



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
State

01010
Zip Code

City/Town

Phone Number

Fax Number (if applicable)

2. Representative (if any):

J & P Engineering Services

Firm

Neil Jackson

Contact Name

E-Mail Address

30 Mountain View Drive

Mailing Address

Belchertown

MA
State

01007
Zip Code

City/Town

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 U Coffey Hill Road

Street Address

19

Assessors Map/Plat Number

Ware

City/Town

0-45

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 45 Coffey Hill Road

Title

January 13, 2021

Date

Title

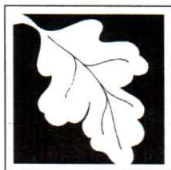
Date

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 grading 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 13, 2021

Date

Signature of Representative (if any)

January 13, 2021

Date

Parcel Number: 19-23-12
BEAUDRY JAMES A
88 COFFEY HILL RD
WARE, MA. 01082

Parcel Number: 20-1-32
PLH LLC
222 S 9TH STREET SUITE 1600
MINNEAPOLIS, MN. 55402

Parcel Number: 19-23-17
BEAULIEU GUY P
CROWLEY SANDRA M
84 COFFEY HILL RD
WARE, MA. 01082

Parcel Number: 20-1-34
PLH LLC
222 S 9TH STREET SUITE 1600
MINNEAPOLIS, MN. 55402

Parcel Number: 19-23-11
CHAPIN JOSH
CHAPIN SHANNAH
92 COFFEY HILL RD
WARE, MA. 01082

Parcel Number: 19-23-16
RIGGENBACH RONALD J
RIGGENBACH JUDY C
86 COFFEY HILL RD
WARE, MA. 01082

Parcel Number: 19-0-42
COFFEY HILL PROPERTIES LL
5 DUNHAMTOWN RD
BRIMFIELD, MA. 01010

Parcel Number: 19-23-10
VIESS VLADIMIR
VIESS KRYSTINE J
94 COFFEY HILL RD
WARE, MA. 01082

Parcel Number: 19-0-43
COFFEY HILL PROPERTIES LL
5 DUNHAMTOWN RD
BRIMFIELD, MA. 01010

Parcel Number: 19-23-8
CROSIER JANET A
90 COFFEY HILL RD
WARE, MA. 01082

Parcel Number: 19-0-44
ELLITHORPE RONALD E
5 DUNHAMTOWN PAMER RD
BRIMFIELD, MA. 01010

Parcel Number: 19-0-46
ELLITHORPE RONALD E
5 DUNHAMTOWN RD
BRIMFIELD, MA. 01010

Parcel Number: 19-0-47
ELLITHORPE RONALD E
5 DUNHAMTOWN PAMER RD
BRIMFIELD, MA. 01010

Parcel Number: 19-0-48
GUSTO ENTERPRISES LLC
GUASTO JOHN
1971 POND RD
RONKONKOMA, NY. 11716

TOWN OF WARE
CONSERVATION COMMISSION

Town of Ware
126 Main Street
Ware, MA 01082

NOTIFICATION TO ABUTTERS

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection and the Conservation Commission when filing a Notice of Intent)

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, Section 40, you are hereby notified of the following:

- A) A Request for Determination of Applicability, (RDA) has been filed with the Ware Conservation Commission under the Wetlands Protection Act (General Laws Chapter 131, Section 40), proposing to
Construct a Single Family Dwelling with Lawn and associated grading within the 100' Buffer Zone to a Bordering Vegetated Wetland.
- B) The address of the lot where the activity is proposed is:
Lot 45 Coffey Hill Road.
- C) The name of the applicant is: Coffey Hill Properties, Llc
- D) Copies of the RDA and Plans may be examined at:

The Ware Conservation Office during normal office hours or at the Town Manager's Office located at 126 Main Street, Ware, MA 01082
- E) Copies of the RDA may be obtained from the Ware Conservation Commission.

F) A Public Hearing on the proposal will be held on AS
ADVERTISED at 6:30 P.M. in the Ware Town Hall, 126 Main
Street, Ware, MA 01082. Additional information regarding the
hearing can be obtained by calling (413-896-6607) during normal
business hours.

Notice of the public hearing, including the Date, Time and Place
will be published at least 5 days prior to the meeting in the Ware
River News.

Notice of the public meeting, listing all hearings, including the
date, time and place will be posted in the Town Hall not less than
forty-eight (48) hours in advance of the meeting date.

You may also contact your local Conservation Commission or the
nearest Department of Environmental Protection Office for more
information regarding this application or the Wetland Protections
Act. To contact the Western Region DEP, Call (413) 784-1100.



Locus
Lot 45 Cuddy Hill Rd

Zoom to a town

coffey hill ware

