

Notice of Intent Application

April 5, 2022

Subject Property

Blueberry Hill Estates
Lot 3 Berry Farms Road
(20 Fiske Hill Road & 30 Main Street, Portion)
Parcel IDs 280-03534-020 & 415-03914-030 (Portion)
Southbridge, Massachusetts

Applicant

Justin Stelmok
557 Southwest Cutoff
Worcester, MA 01607

Property Owner

Fiske Hill Realty Trust/Fiske Hill East Realty Trust
97 Arnold Road
Fiskdale, MA 01518

LEC Environmental Consultants, Inc.

12 Resnik Road, Suite 1
Plymouth, MA 02360
508-746-9491
508-746-9492 fax

www.lecenvironmental.com



April 5, 2022

Email/Hand Delivery

Sturbridge Conservation Commission
301 Main Street
Sturbridge, MA 01566

Re: Notice of Intent Application
Blueberry Hill Estates - Lot 3 Berry Farms Road
20 Fiske Hill Road / Parcel ID: 280-03534-020-portion
30 Main Street / Parcel ID: 415-03914-030-portion
Sturbridge, Massachusetts

[LEC File #: MCEI\20-002.04]

Dear Members of the Commission:

On behalf of the Applicant, Justin Stelmok, LEC Environmental Consultants, Inc., (LEC) is submitting this Notice of Intent (NOI) Application for Blueberry Hill Estates, a 55+ Housing Community ("Manufactured Housing Community") on the above-referenced site. The 55+ Housing Community involves the construction of a private roadway network extending from the to-be-constructed Berry Farms Road; 71 dwellings with appurtenances; a community clubhouse, parking, and amenities; and associated stormwater management measures, utilities, regrading, lawn/landscaping, and revegetation. Proposed work activities occur within the 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW)/Freshwater Wetlands and the 200-foot Buffer Zone to BVW/Vernal Pools protected under the *Massachusetts Wetlands Protection Act* ("WPA," M.G.L., c. 131, s. 40), its implementing *Regulations* (310 CMR 10.00; the "WPA Regulations"), and/or the *Town of Sturbridge Wetlands Bylaw* (Chapter 286) and *Wetlands Regulations (Bylaw Regulations)*. Details of the proposed project are depicted on the *Special Permit and Site Plan, Blueberry Hill Estates, 55+ Manufactured Housing Community, Lot 3 Berry Farms Road, Sturbridge, MA*, prepared by McClure Engineering, Inc., dated April 1, 2022.

Enclosed please find two checks payable to the Town of Sturbridge for the town portion of the WPA filing fee (\$3,162.50) and the *Bylaw* fee (\$50.00). The state portion of the WPA filing fee has been forwarded to the DEP Lockbox.

Thank you for your consideration of this Application. We look forward to discussing the project at the April 21, 2022 Public Hearing. If you have any questions or require additional information, please do not hesitate to contact me at 508-746-9491 or bmadden@lecenvironmental.com.

Sincerely,

LEC Environmental Consultants, Inc.

Brian T. Madden
Senior Wildlife/Wetland Scientist

cc: DEP CERO; Stelmok; McClure Engineering, Inc.

LEC Environmental Consultants, Inc.

www.lecenvironmental.com

12 Resnik Road
Suite 1
Plymouth, MA 02360
508.746.9491

PLYMOUTH, MA

380 Lowell Street
Suite 101
Wakefield, MA 01880
781.245.2500

WAKEFIELD, MA

100 Grove Street
Suite 302
Worcester, MA 01605
508.753.3077

WORCESTER, MA

P.O. Box 590
Rindge, NH 03461
603.899.6726

RINDGE, NH

680 Warren Avenue
Suite 3
East Providence, RI 02914
401.685.3109

EAST PROVIDENCE, RI



Town of Sturbridge Conservation Commission

Notice of Intent Application Coversheet/Checklist

Date	4/4/2022
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Fill all white cells completely

Parcel	Portion 20 Fiske Hill Road Parcel ID 280-03534-020	Applicant name	Justin Stelmok
Address		Address	557 Southwest Cutoff
Assessors	Portion 30 Main Street Parcel ID 415-03914-030	Email	Worcester, MA 01607 stelmok.j@gmail.com
Map/Plat		Phone	508-868-3996
Book & Page	Book 61992, Page 321		
Owner name	Fiske Hill East Realty Trust	Representative	Brian Madden
Address	97 Arnold Road	Address	LEC Environmental Consultants, Inc.
Email	Fiskedale, MA 01518 msosik@bankesb.com	Email	12 Resnik Road, Suite 1
Phone	508-450-0713	Phone	Plymouth, MA 02360 bmadden@lecenvironmental.com
			508-746-9491

Wetland type	BVW	sf/cf affected	0	Relevant Perf. Standards	10. 365-1.3
Wetland type	Vernal Pool	sf/cf affected	0	Relevant Perf. Standards	10. 365-1.4
Wetland type		sf/cf affected		Relevant Perf. Standards	10. _____

Components of a Complete NOI Application

State Form: NOI Form 3	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Engineered Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of Mailing to DEP	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Forwarded
Narrative	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof that all relevant perf. standards are met	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
TOPO Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FIRM Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Natural Heritage Map with WH, PH, & VP data	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delineation lines (backup material)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fees	
★ DEP Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Town portion of state filing fee	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Sturbridge local filing fee \$ <u>50</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Approved delineation by the Commission within 3 years? \$ _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no provide # ft _____ X \$.10=
Abutter Information	
★ Certified abutters list (within 200')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Abutter notification form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Affidavit & proof -- bring to hearing	Present them at the hearing
Other Attachments, e.g.	
Confirmation of submission to NHESP	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Planting Plan	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Floodplain analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Stormwater analysis	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable

- i. WPA Form 3 – Notice of Intent
- ii. Wetland Fee Transmittal Form
- iii. Affidavit of Service
- iv. Letter to Abutters
- v. Abutter Notification Form
- vi. List of Abutters
- vii. Tax Status Form

Wetland Resource Area Analysis and Report

1.	Introduction	1
2.	General Site Description	1
2.1	Floodplain Designation	2
2.2	Natural Heritage and Endangered Species Program Designation	2
3.	Wetland Resource Area Descriptions	3
3.1	Bordering Vegetated Wetlands	3
3.2	Vernal Pools	4
4.	Proposed Project	5
5.	No Significant Adverse Impact Analysis	7
6.	Summary	9

Literature Referenced

Appendices

Appendix A

- Locus Maps
- Figure 1: USGS Topographic Map
- Figure 2: Aerial Orthophoto
- Figure 3: FEMA Flood Insurance Rate Map
- Figure 4: NHESP Map

Appendix B

- Order of Resource Area Delineation

Appendix C

- Stormwater Report, Prepared by McClure Engineering, Inc., Dated April 1, 2022

Appendix D

- Special Permit and Site Plan, Blueberry Hill Estates, 55+ Manufactured Housing Community, Lot 3 Berry Farms Road, Sturbridge, MA, prepared by McClure Engineering, Inc., Dated April 1, 2022*



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
Sturbridge Wetlands Bylaw (Chapter 286)

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sturbridge

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

Lot 3 Berry Farms Road (20 Fiske Hill Rd/30 Main St)

a. Street Address

Sturbridge

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

42° 5'18.19"N

d. Latitude

72° 3'19.29"W

e. Longitude

Parcel ID 280-03534-020 &

f. Assessors Map/Plat Number

Parcel ID 415-03914-030

g. Parcel /Lot Number

2. Applicant:

Justin

a. First Name

Stelmok

b. Last Name

c. Organization

557 Southwest Cutoff

d. Street Address

Worcester

e. City/Town

MA

f. State

01607

g. Zip Code

508-868-3996

h. Phone Number

i. Fax Number

stelmok.j@gmail.com

j. Email Address

3. Property owner (required if different from applicant):

☐ Check if more than one owner

Matthew

a. First Name

Sosik

b. Last Name

Fiske Hill Realty Trust / Fiske Hill East Realty Trust

c. Organization

97 Arnold Road

d. Street Address

Fiskdale

e. City/Town

MA

f. State

01518

g. Zip Code

508-450-0713

h. Phone Number

i. Fax Number

msosik@bankesb.com

j. Email address

4. Representative (if any):

Brian

a. First Name

Madden

b. Last Name

LEC Environmental Consultants, Inc.

c. Company

12 Resnik Road, Suite 1

d. Street Address

Plymouth

e. City/Town

MA

f. State

02360

g. Zip Code

508-746-9491

h. Phone Number

508-746-9491

i. Fax Number

bmadden@lecenvironmental.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$6,300.00

a. Total Fee Paid

\$3,137.50

b. State Fee Paid

\$3,162.50

c. City/Town Fee Paid

(\$2,736.00 already paid)



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A. General Information (continued)

6. General Project Description:

55+ housing community, including a network of private roadways, 71 dwellings and appurtenances; community clubhouse, parking, and amenities, stormwater management measures, utilities, regrading, lawn/landscaping, and revegetation within the Buffer Zone to BVW and Vernal Pools

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input checked="" type="checkbox"/> Other (55+ housing community) | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Worcester

a. County

61992

c. Book

b. Certificate # (if registered land)

321

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
Sturbridge Wetlands Bylaw (Chapter 286)

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MassDEP File Number

Document Transaction Number

Sturbridge

City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here. _____	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

8/1/21

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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WPA Form 3 – Notice of Intent

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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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C. Other Applicable Standards and Requirements (cont'd)

Online Users:

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 - a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 - b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 - a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 - a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 - a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☐ A portion of the site constitutes redevelopment
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.
 - b. ☐ No. Check why the project is exempt:
 1. ☐ Single-family house
 2. ☐ Emergency road repair
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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City/Town

D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Special Permit and Site Plan, Blueberry Hill Estates, 55+ Manufactured Housing Community, Lot 3 Berry Farms Road, Sturbridge, MA

a. Plan Title

McClure Engineering, Inc.

