

CONSERVATION COMMISSION DETAILED AGENDA

Posting Date: June 16, 2023
Meeting Date: June 22, 2023
Time: 6:00 pm



DECISIONS

I. WETLANDS DECISIONS

1. 3 Dotty Road– RDA- House addition

- Owner/Applicant: William Grudzien Representative: Owner
- Request: Issue DOA
- Documents Presented: colored plans
- Project Summary: Project including a 500 ft house addition in a developed lawn built on piers as the site conditions will not allow a foundation. No trees or shrubs will be removed as part of this project.
- Staff Notes:
 - Proof of legal ad and proof of abutter notifications received.
 - Project is not within Priority or Estimated Habitat.
 - Site visit conducted.
 - Work is considered minor. All work is within a developed yard. Work area slopes away from wetland. Wetland appears to be a vernal pool. No expansion of developed areas proposed.
 - ECs don't appear necessary. Any stockpiling that may be necessary can be protected or deposited on east side of lot (away from wetlands).
- Staff Recommendation: Close the hearing and issue a DOA:
 - Negative #3 with conditions:
 - Standard pre-work and sign off conditions.
 - Any stockpiling that may be necessary can be protected or deposited on east side of lot (away from wetlands).
 - Positive #2b: no resource area approval
 - Positive #5 w/ conditions noted above.

2. 212, 216, & 226 Charlton Rd – NOI –Development of a Commercial site-DEP File#300-XXXX

- Owner: Various (see NOI) Applicant: Sturbridge Retail Management
- Representatives: J. Modestow, Stonefield Engineering
- Request: Issue an OOC
- Jurisdiction: Buffer Zone & Riverfront Area
- Documents Presented: colored plans:
- Project Summary: Project includes the demolition of 3 residential homes to accommodate the construction of a 2,402 SF restaurant with drive-thru and 5079 SF medical building with associated parking and stormwater structures.
- Staff Notes:
 - Proof of legal ad received. Proof of abutter notifications required.
 - DEP File # has not been issued.
 - Project is not within Priority or Estimated Habitat.
 - Site visit was not conducted yet as peer reviews needed.
 - Project site includes 3 developed SFH lots which include residences, driveways, lawns/landscaped areas and forested areas.
 - Existing conditions plan show wetland flags, however, site plan set does not show wetland flags. Notes wetland areas but not flags. Plans will need to be updated to include wetland flags. Hobbs Brook is a perennial stream. Noted in wetland report that no flow observed and ponded, therefore, no Riverfront Area shown. This needs to be reviewed. There is also a stream to the east of the property which may project a 200 foot buffer zone slightly on the property. Wetland flagged in Jan. of 2022. Bordering Land Subject to Flooding noted on site. Plan appears to reflect GIS mapping.

Conservation Agent

Rebecca Gendreau

Administrative Assistant

Erin Carson

Conservation Commission Members

Ed Goodwin

Erik Gaspar

Roy Bishop

Ted Winglass

Karsten Stueber

308 Main Street.

Sturbridge, MA

01566

T 508/347-2506

www.sturbridge.gov

This is a zone A so engineer review is required to determine flood elevations. Resource verification required. Due to nature of project and questions, staff recommend a peer review for this.

- Commercial project which requires stormwater compliance. Will result in an increase in impervious surfaces. This requires peer review. Flood zone elevations require verification for bordering land subject to flooding.
- Revised application needs to be submitted to DEP. Receipt of mailing in the filing shows April date.
- Staff Recommendations: Vote for peer review of resource area verification and for P.E. review of engineering, flood elevations, and stormwater compliance. Continue to next meeting to allow for solicitation of proposals. Site visit should be scheduled once peer reviews have been conducted unless the board would like to review sooner. Site requires staking as outlined in SWB Regulations for site visit and may be needed for peer reviews especially engineering review.

3. 60 Farquhar Road– NOI- Accessory building with tree removal-DEP File #300-XXXX

- Owner/Applicant: Craig Bernier Representative: G. Krevosky, EBT Environmental
- Request: Issue an Order of Conditions
- Jurisdiction: Buffer Zone and Riverfront Area
- Documents Presented: colored plans
- Project Summary: Project includes the addition of a freestanding garage and removal of 3 white pines including stump removal.
- Staff Notes:
 - Proof of legal ad and proof of abutter notifications received.
 - DEP File # has not been issued.
 - Project is not within Priority or Estimated Habitat.
 - All work is located within a developed yard.
 - Site visit conducted.
 - The removal of the trees is located within buffer zone and Riverfront Area. Trees are large pines and located within the developed yard. Concern for impacts to structures. Replacement shrubs proposed closer to resource area along vegetated buffer. Area is heavily vegetated and tree replacements would not appear necessary.
 - Garage is not located within state jurisdiction.
 - Additional wetlands located across Farquhar. Work is just at 200' buffer zone.
 - Garage project includes erosion controls. Will the driveway surface be expanded to the garage? Not shown currently on plan. Staff see no concerns but plan should be modified to include this. Staff contacted representative and is to be revised plan and submitted.
- Staff Recommendations: Provided DEP File # is received; staff recommend closing the public hearing.
 - Approve the project pursuant to the WPA with the following conditions:
 - Standard OOC conditions.
 - Approve the project pursuant to the SWB with the following conditions:
 - Condition noted above.
 - Replacement plantings as shown. Replacement plantings to be installed at same time of project (before end of growing season of same year work is completed). Required to survive for one year. No pruning/landscape maintenance of shrubs.
 - EC install and maintenance throughout construction until SCC approval to remove.

4. 530 Leadmine Road– NOI- Septic system repair and wetland replication-DEP File #300-1163

- Owner/Applicant: Sturbridge Home Realty Trust Representative: G. Krevosky, EBT Environmental
- Request: Issue an Order of Conditions
- Jurisdiction: Buffer Zone
- Project Summary: Project includes the repair of a Title V septic system and the construction of a 1,248 sq ft replication area for a wetland crossing constructed under a previous OOC.
- Staff Notes:
 - Proof of legal ad and proof of abutter notifications received.
 - DEP File # issued w/ no comments.
 - Site visit conducted.
 - Portions of the property are located within Priority Habitat. However, project is not within Priority or Estimated Habitat.
 - Septic repair is located within developed yard.

