

# Notice of Intent Application

---

January 30, 2023

Subject Property

Blueberry Hill Estates  
Lot 3 Berry Farms Road  
20 Fiske Hill Road and 30 Main Street-Portion  
Parcel IDs 280-03534-020 and 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](http://www.lecenvironmental.com)*



January 30, 2023

**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 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 subdivision roadway network extending from Berry Farms Road (under construction); 68 dwelling units with decks, driveways, and attached garages; a community clubhouse and parking; 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 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 its implementing *Wetlands Regulations (Bylaw Regulations)*. The project is 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., last revised on November 10, 2022.

Thank you for your consideration of this Application. We look forward to discussing the project at the February 16, 2023 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](mailto: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	380 Lowell Street Suite 101 Wakefield, MA 01880 781.245.2500	100 Grove Street Suite 302 Worcester, MA 01605 508.753.3077	P. O. Box 590 Rindge, NH 03461 603.899.6726	680 Warren Avenue Suite 3 East Providence, RI 02914 401.685.3109
PLYMOUTH, MA	WAKEFIELD, MA	WORCESTER, MA	RINDGE, NH	EAST PROVIDENCE, RI



**Town of Sturbridge  
Conservation Commission  
Notice of Intent Application Coversheet/Checklist**

<b>Date</b>	1/30/2023
-------------	-----------

Fill all white cells completely

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

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

Components of a Complete NOI Application

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

<b>1.</b>	<b>Introduction</b>	<b>1</b>
<b>2.</b>	<b>General Site Description</b>	<b>1</b>
2.1	Floodplain Designation	2
2.2	Natural Heritage and Endangered Species Program Designation	3
<b>3.</b>	<b>Wetland Resource Area Descriptions</b>	<b>3</b>
3.1	Bordering Vegetated Wetlands	3
3.2	Vernal Pools	4
<b>4.</b>	<b>Proposed Project</b>	<b>6</b>
<b>5.</b>	<b>Proposed Mitigation</b>	<b>8</b>
5.1	Habitat Corridor/Crossing Structure	8
5.2	Open Space	11
<b>6.</b>	<b>No Significant Adverse Impact Analysis</b>	<b>11</b>
<b>7.</b>	<b>Summary</b>	<b>14</b>

**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**

Sewer Allocation

**Appendix C**

Representative Amphibian Crossing Wildlife Culvert Details

**Appendix D**

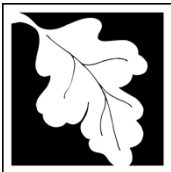
Open Space Plan, Prepared by McClure Engineering, Inc., Dated September 8, 2022

**Appendix E**

Stormwater Report, Prepared by McClure Engineering, Inc., Revised November 9, 2022

**Appendix F**

*Special Permit and Site Plan, Blueberry Hill Estates, 55+ Manufactured Housing Community, Lot 3 Berry Farms Road, Sturbridge, MA, prepared by McClure Engineering, Inc., Revised November 10, 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):

<u>Lot 3 Berry Farms Road (20 Fiske Hill Rd/30 Main St)</u>	<u>Sturbridge</u>	<u>01566</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42° 5'18.19"N</u>	<u>72° 3'19.29"W</u>
	d. Latitude	e. Longitude
<u>Parcel ID 280-03534-020 and</u>	<u>Parcel ID 415-03914-030</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Justin</u>	<u>Stelmok</u>	
a. First Name	b. Last Name	
c. Organization		
<u>557 Southwest Cutoff</u>		
d. Street Address		
<u>Worcester</u>	<u>MA</u>	<u>01607</u>
e. City/Town	f. State	g. Zip Code
<u>508-868-3996</u>	<u>stelmok.j@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

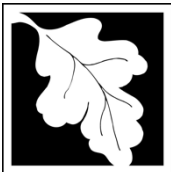
<u>Matthew</u>	<u>Sosik</u>	
a. First Name	b. Last Name	
<u>Fiske Hill Realty Trust/Fiske Hill East Realty Trust</u>		
c. Organization		
<u>97 Arnold Road</u>		
d. Street Address		
<u>Fiskdale</u>	<u>MA</u>	<u>01518</u>
e. City/Town	f. State	g. Zip Code
<u>508-450-0713</u>	<u>msosik@bankesb.com</u>	
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Brian</u>	<u>Madden</u>	
a. First Name	b. Last Name	
<u>LEC Environmental Consultants, Inc.</u>		
c. Company		
<u>12 Resnik Road, Suite 1</u>		
d. Street Address		
<u>Plymouth</u>	<u>MA</u>	<u>02360</u>
e. City/Town	f. State	g. Zip Code
<u>508-746-9491</u>	<u>508-746-9491</u>	<u>bmadden@lecenvironmental.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$5,250.00</u>	<u>\$2,637.50</u>	<u>\$2,612.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid
<b>(Previously Paid)</b>	<b>(New fees are requested to be waived)</b>	<b>(New fees are requested to be waived)</b>



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	

## A. General Information (continued)

### 6. General Project Description:

55+ housing community, including a network of private roadways, 68 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 CMR10.24(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	b. Certificate # (if registered land)
61992	321
c. Book	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)

Provided by MassDEP:

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	2. square feet
	3. cubic yards dredged	

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

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.



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

**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





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

### 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

- 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](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\*

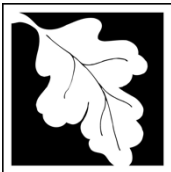
- Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage
- Assessor’s Map or right-of-way plan of site

- 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/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.



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

### 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:

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](mailto:dmf.envreview-south@mass.gov)

North Shore - Hull to New Hampshire border:

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



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

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

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

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: (*on file*)  
 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.



