



## **Developmental Impact Statement**

Town of Sturbridge

*Please type or print information in blanks below. Use additional sheets as needed.*

### **A. Project Information**

1. Name of Proposed Development:

Blueberry Hill Estates

2. Type of Proposed Development:

55+ Manufactured Housing Community

3. Location including Assessors Map and Parcel Numbers:

415-03914-030 & 280-03534-020

4. Name and Address of Applicant(s):

Name: Justin Stelmok

Firm/Company Name: \_\_\_\_\_

Address: 557 Southwest Cutoff Worcester MA 01607

Business Phone (508) 868-3996 Fax \_\_\_\_\_

Email Address stelmok.j@gmail.com

5. Name and Address of Property Owner(s):

Name: Fiske Hill East Realty Trust

Firm/Company Name: \_\_\_\_\_

Address: 97 Arnold Road Fiskdale MA 01518

Business Phone (508) 450-0713 Fax \_\_\_\_\_

Email Address msosik@bankesb.com

6. Brief Description of the Proposed Project

The proposed project is a 55+ manufactured housing community. The site consists of 71 units, with optional garages, a clubhouse, open space area for residents, and storm water system. The community will be a land lease community, where the residents own their homes and pay a monthly fee to lease the land and cover other expenses such as sewer, water, infrastructure maintenance, trash pickup, & snow plowing. The community will be privately owned and maintained after completion.

7. Name and Address of Individual Preparing this DIS:

Name: Justin Stelmok

Firm/Company Name: \_\_\_\_\_

Address: 557 Southwest Cutoff Worcester MA 01607

Business Phone (508) 868-3996 Fax \_\_\_\_\_

Email Address stelmok.j@gmail.com

8. Please list the following team members if applicable:

Engineer: McClure Engineering

Planner: McClure Engineering

Architect: Acropolis Design Consultants

Landscape Architect: McClure Engineering

Wetland Scientist: LEC Environmental

Other: \_\_\_\_\_

**B. Site Description**

9. Present permitted and actual land uses by percentage of the site.

<i>Uses</i>	<i>Percentage</i>
Industrial	0%
Commercial	0%
Residential	0%
Forest	100%
Agricultural	0%
Other (specify)	0%

10. Total acreage on the site: 41.6 +- acres.

<b>Approximate Acreage</b>	<b>At Present</b>	<b>After Completion</b>
Meadow or Brushland (non-agriculture)	0%	8%
Forested	95.4%	54%
Agricultural (includes orchards, cropland, pasture)	0%	0%
Bordering Vegetated Wetland	4.5%	4.5%
Land Under Waterbodies and Waterways	0%	0%
Flood Plain	0%	0%
Un-vegetated (rock, earth, or fill)	0%	0%
Roads, buildings and other impervious surfaces	0%	18%
Protected Open Space	0%	54%
Other (indicate type) Grass/Lawn	0%	15.5%

**RULES AND REGULATIONS OF THE TOWN OF STURBRIDGE PLANNING BOARD**

11. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

<b>District</b>	<b>Percentage</b>
Rural Residential	100%

12. Predominant soil type(s) on the site:

Paxton Fine Sandy Loam, Woodbridge Fine Sandy Loam  
Chatfield - Hollis - Rock Outcrop Complex

13. Soil characteristics (Use the US Soil Conservation Service's definition)

<b>Soil Type</b>	<b>% of the Site</b>
Well drained	23%
Moderately well drained	72.5%
Poorly drained	4.5%

14. Are there bedrock outcroppings on the site?        X   Yes           No

15. Approximate percentage of proposed site with slopes between:

<b>Slope</b>	<b>% of the Site</b>
0 - 10%	40%
10 - 15%	50%
greater than 15%	10%

16. How close is the site to a public well?

Zone(s) 8,400      Proximity to a public well: 9,000 feet

17. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Conservation Agent).  Yes  No

If yes, please explain:

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18. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., historic stone walls, bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formation or granite bridges?  Yes  No

If yes, specify:

The site contains wetlands & vernal pools as identified through an approved ANRAD with the Sturbridge Conservation Commission.