- Wetland replication was required under previous OOC (DEP File #300-271) but was never constructed. NOI includes replication. Wetland re-flagged by EBT. Replication area shifted from original proposal as wetland is larger than originally shown.
- Staff Recommendations: Provided DEP File # is received; staff recommend closing the public hearing.
 - Approve the project pursuant to the WPA with the following conditions:
 - Standard OOC conditions.
 - Replication work overseen by professional approved by the SCC. Post-installation reporting.
 - Replications require monitoring and reporting.
 - As-built plan for CoC sign off.
 - Approve the project pursuant to the SWB with the following conditions:
 - Condition noted above.
 - Require a surety deposit during work to ensure conditions are met. Funds to be returned upon issuance of a complete Certificate of Compliance. Staff recommend \$2,500 for wetland replication.

5. 660 Main Street– RDA- Vernal Pool Study

- Owner/Applicant: Old Road Realty Representative: EBT Environmental
- Request: Issue a DOA
- Jurisdiction:
 - Sturbridge Wetland Bylaw Regs.: 365-5.6 Vernal Pools
- Project Summary: Project includes the study of two wetlands to demonstrate if the wetlands meet criteria as vernal pools.
- Staff Notes: Pools meet criteria for vernal pool certification. Hearing was continued to allow representative to file with NHESP. Receipt of submission received.
- Staff Recommendation: Close the hearing and issue a DOA:
 - Positive #1: The area described on the referenced plan(s) is an area subject to jurisdiction under the Act. Removing, filling, dredging, or altering of the area requires the filing of a Notice of Intent.
 - Positive #2b: no resource area approval
 - Positive #5: the area and/or work described on referenced plan(s) and document(s) is subject to review and approval by the SCC pursuant to the SWB. The two wetlands, shown as Pool #1 and #2 sketched on the existing conditions plan, were surveyed and found to contain obligate vernal pool species. These pools meet criteria as Vernal Pool Habitat pursuant to the SWB.

6. 60 Main Street– NOI- Commercial parking lot-DEP File #300-XXXX

- Owner/Applicant: Ashley Steppic Representative: L. Jalbert, Jalbert Engineering
- Request: Issue an Order of Conditions
- Jurisdiction: Buffer Zone and SWB 365-1.1 – 1.3
- Project Summary: Project includes the conversion of the existing lawn for a residential single-family home to a parking lot for a proposed commercial use.
- Staff Notes:
 - Project was continued for representative to complete required information and to address board’s comments and applicant to complete stormwater checklist and analysis and provide fee (for stormwater discharge) as required by DEP.
 - No new information has been received and DEP has not issued file #. DEP informed that file # won’t be issued until additional documents received.
- Staff Recommendations: Continue project to allow applicant to complete materials and submit as noted above. Next meeting is July 13, 2023.

7. 1 Old Sturbridge Village Road – NOI-Tree removal and vista pruning-DEP File# 300-1162

- Owner/Applicant: Old Sturbridge Village Representative: D. Frydryk, Sherman and Frydryk
- Request: Issue an Order of Conditions
- Jurisdiction: Buffer Zone & Riverfront Area
- Project Description: Project includes removal of 17 trees.
- Staff Notes:
 - Project continued to allow for project team to look at alternatives to address comments. In addition, some board members were going to visit the site as they missed the scheduled site walk.
 - If board is concerned maybe a compromise can be made to keep the 2 oaks further down the slope.
 - ECs don’t appear necessary as no stump removal or other earth work on slope.
- Staff Recommendations: Provided DEP File # is received; staff recommend closing the public hearing.
 - Approve the project pursuant to the WPA with the following conditions:

- Standard OOC conditions.
- Approval for vista maintenance activities outlined in the O & M activities.
- Approve the project pursuant to the SWB with the following conditions:
 - Conditions noted above.

8. 68 Paradise Lane –NOI – Raze and rebuild of a lakefront home – DEP File #300-1155

- Owner/Applicant: Jeffery Buchanan Representatives: S. Morrison, EcoTec
- Request: Issue OOC.
- Jurisdiction: Buffer Zone & SWB Regs. 365-1.1E - H.; 365-1.2, 365-1.3
- Project Summary:
 - Project includes the raze and rebuild of the existing house. A permeable driveway, grading, stormwater improvements and corrective grading w/ wetland impacts are also included.
- Staff Notes:
 - Project continued to allow for peer review. Peer review report received 6-13-2023 and posted on website. Report provided to the project team for review and response anticipated.
 - Firm recommends revisions to the wetland delineation to both bordering vegetated wetlands. Areas are flagged on site and sketched on existing conditions site plan included with the report. Details provided to support recommendations. Also noted to look into the property line pin (viewed on site) which doesn't appear to match the plan and #s for wetland impacts differences from plan and narrative be reviewed. Recommends to first agree upon the wetlands and then further review of the project can be addressed.
- Staff Recommendations: Staff are in agreement with peer review findings. Board should review project team response if any and discuss wetland delineation revisions. Board should see if they want to visit the site further with peer review. Staff recommend that the plans are revised to reflect the peer reviewer's wetland lines, other comments are addressed and that project alternatives are reviewed.

9. Lot 3, 20 Fiske Hill Road & 30 Main Street (Future Road named Berry Farm) – NOI-Construction of a 68 lot manufactured housing community-DEP File# 300-1156

- Owner: M. Sosik Applicant: Justin Stelmok Representative: B. Madden, LEC Environmental
- Request: Issue an Order of Conditions
- Documents Presented: colored plans
- Jurisdiction: Buffer Zone (WPA & SWB) & Vernal Pool Habitat (Sturbridge Wetland Bylaw)
- Project Description: Construction of a manufactured home community with associated appurtenances.
 - Staff Notes:
 - Hearing continued as board requested time to compile and review potential conditions for the project. Staff awaiting member's recommendations. Staff are complying conditions.
 - Board also requested for table to be updated: impact calculations for 200-foot buffer zone for project to be included. To date, this has not been received.
 - Staff Recommendations: Same recommendations as in 6-1-2023 detailed agenda.
 - Staff remind the Commission that the votes are to be separate under the WPA and SBW.