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

**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

11/10/22

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:

\*

2. Municipal Check Number

3. Check date

\*

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name

**\*FEES PREVIOUSLY PAID and any new fees are requested to be waived.**



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent


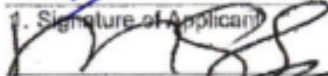

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
*Sturbridge Wetlands Bylaw* (Chapter 286)

Provided by MassDEP:	
MassDEP File Number	
Document Transaction Number	
Sturbridge	
City/Town	

## 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.

	10/28/2022
1. Signature of Applicant	2. Date
	10/28/2022
3. Signature of Property Owner (if different)	4. Date
	1/30/2023
5. Signature of Representative (if any)	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:**

<u>Lot 3 Berry Farms Road (20 Fiske Hill Rd/30 Main St)</u>	<u>Sturbridge</u>
a. Street Address	b. City/Town
<u>N/A (\$3,162.50 Previously Paid)</u>	<u>*New fee requested to be waived</u>
c. Check number	d. Fee amount

**2. Applicant Mailing Address:**

<u>Justin</u>	<u>Stelmok</u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u>557 Southwest Cutoff</u>		
d. Mailing Address		
<u>Worcester</u>	<u>MA</u>	<u>01607</u>
e. City/Town	f. State	g. Zip Code
<u>508-868-3996</u>	<u>stelmok.j@gmail.com</u>	
h. Phone Number	i. Fax Number	
	j. Email Address	

**3. Property Owner (if different):**

<u>Matthew</u>	<u>Sosik</u>	
a. First Name	b. Last Name	
<u>Fiske Hill Realty Trust/Fiske Hill East Realty Trust</u>		
c. Organization		
<u>97 Arnold Road</u>		
d. Mailing Address		
<u>Fiskdale</u>	<u>MA</u>	<u>01518</u>
e. City/Town	f. State	g. Zip Code
<u>508-450-0713</u>	<u>msosik@bankesb.com</u>	
h. Phone Number	i. Fax Number	
	j. Email Address	

**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.

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





# 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) February 1, 2023, 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:

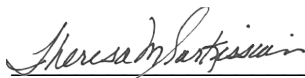
- A Notice of Intent OR  
 A Request for Determination OR  
 An Abbreviated Notice of Resource Area Delineation

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) January 31, 2023 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.



February 1, 2023

(signature of applicant) (date)

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



February 1, 2023

**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\20-002.04]

Dear Abutter:

On behalf of the Applicant, Justin Stelmok, LEC Environmental Consultants, Inc., (LEC) is submitting a new 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 Berry Farms Road (under construction); 68 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 project has been under Conservation Commission review since April 2022. The Applicant is refileing the NOI Application for the same project, as revised, with a reduced dwelling count, based on Commissioner and peer review comment to date.

The NOI Application and accompanying site plans are available for review by the public at the Sturbridge Conservation Department, 301 Main Street or online at <https://www.sturbridge.gov/conservation-commission/pages/meeting-calendar-and-documents>. A public hearing has been scheduled for February 16, 2023, with the Sturbridge Conservation Commission. 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 *Telegram and Gazette* 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



# 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 February 16, 2023 at \_\_\_\_\_ 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:**

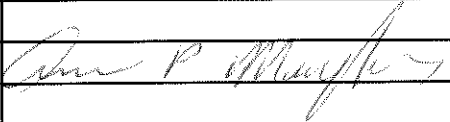
- In a local newspaper at least five days in advance of the hearing
- In the Town Hall at the Town Clerks office, not less than 48 hours in advance of the hearing
- On the Town's Meeting Calendar not less than 48 hours in advance of the hearing ([www.town.sturbridge.gov](http://www.town.sturbridge.gov))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

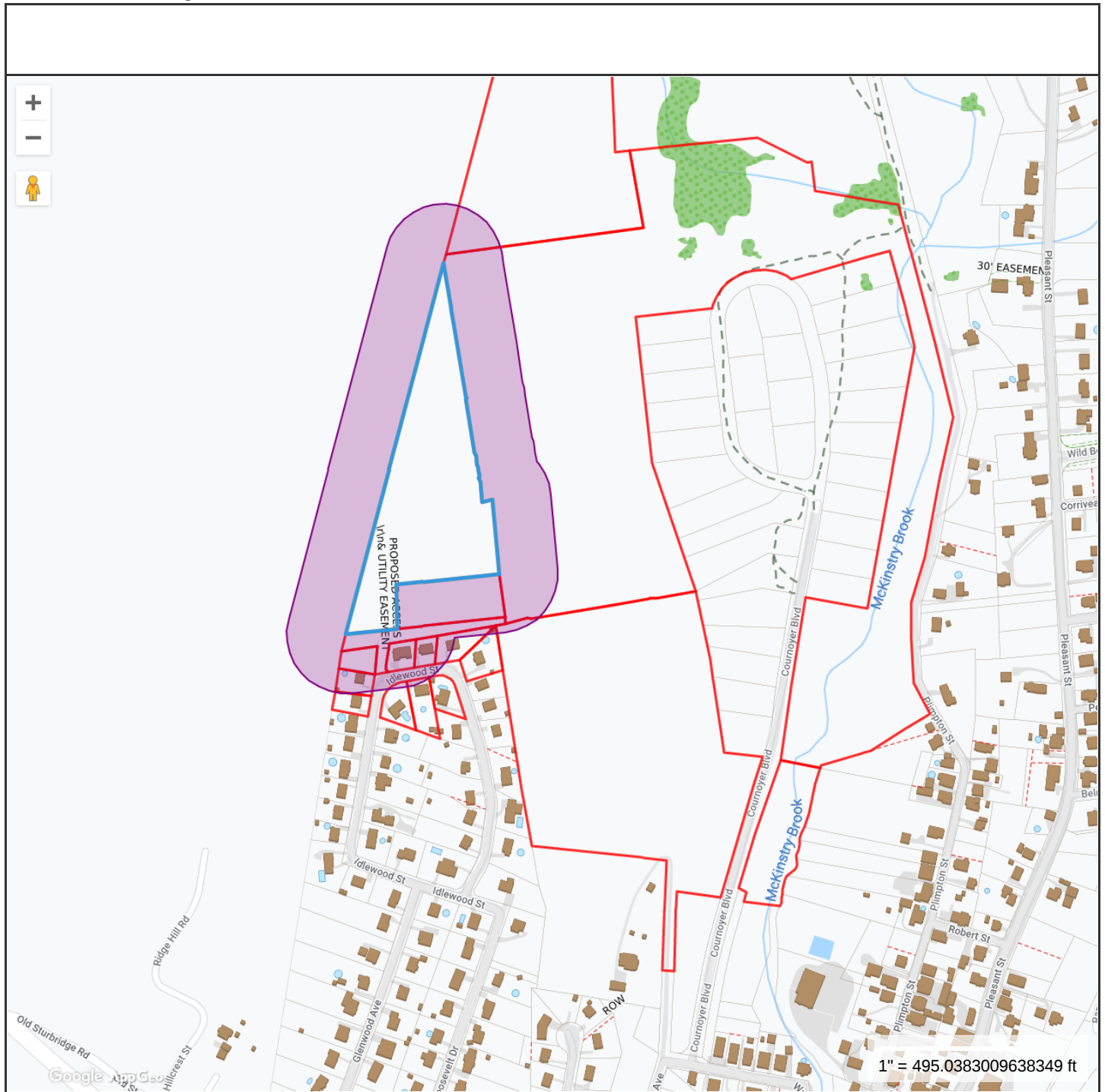
Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
280-03543-023	BOUHANNA JACK C	23 FISKE HILL ROAD	STURBRIDGE	MA	01566	23 FISKE HILL ROAD
280-03553-015	BROGAN JOHN J	15 FISKE HILL ROAD	STURBRIDGE	MA	01566	15 FISKE HILL ROAD
280-03543-019	CHOINIERE SHIRLEY	19 FISKE HILL ROAD	STURBRIDGE	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
280-03553-018	DEMARCO JOHN	18 FISKE HILL ROAD	STURBRIDGE	MA	01566	18 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 FISKE 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
280-03553-017	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
280-03553-014	MURPHY PAUL J	12 FISKE HILL ROAD	STURBRIDGE	MA	01566	14 FISKE HILL ROAD
280-03553-012	MURPHY PAUL L	12 FISKE HILL ROAD	STURBRIDGE	MA	01566	12 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:	1-24-2023					

