



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:

Coffey Hill Properties, Llc

Name

E-Mail Address

5 Dunhamtown Road

Mailing Address

Brimfield

MA

01010

City/Town

State

Zip Code

(413) 427-2728

Phone Number

Fax Number (if applicable)

2. Representative (if any):

J & P Engineering Services

Firm

Neil Jackson

Jpengservices@aol.com

Contact Name

E-Mail Address

#0 Mountain View Drive

Mailing Address

Belchertown

MA

01007

City/Town

State

Zip Code

(413)896-6607

Phone Number

Fax Number (if applicable)

B. Determinations

1. I request the WARE _____ 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:

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):

Lot V Coffey Hill Road

Street Address

19

Assessors Map/Plat Number

Ware

City/Town

0-26 46

Parcel/Lot Number

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

New single family home with onsite septic and well as shown on attached plan

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

Coffey Hill Properties, Llc-Lot V Coffey Hill Road

Title

January 19 2020

Date

Title

Date

Title

Date

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

Construct a single family dwelling with onsite septic, well, driveway and associated grading out side the 100' buffer to a bordering vegetated wetland, per attached plan.



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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).

All proposed work performed outside the 100' buffer to a bordering vegetated wetland.

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:

Coffey Hill Properties, LLC

Name

5 Dunhamtown Road

Mailing Address

Brimfield

City/Town

MA

State

01010

Zip Code

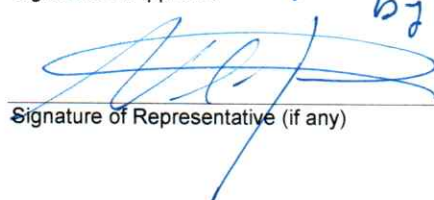
Signatures:

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

January 19, 2020

Date


Signature of Representative (if any)