II. WETLAND DECISIONS

10. 115 Paradise Lane - Request for Certificate of Compliance –DEP File# 300-229

- Owner/ Applicant: Attorney Karen Davis
- Request: Issue a COC
- Staff Notes: Staff awaiting paperwork and anticipate receiving. Site visit to be conducted on 6-20-23.
- Staff Recommendations: Await paperwork and site visit.

III. ADMINISTRATIVE DECISIONS

11. Minutes of the 5/11/2023 Meeting

IV. OLD BUSINESS

- **23 Old Hamilton Rd. Enforcement Order**
 - Staff Notes:
 - EO issued w/ request to attend this meeting. Staff have spoken to the property owner and Montigny Landscaping which has been retained to create restoration plan as required. They are working on it but need additional time. Plan being developed to address 25 trees removed. Requesting additional time....
 - Recommend providing an extension to 7-5-23 and scheduling this for review at next meeting: 7-13-2023.
- **392 Main Street**

- Staff Notes:

- It was agreed upon that a restoration plan would be submitted to address tree removal. Staff have spoken to the property owner and EBT Environmental. Wetlands have been flagged and waiting on surveyor to finish review of property line locations. They are working on it but need additional time. Requesting additional time....
- Recommend providing an extension to 7-5-23 and scheduling this for review at next meeting: 7-13-2023.

V. ADMINISTRATIVE UPDATES

- Committee Updates: CPA, Trails, Open Space, and Lakes

VI. CORRESPONDENCE

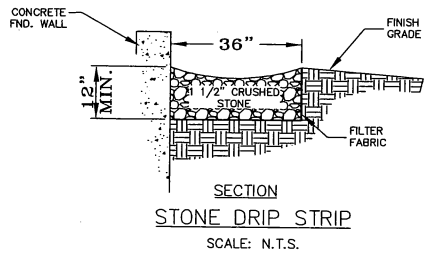
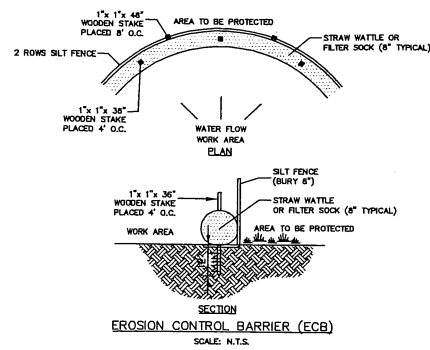
VII. NEW BUSINESS

12. 47 Collette Road – Emergency Authorization Ratification

- Staff Notes: Emergency request received and issued for beaver dam breaching and flow device installation at property location. BOH issued approval which included beaver trapping. Private water supply well was flooded. Breach needed to lower water level one foot to abate public health concern. Flow device will be installed to maintain that water level by Beaver Solutions. Agent authorized to issue by Vice-Chair. Site visit conducted on 6-12-23 and issued.
- Staff recommend that Authorization is ratified.