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
415-03914-022	AUDET ROBERT H TRUSTEE	800 WISCONSIN ST	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
280-03553-018	DEMARCO JOHN	18 FISKE HILL ROAD	STURBRIDGE	MA	01566	18 FISKE HILL ROAD
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
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
280-03553-014	MURPHY PAUL J	12 FISKE HILL ROAD	STURBRIDGE	MA	01566	14 FISKE HILL ROAD
280-03553-012	MURPHY PAUL L	12 FISKE HILL ROAD	STURBRIDGE	MA	01566	12 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



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**

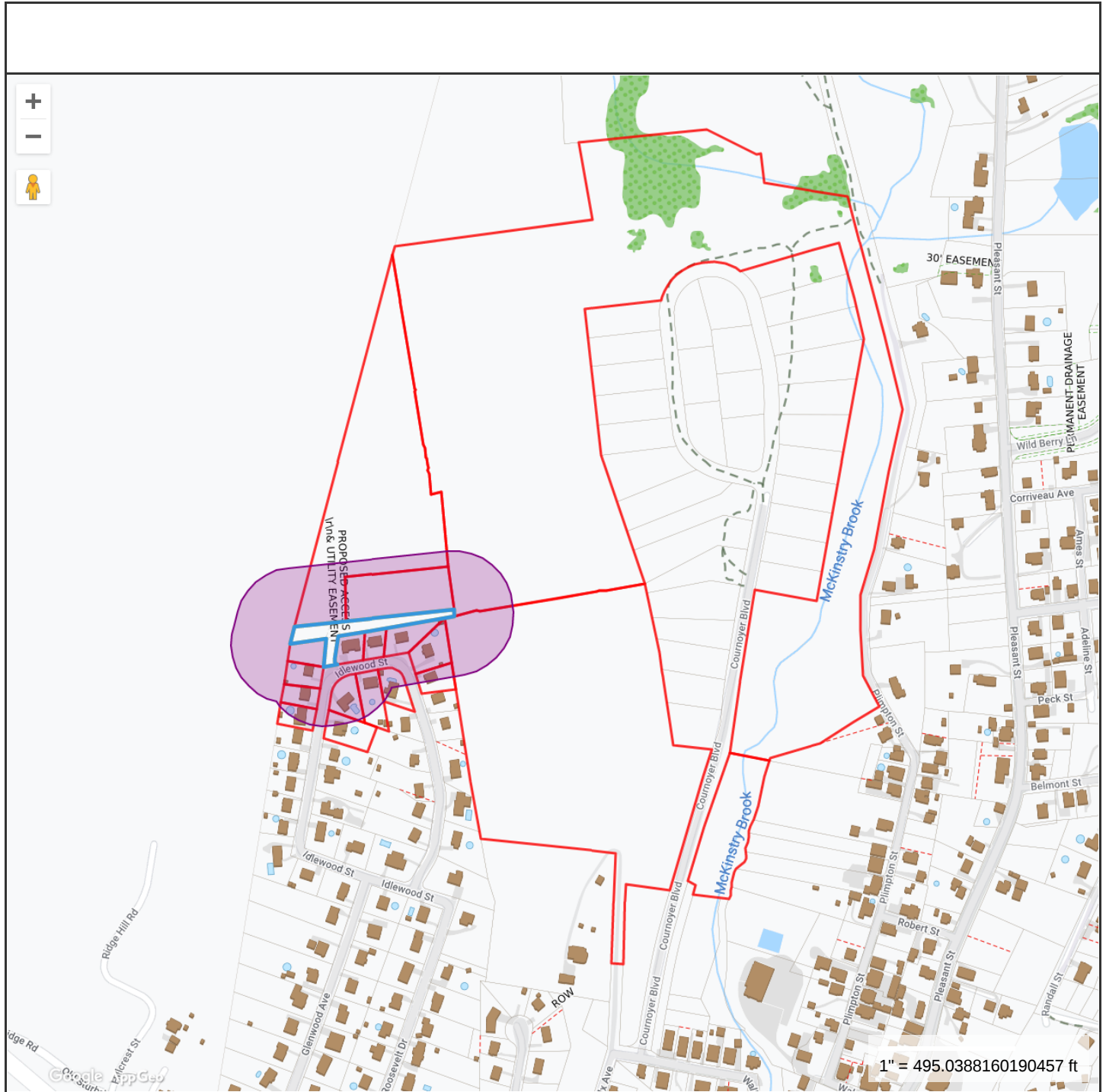
Town of Southbridge, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

Print map scale is approximate.  
Critical layout or measurement  
activities should not be 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** SOUTHBRIDGE 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.