Peter Engle

b. Prepared By

c. Signed and Stamped by

4/1/22

1:40

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☐ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

416

3/31/22

2. Municipal Check Number

3. Check date

418

3/31/22

4. State Check Number

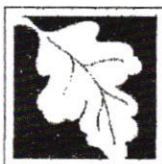
5. Check date

John

Stelmok

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
Sturbridge Wetlands Bylaw (Chapter 286)

MassDEP File Number

Document Transaction Number

Sturbridge

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

2. Date

4. Date

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

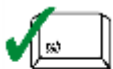
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

Lot 3 Berry Farms Road (20 Fiske Hill Rd/30 Main St)

a. Street Address

418

c. Check number

Sturbridge

b. City/Town

\$401.50 (\$2,736.00 already paid)

d. Fee amount

2. Applicant Mailing Address:

Justin

a. First Name

Stelmok

b. Last Name

c. Organization

557 Southwest Cutoff

d. Mailing Address

Worcester

e. City/Town

MA

f. State

01607

g. Zip Code

508-868-3996

h. Phone Number

i. Fax Number

stelmok.j@gmail.com

j. Email Address

3. Property Owner (if different):

Matthew

a. First Name

Sosik

b. Last Name

Fiske Hill Realty Trust/Fiske Hill East Realty Trust

c. Organization

97 Arnold Road

d. Mailing Address

Fiskdale

e. City/Town

MA

f. State

01518

g. Zip Code

508-450-0713

h. Phone Number

i. Fax Number

msosik@bankesb.com

j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat 3.b.	6	\$1,050.00	\$6,300.00
Step 5/Total Project Fee:			\$6,300.00

Total Project Fee:	\$6,300.00
	a. Total Fee from Step 5
State share of filing Fee:	\$6,137.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	\$6,162.50
	c. 1/2 Total Fee plus \$12.50

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

noifeetf.doc • Wetland Fee Transmittal Form • rev. 10/11



Town of Sturbridge

Conservation Commission

STURBRIDGE CONSERVATION COMMISSION AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetland Bylaws

I, Theresa M. Sarkissian, hereby certify under the pains and penalties of perjury that on (date) April 6, 2022, I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws Chapter 131, § 40, and the DEP Guide to Abutter Notification as well as the Town of Sturbridge Wetland Bylaws, in connection with the following matter:

- ☒ A Notice of Intent OR
☐ A Request for Determination OR
☐ An Abbreviated Notice of Resource Area Delineation

that was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by Justin Stelmok with the Sturbridge Conservation Commission

on (date) April 6, 2022 for the property located at

Lot 3 Berry Farms Road (Portions 280-0534-020 & 415-03914-030).

The form of the Notification and a list of abutters to whom it was given and their addresses are included in the application file.

(signature of applicant) (date)

April 6, 2022

Theresa M. Sarkissian/LEC Environmental Consultants, Inc.
 (name of applicant-printed or typed)

April 6, 2022

CERTIFIED MAIL

«Name»

«Name2»

«Address»

«City», «State» «Zip»

Re: Notice of Intent Application
Blueberry Hill Estates - Lot 3 Berry Farms Road
20 Fiske Hill Road / Parcel ID: 280-03534-020-portion
30 Main Street/Parcel ID: 415-03914-030-portion
Sturbridge, Massachusetts

[LEC File #: MCEI\22-002.04]

Dear Abutter:

On behalf of the Applicant, Justin Stelmok, LEC Environmental Consultants, Inc., (LEC) is submitting a Notice of Intent (NOI) Application for Blueberry Hill Estates, a 55+ Housing Community ("Manufactured Housing Community"), on the above-referenced site. The 55+ Housing Community involves the construction of a private roadway network extending from the to-be-constructed Berry Farms Road; 71 dwellings with appurtenances; a community clubhouse, parking, and amenities; and associated stormwater management measures, utilities, regrading, lawn/landscaping, and revegetation. Proposed work activities occur within the 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW)/Freshwater Wetlands and the 200-foot Buffer Zone to BVW/Vernal Pools protected under the *Massachusetts Wetlands Protection Act* (M.G.L., c. 131, s. 40), its implementing *Regulations* (310 CMR 10.00) and/or the *Town of Sturbridge Wetlands Bylaw* (Chapter 286) and *Wetlands Regulations* (Chapter 365).

The NOI Application and accompanying site plan are available for review by the public at the Sturbridge Conservation Department, 301 Main Street. A Public Hearing has been scheduled for April 21, 2022, with the Sturbridge Conservation Commission. Public Hearings commence at 6 p.m. in the Center Office Building, 301 Main Street, 2nd Floor. Updated meeting information, including remote participation, can be found on the Town's website: <https://www.sturbridge.gov/>. Further information regarding the public hearing will appear in the *Southbridge Evening News* at least five (5) days prior to the hearing date.

Please do not hesitate to review the materials at the Conservation Commission office, attend the public hearing(s), and/or contact LEC should you have any questions or concerns.

Sincerely,

LEC Environmental Consultants, Inc.



Brian T. Madden
Wildlife Scientist

Enclosure



Town of Sturbridge

Conservation Commission

Notification to Abutters

under the MA Wetlands Protection Act and the Town of Sturbridge Wetland Bylaw Regulations
(certificates of mailing, certified mail, or hand-delivery with abutter signature required as proof of notification)

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, § 40, as well as the Town of Sturbridge Wetland Bylaws, you are hereby notified of the following permit application for work within a wetland resource area and/or within the 200-foot buffer zone to a resource area:

- A. The name of the applicant is: Justin Stelmok
- B. The address of the lot(s) where the activity is proposed is: Lot 3 Berry Farms Road (Portion 30 Main St. & 20 Fiske Hill Rd.
- C. The nature of the activity proposed includes: 55+ Housing Community
- D. The applicant has filed the following in accordance with the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Sturbridge Wetland Bylaws.
- ☒ Notice of Intent seeking permission to conduct work within a wetland, water body or resource area (Buffer Zone)
 - ☐ Request for Determination seeking permission to conduct work within a buffer zone to a wetland, waterbody or resource area
 - ☐ Abbreviated Notice of Resource Area Delineation seeking to confirm the wetland resource area boundaries.
 - ☐ Request to amend an existing Order of Conditions for DEP File #300-_____
- E. Copies of the application may be examined at the Sturbridge Conservation Department, 301 Main Street, Sturbridge, MA. Times are available by appointment. Please call (508) 347-2506 for availability.
- F. Copies of the application may be obtained from either ☐ the applicant: _____ or ☒ the applicant's representative: LEC Environmental, by calling telephone # 508-746-9491 on the following days of the week: Mon-Fri between the hours of 8:00 am and 5:00 pm.

The Public Hearing for this application will be held in the Center Office Building, 301 Main Street, 2nd Floor on April 21, 2022 at 6:00 pm.

Please note that while an option for remote attendance and/or participation is being provided to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. Members of the public who wish to participate remotely may listen and or watch the meeting may do so either online via the Town's on demand video broadcast, on cable television on channel 191, or dial into the meeting at 774-304-1455, enter 1428# for the meeting number and 12345 for the access code. (This phone number is only active for the public during public meetings). Specific information and the general guidelines for remote participation can be found on the Town's website at:

<https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting>.

PLEASE NOTE: Notice of this Public Hearing will be published as follows:

- In a local newspaper at least five days in advance of the hearing
- In the Town Hall at the Town Clerks office, not less than 48 hours in advance of the hearing
- On the Town's Meeting Calendar not less than 48 hours in advance of the hearing (www.town.sturbridge.gov)
- On the Conservation Commission webpage not less than 48 hours in advance of the hearing

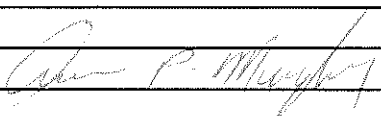
You may contact the Sturbridge Conservation Commission Office (508) 347-2506 or the Department of Environmental Protection Central Regional Office at 508-792-7650 with questions in regards to the Notice of Intent application process or the Wetlands Protection Act.