13. Agent's Report

14. Next Meeting-July 13, 2023 and Site Visit Schedule-July 5, 2023



EXISTING LOT COVERAGE COMPUTATIONS

EXISTING HOUSE	1160 S.F.
EXISTING DECK & STAIRS	270 S.F.
TOTAL	1,430 S.F.
1,430 X 100 =	2.96%
48,358	

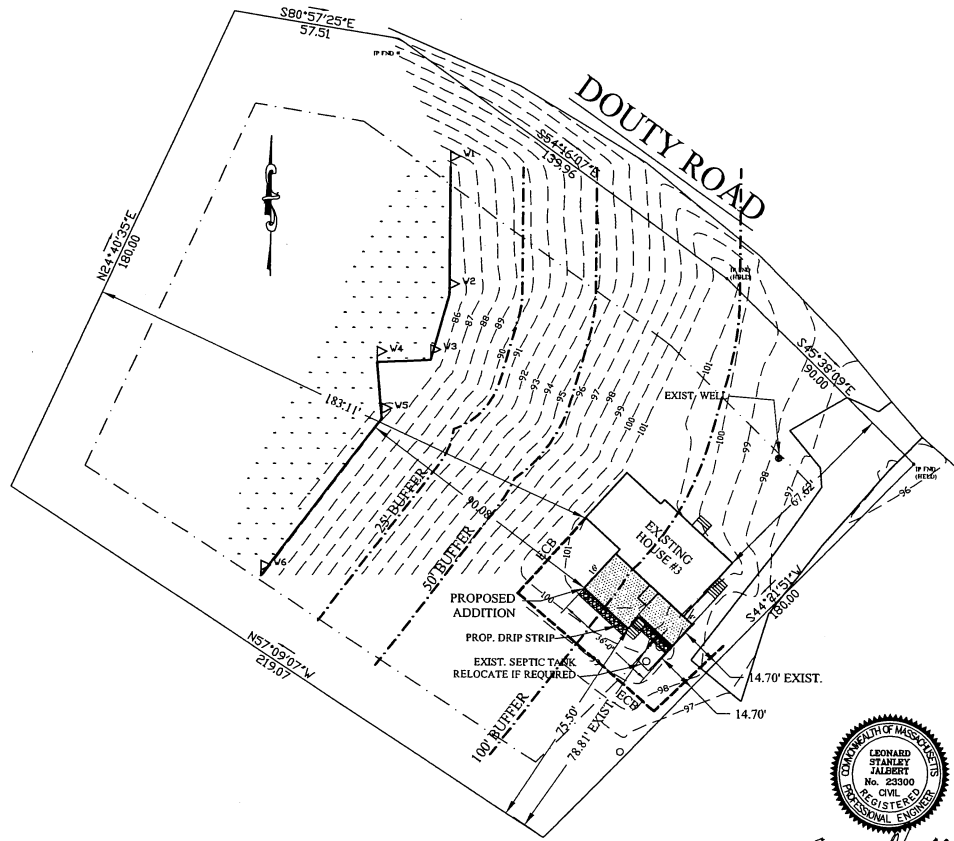
PROPOSED LOT COVERAGE COMPUTATIONS

EXISTING HOUSE	1160 S.F.
PROPOSED ADDITION	471 S.F.
PROPOSED DECK	72 S.F.
TOTAL	1,703 S.F.
1,703 X 100 =	3.52%
48,358	

STURBRIDGE ZONING: RURAL RESIDENTIAL

REQUIRED	EXISTING	PROPOSED
AREA: 1 ACRE	AREA: 1.11 ACRES	AREA: 1.11 ACRES
FRONTAGE: 150'	FRONTAGE: 287.47'	FRONTAGE: 287.47'
FRONT YARD: 30'	FRONT YARD: 67.62'	FRONT YARD: 67.62'
SIDE YARD: 20'	SIDE YARD: 183.11/14.70'	SIDE YARD: 183.11/14.70'
REAR YARD: 20'	REAR YARD: 78.81'	REAR YARD: 75.50'
%COVERAGE: 15	%COVERAGE: 3	%COVERAGE: 3.52

LOT IS SERVICED WITH PRIVATE SEWER AND WELL



PROPERTY INFORMATION:
DEED REFERENCE: DEED BOOK 67289, PAGE 341
ASSESSOR'S REF.: MAP 027, PARCEL 3

PLAN REFERENCE
BOOK 520 PLAN 84



Leonard Jalbert

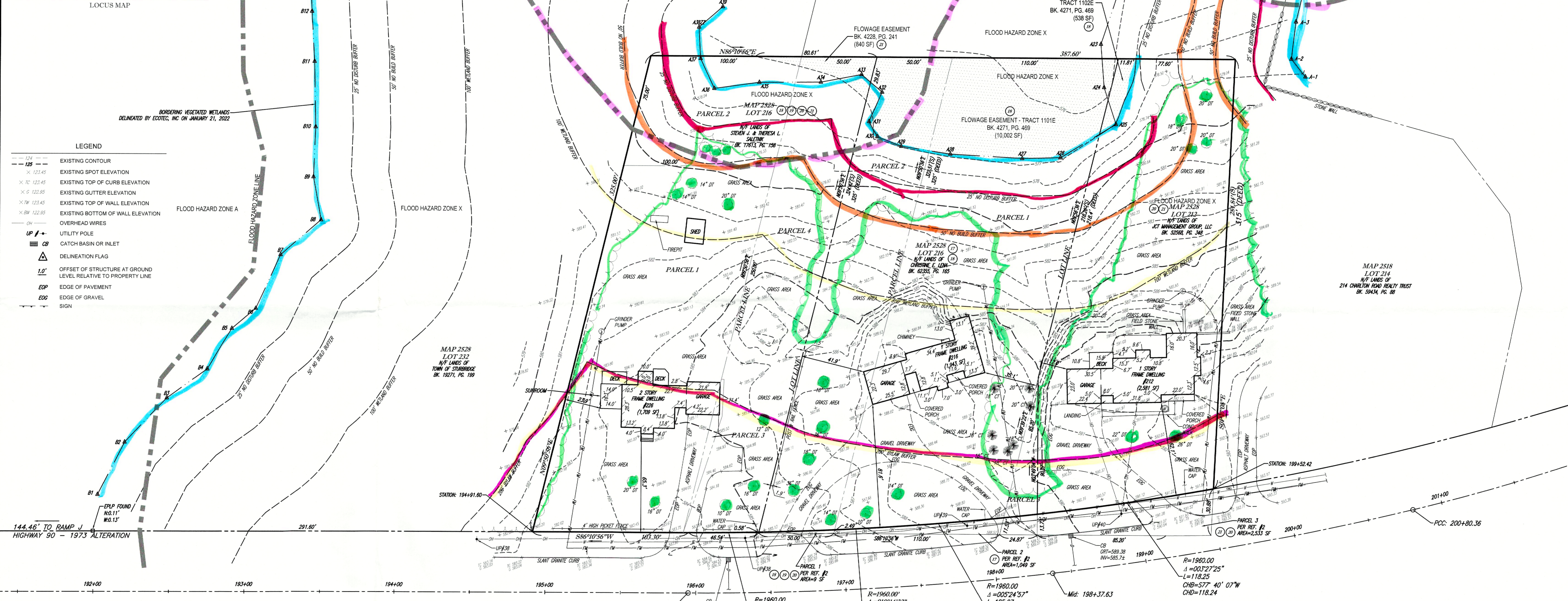
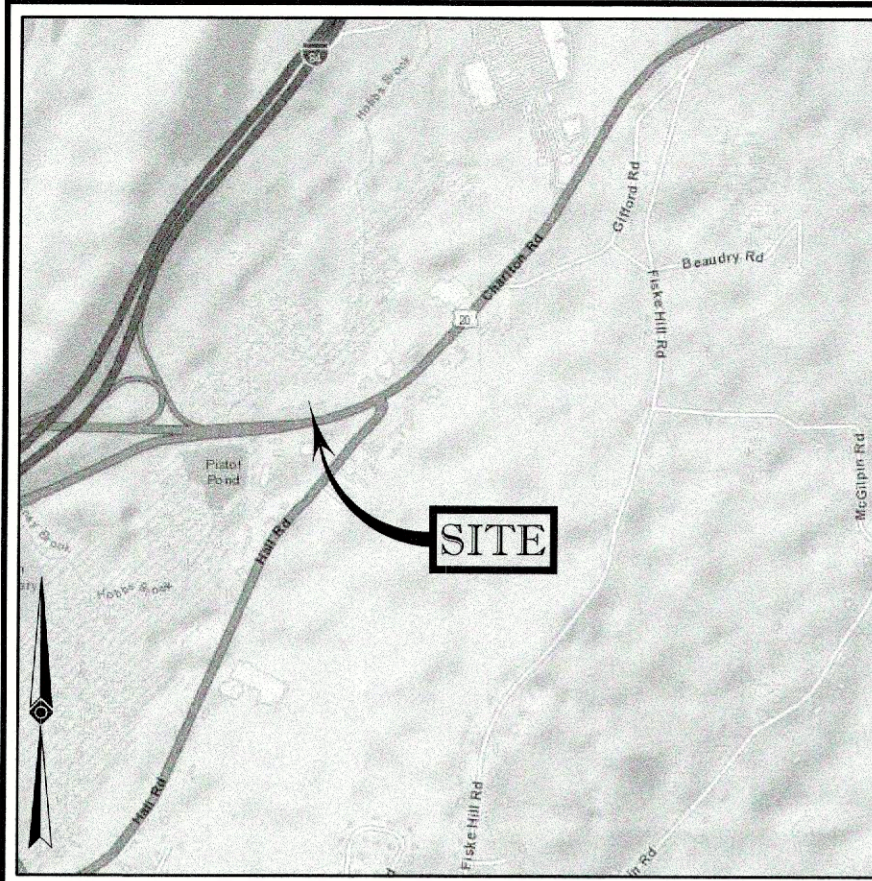
ORIGINAL		REVISIONS					
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
5/18/23	AMT	1	5/18/23	SHRINK FOOTPRINT	AMT	LSJ	LSJ
	LSJ						
	LSJ						
	MLJ						