*Christine Hussien*  
Finance Director

11/30/23  
Date

**1. Introduction**

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,” involving the construction of a subdivision roadway network extending from Berry Farms Road, under construction; 68 dwelling units with decks, driveways, and attached garages; a community clubhouse and parking; 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 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 its implementing *Wetlands Regulations (Bylaw Regulations)*.

The project incorporates Commission, staff, and peer review (Oxbow Associates and Pare Corporation) comments received since the original NOI project submission on April 5, 2022. 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*, prepared by McClure Engineering, Inc., last revised on November 10, 2022 (Appendix F). The Stormwater Report, prepared by McClure Engineering, Inc., last revised on November 10, 2022 (Appendix E).

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 Applicant is proposing significant mitigation to ensure the protection of wetland interests and values, including creation of an undisturbed habitat corridor and crossing structure, in addition to permanent land protection (Open Space). The *Open Space Plan* prepared by McClure Engineering, dated September 7, 2022 is included herein as Attachment 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) (Site). The Sturbridge Conservation Commission issued an Order of Conditions (DEP

File #300-1086) on August 18, 2021, approving the construction of Berry Farms Road and associated stormwater management measures. Associated work activities commenced in spring 2022.

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*), hemlock (*Tsuga canadensis*), and red maple (*Acer rubrum*). The understory includes saplings from the canopy, black raspberry (*Rubus alleghaniensis*), mountain laurel (*Kalmia latifolia*), hawthorn (*Crataegus* sp.), American hornbeam (*Carpinus caroliniana*), 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*), lowbush blueberry (*Vaccinium angustifolium*), 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) 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 15<sup>th</sup> 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 6-12-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 (*Eubbranchipus vernalis*). Five (5) Spotted Salamander (*Ambystoma maculatum*) egg masses were also observed within the deepest (central) section of the depression. LEC has submitted the Vernal Pool Certification to NHESP.

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.



The on-site northerly A-series and E-series Vernal Pools are proposed to be certified as a condition of the Order of Conditions.

---

#### 4. Proposed Project

The Applicant is proposing 55+ Housing Community (“Manufactured Housing Community”) with 68 dwelling units, accessed via a private roadway network extending from the under-construction Berry Farms Road. 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., last revised on November 10, 2022 (“*Site Plans*”, Appendix F).

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-foot wide sidewalk will be installed on one side. An emergency access drive will extend out to Crestwood Drive in Southbridge. A proposed community clubhouse with parking and associated amenities are centrally located off Proposed Drive A.

The prefabricated dwelling units will be situated on concrete slab foundations. As depicted on the *Site Plans*, individual dwellings will have the option for a garage (stick-built) on slab and/or 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. Confirmation of sewer allocation is provided herein (Appendix B).

The Applicant is proposing a reduced salt application along roadways during the winter following snowfall and/or ice accumulation. Additional information will be forthcoming.

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. The infiltration basin and all rain gardens will be maintained by a landscaping company in compliance with an Operations and Maintenance Plan. Additional detail is included within the Stormwater Report, prepared by McClure Engineering, Inc., last revised on November 10, 2022 (Appendix E), including responses to DEP’s original NOI comments: *Sedimentation basins should not be located within*

*areas where infiltration structures are proposed. Soil testing confirming the depth to seasonal high groundwater and bedrock should be provided in all areas where infiltration is proposed. Rain gardens are not typically used to control peak runoff (Stormwater Standard 2) and may not meet Stormwater Standard 4 if stormwater is able to bypass the full depth of the rain garden via orifices in the outlet structure. The proposed 1'-2' ponding depths within the rain gardens may make it difficult to sustain vegetation within these area.*

The Applicant is proposing to revegetate proposed regraded side slopes within the 200-foot Buffer Zone to BVW along Lots 20 and 21, Lot 53, and Lots 55-66, in addition to Proposed Drive A's extension off Berry Farms Road. 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. The seed mix will be applied via hydroseed with tackifier for slope stabilization. Biodegradable erosion control blankets or similar stability measures may be installed, if necessary, for supplemental stabilization. The downgradient erosion control barriers will be maintained throughout construction and until the slopes are fully stable and vegetated.

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.

Since the original submission in April 2022, and as depicted on the previously submitted original *Site Plans (Special Permit and Site Plan, 55+ Housing Community*, prepared by McClure Engineering, Inc., dated April 1, 2022), the Applicant has made several project revisions to address Commission, staff, and peer review comments. The proposed revisions have been designed to avoid and minimize disturbance within the 200-foot Vernal Pool Buffer Zone and provide a habitat corridor/connection between the southerly A-series Vernal Pool and E-series Vernal Pool. Primary revisions include:

- Eliminating a total of three (3) lots (Lots 5, 67, & 68).
- Eliminating proposed disturbance within the 200-foot Vernal Pool Buffer Zone on Lots 3, 4, & 5 to the E-series Vernal Pool and Lot 71 to the southerly A-series Vernal Pool.
- Consolidating proposed disturbance on Lot 6 to create an undisturbed habitat corridor.
- Reducing proposed disturbance within the 200-foot Vernal Pool Buffer Zone on Lots 69 and 70 through reduction/shifting/reconfiguration of dwelling footprints and grading; enabling expansion of the undisturbed habitat corridor.
- Reducing proposed disturbance within the 200-foot Vernal Pool Buffer Zone on Lots 55-57 (to the northerly A-series Vernal Pool) by integrating a retaining wall/armored slope to minimize site disturbance and regrading.
- Stormwater management (rain gardens) updates.
- Incorporating and then expanding the habitat corridor and increasing the size of the crossing structure to provide connectivity between the southerly A-series Vernal Pool and E-series Vernal Pool (see below).
- Providing and expanded Open Space (see below).

**5. Proposed Mitigation**

The Applicant is proposing significant mitigation to ensure the protection of wetland interests and values, including creation of an undisturbed habitat corridor and crossing structure, in addition to permanent land protection (Open Space), as described below. Furthermore, the Applicant is developing a multi-year Vernal Pool Monitoring Plan to document the biological and water quality conditions of the on-site Vernal Pools pre-construction, during construction, and post (phased)-construction.