Town Hall
308 Main Street
Sturbridge, MA 01566

508-347-2506
(f) 508-347-5886

The Town of Sturbridge is an Equal Opportunity Organization

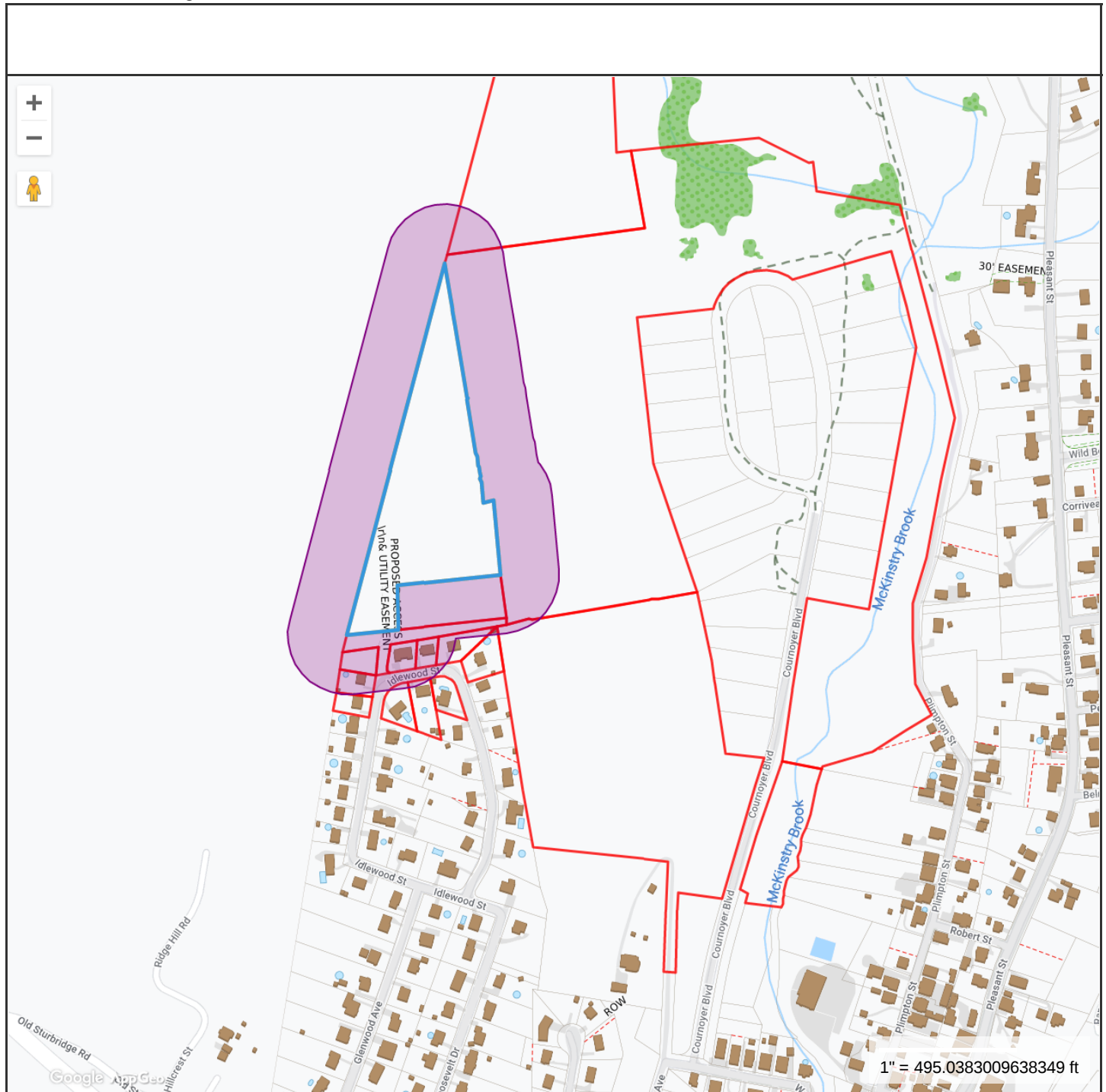
Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
280-03543-023	BOUHANNA JACK C	23 FISKE HILL ROAD	STURBRIDGE	MA	01566	23 FISKE HILL ROAD
280-03553-015	BROGAN JOHN J	15 FISKE HILL ROAD	STURBRIDGE	MA	01566	15 FISKE HILL ROAD
280-03543-019	CHOINIERE SHIRLEY	19 FISKE HILL ROAD	STURBRIDGE	MA	01566	19 FISKE HILL ROAD
432-03056-036	COMMONWEALTH OF MASS	1 RABBIT HILL ROAD	WESTBORO	MA	01581	36 MCGILPIN ROAD
280-03553-013	CROKE DAVID W	13 FISKE HILL ROAD	STURBRIDGE	MA	01566	13 FISKE HILL ROAD
280-03553-013A	CROKE DAVID W	13 FISKE HILL ROAD	STURBRIDGE	MA	01566	13A FISKE HILL ROAD
280-03553-016	DEMARTINO-OSOWSKI LAURIE	16 FISKE HILL ROAD	STURBRIDGE	MA	01566	16 FISKE HILL ROAD
280-03543-026	DEMAURO BRUCE	26 FIKE HILL ROAD	STURBRIDGE	MA	01566	26 FISKE HILL ROAD
280-03513-060	ENGELL ROBERT J	60 FISKE HILL ROAD	STURBRIDGE	MA	01566	60 FISKE HILL ROAD
280-03543-021	ERICKSON KRYSTINA L	21 FISKE HILL ROAD	STURBRIDGE	MA	01566	21 FISKE HILL ROAD
415-03914-030	FLYNN DANIEL TRUSTEE	97 ARNOLD ROAD	FISKDALE	MA	01518	30 MAIN STREET
538-35E15-038	FLYNN DANIEL TRUSTEE OF	97 ARNOLD ROAD	FISKDALE	MA	01518	38 RIDGE HILL ROAD
280-03553-011	GANORZ CAMILLE R	11 FISKE HILL ROAD	STURBRIDGE	MA	01566	11 FISKE HILL ROAD
280-03553-018	DEMARCO JOHN & CRAIG R	18 FISKE HILL ROAD	STURBRIDGE	MA	01566	18 FISKE HILL ROAD
280-03553-017	HERRERA RACHAEL ALEXI	17 FISKE HILL ROAD	STURBRIDGE	MA	01566	17 FISKE HILL ROAD
338-39E16-066	LAMOTHE LEONARD	79 IDLEWOOD STREET	SOUTHBRIDGE	MA	01550	66 HILLCREST STREET
280-03523-50A	LEBOW MARGARET A TRUSTEE	52 FISKE HILL ROAD	STURBRIDGE	MA	01566	50A FISKE HILL ROAD
280-03543-022	MANGOLD WILFRED & KATHLEEN	22A FISKE HILL ROAD	STURBRIDGE	MA	01566	22A FISKE HILL ROAD
275-03533-004	MATHIEU GEORGE A TR	4 FIELDCREST ROAD	STURBRIDGE	MA	01566	4 FIELDCREST ROAD
280-03553-012	MURPHY PAUL J	12 FISKE HILL ROAD	STURBRIDGE	MA	01566	12 FISKE HILL ROAD
280-03553-014	MURPHY PAUL J	12 FISKE HILL ROAD	STURBRIDGE	MA	01566	14 FISKE HILL ROAD
415-03914-016	PIERCE RONALD A	16 MAIN STREET	STURBRIDGE	MA	01566	16 MAIN STREET
280-03522-054	SILVERBERG MARY E	78 SPRUCE STREET	FRAMINGHAM	MA	01701	54 FISKE HILL ROAD
690-03533-014	SPENCER KEVIN F	12 WILLIAMS ROAD	STURBRIDGE	MA	01566	14 WILLIAMS ROAD
690-03533-015	ST LAURENT GERARD	15 WILLIAMS ROAD	STURBRIDGE	MA	01566	15 WILLIAMS ROAD
280-03535-022	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	22 FISKE HILL ROAD
114-39E16-001	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	1 ALTO STREET
538-39E15-036	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	36 RIDGE HILL ROAD
538-39E15-024	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	24 RIDGE HILL ROAD
280-03543-024	WESTWELL JOSEPH JR	28 CHARTIER LANE	SOUTHBRIDGE	MA	01550	24 FISKE HILL ROAD

280-03543-24A	WESTWELL JOSEPH JR	28 CHARTIER LANE	SOUTHBRIDGE	MA	01550	24A FISKE HILL ROAD
	BOARD OF ASSESSORS					
Above persons listed are record owners as they appear on the most recent applicable tax list.						
Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11						
Abutters List -	Conservation Commission - 200'					
RE: 20 FISKE HILL ROAD						
Certified Copy						
Assessor:						
Date:	3-29-22					