JALBERT ENGINEERING, INC.
CIVIL ENGINEERS & SURVEYORS
54 Main Street
Sturbridge, Massachusetts 01566-1244
Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
Fax: (508) 347-7962

PROPOSED SITE PLAN
PREPARED FOR
WILLIAM J. & DENISE E. GRUDZIEN
3 DOUTY ROAD, STURBRIDGE, MASSACHUSETTS

PLAN DATE: 5/18/23
DWG NUMBER 23025
REV. 1

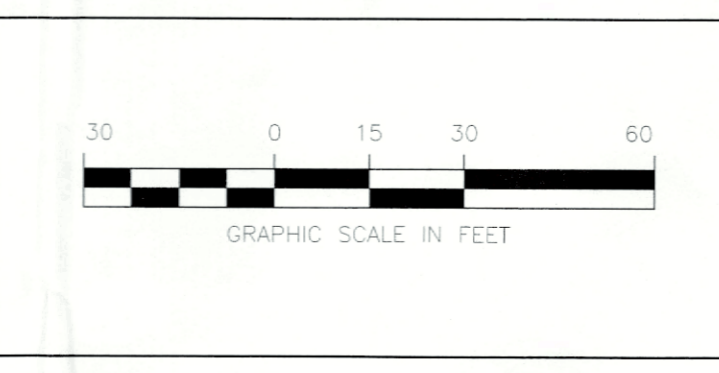


- LEGEND**
- 124 --- EXISTING CONTOUR
 - x 123.45 EXISTING SPOT ELEVATION
 - x 10 123.45 EXISTING TOP OF CURB ELEVATION
 - x 6 123.85 EXISTING GUTTER ELEVATION
 - x 1W 123.45 EXISTING TOP OF WALL ELEVATION
 - x 1B 122.85 EXISTING BOTTOM OF WALL ELEVATION
 - OVERHEAD WIRES
 - UP UTILITY POLE
 - CB CATCH BASIN OR INLET
 - DELINEATION FLAG
 - 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - EDP EDGE OF PAVEMENT
 - EOG EDGE OF GRAVEL
 - SIGN

Digitally signed by JOSEPH I. LEVESQUE III
 DN: cn=JOSEPH I. LEVESQUE III, o=LEVESQUE GEOMATICS INC, ou=JOSEPH I. LEVESQUE III
 Location: 43 Glendale Road, Sturbridge, MA 01518
 Reason: I am the author of this document
 Content-Info: urn:ietf:params:ietf:cert:0011, date=2022.02.19 18:44:25-0400

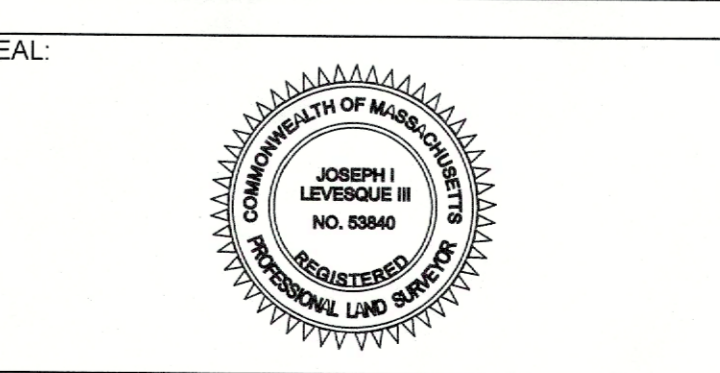
EP-LP FOUND HELD FOR LINE E0.17'

REV	DATE	COMMENT
1		
2		
3		



ALTA/NSPS LAND TITLE SURVEY OF MAP 2528, LOTS 212, 216 & 226 PREPARED FOR ALRIG USA 212, 216 & 226 CHARLTON ROAD (US ROUTE 20) TOWN OF STURBRIDGE WORCESTER COUNTY COMMONWEALTH OF MASSACHUSETTS

PREPARED BY: LEVESQUE GEOMATICS INC 43 GLENDALE ROAD STURBRIDGE, MA 01518 PHONE: (508) 868-0041



THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE '2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS', JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 9, 2022.

