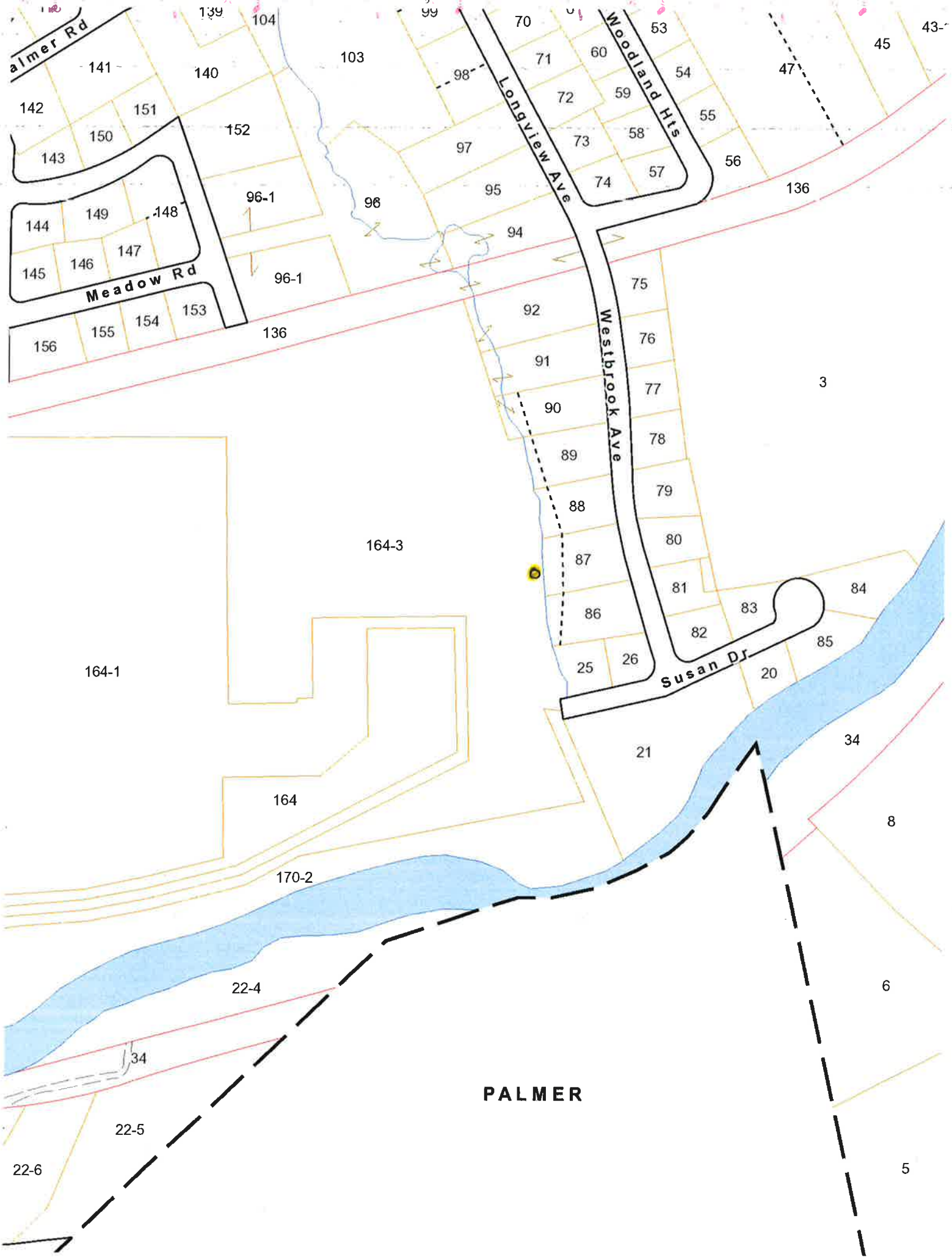
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6/8/2022

Property Information - Ware, MA

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Westbrook Ave

27 Westbrook Ave,
Ware, MA 01082