**5.1 Habitat Corridor / Crossing Structure**

A habitat corridor has been provided to provide connectivity between the southerly A-series Vernal Pool and E-series Vernal Pool. Three lots were eliminated and immediately surrounding lots were reconfigured to avoid and minimize disturbance within the 200-foot Vernal Pool Buffer Zone, while promoting greater habitat protection/undisturbed areas. Regrading has been modified to provide greater undisturbed habitat. Adjacent regraded sides slopes (i.e., south of Lot 66) will be revegetated with a native seed mix (e.g., New England Wetland Plants Roadside Upland Matrix Seed Mix or Conservation-approved similar), as described above (hydroseed with tackifier), and biodegradable erosion control blankets (or similar) may be installed as necessary to ensure slope

stability. The downgradient erosion control barriers will be maintained throughout construction and until the slopes are fully stable and vegetated.

A 140± foot wide vegetated corridor will be maintained between Lots 66 and 69 within the outer portion of the 200-foot Buffer Zone to the southerly A-series Vernal Pool. Proposed Drive A essentially extends up to the 200-foot Buffer Zone to the southerly A-series Vernal Pool. A 110± foot wide vegetated corridor will be maintained between Lots 4 and 6 east of Proposed Drive A, outside of the 200-foot Buffer Zone to the E-series Vernal Pool and BVW.

The Applicant is proposing a grated crossing structure under Proposed Drive A to provide wildlife passage/connectivity between the southerly A-series Vernal Pool and E-series Vernal Pool. Crossing structure details are depicted on Sheet C30 of the *Site Plans*. A four-sided box culvert is proposed to be installed that is six feet wide by four feet tall. A four-sided box culvert has been selected to allow utilities to be installed below the structure. Six inches of natural substrate (soil/leaf litter) will be distributed within the bottom of the culvert. Therefore, the crossing structure will provide 3.5 feet of clearance for wildlife passage. The six inches of natural substrate within the bottom of the crossing structure will be maintained post-construction through an Operations and Maintenance Plan. Post-installation, the crossing structure will not receive significant runoff that may otherwise scour or erode the six inches of natural substrate. Minimal regrading is proposed on either side of the crossing structure to match grades and create a consistent (flat) elevation. Undesirable soil material within the regraded entrances will be replaced with clean sandy material to promote natural infiltration. Interceptor trenches are proposed upgradient at the adjacent northeasterly and southeasterly Limits of Work (Lots 6 and 4, respectively) to receive surface flow/runoff and redirect away from the crossing structure. Regraded areas on either side of the crossing structure will be revegetated with the New England Wetland Plants Roadside Upland Matrix Seed Mix or Conservation-approved similar).

As depicted on Sheet C30 of the *Site Plans*, three (3) 24-inch by 24-inch grates are proposed on the top of the crossing structure to allow for adequate sunlight and moisture. The crossing structure is specifically composed of 7.5-foot-long sections. The grates have been strategically located within the roadway travel surface to maximize sunlight and moisture, while avoiding the above retaining walls, guardrails, curbing, gutter, and/or sidewalk (for ADA reasons). The roadway will be pitched to direct runoff to the side gutters, away from the grates. The crossing structure itself is only 30 feet wide and additional sunlight penetration will come from both sides (openings).

As previously requested by the Commission, side retaining walls abutting the Lots surrounding the habitat corridor, specifically Lots 4, 6, 66, and 69-71, were eliminated in lieu of regraded side slopes to be revegetated and left to naturalize. Retaining walls are still proposed along the west and east sides of the roadway (Proposed Drive A). At the highest point, a portion of the westerly retaining wall is four feet tall. The retaining walls taper to the north and south (one-foot min.). Per the peer reviewer's (Oxbow Associates) suggestion, end wing walls are proposed to help direct migrating wildlife towards the crossing structure. The flared end wing walls will be 5-10-foot-long extensions of the retaining walls (one-foot tall min.) at the north and south ends, on both sides of the roadway.

Through the Operations and Maintenance Plan, the retaining walls will be kept free of vegetation within one to two feet of the toe and inspected on an annual basis. The Operations and Maintenance Plan will also provide provisions to ensure the crossing structure and grates are kept free of debris, in addition to maintaining six inches of natural substrate on the bottom.

The habitat corridor and crossing structure have been designed to specifically promote the migration of Vernal Pool amphibian species (Spotted Salamander) documented breeding in both the southerly A-series Vernal Pool and E-series Vernal Pool, in addition to wildlife in general. To reiterate, in addition to Spotted Salamander, Fairy Shrimp (*Eubranchipus vernalis*) have been identified within the southerly A-series Vernal Pool and E-series Vernal Pool. Wood Frog (*Lithobates sylvaticus*) breeding activity has been more extensively documented within the E-series Vernal Pool. The Vernal Pools also provide general wildlife habitat (food, shelter, breeding, migratory, and/or overwintering areas) for various wildlife, including invertebrates, amphibians, reptiles, mammals, and birds. The crossing structure will also facilitate the migration/movement of small mammals, reptiles, amphibians, and invertebrates. Larger mammals (e.g., white tailed deer) will be able to easily cross over the roadway and side retaining walls.

The crossing structure dimensions exceed that of a recent NHESP-approved design to promote the migration of state-listed rare Marbled Salamander (*Ambystoma opacum*) and Eastern Box Turtle (*Terrapene carolina*); refer to the approved detail plans of record for a MESA Conservation and Management Permit (CMP #017-308.DFW) (Attachment C).

## 5.2

### **Open Space**

The Applicant is proposing to permanently protect approximately 24.2± acres of Open Space, including 11.02± acres within the 200-foot Vernal Pool Buffer Zone as conceptually depicted on the *Open Space Plan* prepared by McClure Engineering, dated

September 7, 2022 (Attachment D). The 24.2± acre Open Space area will connect to the larger proposed Open Space within the northerly portion of Lot 4, as depicted on the *Open Space Plan*. The Applicant and Property Owner have been in communication with state officials on the land transfer and protection of the cumulative Open Space. Specific land protection details will be forthcoming.

