

November 6, 2023

Rebecca Gendreau, Conservation Agent
Sturbridge Conservation Commission
Center Office Building
301 Main Street
Sturbridge, MA 01566

**Re: Revised NOI Submittal Narrative & Comment Response Letter
Proposed Residential House Reconstruction - DEP File # 300-1177
168 Lane 7, Sturbridge, MA
CMG ID 2023-137**

Dear Members of the Commission,

On behalf of Stephen and Valerie Quink (Applicant), CMG is submitting the revised Notice of Intent submission associated with the proposed single-family dwelling demolition and reconstruction located along the shores of Quacumquasit Pond. A revised plan and associated materials are enclosed in this submission to address any outlying comments or concerns. Please see below responses to town staff and commission comments as well as a summary of plan changes:

Town Staff Comments:

1. *Review of alternatives should be demonstrated to show that it couldn't be located further from the resource area. Some constraints exist and discussed on site.*

CMG Response: A 50' "No Structure Buffer" Waiver Request is included in this submission with additional information regarding protection of the resource area and an alternatives analysis. Please see enclosed request for "50' No Structure Waiver Request".

2. *A condition for a construction sequence plan developed by the contractor should be required prior to the start of work. The stair replacement portion of the project will require conditions for working in the dry for the bottom steps.*

CMG Response: CMG has no objections to including a condition of approval regarding a requirement for a contractor's construction sequence prior to the commencement of the site work.

3. *Straw wattle alone may not be sufficient. Area heavily vegetated with shrubs so silt fence may not be feasible. EC's should be changed to compost socks which are more durable alone than wattles.*

CMG Response: The plan set is revised to include compost socks in lieu of 12" straw wattles. Silt fence backing is also now proposed to deter any sediment from entering the abutting resource area.

4. *Board of Health has questions and concerns with existing septic system and well location. BOH is looking for someone to certify that the system will be able to handle the flow from a fulltime residence.*

CMG Response: A copy of the 2017 Title V Report for the existing septic system is enclosed in this submission. The site plan is revised to now include the existing well location.

5. *Lot is non-conforming and will require review by ZBA. Town planner has indicated that she does not anticipate any ZBA concerns with the project.*

CMG Response: Comment noted. The applicant is in contact with the Town Planner and will be submitting an application to the ZBA once the public hearing is closed and OOC is issued from the Conservation Commission.

10/26/2023 Conservation Commission Public Hearing Comments:

6. *Commissioner's noted concerns with constructability of site improvements as shown on the proposed site plan. The commission highly recommended shifting the proposed house a few feet away from the resource area in order to protect the steep vegetated slope located in the rear of the property.*

CMG Response: Due to the location of an existing stone wall/ armored slope along the southern side of the existing dwelling, CMG is proposing the same proposed house location to deter any disturbance along the southern armored slope. However, the limits of the proposed hardscapes located behind the house are greatly reduced. The existing concrete patio will be removed and replaced with vegetation for permanent stabilization behind the proposed house. A wooden deck will be installed in the location of a proposed door behind the house to allow access to the proposed timber & gravel stairs (which lead to the shore of South Pond). This proposed plan modification will create an additional 5 feet of buffer to the resource area and deter disturbances to the existing slope located behind the house.

MassDEP Review Comments:

7. *"The applicant should verify that no impact to BVW resource will occur in association with the replacement of the stone stairs. Similarly, while noting that direct replacement of the stair case is proposed, proposed work will occur within BLSF resource. Accordingly, the applicant should quantify impacts to resource areas if any, and if so, provide a revised WPA Form 3 and demonstrate compliance with the performance standards found at 310 CMR 10.55(4) and 10.57(4)."*

CMG Response: Comment noted. The proposed granite stairs are proposed to installed in the same place and location of the existing stone stairs. In order to ensure no impacts to the BLSF, CMG is requiring the contractor submit a shop submittal prior to installation of the granite stairs. As a result, CMG is including a revised WPA Form 3 which quantifies the temporary disturbance within the BLSF. Please see enclosed revised WPA Form 3.

CMG is including the following items in this submission to support responses to any remaining outlying comments:

- 50' "No Structure Buffer" Waiver request, prepared by CMG, dated November 3, 2023
- MESA Project Review Determination Letter, prepared by Massachusetts Division of Fisheries & Wildlife, dated October 30, 2023.
- Title 5 Official Inspection Form for property located at 168 Lane 7, prepared by R. Barnes Sanitation, dated March 8, 2017.

Please contact myself or David Faist, PE with any questions or concerns at (774) 241-0901.

Thank you.

Sincerely,
CMG



Robert Lussier, E.I.T.
Project Engineer II



David T. Faist, P.E.
Principal Engineer

Attachment

cc. Stephen & Valerie Quink