

December 20, 2023

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



**Subject: Waiver Request
Multi-Family Residential Project
505 Main Street
Sturbridge, MA 01518**

Dear Members of the Commission,

The project was presented at the December 7, 2023 Conservation Commission meeting. It was noted that a waiver request needs to be submitted for the proposed project.

Waiver Request

§365-1.1.F – On behalf of the applicant, we request a waiver to allow construction within the 25-foot buffer zone for proposed work comprised of drainage piping and related outfall aprons. A portion of the existing southerly paved parking area is within the 25-foot buffer zone (approximately 300 square feet). The project proposes to remove the entire parking area and construct a bioretention area, resulting in no impervious surface areas within the 25-foot buffer zone. A side slope of the bioretention area and a portion of its vegetated spillway would be within the 25-foot buffer zone. The side slope will be planted accordingly to promote restoration to a natural state. Additionally, the proposed riprap apron (for the drainage piping) would be within the 25-foot buffer zone. Approximately 125 square feet within the 25-foot buffer zone would be impacted by the proposed apron and spillway. The site topography limits the ability to provide alternative outfalls within the property for the proposed drainage because the surrounding terrain is higher than the proposed bioretention area. The outfalls of the bioretention area are limited to discharging within the 25-foot buffer zone because only this area provides the necessary elevation to accommodate the outfalls. The drainage piping is needed for the bioretention area because utilizing only a spillway would not adequately manage stormwater.

§365-1.1.G – On behalf of the applicant, we request a waiver to allow construction within the 50-foot buffer zone for proposed work comprised of paved parking. A portion of the existing southerly paved parking area is within the 50-foot buffer zone (approximately 2,000 square feet). The project proposes to remove the entire southerly parking area, which has no stormwater management features, and construct a bioretention area in its place. The bioretention area and a portion of the proposed paved parking area (approximately 300 square feet) would be within the 50-foot buffer zone (a net reduction of approximately 1,700 square feet). Stormwater runoff from the entire new parking area was designed to flow to the bioretention area for stormwater management. Additionally, per the parking requirements of the Zoning Bylaws, the project proposes a total of 16 parking spaces (2 spaces per dwelling unit). Based on the site constraints, design criteria, and the viability of the project, all 16 parking spaces are needed.

This waiver request is based on the site limitations, necessary drainage work for Stormwater Management compliance, and Zoning Bylaw compliance, hence there are no alternatives.

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.



Ronald Méndez
Project Engineer

cc: STL Group