

November 17, 2023

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



**Subject: Notice of Intent (NOI)
Multi-Family Residential Project
505 Main Street
Sturbridge, MA 01518**

Dear Members of the Commission,

Please find enclosed the following for inclusion on the next available Conservation Commission agenda for the subject project:

- One (1) original and two (2) copies of the "Notice of Intent for Multi-Family Residential Project, 505 Main Street", dated November 17, 2023.
- Two (2) copies of the "Stormwater Report for Multi-Family Residential Project, 505 Main Street", dated October 30, 2023.
- Two (2) 24"x36" and two (2) 11"x17" copies of the permit drawings "Multi-Family Residential Project, 505 Main Street", dated November 3, 2023 (6 sheets).
- One (1) check in the amount of \$537.50 for the WPA Form 3 - Notice of Intent.
- One (1) check in the amount of \$750.00 for the Notice of Intent application.

An electronic copy (PDF) of the above documents will also be emailed to the Conservation Commission.

Project Summary

The proposed project consists of the construction of one free-standing two-story 2,632 square foot multi-family residential building and associated paved parking area. The subject property is currently developed with one two-story building and two paved parking areas previously utilized for commercial purposes. The existing two-story building and paved parking areas will be demolished to accommodate the new building and new paved parking area. A bioretention area is proposed to treat and attenuate runoff from the building roof and parking area. Per the MassDEP Stormwater Management Standards, the project is classified as a new development due to the increase of impervious surfaces resulting from the work. The proposed drainage and stormwater management system for the project is in full compliance with MassDEP Stormwater Management Standards.

Wetlands were identified south of the property (please refer to the Wetland Resource Evaluation, dated November 23, 2022, prepared by EcoTec, Inc.). A portion of the existing southerly paved parking area is within the 25-foot buffer zone, which will be completely removed and the respective area restored with new plantings. The proposed bioretention area and a portion of the new parking area will be within the 50-foot buffer zone (a portion of the new parking area extends into the 100-foot buffer zone). The project proposes to reduce the amount of paved surfaces within the 50-foot buffer zone from approximately 2,000 square feet to 300 square feet. Lastly, the entirety of the property is within 200 feet of the wetlands. The property is not within a Riverfront Area nor within a 100-year Floodplain.

We look forward to discussing this project further with the Commission. If you have any questions concerning this application, please feel free to contact our office.

Respectfully Submitted,
Graves Engineering, Inc.



Michael Andrade, P.E.
Principal

cc: MassDEP-Central Region Office (under separate cover) – 1 set