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
415-03914-022	AUDET ROBERT H TRUSTEE	800 WISCONSIN STREET	EAU CLAIRE	WI	54703	22 MAIN STREET
478-03553-018	BISSON BRIAN A	18 OLD FISKE HILL ROAD	STURBRIDGE	MA	01566	18 OLD FISKE HILL ROAD
415-03913-029	BSE PROPERTIES LLC	174 LAKE ROAD	FISKDALE	MA	01518	29 MAIN STREET
415-03923-027	CENTER OF HOPE FOUNDATION INC	100 FOSTER STREET	SOUTHBRIDGE	MA	01550	27 MAIN STREET
280-03553-016	DEMARTINO-OSOWSKI LAURIE	16 FISKE HILL ROAD	STURBRIDGE	MA	01566	16 FISKE HILL ROAD
280-03534-020	FLYNN DANIEL TRUSTEE	97 ARNOLD ROAD	FISKDALE	MA	01518	20 FISKE HILL ROAD
538-35E15-038	FLYNN DANIEL TRUSTEE OF	97 ARNOLD ROAD	FISKDALE	MA	01518	38 RIDGE HILL ROAD
415-03913-039	GAGNON TIMOTHY	161 LANE TWO	EAST BROOKFIELD	MA	01515	39 MAIN STREET
280-03553-018	DEMARCO JOHN & CRAIG R	18 FISKE HILL ROAD	STURBRIDGE	MA	01566	18 FISKE HILL ROAD
415-03913-028	KURR EDWARD J	28 MAIN STREET	STURBRIDGE	MA	01566	28 MAIN STREET
415-03913-035	LEBLANC J D ELECTRIC INC	P O BOX 431	SOUTHBRIDGE	MA	01550	35 MAIN STREET
280-03543-022	MANGOLD WILFRED & KATHLEEN	22A FISKE HILL ROAD	STURBRIDGE	MA	01566	22A FISKE HILL ROAD
280-03553-012	MURPHY PAUL J	12 FISKE HILL ROAD	STURBRIDGE	MA	01566	12 FISKE HILL ROAD
280-03553-014	MURPHY PAUL J	12 FISKE HILL ROAD	STURBRIDGE	MA	01566	14 FISKE HILL ROAD
415-03914-016	PIERCE RONALD A	16 MAIN STREET	STURBRIDGE	MA	01566	16 MAIN STREET
415-03914-018	RICH STEPHEN	20 MAIN STREET	STURBRIDGE	MA	01566	18 MAIN STREET
415-03914-020	RICH STEPHEN	20 MAIN STREET	STURBRIDGE	MA	01566	20 MAIN STREET
478-03553-016	SEAGRAVE ROBIN M	16 OLD FISKE HILL ROAD	STURBRIDGE	MA	01566	16 OLD FISKE HILL ROAD
415-03913-031	SIGNOVONGSA KHAMPAO	31A MAIN STREET	STURBRIDGE	MA	01566	31 MAIN STREET
280-03553-008	SQUIER ANTONIA	8 FISKE HILL ROAD	STURBRIDGE	MA	01566	8 FISKE HILL ROAD
415-03913-033	STURBRIDGE AUTO SALES INC	PO BOX 822	STURBRIDGE	MA	01566	33 MAIN STREET
415-03913-041	THORNE ERIN M	41 MAIN STREET	STURBRIDGE	MA	01566	41 MAIN STREET
478-03533-014	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	14 OLD FISKE HILL ROAD
415-03913-042	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	42 MAIN STREET
538-39E15-036	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	36 RIDGE HILL ROAD
538-39E15-024	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	24 RIDGE HILL ROAD
478-03913-010	WAHIB EDY	333 EAST MAIN STREET	SOUTHBRIDGE	MA	01550	10 OLD FISKE HILL ROAD
415-03913-040	WAHIB EDY	333 EAST MAIN STREET	SOUTHBRIDGE	MA	01550	40 MAIN STREET
415-03913-044	WAHIB EDY	333 EAST MAIN STREET	SOUTHBRIDGE	MA	01550	44 MAIN STREET
415-03913-037	WEDGE-ALBRECHT SHERRIE L	37 MAIN STREET	STURBRIDGE	MA	01566	37 MAIN STREET
415-03913-026	WU JING	43 PRESIDENTIAL DRIVE	SOUTHBOROUGH	MA	01772	26 MAIN STREET

	BOARD OF ASSESSORS					
Above persons listed are record owners as they appear on the most recent applicable tax list.						
Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11						
Abutters List -	Conservation Commission -200'					
RE: 30 MAIN STREET						
Certified Copy						
Assessor:	<i>Shirley P. Murphy</i>					
Date:	<i>3-29-22</i>					

Property ID	Site Address	Owner	Owner 2	Owner Address	Owner Address	Owner City	Owner State	Owner Zipcode
018-021-00001	PLIMPTON STREET	SOUTHBRIDGE TOWN OF		41 ELM ST		SOUTHBRIDGE	MA	01550-2645
019-001-00001	CRESTWOOD DRIVE REAR	SOUTHBRIDGE TOWN OF		41 ELM STREET		SOUTHBRIDGE	MA	01550-2148
019-002-A-00001	CRESTWOOD DRIVE REAR	SOUTHBRIDGE TOWN OF		41 ELM ST		SOUTHBRIDGE	MA	01550-2645
019-048-00001	COURNOYER BOULEVARD	SCKD REALTY TRUST		ATTN DONALD COURNOYER JR	384 MAIN ST	SOUTHBRIDGE	MA	01550-3713
032-057-00001	PROULX AVENUE	THEODOSS CONSTANCE M		69 PROULX AVE		SOUTHBRIDGE	MA	01550-1128
032-073-00001	51 CRESTWOOD DRIVE	OBUCHOWSKI DALE H	TAMMY L OBUCHOWSKI	51 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1111
032-074-00001	75 CRESTWOOD DRIVE	RAMOS DOMINGO	JUDITH RAMOS	75 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1111
032-075-00001	93 CRESTWOOD DRIVE	FULLEN MICHAEL J JR		93 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1111
032-090-00001	85 IDLEWOOD STREET	SAHN ZOGONMIA		85 IDLEWOOD ST		SOUTHBRIDGE	MA	01550-1140
032-091-00001	91 IDLEWOOD STREET	MUNROE KENNETH J	YVETTE MUNROE	91 IDLEWOOD ST		SOUTHBRIDGE	MA	01550-1140
032-092-00001	IDLEWOOD STREET	TREPANIER LISA G		76 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-093-00001	76 CRESTWOOD DRIVE	TREPANIER LISA G		76 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-094-00001	70 CRESTWOOD DRIVE	ZWIRBLIA JON E		70 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-095-00001	64 CRESTWOOD DRIVE	RODRIGUEZ JOSE H	VILMA M RODRIGUEZ	64 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-096-00001	58 CRESTWOOD DRIVE	RODRIGUEZ RUBEN	MARILYN RODRIGUEZ	58 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112

**Property Information**

Property ID 019-002-00001
Location PLEASANT STREET REAR
Owner FISKE HILL EAST REALTY TRUST

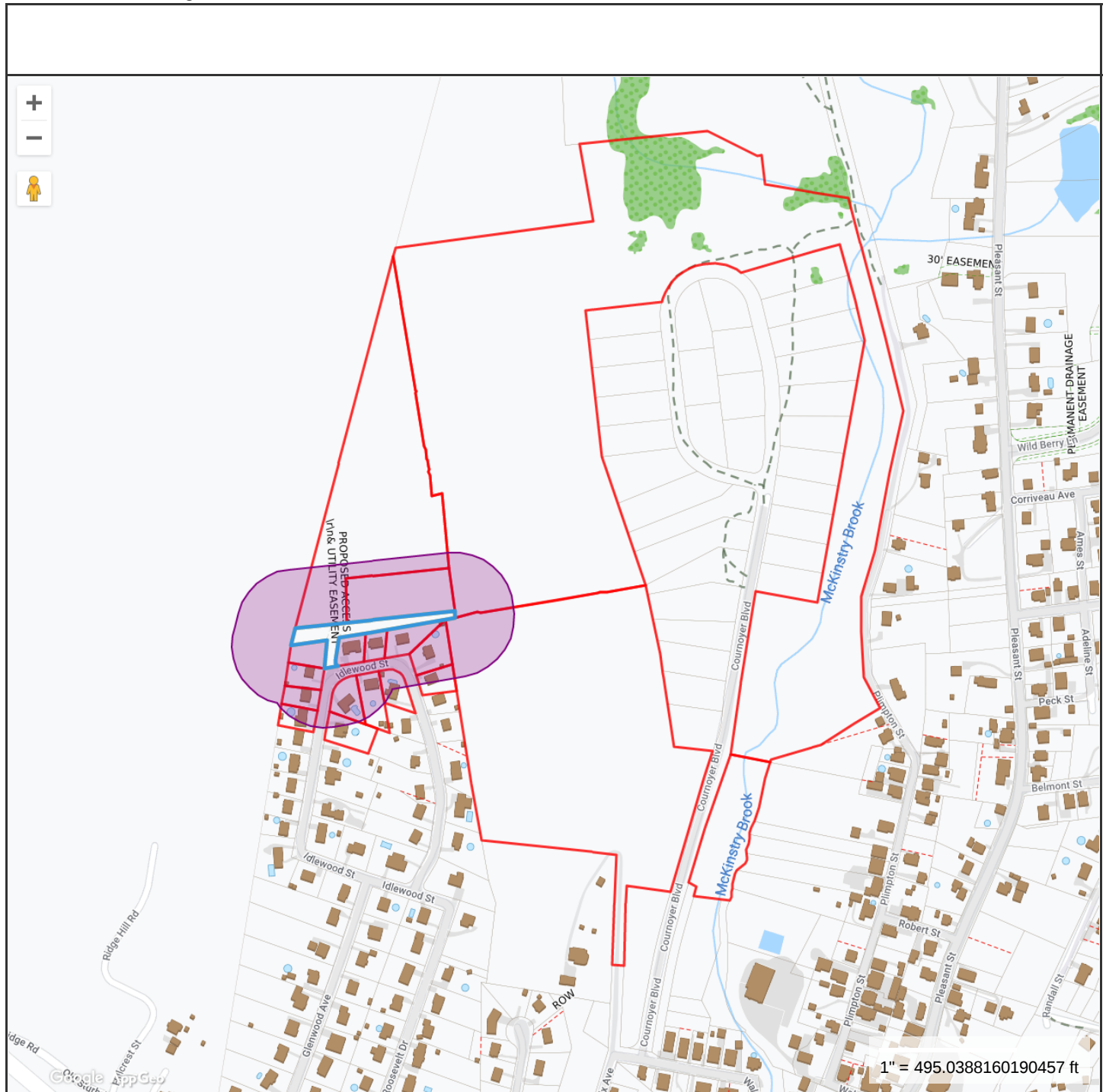
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Southbridge, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 8/25/2021
Data updated on a daily basis