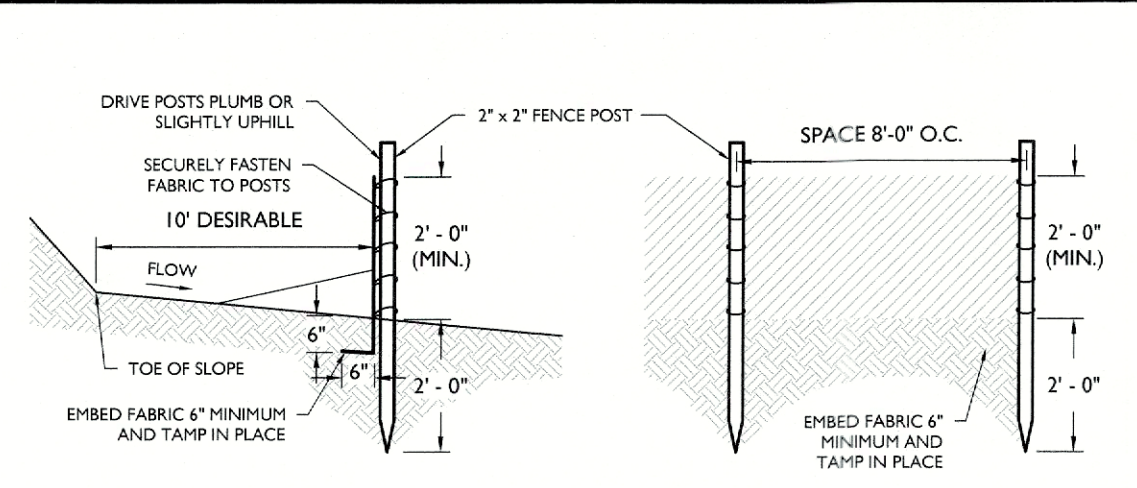
JOSEPH I. LEVESQUE III MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

SCALE: 1" = 30'
 SHEET: 1 OF 2
 PROJECT #: SF-041
 DATE: FEBRUARY 9, 2022

RECEIVED JUN 05 2023 CONSERVATION

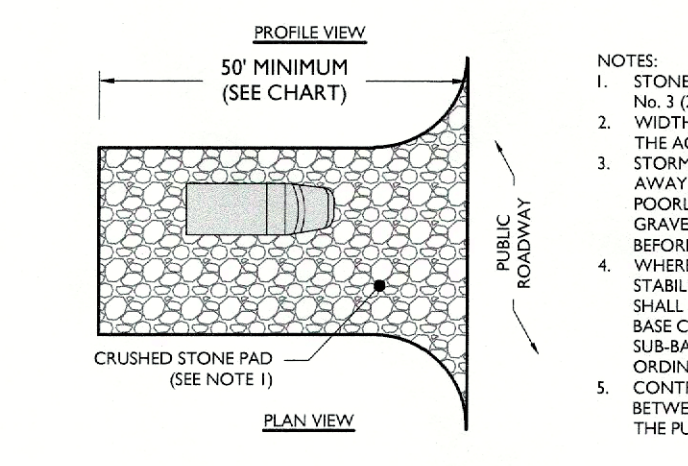
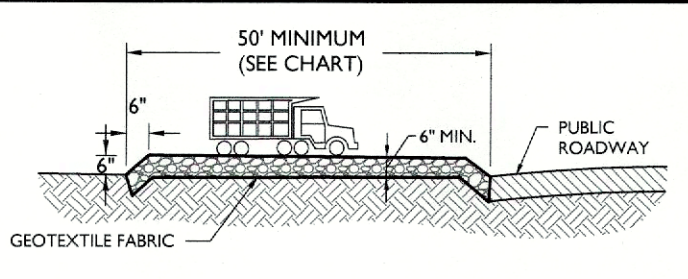
SEE SHEET 2 OF 2 FOR NOTES, REFERENCES AND TITLE INFORMATION

CERTIFIED TO: STURBRIDGE RETAIL MANAGEMENT LLC TITLE CONNECT, LLC



- NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR (4) FASTENERS PER POST.
 2. GEOTEXTILE FABRIC TO BE EMBEDDED 4" (MIN) AND TAMP IN PLACE.
 3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPACING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
 4. SET SILT FENCE WITHIN PROJECT LIMITS. 10' (0") IS DESIRABLE.

