NOTICE OF INTENT  
UNDER THE LOCAL WETLANDS ORDINANCE  

December 22, 2021  

QUINN ENGINEERING, INC.  
PO BOX 107  
PAXTON, MA 01612  
(508) 753-7999
Contents:

A: Project Description

B: Notice of Intent Application Form

C: Mass GIS Priority Habitats and Estimated Habitat

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A: Project Description
December 22, 2021

Worcester Conservation Commission
City Hall Room 404
455 Main Street
Worcester, MA 01608

Re:  #9 Dalton Street
     Local NOI Application

To the Commission,

The Owner, DiVerdi Builders, Inc. proposes to remove the existing mobile home on the property and construct a new (4) unit multi-family attached building. The location of the proposed work can be seen in the photo below.

Figure 1. Location of Proposed Parking Lot Work.
The proposed work results in more than 10,000 s.f. of disruption within the stormwater protection zone. The enclosed Local Notice of Intent application, Definitive Site Plan and Stormwater Report are respectfully submitted for the Commission’s review and approval.

Please do not hesitate to call if you have any questions or comments.

Sincerely,
QUINN ENGINEERING, INC.

Carl Hultgren, PE
Senior Engineer

Cc: File
B: Notice of Intent Application Form
Notice of Intent Application Form
City of Worcester Wetlands Protection Ordinance

To be filled out if the only trigger for review is 1) proximity (100-ft or less) to any existing or proposed inlet to any storm drain, catch basin, or other storm drain system component discharging to any lake, pond, river, stream, or wetland (see City of Worcester Wetlands Protection Ordinance) &/or 2) Isolated Land Subject to Flooding trigger (when stricter than the Wetlands Protection Act trigger). If other triggers are applicable – please fill out WPA NOI Form instead and indicate that it is filed both under the Wetlands Protection Act and the Ordinance.

A. General Information

1. Project Location:
   9 Dalton Street
   a. Street Address
   34/019/0002
    f. Assessor's Map/Plat Number

   Worcester
   b. City/Town
   c. Zip Code
    g. Parcel /Lot Number

2. Is any portion of the proposed project jurisdictional under the Massachusetts Wetland Protection Act M.G.L. c. 131, §40?
   □ Yes   ☑ No
   If yes, please file the Wetlands Protection Act Form 3 - Notice of Intent instead of this form

3. Applicant:

   a. First Name
   b. Last Name
   c. Company
   789 Wachusett Street
   d. Mailing Address
   Holden
    e. City/Town
    h. Phone Number
    i. Fax Number
   MA
   f. State
   g. Zip Code

   DiVerdi Builders, Inc.
   j. Email address
   □ Check if more than one owner

4. Property owner (if different from applicant):

   a. First Name
   b. Last Name
   c. Company
   d. Mailing Address
   e. City/Town
   h. Phone Number
   i. Fax Number

5. Representative (if any):
   Quinn Engineering, Inc.
   a. Firm
   b. Contact Person First Name
   PO Box 103
   c. Contact Person Last Name
   d. Mailing Address
   Paxton
   e. City/Town
   (508) 753-7999 x2
   f. State
   g. Zip Code
   h. Phone Number
   i. Fax Number
   j. Email address
   Hultgren
   MA
   01612
   chultgren@qeicivil.com
Notice of Intent Application Form  
City of Worcester Wetlands Protection Ordinance  

To be filled out if the only trigger for review is 1) proximity (100-ft or less) to any existing or proposed inlet to any storm drain, catch basin, or other storm drain system component discharging to any lake, pond, river, stream, or wetland (see City of Worcester Wetlands Protection Ordinance) &/or 2) Isolated Land Subject to Flooding (when stricter than the Wetlands Protection Act trigger). If other triggers are applicable – please fill out WPA NOI Form instead and indicate that it is filed both under the Wetlands Protection Act and the Ordinance.

6. Is any portion of the proposed project jurisdictional under the Massachusetts Wetland Protection Act M.G.L. c. 131, §40?  
   [ ] Yes   [X] No  
   If yes, please file the Wetlands Protection Act Form 3 - Notice of Intent instead of this form.

7. Which provision of the City of Worcester Wetland Protection Ordinance is this project being filed under?  
   [X] The proposed project is located within 100 feet of any existing or proposed storm drain, catch basin or storm drain component.  
   [ ] The proposed project includes impacts to Isolated Lands Subject to Flooding (an isolated depression or closed basin without an inlet or an outlet which at least once a year confines standing water to a volume of at least 1/8 acre-foot).

8. Describe current site conditions:  
   See attached narrative.

9. General Project Description:  
   See attached narrative.

10. List distance/s, number and type of storm drain system components within 100-ft of the project:  
    Catch basins are proposed as part of the work.