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

Property ID	Site Address	Owner	Owner 2	Owner Address	Owner Address	Owner City	Owner	Owner Zipcode
019-002-00001	PLEASANT STREET REAR	FISKE HILL EAST REALTY TRUST	C/O DANIEL FLYNN TRUSTEE	97 ARNOLD RD		FISKDALE	MA	01518-1182
019-002-A-00001	CRESTWOOD DRIVE REAR	SOUTHBRIDGE TOWN OF		41 ELM ST		SOUTHBRIDGE	MA	01550-2645
019-048-00001	COURNOYER BOULEVARD	SCKD REALTY TRUST		ATTN DONALD COURNOYER JR	384 MAIN ST	SOUTHBRIDGE	MA	01550-3713
032-057-00001	PROULX AVENUE	THEODOSS CONSTANCE M		69 PROULX AVE		SOUTHBRIDGE	MA	01550-1128
032-073-00001	51 CRESTWOOD DRIVE	OBUCHOWSKI DALE H	TAMMY L OBUCHOWSKI	51 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1111
032-074-00001	75 CRESTWOOD DRIVE	RAMOS DOMINGO	JUDITH RAMOS	75 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1111
032-075-00001	93 CRESTWOOD DRIVE	FULLEN MICHAEL J JR		93 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1111
032-076-00001	78 IDLEWOOD STREET	BORRELLI RICHARD A ETAL		78 IDLEWOOD ST		SOUTHBRIDGE	MA	01550-1141
032-089-00001	79 IDLEWOOD STREET	LAMOTHE LEONARD M ETAL	ATTN LEONARD R & BEVERLY A L	79 IDLEWOOD ST		SOUTHBRIDGE	MA	01550-1140
032-090-00001	85 IDLEWOOD STREET	SAHN ZOGONMIA		85 IDLEWOOD ST		SOUTHBRIDGE	MA	01550-1140
032-091-00001	91 IDLEWOOD STREET	MUNROE KENNETH J	YVETTE MUNROE	91 IDLEWOOD ST		SOUTHBRIDGE	MA	01550-1140
032-092-00001	IDLEWOOD STREET	TREPANIER LISA G		76 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-093-00001	76 CRESTWOOD DRIVE	TREPANIER LISA G		76 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-094-00001	70 CRESTWOOD DRIVE	ZWIRBLIA JON E		70 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-095-00001	64 CRESTWOOD DRIVE	RODRIGUEZ JOSE H	VILMA M RODRIGUEZ	64 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-096-00001	58 CRESTWOOD DRIVE	RODRIGUEZ RUBEN	MARILYN RODRIGUEZ	58 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-097-00001	52 CRESTWOOD DRIVE	LAGRANT SUSAN E		52 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112

**Property Information**

Property ID 019-001-00001
Location CRESTWOOD DRIVE REAR
Owner SOUTHBIDGE TOWN OF



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Southbridge, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 8/25/2021
Data updated on a daily basis

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation Commission

Please verify outstanding tax/fee status for the following property owner:

Property Owner: Fiske Hill Realty Trust

Property Location: 20 Fiske Hill Road (280-03534-020) & 30 Main St (portion-415-03914-030)

.....

- ☒ The license/permit may be released.
- ☐ The license/permit may not be released.

For
Sandra Sears
Finance Director

3.25.2022
Date

1.**Introduction**

On behalf of the Applicant, Justin Stelmok, LEC Environmental Consultants, Inc., (LEC) is submitting this Notice of Intent (NOI) Application for a Blueberry Hill Estates, a 55+ Housing Community (“Manufactured Housing Community”) on Lot 3 Berry Farms Road. The 55+ Housing Community involves the construction of a private roadway network extending from the to-be-constructed Berry Farms Road; 71 dwellings with appurtenances; a community clubhouse, parking, and amenities; and associated stormwater management measures, utilities, regrading, lawn/landscaping, and revegetation.

Proposed work activities occur within the 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW)/Freshwater Wetlands and the 200-foot Buffer Zone to BVW and Vernal Pools protected under the *Massachusetts Wetlands Protection Act* (“WPA,” M.G.L., c. 131, s. 40), its implementing *Regulations* (310 CMR 10.00; the “WPA Regulations”), and/or the *Town of Sturbridge Wetlands Bylaw* (“Bylaw,” Chapter 286) and *Wetlands Regulations* (“Bylaw Regulations”).

The following NOI Application provides a description of the existing site conditions, Wetland Resource Areas, and proposed project designed to protect the interests and values of the Wetland Resource Areas outlined within the above-referenced regulations. The Stormwater Report, prepared by McClure Engineering, Inc., dated April 1, 2022 accompanies the NOI (Attachment C). Details of the proposed project are depicted on the *Special Permit and Site Plan, Blueberry Hill Estates, 55+ Manufactured Housing Community, Lot 3 Berry Farms Road, Sturbridge, MA*, prepared by McClure Engineering, Inc., dated April 1, 2022 (Appendix D).

2.**General Site Description**

The 41.4± acre site is Lot 3 Berry Farms Road, containing subdivided portions of Parcel ID #280-03534-020 (20 Fiske Hill Road) and Parcel ID #415-03914-030 (30 Main Street). The Sturbridge Conservation Commission recently issued an Order of Conditions (DEP File #300-1086), approving the construction of Berry Farms Road and associated stormwater management measures. Construction has not yet been commenced; however, the start of work is anticipated shortly.

Lot 3 occurs to the northeast of Berry Farms Road’s cul-de-sac, and contains rolling topography generally ascending to the east towards the easterly property line/Southbridge

town boundary. The site is dominated by previously logged forested upland and a myriad of logging roads. The remaining forested upland contains a partially to moderately open canopy primarily containing northern red oak (*Quercus rubra*) and eastern white pine (*Pinus strobus*), along with scattered individuals of white oak (*Quercus alba*), American beech (*Fagus grandifolia*), yellow birch (*Betula alleghaniensis*), black birch (*Betula lenta*), paper birch (*Betula papyrifera*), sassafras (*Sassafras albidum*), and red maple (*Acer rubrum*). The understory includes saplings from the canopy, mountain laurel (*Kalmia latifolia*), hawthorn (*Crataegus* sp.), American hornbeam (*Carpinus caroliniana*), black raspberry (*Rubus alleghaniensis*), witch hazel (*Hamamelis virginiana*), multiflora rose (*Rosa multiflora*), with individuals of sapling hickory (*Carya* sp.) and hazelnut (*Corylus* sp.). The ground cover includes patches of hay scented fern (*Dennstaedtia punctilobula*), scattered patches of Christmas fern (*Polystichum acrostichoides*), bracken fern (*Pteridium aquilinum*), partridge berry (*Mitchella repens*), Pennsylvania sedge (*Carex pensylvanica*) and seedlings from the canopy and understory.

BVW (A-series) associated with an intermittent stream occurs along the westerly property line or just off-site to the west on Lot 4. A finger-like projection of BVW associated with a separate intermittent stream extends onto the northerly portion of the site, contiguous with the A-series BVW. The A-series contains Vernal Pools (see below). A separate BVW (E-series) and Vernal Pool are located within the southeastern portion of the site. BVW and Vernal Pool boundaries have been approved by an Order of Resource Area Delineation (ORAD, DEP File #300-1113, Appendix B) issued by the Commission on January 13, 2022.