---

**6. No Significant Adverse Impact Analysis**

Section §365-1.3 A. of the *Bylaw Regulations* states:

*An applicant is required to demonstrate that any work, including proposed mitigation measures, will have no significant adverse impacts on the resource area. The Commission requires a twenty-five-foot undisturbed vegetated corridor ("no disturb" buffer) around all resource area boundaries; with the exception of certified or identified vernal pools, which will require a minimum of a 100-foot undisturbed buffer. This buffer may range up to 200 feet depending on the characteristics and species present. The term "identified vernal pool" refers to a vernal pool for which sufficient evidence to certify the vernal pool is present and is identified by the Commission or a representative of the Commission.*

Section §365-5.6 E. (Vernal Pools) further states:

*General performance standards. Any work with in the 200-foot buffer zone to a vernal pool shall not cause a significant adverse impact to any function of a vernal pool. It shall not result in a measurable decrease in extant wildlife populations or biological community composition, structure and species richness of the site or in the vicinity, exclusive of the present or future state of adjacent or nearby property, or impair, damage or reduce in value for wildlife purposes identified specific habitat features. The Commission shall take into account indirect effects, including but not limited to effects of nearby human activities, on a case-by-case basis.*

The proposed project has been designed to have no significant adverse impacts on the downgradient Resource Areas. Only five 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.

The proposed revisions have been designed to avoid and minimize disturbance within the 200-foot Vernal Pool Buffer Zone and provide a habitat corridor/connection between the

southerly A-series Vernal Pool and E-series Vernal Pool. 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. 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. 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 successional to patchy 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, as indicated by the diversity of documented wildlife and Vernal Pool breeding species.

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, including the connection between the southerly A-series and E-series 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 following table provides the cumulative total square footage and percentage of proposed impervious structures, driveways, road, rain gardens, and lawn within the 200-foot Vernal Pool Buffer in comparison to that protected in the Open Space:

<b>Vernal Pool</b>	<b>Total Proposed 100-200 Foot VP Buffer Disturbance (SF)</b>	<b>Total Proposed Impervious Structure, Driveway, Road, Rain Garden, Lawn (SF)</b>	<b>Proposed Revegetation (SF)</b>	<b>Total VP Buffer Protected (SF)</b>
A-series Vernal Pool (south)	19,800	12,200 (9.3%)*	7,600	130,761
A-series Vernal Pool (north)	11,325	5,705 (2.5%)*	5,620	225,968
E-series Vernal Pool	11,700	8,065 (6.5%)*	3,635	123,252
<b>TOTAL</b>	<b>42,825</b>	<b>25,970 (5.4%)*</b>	<b>16,855</b>	<b>479,981 (11.02± acres)</b>

\*Proposed Impervious Structure, Driveway, Road, Rain Garden, Lawn /Total VP Buffer Protected.

The project will cumulatively protect 11.02± acres within the 200-foot Vernal Pool Buffer. The project proposes to permanently disturb, including impervious structures, driveways, roadways, rain gardens, and lawn/landscaped area, a total of 5.4% of the 200-foot Vernal Pool Buffer in comparison to that protected in the Open Space. The Proposed Revegetation along the regraded side slopes represents a temporary disturbance that will be revegetated and allowed to naturalize as wildlife habitat.

The proposed 5.4% permanent disturbance will not result in a significant adverse impact to the on-site Vernal Pools and will not substantially reduce or impair the Vernal Pools or 200-foot Vernal Pool Buffer Zone’s capacity to provide important wildlife habitat functions. The Applicant has taken comprehensive measures to minimize disturbance within the 200-foot Vernal Pool Buffer Zone and expand the habitat corridor/connection between the southerly A-series Vernal Pool and E-series Vernal Pool. The project, as currently proposed, is not anticipated to result in a measurable decrease in extant wildlife populations, including Spotted Salamanders, Fairy Shrimp, or general wildlife species; or negatively impact 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. The 24.2± acre Open Space, including the 11.02± acres within the 200-foot Vernal Pool Buffer, will permanently protect important wildlife habitat in perpetuity. The project, therefore, complies with the performance standards outlined within the *Town*



*of Sturbridge Wetlands Bylaw (Bylaw, Chapter 286) and Wetlands Regulations (Bylaw Regulations).*

---

## **7. 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 Applicant is proposing significant mitigation to ensure the protection of wetland interests and values, including creation of an undisturbed habitat corridor and crossing structure, permanent land protection (Open Space), and a multi-year Vernal Pool Monitoring Plan. 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 to have no significant adverse impacts on these Resource Areas. The project complies with the wetland regulatory performance standards and setback requirements for issuance of an Order of Conditions.

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

Massachusetts Natural Heritage Atlas, 15<sup>th</sup> 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](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](http://www.state.ma.us/dep).