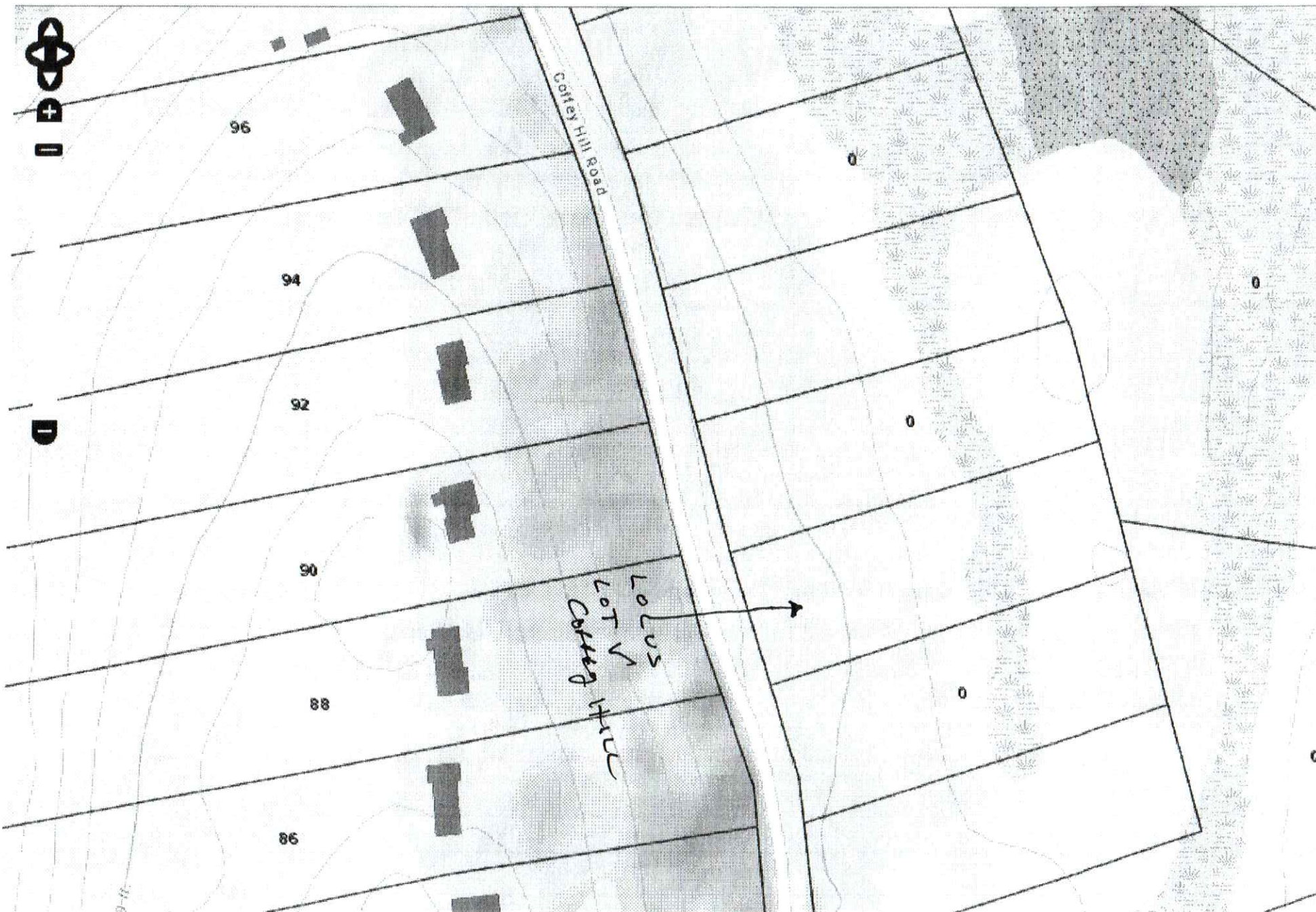
January 19, 2020

Date



LOCUS
LOT V
COFFEY HILL
(19-0-46)

Coffey Hill Rd



Below is a sample legal ad that should be submitted to the *Ware River News*. Please replace the underlined information below with information related to YOUR filing (i.e. meeting date, type of filing, name of applicant, brief description of project work, and location of project).

The contact at Turley for legal ads is Karen Lanier. Ms. Lanier can be reached at klanier@turley.com. Please contact her directly for deadlines; especially around holidays. The legal ad should run in the edition the week before the Conservation meeting. Conservation Commission meetings are generally held the second Wednesday of every month. We do not assign times to hearings; the meeting begins at 6:30 p.m.

LEGAL NOTICE

The Ware Conservation Commission will hold a public hearing on **May 13, 2020, at 6:30 PM** pursuant to the Wetlands Protection Act, M.G.L. 131 c40. The hearing will include consideration of a Request for Determination of Applicability (RDA) by Coffey Hill Properties, LLC, for construction of a new single family dwelling at Lot V Coffey Hill Road, Parcel 19-46. 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 x117.

LEGAL AD

to run in the April 30, 2020 edition of the *Ware River News*.



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 8, 2020

Conservation Commission
126 Main Street
Ware, MA 01082

Re: Coffey Hill Rd
Map 19, Lot 46

Dear Board Members:

Listed on the attached sheet are the record owners of Real Property within 300' of the above-captioned property requested by Neil Jackson for the purpose of a Request for Determination.

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 "Theodore P. Balicki".