2.1 Floodplain Designation

According to the July 4, 2011 *Federal Emergency Management Agency Flood Insurance Rate Maps* for Worcester County, Massachusetts (Map Numbers: 25027C0933E and 25027C0931E), the site is located within Zone X [unshaded]: *Areas determined to be outside the 0.2% annual chance floodplain* (Attachment, Figure 3). No portion of the project is therefore located within the 100-year floodplain.

2.2 Natural Heritage and Endangered Species Program Designation

According to the 15th Edition of the Massachusetts *Natural Heritage Atlas* (effective August 1, 2021) published by the Natural Heritage & Endangered Species Program (NHESP), the site is not located within an Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Wildlife (Appendix A, Figure 4).

3. Wetland Resource Area Descriptions

Wetland Resource Areas located on-site include Bordering Vegetated Wetlands (BVW)/Freshwater Wetlands associated with intermittent streams and Vernal Pools, as described below. The intermittent streams (not separately delineated) also contain protectable Bank and Land Under Water. As previously mentioned, the BVW and Vernal Pool boundaries were approved under the January 13, 2022 ORAD (DEP File #300-1113).

3.1 Bordering Vegetated Wetlands

Bordering Vegetated Wetlands (BVW) are defined in 310 CMR 10.55(2) as *freshwater wetlands which border on creeks, rivers, streams, ponds, and lakes. In these areas soils are saturated and/or inundated such that they support a predominance of wetland indicator plants. The boundary of BVW is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist.*

According to the Bylaw Regulations (Chapter 2), Freshwater Wetlands are defined as *wet meadows, marshes, swamps, bogs, fens, and vernal pools. Areas where groundwater, flowing or standing surface water or ice provide a significant part of the supporting substrate for a plant community for at least five months of the year; emergent and submergent plant communities in inland waters; Freshwater wetlands can be bordering or isolated. If delineated must have evidence of hydrology, and vegetation (hydric soils are also considered an indicator of hydrology).*

The A-series BVW is characterized as a forested wetland occurring within a low-lying valley extending along the westerly property line or just off-site to the west on Lot 4. A Vernal Pool is located within the southerly portion of the A-series BVW.

An intermittent stream begins to form proximate/downgradient of wetland flag A35, flowing via a braided network of channels in a northerly direction as topography mildly to moderately descends (variable). The stream channels generally vary from one to seven feet wide and are contained within a 6 to 12-inch Bank. Streams bottoms vary from cobble lined to mucky with overhanging vegetation

Additional Vernal Pool habitat is present downgradient of wetland flags A47-A56, in association with the intermittent stream that meanders amongst vegetated hummocks, rocks, and overturned trees with exposed root systems. In general, the stream is loosely

defined in sections with a very mild topographic gradient, resulting in broader, inundated conditions expanding beyond the main flow channel. In spring 2021, LEC observed variable standing water between 0-12 inches deep. The deepest sections were typically associated with the overturned trees with exposed root systems.

Wetland flags A56-A88 define a finger-like projection of BVW associated with an intermittent stream flowing downhill to the north/northwest, discharging to the aforementioned intermittent stream.

The E-series BVW occurs within the southeastern portion of the site and is characterized as a forested, scrub-shrub and marsh/open water wetland. The majority of the wetland occurs off site. The interior of the E-series wetland has been identified as a Vernal Pool. Off-site, an intermittent stream flows southwesterly out of the marsh through a man-made channel. Evidence of beaver activity has been noted along the perimeter of the Vernal Pool.

Vegetation within the A-series and E-series forested wetland includes a canopy occupied by red maple and eastern hemlock (*Tsuga canadensis*) with individuals of ash (*Fraxinus* sp.), yellow birch, tupelo (*Nyssa sylvatica*), and American elm (*Ulmus americana*). The understory contains patches of saplings from the canopy, with patches of spicebush (*Lindera benzoin*), scattered patches of winterberry holly (*Ilex verticillata*), and individuals of highbush blueberry (*Vaccinium corymbosum*). Buttonbush (*Cephalanthus occidentalis*) is present within the interior of the E-series Vernal Pool. The groundcover includes patches of seedlings from the canopy, sensitive fern (*Onoclea sensibilis*), cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis*), and sphagnum moss (*Sphagnum* sp.).

3.2

Vernal Pools

Vernal Pool Habitat is defined under 310 CMR 10.04 as *confined basin depressions which, at least in most years, hold water for a minimum of two continuous months during the spring and/or summer, and which are free of adult fish populations, as well as the area within 100 feet of the mean annual boundaries of such depressions, to the extent that such habitat is within an Area Subject to Protection under M.G.L. c. 131, § 40 as specified in 310 CMR 10.02(1). These areas are essential breeding habitat, and provide other extremely important wildlife habitat functions during non breeding season as well, for a variety of amphibian species such as wood frog (*Rana sylvatica*) and the spotted salamander (*Ambystoma maculatum*), and are important habitat for other wildlife species.*

A Vernal Pool is defined under the Bylaw as *a confined basin depression which, at least in most years, holds water for a minimum of two continuous months during the spring and/or summer, and which is free of adult fish populations, regardless of whether the site has been certified by the Massachusetts Division of Fisheries and Wildlife.*

The Bylaw Regulations further clarify that the term "vernal pool" shall include, in addition to that already defined under the Wetlands Protection Act, MGL c. 131, § 40, and Regulations, 310 CMR 10.00, any confined basin or depression not occurring in existing lawns, gardens, landscaped areas or driveways. Vernal pools hold water for a minimum of two continuous months during the spring and/or summer. An isolated wetland may be determined to be a vernal pool even though it has less than 200 cubic feet of water, is free of adult predatory fish populations and provides essential breeding and rearing habitat functions for amphibian, reptile or other vernal pool community species, regardless of whether the site has been certified by the Massachusetts Division of Wildlife and Fisheries, Natural Heritage and Endangered Species Program.

The Vernal Pool within the southerly portion of the A-series BVW, defined by Mean High Water (MHW) flags 1-36, was documented by LEC in the spring 2021 to contain Obligate Fairy Shrimp (*Eubranchipus vernalis*). Five (5) Spotted Salamander (*Ambystoma maculatum*) egg masses were also observed within the deepest (central) section of the depression.

In spring 2021, LEC documented 23 Spotted Salamander masses scattered throughout the northerly Vernal Pool within the A-series BVW, downgradient of wetland flags A47-A56, and defined by MHW flags 1-17 where 18 egg masses were located, and MHW flags 18-25 where five egg masses were documented. Vernal Pool habitat is hydrologically connected via subsurface of the intermittent stream.

The Vernal Pool associated with the E-series BVW (MHW flags 1-15) minimally extends onto the site and primarily occurs off-site to the south. Spotted Salamander and Wood Frog breeding activity was documented on-site during spring 2021. An eastern newt (*Notophthalmus viridescens*) and a painted turtle (*Chrysemys picta picta*) were also observed within the E-series Vernal Pool.

4. Proposed Project

The Applicant is proposing 55+ Housing Community ("Manufactured Housing Community") with 71 dwellings on individual lots and accessed via a private roadway network extending from the to-be-constructed Berry Farms Road recently approved by

the Commission (DEP File #300-1086). The private roadway network contains a main roadway (Proposed Drive A) and three cul-de-sacs (Proposed Drives B, C, and D). The paved roadways will maintain a 20-foot width. A four to five-foot wide sidewalk will be installed on one side. A 16-foot wide emergency access drive will extend out to Crestwood Drive in Southbridge.

The prefabricated dwelling units will be situated on concrete slab foundations. Each dwelling will have the option for a garage (stick-built) on slab and wooden or composite deck. Minimal lawn/landscaping is afforded around the structures. Each dwelling will be fueled by propane and serviced by municipal sewer and water.

A proposed community clubhouse with parking and associated amenities are centrally located off Proposed Drive A.

Stormwater management has been designed in accordance with MA Stormwater Regulations. The stormwater management system for the site consists of country style drainage, including swales and rain gardens in between and behind dwellings. The rain gardens will provide for peak flow attenuation, water quality treatment, and groundwater recharge. A single infiltration basin is proposed within an existing natural depression south of the clubhouse. Additional detail is included within the Stormwater Report, prepared by McClure Engineering, Inc., dated April 1, 2022 (Attachment C). The rain gardens will be maintained by a landscaping company in compliance with an Operations and Maintenance Plan.

Erosion control barriers will be installed around the Limit of Work and will be actively maintained to protect the downgradient Resource Areas during construction. The Applicant will implement a comprehensive Stormwater Pollution Prevention Plan (SWPPP) to manage stormwater during construction including specifications for temporary and permanent stabilization measures, grading, material stockpiling, temporary controls, erosion and sediment control inspection and maintenance procedures, spill prevention and control, and other parameters for control of runoff during construction.

Project details are depicted on the *Special Permit and Site Plan, Blueberry Hill Estates, 55+ Manufactured Housing Community, Lot 3 Berry Farms Road, Sturbridge, MA.*, dated April 1, 2022 (Appendix C).

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.

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.