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

---

## Appendix A

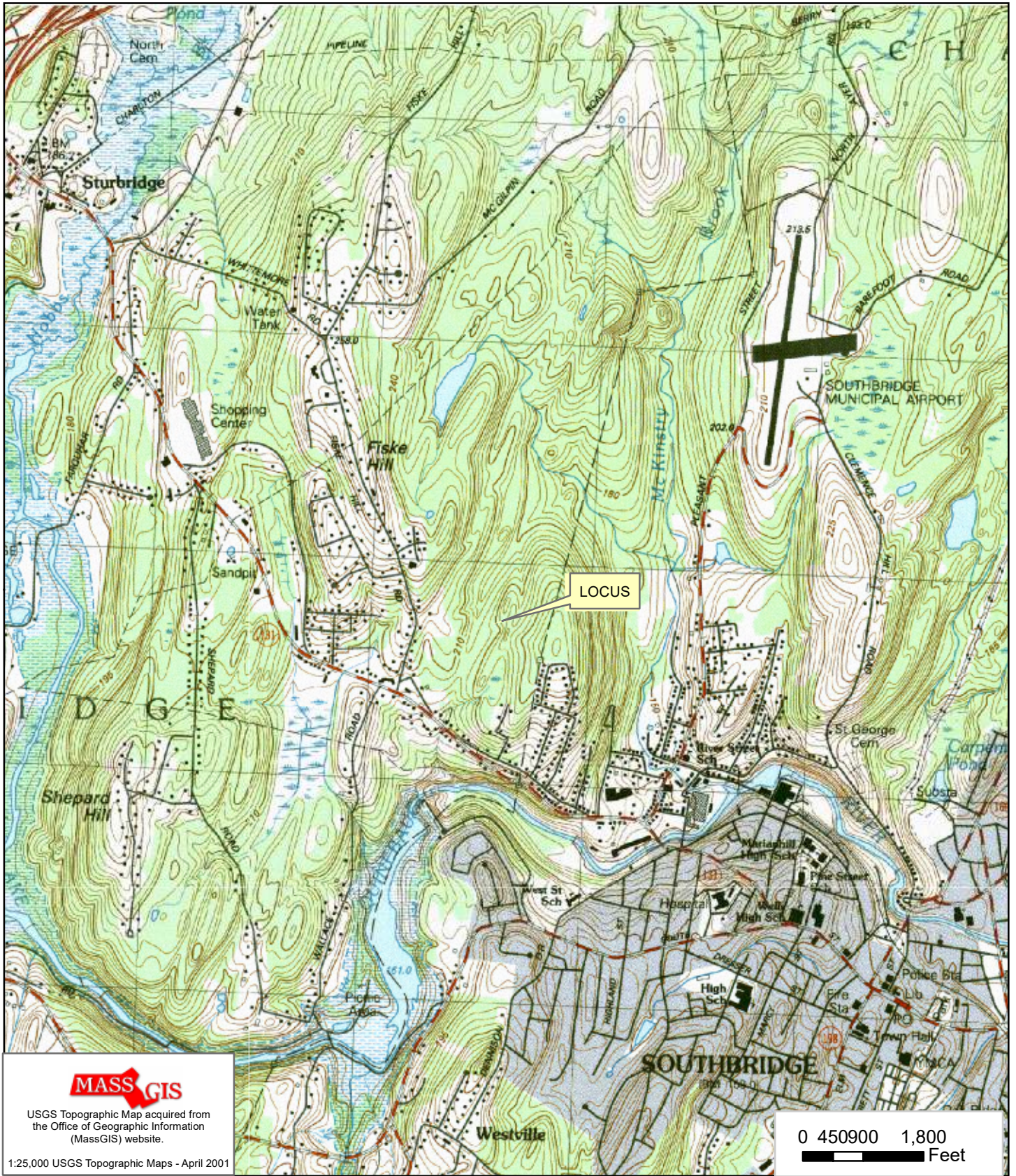
### Locus Maps

Figure 1: USGS Topographic Map

Figure 2: Aerial Orthophoto

Figure 3: FEMA Flood Insurance Rate Map

Figure 4: NHESP Map



**Figure 1: USGS Topographic Map**  
 20 Fiske Hill Road/30 Main Street  
 Sturbridge, Massachusetts



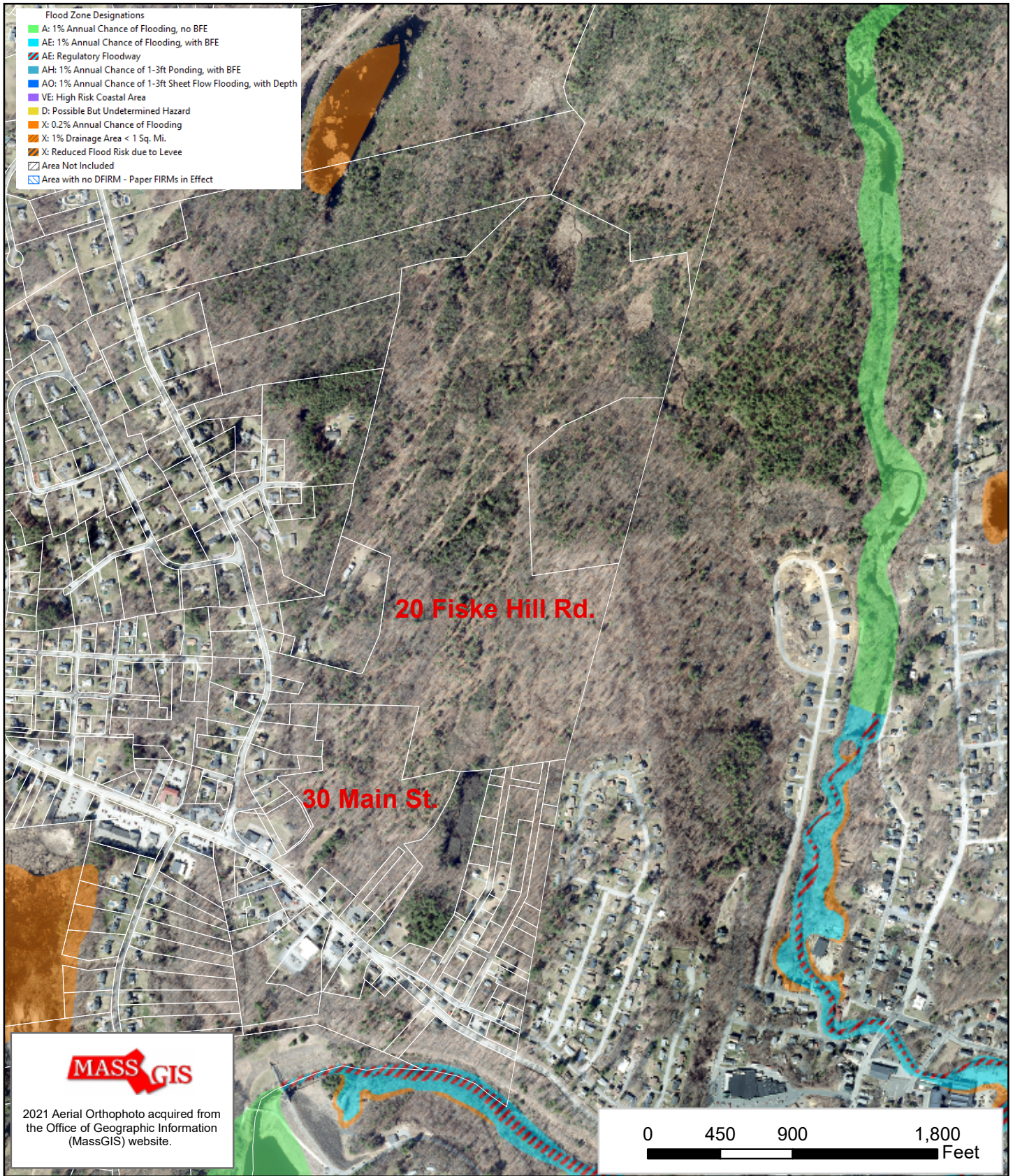
LEC Environmental Consultants, Inc.