19. Are there any established foot paths, trails, or utility right of ways running through the site?  Yes  No

If yes, please explain:

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20. Is the site presently used by the community or neighborhood as an open space or recreation area?         Yes      X   No

21. Is the site adjacent to conservation land or a recreation area?         Yes      X   No

If yes, specify:

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22. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view?         Yes      X   No

If yes, please explain:

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23. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?      X   Yes         No

If yes, explain:

The site contains wetlands & vernal pools as identified through an approved ANRAD with the Sturbridge Conservation Commission.

24. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws?         Yes      X   No

If yes, please explain:

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25. Has the site ever been used for the disposal of hazardous waste?  Yes  No

Has a 21E Study been conducted for the site?  Yes  No

If yes, please explain:

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What were the results of the study?

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26. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste?  Yes  No

If yes, please explain:

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27. Does the project contain any buildings or sites of historic or archaeological significance?  Yes  No

If yes, please explain:

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28. Is the project contiguous to or does it contain a building in a national register district?  Yes  No

If yes, please explain:

All of Fiske Hill is considered historical by the Massachusetts Historical Commission.

## **B. Circulation System**

29. This section is intended to provide a general overview of traffic impacts and circulation systems; this section is not intended to replace a traffic study which is required as part of a Site Plan Approval application.

Road and Traffic Impact: Please provide an evaluation of the existing street system surrounding the proposed development by pavement type, general road condition, accident rates and adequacy of roadways for present and/or proposed development. The evaluation of the impact on the roadways and traffic should include but not be limited to the following (please attach a separate narrative for this section):

- a.) List the existing street(s) providing access to the proposed development;
- b.) List the intersections within 1,000 feet of any access way to the proposed development;
- c.) Distance of the proposed development to major state highways;
- d.) Classify the streets within the development according to the Town of Sturbridge Street Classification System;
- e.) Projected number of motor vehicle types to enter or depart the site, by peak hours and average daily traffic counts (ADT);
- f.) Projected traffic flow patterns and the relation of these to existing and proposed roads;
- g.) Projected impact of the traffic to be generated by the proposal to existing road capacities;
- h.) Anticipated road and traffic improvements that will be required as a result of this proposal;
- i.) Discuss the parking requirements of the proposal;
- j.) Discuss the provisions that will be made for school bus stops where applicable; and
- k.) Discuss the inclusion of pedestrian and bicycle circulation within the development including sidewalks and bike racks and connections to existing sidewalk and trail systems.

A traffic study was completed as part of the approval of Berry Farms Road and included this development. This study can be provided upon request.



30. Are there parcels of undeveloped land adjacent to the proposed site?

Yes       No

Will access to these undeveloped parcels be provided within the proposed site?

Yes       No

If yes, please explain:

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**C. Utilities and Municipal Services**

31. If dwelling units are to be constructed, what are the total number dwelling units and the total number of bedrooms proposed? 71 # Dwelling Units 142 # Bedrooms

32. If the proposed use of the site is nonresidential, what will the site be specifically used for and how many feet of gross floor area will be constructed?

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33. Sewage Disposal – Describe the type sewage disposal service proposed for the site and describe the projected flow, size of pumping stations and any special design considerations.

The project will be connected to town sewer and will utilize 8 low flow pumping stations (2HP duplex Myers pumps) throughout the community. All sewer infrastructure will privately owned and maintained. Regular maintenance will be performed based on the community O&M manual. Estimated daily flows are based on 150 gallons per day for each home, per Mass Title 5 Regulations.

If a tertiary treatment facility is proposed, will it have any excess capacity?

Yes       No

34. Water Distribution – Describe the water distribution system proposed including project demand, ability to serve all lots and any special design considerations. If a private water supply will be used please discuss the types of wells and the measures that will be taken for fire protection.

The project will be connected to town water. There will be a water booster system at the entrance of the community & fire hydrants, in compliance with the town subdivision rules & regulations, throughout. All water infrastructure will privately owned and maintained. Regular maintenance will be performed based on the community O&M manual.

35. Refuse Disposal – Discuss the location and type of disposal facilities on site including a discussion of any hazardous materials to be located on or used on site.

The community will hold a private contract with a licensed trash hauler to pick up trash, curbside at each home, once a week. No hazardous materials will be located or stored on site.

36. Lighting – Discuss the location and type of lighting fixtures and methods to screen adjoining properties and streets from glare. Will dark skies compliant fixtures be used for this project?