Federal Emergency Management Agency Flood Insurance Rate Map for Worcester County (Map Numbers 25027C0933E and 25027C0931E), July 4, 2011

Massachusetts Natural Heritage Atlas, 15th Edition. Natural Heritage & Endangered Species Program, Massachusetts Division of Fisheries and Wildlife, Route 135, Westborough, MA 01581, http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

Massachusetts Wetlands Protection Act (M.G.L. c. 131, §. 40) and its implementing *Regulations* (310 CMR 10.00), www.state.ma.us/dep.

Town of Sturbridge Wetlands Bylaw (Chapter 286) and *Wetlands Regulations (Bylaw Regulations)*

Appendix A

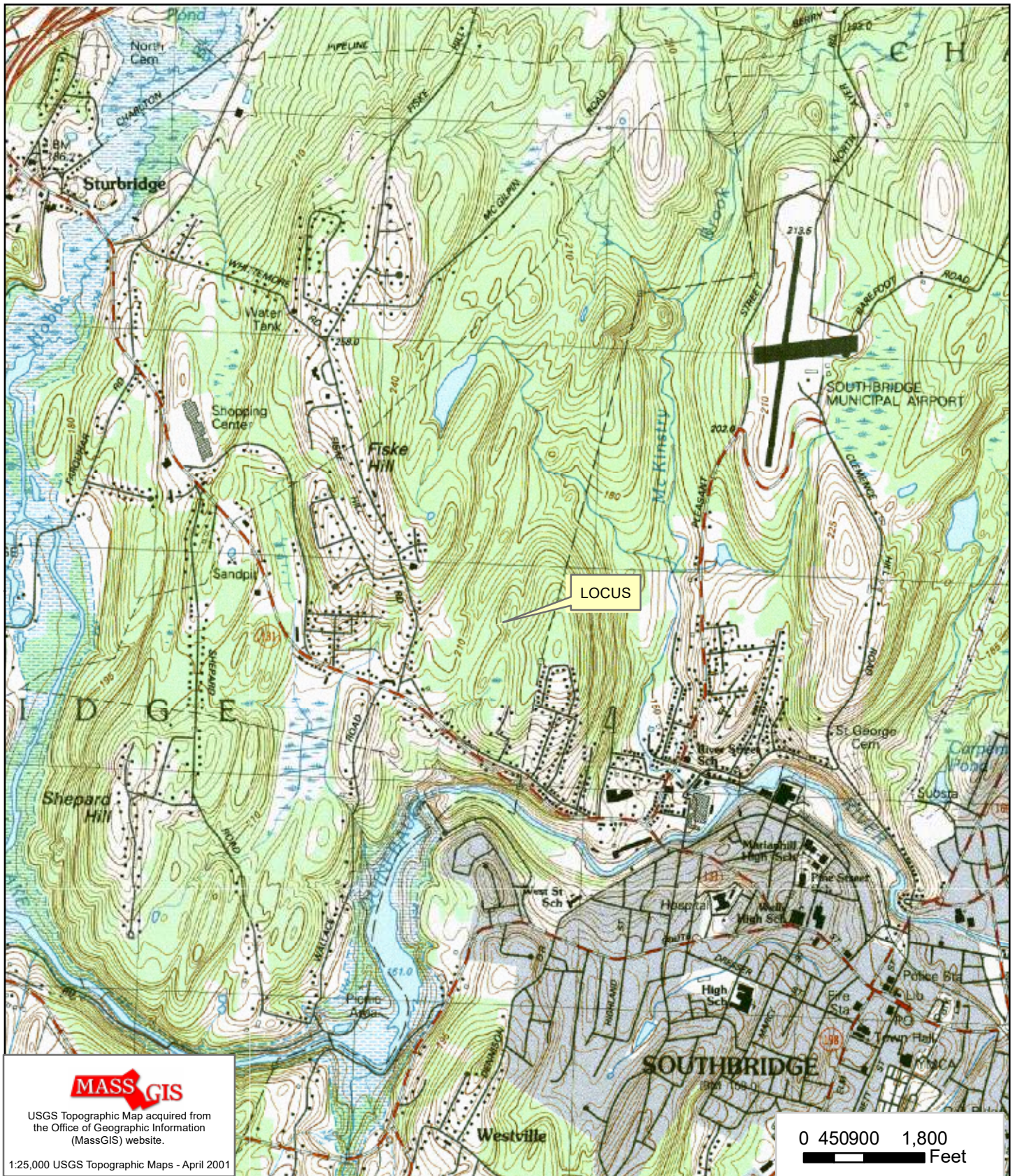
Locus Maps

Figure 1: USGS Topographic Map

Figure 2: Aerial Orthophoto

Figure 3: FEMA Flood Insurance Rate Map

Figure 4: NHESP Map



LEC Environmental Consultants, Inc.

Plymouth, MA
 508.746.9491
www.lecenvironmental.com

Figure 1: USGS Topographic Map

20 Fiske Hill Road/30 Main Street
 Sturbridge, Massachusetts



March 31, 2022



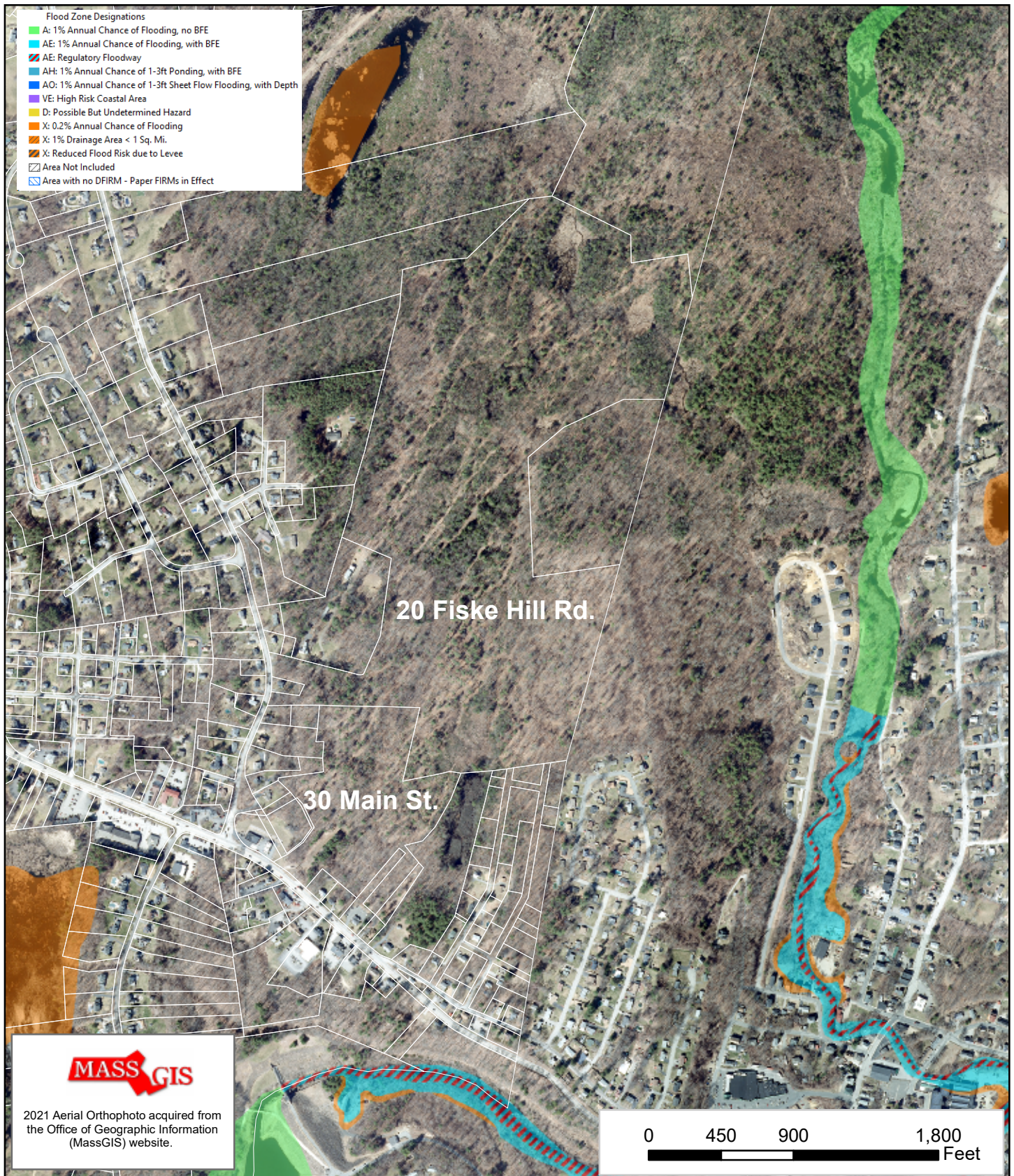
LEC Environmental Consultants, Inc.

Plymouth, MA
508.746.9491
www.lecenvironmental.com

Figure 2: Aerial Orthophoto Map
20 Fiske Hill Road/30 Main Street
Sturbridge, Massachusetts



March 31, 2022



LEC Environmental Consultants, Inc.