11. Does this application meet the requirements of the Massachusetts Stormwater Policy?  
    [X] Yes (If yes, please attach a Stormwater Management Form) No  
    [ ] Not Applicable. Explain why: ____________________________________________

12. Property recorded at the Registry of Deeds for:  
    Worcester  
    a. County  
    65700  
    b. Book  
    c. Page Number  
    d. Certificate # (if registered land)  

13. Total Fee Paid (from the City of Worcester Statement of Fee Calculation Form to be completed and included with this application)  
    $500.00  
    a. Total Fee Paid
B. 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 Protection Ordinance.

[Signature of Applicant]
Date: 12/20/2021

[Signature of Property Owner (if different)]
Date: 12/22/2021

[Signature of Representative (if any)]
Date:
C: Mass GIS Priority Habitats and Estimated Habitat
D: U.S.G.S. Locus Map
F: City of Worcester Statement of Fee Calculation & Copy of Check #10665
## Statement of Fee Calculation

City of Worcester Wetlands Protection Ordinance & Regulations

**Project:**

#9 DALTON STREET

**Date:**

12/22/21

### 7.2.3 Fees

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**Step 5/Total Project Fee:** $500.00

**Payments:**

Make Checks Payable to the City of Worcester.
G: Property Deed
Worcester South District Registry of Deeds
Electronically Recorded Document

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**Recording Information**

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**MASSACHUSETTS EXCISE TAX**

Worcester District ROD #20 001
Date: 07/27/2021 11:37 AM
Ctr# 226393 22043 Doc# 00104498
Fee: $501.60 Cons: $110,000.00

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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717
QUITCLAIM DEED

I, ROBERT A. PERKINS, unmarried

In consideration of ONE HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($110,000.00)

Grant to DIVERDI BUILDERS, INC., a Massachusetts corporation

Of 789 Wachusetts Street
Holden, MA 01520

with Quitclaim Covenants


Said premises are being conveyed subject to building restrictions of record, if any now exist.

BEING the same premises conveyed to the Grantor by Deed of Robert A. Perkins dated September 24, 1992 and recorded in the Worcester District Registry of Deeds in Book 14586 Page 334.

As per M.G.L. c. 188 section 13, the Grantors, under oath and subject to the pains and penalties of perjury, do hereby depose, state and certify that: (i) we release all rights of Homestead in the subject realty, (ii) that no spouse, nonowner spouse, former spouse, or any other person resides in the home, and (iii) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of Homestead.
Executed as a sealed instrument this 28th day June 2021.

ROBERT A. PERKINS

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. June 28, 2021

On this 28th day of June 2021, before me, the undersigned notary public, personally appeared Robert A. Perkins proved to me through satisfactory evidence of identification, which was his Massachusetts driver’s license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of his knowledge and belief.

Philip R. Stoddard
Notary Public
My Commission expires: December 11, 2026

ATTEST: WORC Kathryn A. Toomey, Register
**Certified Abutters List**

A list of ‘parties in interest’ shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City’s Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: **22**

| Parcel Address: | 9 DALTON ST |
| Assessor’s Map-Block-Lot(s): | 34-019-00002 |

| Owner: | DIVERDI BUILDERS INC |
| Owner Mailing: | 789 WACHUSETT ST HOLDEN, MA 01520 |

| Petitioner (if other than owner): | CARL HULTGREN |
| Petitioner Mailing Address: | QUINN ENGINEERING, INC |
| Petitioner Phone: | 508-753-7999 |

| Historical: | ___ | Cannabis: | ___ | Other: | ___ |

| 34-019-07-38 | O'NEIL DENNIS E + MONICA + NICOLE M | 0008 DALTON ST | WORCESTER MA 01604 |
| 34-019-00011 | MIDYAT PROPERTIES LLC | 0065 LAKE AVE UNIT 828 | WORCESTER MA 01604 |
| 34-019-08-10 | POTENTI BARBARA M + ROBERT J | 0004 DALTON ST | WORCESTER MA 01604 |
| 34-019-00005 | GEORGE MATTHEW + PHILIP F | 0001 DALTON ST | WORCESTER MA 01604 |
| 34-019-00003 | SCANIELL JAMES | 0003 DALTON ST | WORCESTER MA 01604 |
| 34-019-00006 | GILDAUCKAS WILLIAM V | 0014 DALTON ST | WORCESTER MA 01604 |
| 34-025-00028 | D+R REALTY ASSOCIATES LLC | 0172 WORCESTER RD | NATICK MA 01760 |
| 34-025-000247 | BARKER THOMAS J + DEBORAH M | 0247 SUNDERLAND RD | WORCESTER MA 01604 |
| 34-025-000249 | KOSS RICHARD A | 0249 SUNDERLAND RD | WORCESTER MA 01604 |
| 34-025-000269 | BISPO MARTA | 0269 SUNDERLAND RD UNIT 269 | WORCESTER MA 01604 |
| 34-025-000271 | STIERT RENEE D | 0271 SUNDERLAND RD | WORCESTER MA 01604 |
| 34-025-000273 | BELHUMEUR ANNE M | 0273 SUNDERLAND RD | WORCESTER MA 01604 |
This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot(s) 34-019-00002 as cited above.
Certified by: [Signature]

Date: 12/21/2021
Abutters Map