Lighting will be provided along all streets, based on the town subdivision rules & regulations for locations. There will be a large wooded buffer around the entire project that will help block any light to adjoining properties. Dark skies compliant fixtures will be used.

37. Fire Protection – Discuss the location and type and capacity of any fuel storage facilities, location of storage areas for any hazardous materials and any special requirements.

All of the homes within the community will have above ground propane bottles to provide heat and/or cooking means. Generators for backup power for the water booster & sewer pumps will have buried propane tanks (proposed generator locations are showing on the plan). All tank installs will be done with a licensed installer with proper permits.

38. Recreation – Discuss the proximity of this project to public recreation facilities including facility type. Discuss the type of public recreation facilities to be provided within this development.

There will be an open space area for residents located by the clubhouse. The plan shows room for a pickle ball court and community garden area. Prior to construction of this area we will meet with current residents of the community and decide if these amenities should be changed to better suit the community's needs.

39. Storm Drainage –

- a. In a general manner, describe the proposed storm water system:

The storm water system will consist of rain gardens throughout the community. There will be a rain garden between each home, as well as larger gardens throughout the community.

- b. Will a NPDES (National Pollution Discharge Elimination System) Permit be required?  
 X  Yes      \_\_\_ No      \*For construction purposes only

- c. Is the Site subject to the Stormwater Management Policy of the Department of Environmental Protection?  X  Yes      \_\_\_ No

40. Population and Schools Impact – Discuss the total projected population of this development and its potential impact on the school system. What are the projected student populations of the development broken down by the following categories: nursery, elementary, junior high and high school levels?

There will be no impact to the school systems. Each home will be required to have one person 55 or older and no one less than 35 will be approved into the community.

**D. Measures to Mitigate Impacts**

Attach brief descriptions of the measures that will be taken to:

- a) Prevent surface water contamination.
- b) Prevent groundwater contamination.
- c) Maximize groundwater recharge.
- d) Maintain natural flow paths, use open drainage
- e) Create sub-watersheds and “micromanage” runoff in a treatment train of small structures.
- f) Prevent erosion and sedimentation.
- g) Maintain slope stability.
- h) Prevent air pollution.
- i) Reduce noise levels.
- j) Maximize design to conserve energy.
- k) Preserve wildlife habitat.
- l) Preserve wetlands.
- m) Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment rate of runoff.
- n) Minimize impervious surfaces.
- o) Preserve historically significant structures and features on the site.

See Storm Water Report, Plan Submission, & Adverse Impact Analysis completed by LEC (attached) for details on these items.

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**5. No Significant Adverse Impact Analysis**

The proposed project has been designed to have no significant adverse impacts on the downgradient Resource Areas. Only six dwelling units, garages, or decks occur within the 100-foot Buffer Zone to BVW. No structures occur within the 50-foot Buffer Zone. No work is proposed within 25-foot Buffer Zone to BVW or the 100-foot Vernal Pool Buffer Zone. Work activities are proposed within the 200-foot Buffer Zone to BVW and Vernal Pools.

Proposed work within the 200-foot Buffer Zone, most notably within 200 feet to the aforementioned Vernal Pools, has been avoided and minimized. Mitigation measures are also proposed. Work activities within the 200-foot Vernal Pool Buffer Zone represent 22.5% of the total 386,509± square feet of 200-foot Vernal Pool Buffer Zone on-site. Conversely, 77.5% (299,589± square feet) will remain undisturbed on-site. Furthermore, a total of 565,660± square feet (13.0± acres) within 500 feet of the on-site Vernal Pools will remain undisturbed.

Proposed Drive A has been situated to maximize the setbacks in between the 200-foot Vernal Pool Buffer Zones; the southerly A-series Vernal Pool to the west and E-series Vernal Pool to the east. A small portion of regrading abutting Proposed Drive A south of the southerly A-series Vernal Pool occurs within the outer 200-foot Buffer Zone (1,620± square feet). The roadway itself is outside of the 200-foot Buffer Zone. Proposed Drive A extending easterly from the Berry Farms Road cul-de-sac has been sited to maximize setbacks to the BVW and Vernal Pool against the southerly property line. Retaining walls were dismissed to further minimize regrading to avoid potential impediments to wildlife movement in general.