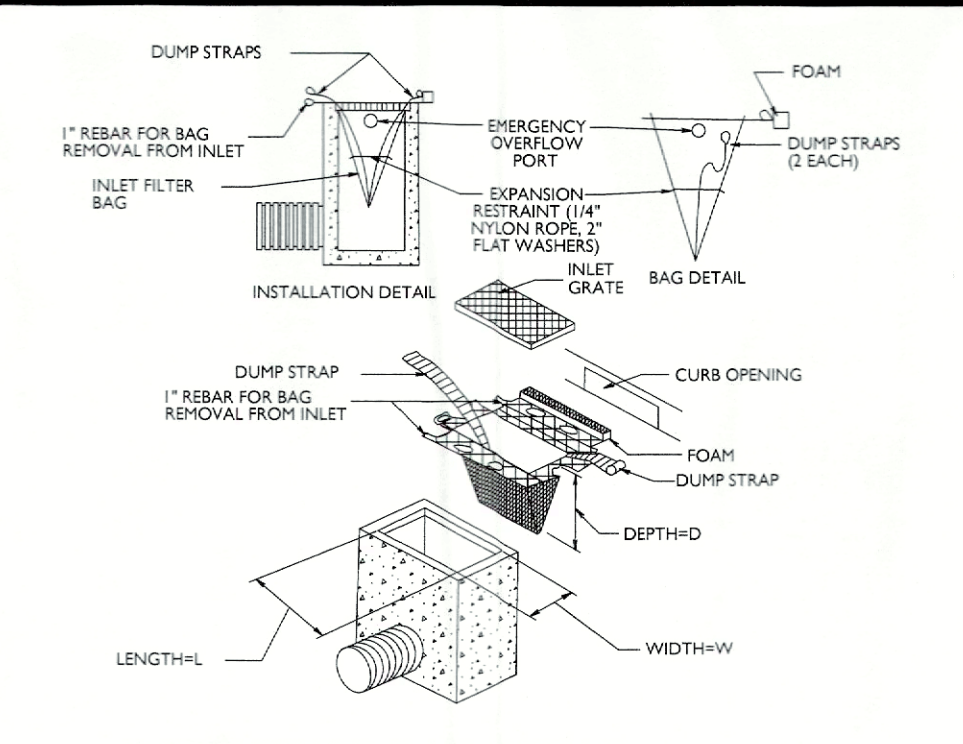
SILT FENCE DETAIL



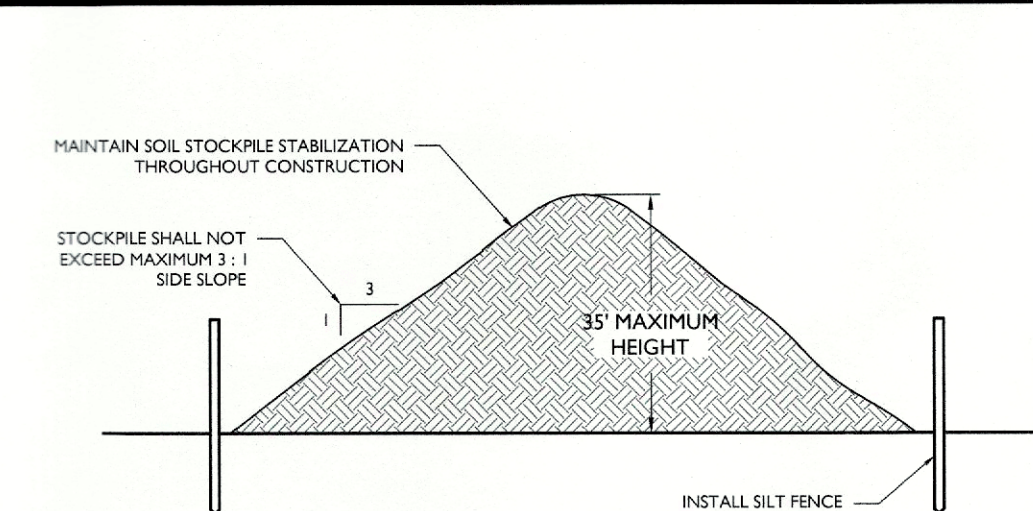
STABILIZED CONSTRUCTION ACCESS DETAIL

SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REQ'D	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 FEET	100 FEET
2% TO 5%	100 FEET	200 FEET
> 5%	SEE NOTE 4	

- NOTES:
1. STONE SHALL BE ASTM C-33, SIZE No. 2 (2.5" TO 1.5") OR No. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
 2. WIDTH SHALL BE 5' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
 3. STORMWATER RUN OFF AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
 4. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS DESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
 5. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.



INLET FILTER BAG DETAIL



- NOTES:
1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
 2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

SOIL STOCKPILE DETAIL

SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED SILT FENCE
---	PROPOSED TREE PROTECTION FENCE
[Symbol]	PROPOSED STOCKPILE & EQUIPMENT STORAGE
[Symbol]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	PROPOSED INLET PROTECTION FILTER

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
 3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

- DUST CONTROL NOTES**
1. MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 3-1.
 2. VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1; PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOIL, PG. 6-1.
 3. SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS); KEEP TRAFFIC OFF THESE AREAS.
 4. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
 5. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
 6. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
 7. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
 8. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

- SEQUENCE OF CONSTRUCTION**
1. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE (2 DAYS).
 2. DEMOLISH EXISTING STRUCTURES, PAVEMENT, AND GRAVEL (7 DAYS).
 3. ROUGH GRADING AND TEMPORARY SEEDING (31 DAYS).
 4. BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (120 DAYS).
 5. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (7 DAYS).
 6. REMOVE SOIL EROSION MEASURES (1 DAY).
- TOTAL ESTIMATED TIME = 8 MONTHS
- NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.

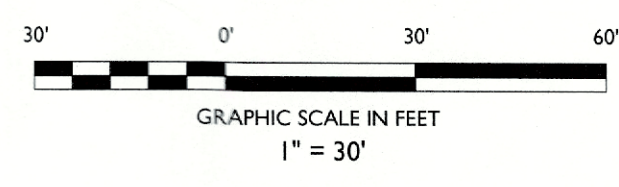
- STABILIZATION SPECIFICATIONS:**
- I.A. TEMPORARY SEEDING AND MULCHING:
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS/1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - PERENNIAL RYEGRASS 100 LBS/ACRE (2.3 LBS/1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS/1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- I.B. PERMANENT SEEDING AND MULCHING:
TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS/1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS/ACRE (8 LBS/1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDINGS REQUIRE IRRIGATION).
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS/1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	CANTON FINE SANDY LOAM (0-8%) EXTREMELY STONY	CANTON FINE SANDY LOAM (3-8%)
PERCENT OF SITE COVERAGE	73.40%	26.60%
HYDROLOGIC SOIL GROUP	B	B
DEPTH TO RESTRICTIVE LAYER	19 - 39 INCHES	19 - 39 INCHES
SOIL PERMEABILITY	0.14 - 14.17 INCH/HOUR	0.14 - 14.17 INCH/HOUR
DEPTH TO WATER TABLE	>80 INCHES	>80 INCHES



CHARLTON ROAD
(PUBLIC - 1961 STATE HIGHWAY ALTERATION - WIDTH VARIES)



ISSUE	DATE	BY	DESCRIPTION
5	06/16/2023	KC	FOR MUNICIPAL SUBMISSION
4	04/06/2023	JR	REVISED PER NEW BUILDING ELEVATIONS
3	01/21/2023	JR	FOR CONSERVATION COMMISSION SUBMISSION
2	01/06/2023	JR	FOR DOT SUBMISSION
1	11/02/2022	JR	FOR DOT SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
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120 Washington Street, Suite 210, Salem, MA 01970
Phone 617.203.2076