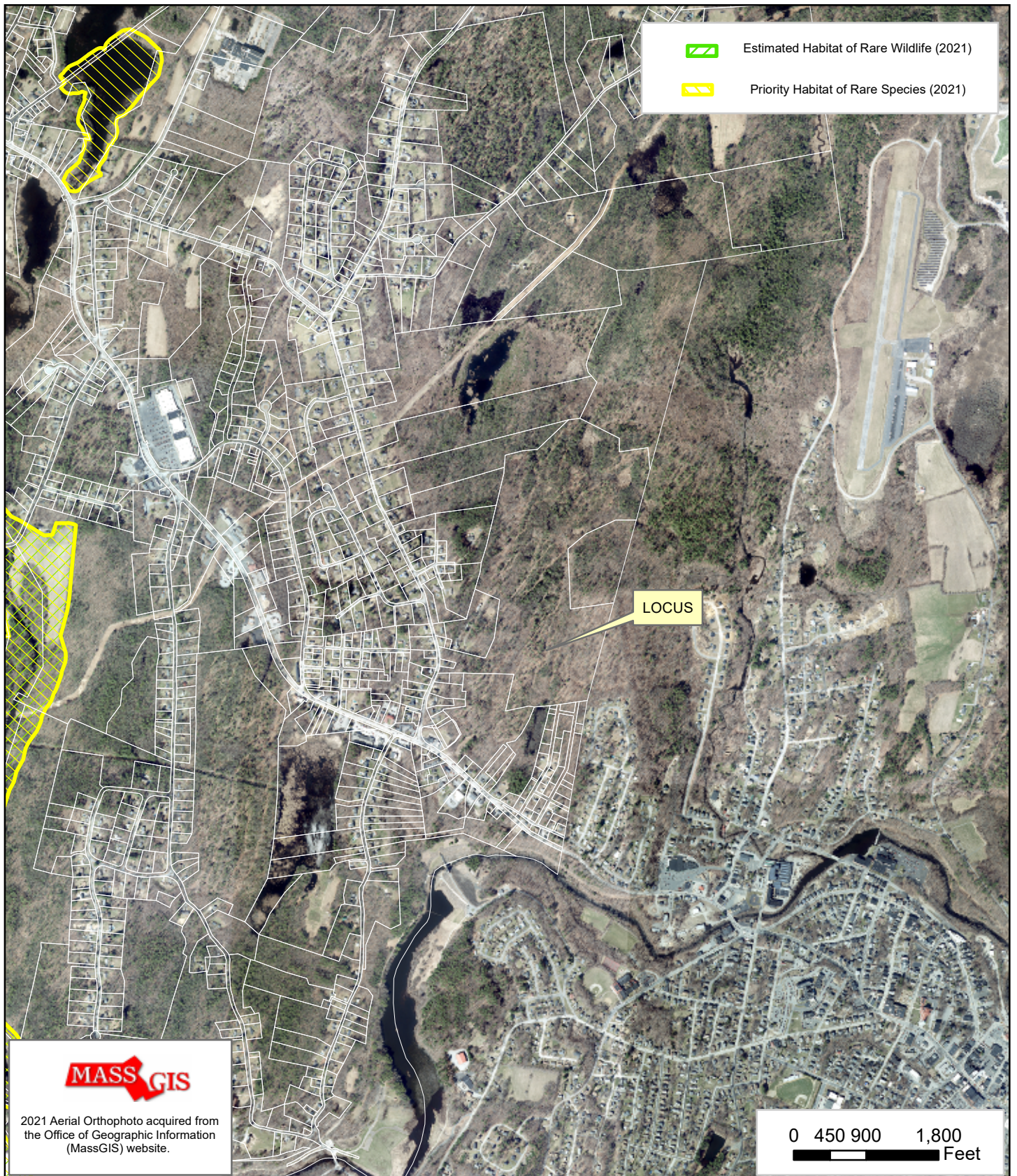
Plymouth, MA
508.746.9491
www.lecenvironmental.com

Figure 3: FEMA Flood Insurance Rate Map

20 Fiske Hill Road/30 Main Street
Sturbridge, Massachusetts



March 31, 2022



LEC Environmental Consultants, Inc.

Plymouth, MA
508.746.9491
www.lecenvironmental.com

Figure 4: NHESP Map
20 Fiske Hill Road/30 Main Street
Sturbridge, Massachusetts



March 31, 2022

Appendix B

Order of Resource Area Delineation

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4B - Order of Resource Area
Delineation

Provided by MassDEP:
MassDEP File #:300-1113
eDEP Transaction #:1337839
City/Town:STURBRIDGE

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

A. General Information

1. Conservation Commission STURBRIDGE

2. This Issuance is for (Check one):

- a. ☒ Order of Resource Area Delineation
b. ☐ Amended Order of Resource Area Delineation

3. Applicant Details

a. First Name JUSTIN b. Last Name STELMOK
c. Organization
d. Mailing Address 557 SOUTHWEST CUTOFF
e. City/Town WORCESTER f. State MA g. ZIP 01607

4. Property Owner (if different from applicant):

a. First Name MATHEW b. Last Name SOSIK
c. Organization Fiske Hill East Realty
d. Mailing Address 97 ARNOLD ROAD
e. City/Town FISKDALE f. State MA g. ZIP 01607

5. Project Location

a. Street Address 30 MAIN STREET & 20 FISKE HILL - LOT 3
b. City/Town STURBRIDGE c. Zip 01566
d. Assessors Map/Plat# 39; 35 e. Parcel/Lot# 30; 20
f. Latitude 42.08999N g. Longitude 72.0527W

6. Dates

a. Date ANRAD Filed 9/3/2021 b. Date Public Hearing Closed 1/6/2022 c. Date Of Issuance 1/13/2022

7. Final Approved Plans and Other Documents

Plan Title	Plan Prepared By	Plan Signed By	Plan Final Date	Plan Scale
RESOURCE AREA DELINEATION PLAN LOT 3 - 30 MAIN STREET SUBDIVISION, STURBRIDGE, MA 01566 (SHEETS 1 - 6)	MCCLURE ENGINEERING, INC.	PETER C. ENGLE	12-21-2021	1 INCH = 40 FEET

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable)

a. ☒ **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. ☒ Bordering Vegetated Wetlands
2. ☒ Other resource area(s), specifically
a. SEE PAGE 2A FOR ADDITIONAL FINDINGS

b. ☐ **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4B - Order of Resource Area
Delineation

Provided by MassDEP:
MassDEP File #:300-1113
eDEP Transaction #:1337839
City/Town:STURBRIDGE

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

-
1. ☐ Bordering Vegetated Wetlands
 2. ☐ Other resource area(s), specifically
 - a.
 - c. ☐ **Inaccurate::** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):
 1. ☐ Bordering Vegetated Wetlands
 2. ☐ Other resource area(s), specifically
 - a.
 3. The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, S 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation. This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant. Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination. The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, S 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4B - Order of Resource Area
Delineation

Provided by MassDEP:
MassDEP File #:300-1113
eDEP Transaction #:1337839
City/Town:STURBRIDGE

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

Pursuant to the vote taken by the Sturbridge Conservation Commission on May 5, 2020, the following signatures are made in accordance with M.G.L. c.110G and pursuant to said Commission's electronic signature authorization vote recorded on May 11, 2020 with the Worcester Registry of Deeds, in Book 62374, Page 203.

E. Signatures

/s/ David Barnicle

1. Date of Original Order
2. No. of Signatures required 3

/s/ Edward Goodwin

/s/ Steven Chidester

/s/ Erik Gaspar

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, and the Amended Order will expire on the date of the Original Final Order unless extended in writing by the Department.

This Order is issued to the applicant and the property owner (if different) as follows:

3. ☐ By hand delivery on

4. ☒ By certified mail, return receipt requested on

a. Date _____

a. Date 1-13-2021
7018 3090 0002 0639 4707

Order of Resource Area Delineation
Additional Findings by the Sturbridge Conservation Commission (SCC)
under the Wetland Protection Act, MGL Ch. 131, sec 40, it's implementing Regulations (310 CMR
10.00) (WPA) and the Sturbridge Wetland Bylaw Chapter 286 (SWB) and Supporting Regulations
Chapter 365

DEP File #300-1113

Lot 3 – 30 Main Street and 20 Fiske Hill Road

Additional Findings

In addition to the approval of Bordering Vegetated Wetlands, this Order of Resource Area Delineation includes the approval of the Mean Annual High Water line for identified vernal pools as shown on the plan.

Vernal Pool Habitat, a resource area, protected pursuant to the Sturbridge Wetland Bylaw is also present on the site. However, it was not requested for resource area approval at this time. This approval does not include review or approval of resource areas on 30 Main Street and 20 Fiske Hill Road outside of the areas shown on the plan as, "Property and ANRAD Limits Typ."

Appendix C

Stormwater Report, Prepared by McClure Engineering, Inc., Dated April 1, 2022

Appendix D

*Special Permit and Site Plan, Blueberry Hill Estates, 55+ Manufactured Housing Community,
Lot 3 Berry Farms Road, Sturbridge, MA, Prepared by McClure Engineering, Inc., Dated April 1, 2022*