Theodore P. Balicki
Chairman

TPB/laj

Enclosure

Town of Ware Abutters List

Subject Parcel ID:**Subject Property Location:**

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
19-0-23	82 COFFEY HILL RD	GLOBAL SIGNAL ACQUISITIONS I	CROWN CASTLE USA INC	PBM 331-4017 WASHINGTO	MCMURRAY	PA	15317
19-0-43	COFFEY HILL RD	COFFEY HILL PROPERTIES LLC		5 DUNHAMTOWN RD	BRIMFIELD	MA	01010
19-0-44	COFFEY HILL RD	COFFEY HILL PROPERTIES LLC		5 DUNHAMTOWN RD	BRIMFIELD	MA	01010
19-0-45	COFFEY HILL RD	COFFEY HILL PROPERTIES LLC		5 DUNHAMTOWN RD	BRIMFIELD	MA	01010
19-0-47	COFFEY HILL RD	ELLITHORPE RONALD E		5 DUNHAMTOWN PAMER R	BRIMFIELD	MA	01010
19-0-48	COFFEY HILL RD	GUSTO ENTERPRISES LLC	GUASTO JOHN	1971 POND RD	RONKONKOMA	NY	11716
19-23-11	92 COFFEY HILL RD	CHAPIN JOSH	CHAPIN SHANNAH	92 COFFEY HILL RD	WARE	MA	01082
19-23-12	88 COFFEY HILL RD	BEAUDRY JAMES A		88 COFFEY HILL RD	WARE	MA	01082
19-23-16	86 COFFEY HILL RD	RIGGENBACH RONALD J	RIGGENBACH JUDY C	86 COFFEY HILL RD	WARE	MA	01082
19-23-17	84 COFFEY HILL RD	BEAULIEU GUY P	CROWLEY SANDRA M	84 COFFEY HILL RD	WARE	MA	01082
19-23-8	90 COFFEY HILL RD	CROSIER JANET A		90 COFFEY HILL RD	WARE	MA	01082
20-1-32	MONSON TURNPIKE RD	PLH LLC		222 S 9TH STREET SUITE 1	MINNEAPOLIS	MN	55402
20-1-34	MONSON TURNPIKE RD	PLH LLC		222 S 9TH STREET SUITE 1	MINNEAPOLIS	MN	55402

Parcel Count: **13****End of Report**

82 COFFEY HILL RD 19-0-23

LUC: 014

GLOBAL SIGNAL ACQUISITIONS IV LLC
CROWN CASTLE USA INC
PBM 331-4017 WASHINGTON RD
MCMURRAY, PA 15317

COFFEY HILL RD 19-0-43

LUC: 130

COFFEY HILL PROPERTIES LLC
5 DUNHAMTOWN RD
BRIMFIELD, MA 01010

COFFEY HILL RD 19-0-44

LUC: 130

COFFEY HILL PROPERTIES LLC
5 DUNHAMTOWN RD
BRIMFIELD, MA 01010

COFFEY HILL RD 19-0-45

LUC: 130

COFFEY HILL PROPERTIES LLC
5 DUNHAMTOWN RD
BRIMFIELD, MA 01010

COFFEY HILL RD 19-0-47

LUC: 130

ELLITHORPE RONALD E
5 DUNHAMTOWN PAMER RD
BRIMFIELD, MA 01010

COFFEY HILL RD 19-0-48

LUC: 130

GUSTO ENTERPRISES LLC
GUASTO JOHN
1971 POND RD
RONKONKOMA, NY 11716

92 COFFEY HILL RD 19-23-11

LUC: 101

CHAPIN JOSH
CHAPIN SHANNAH
92 COFFEY HILL RD
WARE, MA 01082

88 COFFEY HILL RD 19-23-12

LUC: 101

BEAUDRY JAMES A
88 COFFEY HILL RD
WARE, MA 01082

86 COFFEY HILL RD 19-23-16

LUC: 101

RIGGENBACH RONALD J
RIGGENBACH JUDY C
86 COFFEY HILL RD
WARE, MA 01082

84 COFFEY HILL RD 19-23-17

LUC: 101

BEAULIEU GUY P
CROWLEY SANDRA M
84 COFFEY HILL RD
WARE, MA 01082

90 COFFEY HILL RD 19-23-8

LUC: 101

CROSIER JANET A
90 COFFEY HILL RD
WARE, MA 01082

MONSON TURNPIKE RD 20-1-32

LUC: 130

PLH LLC
222 S 9TH STREET SUITE 1600
MINNEAPOLIS, MN 55402

MONSON TURNPIKE RD 20-1-34

LUC: 130

PLH LLC
222 S 9TH STREET SUITE 1600
MINNEAPOLIS, MN 55402