ALRIG USA
DEVELOPMENTS
PROPOSED MULTI-TENANT
DEVELOPMENT

MAP: 208 LOTS: 236, 216, & 212
212, 216 & 226 CHARLTON ROAD
TOWN OF STURBRIDGE
WORCESTER COUNTY, MASSACHUSETTS

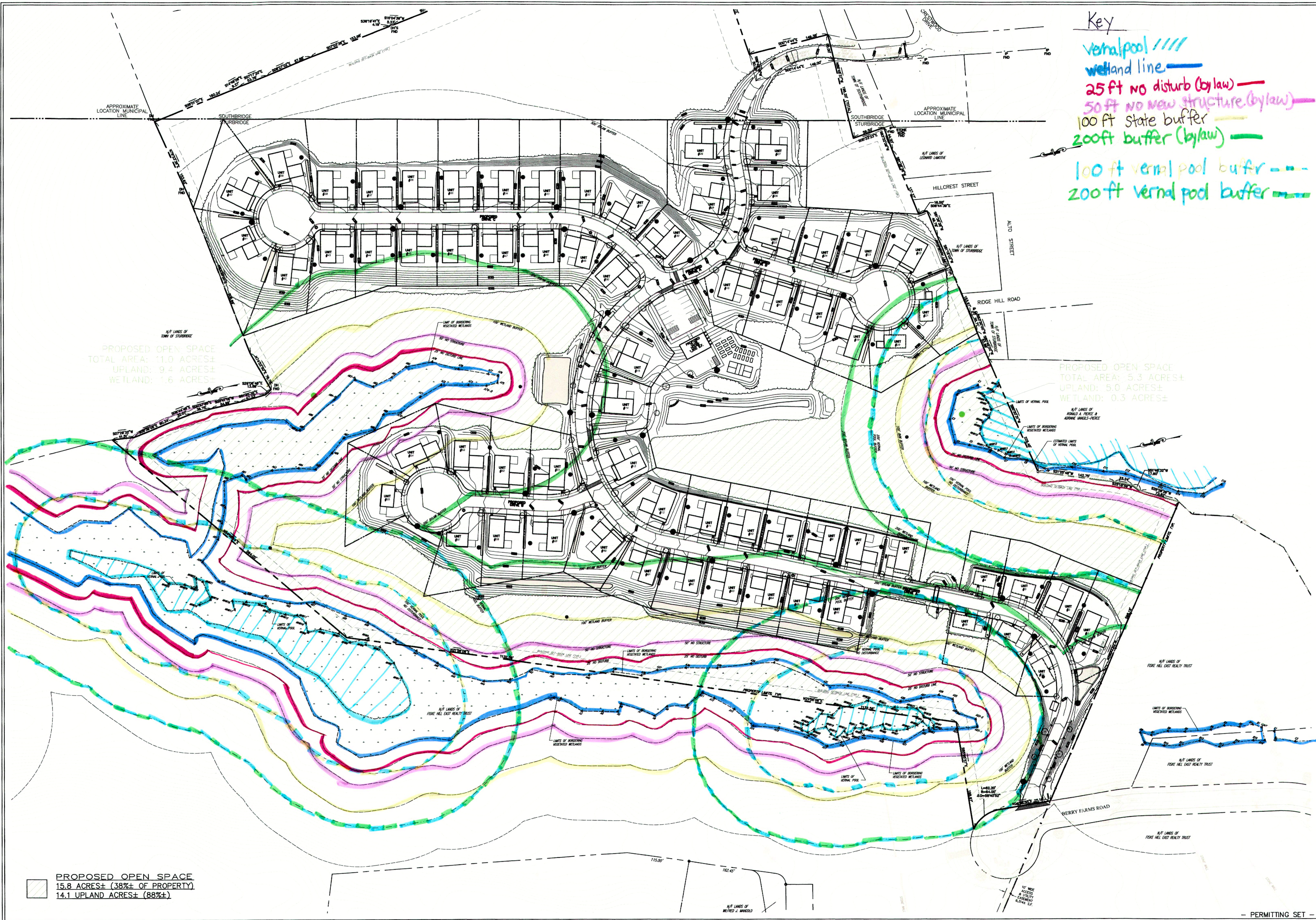
JAKE MODERLOW, P.E.
MASSACHUSETTS LICENSE No. 55723
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: BOS-210035

TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**

DRAWING: **C-9**



Key
 Vernal pool / / / /
 wetland line ———
 25 ft no disturb (by law) ———
 50 ft no new structure (by law) ———
 100 ft state buffer ———
 200 ft buffer (by law) ———
 100 ft vernal pool buffer ———
 200 ft vernal pool buffer ———

PROPOSED OPEN SPACE
 TOTAL AREA: 11.0 ACRES±
 UPLAND: 9.4 ACRES±
 WETLAND: 1.6 ACRES±

PROPOSED OPEN SPACE
 TOTAL AREA: 5.3 ACRES±
 UPLAND: 5.0 ACRES±
 WETLAND: 0.3 ACRES±

PROPOSED OPEN SPACE
 15.8 ACRES± (38%± OF PROPERTY)
 14.1 UPLAND ACRES± (88%±)

HOR. SCALE: 1"=75'
 150'
 75'
 0

REV	DATE	DESCRIPTION	MADE BY	APYD
1	11.10.22	TOWN, DEP. PEER ENG. COMMENTS	PE	PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE	PE

PETER C. ENGLE, P.E.
 PROFESSIONAL ENGINEER
 MA LIC. NO. 53736



McCLURE
 ENGINEERING, INC
 119 Worcester Road
 Charlton, MA 01507
 Tel: (508) 248-2005
 Fax (508) 248-4887
 Email: pengle@mcclureengineers.com

SPECIAL PERMIT AND SITE PLAN
 "BLUEBERRY HILL ESTATES"
 LOT 3 BERRY FARMS ROAD
 STURBRIDGE, MA 01566
 PREPARED FOR
 JUSTIN STELMOK
 557 SOUTHWEST CUTOFF
 WORCESTER, MA 01607

DRAWN BY: WCN
 DATE: 4/1/22
 CHKD BY: CPM
 SCALE: 1"=80'
 PROJ. NO. 287-2118K

OPEN SPACE
 PLAN
 SHEET C32 OF 32