

May 1, 2023

Town of Sturbridge  
301 Main Street, 1st Floor  
Sturbridge, MA 01566

**RE: Revision 2 Submittal Memo  
55+ Manufactured Housing Community – Justin Stelmok  
Blueberry Hill Estates - Lot 3 Berry Farms Road, Sturbridge, MA**

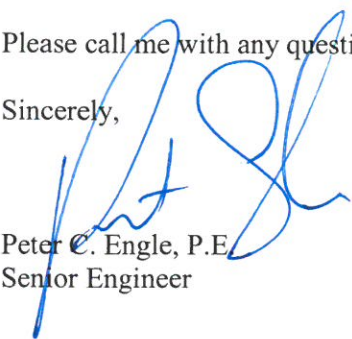
Dear Planning Board Members, Conservation Members, Mr. Shevlin:

McClure Engineering, Inc. (McClure) is submitting this letter to outline the revisions made to the Plan Set dated 4.28.23 since the last official revision submittal with Plans dated 11.10.22. The following changes were made based upon board input, and peer review comments.

- Addition of Street Light detail.
- Revision of Stop Bar detail.
- Revision to Units 20 and 21 to reduce impact within 200' vernal pool buffer.
- Revision to Units 53 and 55 to remove structures from 100' wetland buffer.
- Removal of Unit 56 and revision to grading, drainage, limit of disturbance to reduce impact within 200' vernal pool buffer including removal of retaining walls.
- Revision to Unit 57 to reduce impact within 200' vernal pool buffer.
- Revision to Units 64 and 65 to remove structures from 100' wetland buffer.
- Revision to Unit 70 to remove structure from 200' vernal pool buffer.
- Revision to stormwater watersheds and model per the revised units and grading as noted above.
- Additional Soil Test Pit locations (at all infiltrating BMPs) and results added to existing conditions plans.
  - Groundwater table was found to be consistent with previous soil tests, therefore changes to the grading of BMPs was not necessary.
  - 12 of the 37 test pits were found to be borderline sandy loam/ loamy sand (other 25 were confirmed to be loamy sand). Prior stormwater model used loamy sand infiltration rate. Infiltration rate of 12 rain gardens (4.1, 4.2, 42-50, 66) was revised in the stormwater model to that of sandy loam to be conservative. Rain gardens 42-50 were revised to 5' wide (from 4') due to the reduced infiltrative capacity of the soils. The design still meets all applicable standards for peak flow, groundwater recharge, and water quality.
  - Rain Garden 3,1 was relocated to what was previously Lot 56 and revised accordingly.
  - Rain Garden 21 was shortened and widened due to the revision to units 20 and 21 and the associated grading.
  - Revision to stormwater BMP details as necessary.
- Addition of (1) addition tree planting per proposed unit/lot.

Please call me with any questions or comments at (508) 248-2005.

Sincerely,



Peter C. Engle, P.E.  
Senior Engineer