Work activities on Lots 2-6 and Lots 64-71 occur within the outer 200-foot Vernal Pool Buffer Zone to the easterly E-series Vernal Pool and westerly (southerly) A-series BVW, respectively. The dwellings have been consolidated proximate to Proposed Drive A and regrading has been minimized to the greatest extent feasible. Retaining walls are not proposed to avoid impacts to general wildlife migration. Proposed Drive A and the abutting lots are located slightly closer to the A-series BVW and Vernal Pool as this footprint occurs within a moderately logged forested upland containing logging roads and patchy/loosely intact forested upland canopy conditions. More intact and contiguous forested upland canopy occurs within closer proximity to the E-series BVW and Vernal Pool, and have been avoided or minimized to retain the forested buffer. The E-series

BVW/Vernal Pool also appear to offer greater wildlife habitat value in comparison to the southerly A-series Vernal Pool.

Work activities on Lots 55-57 occur within the 200-foot Buffer Zone to the northerly A-series Vernal Pool. This encroachment totals 16,730± square feet of the available 95,530± square feet of on-site 200-foot Buffer Zone associated with the northerly A-series Vernal Pool.

Work activities on Lots 20 and 21 also occur within the 200-foot Vernal Pool Buffer Zone (E-series). Cumulative impacts to the E-series 200-foot Vernal Pool Buffer Zone total 26,800± square feet of the existing on-site 170,290± square feet (16%). Additional forested upland habitat is also being retained within 500 feet north of the E-series Vernal Pool.

As depicted on the site plans, the Applicant is proposing to revegetate the regraded side slopes along Lots 1-5, Lots 20 and 21, Lot 53, and Lots 55-71. During construction, the top of the slope will be protected by a wood chips/mulch from cut trees on-site, to create a berm to dissipate and disperse any runoff. The downgradient slopes will be loamed and seeded with a native seed mix (e.g., New England Wetland Plants Roadside Upland Matrix Seed Mix or Conservation-approved similar) containing native grasses, wildflowers, and shrub species to facilitate the slopes revegetating into forested upland. A biodegradable erosion control blanket will be installed to ensure slope stability. The downgradient erosion control barriers will be maintained throughout construction and until the slopes are fully vegetated.

Low impact development (LID) stormwater measures (rain gardens) have been specifically proposed to treat/manage stormwater, promote natural recharge, and minimize site disturbances, specifically within the 200-foot Buffer Zones. No vernal pools will be receiving less runoff volume post-development in comparison to pre-development.

The smaller, scattered rain gardens are proposed in lieu of large basins that would result in significant land clearing and regrading. This alternative (large stormwater basins) was dismissed early in the design phase.

The rain gardens are not proposed to hold standing water for long periods of time, and are designed to drain within a few hours following storm events. As such, the rain gardens will not function as potential Vernal Pool breeding habitat.

As proposed, critical terrestrial habitat will be retained surrounding the on-site Vernal Pools. Previously logged, forested upland areas and associated logging roads outside of

the Limit of Work will be allowed to naturally revegetate and provide improved overwintering habitat for Vernal Pool breeding amphibians. Ample migratory corridors will be maintained around the on-site Vernal Pools. The proposed project has been designed to maximize setbacks and minimize potential migratory impacts. As proposed, the project will not result in a cumulative significant adverse impact on the Resource Areas, including the on-site Vernal Pools. The project is not anticipated to result in a measurable decrease in extant wildlife populations (e.g., Vernal Pool breeding amphibians) or biological community composition, structure and species richness of the site or in the vicinity, or impair, damage or reduce in wildlife habitat value or functions/values.

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**6. Summary**

LEC is submitting this NOI Application for Blueberry Hill Estates, a 55+ Housing Community (“Manufactured Housing Community”), proposed within the 100-foot and 200-foot Buffer Zones to BVW/Freshwater Wetlands and the 200-foot Buffer Zone to Vernal Pools protected under the WPA/WPA Regulations and/or *Bylaw/Bylaw Regulations*. The project complies with the *Bylaw/Bylaw Regulations* performance standards and setback requirements. Proposed work within the 200-foot Buffer Zone has been minimized and the proposed project has been designed to protect the interests and values associated with the on-site BVWs and Vernal Pools and to have no significant adverse impacts on these Resource Areas.