Plymouth, MA  
508.746.9491  
www.lecenvironmental.com

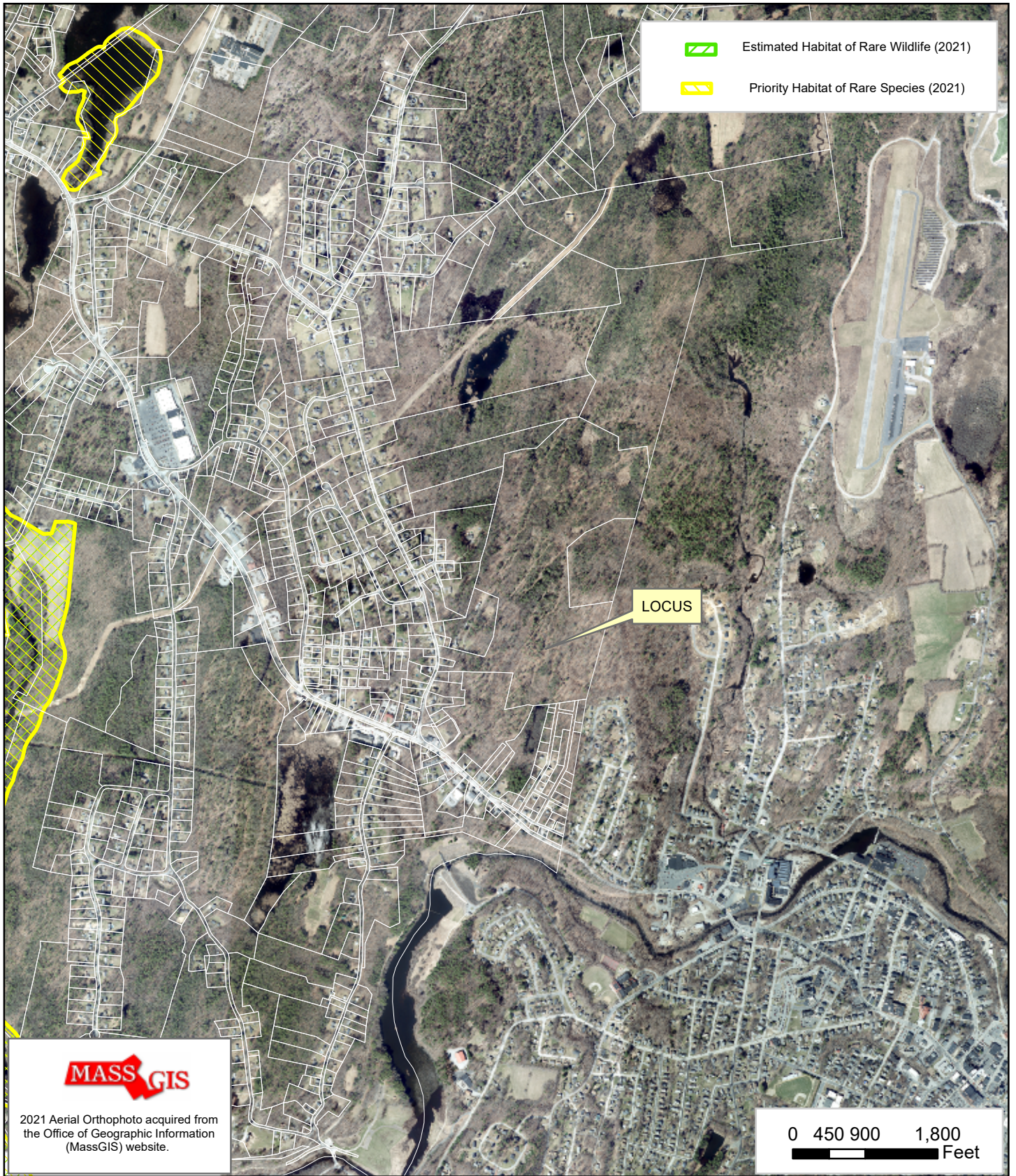
**Figure 2: Aerial Orthophoto Map**  
20 Fiske Hill Road/30 Main Street  
Sturbridge, Massachusetts



March 31, 2022



**Figure 3: FEMA Flood Insurance Rate Map**  
 20 Fiske Hill Road/30 Main Street  
 Sturbridge, Massachusetts



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

---

**Appendix B**

Sewer Allocation





Justin Stelmok &lt;stelmok.j@gmail.com&gt;

---

## Sewer Allocation

---

**Heather Blakeley** <hblakeley@sturbridge.gov>  
To: Justin Stelmok <stelmok.j@gmail.com>  
Cc: Jean Bubon <jbubon@sturbridge.gov>

Fri, Oct 14, 2022 at 3:20 PM

Good afternoon Justin,

I have attached information regarding overall sewer allocation for the Town of Sturbridge. Based on review of this information and the information on the vote you provided. I agree that the lot associated with your proposed development has allocated sewer flow.

Your lot is shown in area 1 (existing service area at time of report) and would have had previously agreed upon flow based on the vote see footnote 2 in the table. To me this is saying you have allocated flow (my opinion)

These are referred to in the sewer Bylaw:

<https://ecode360.com/36892138?highlight=allocated,allocating,allocation,sewer&searchId=25832804354162253#36892138>

<https://ecode360.com/attachment/ST4024/ST4024-345a%20Allocation%20of%20Sewer%20Flow%20Regulation.pdf>

I would be happy to discuss with you more if needed.

[Quoted text hidden]

---


 **20221014113008219.pdf**  
700K

TABLE 6-6  
Sturbridge Existing and Future Annual Average Flow Projection

Study Area	Existing Development <sup>1</sup>		Existing Flows by Type (gpd)	Existing Flows (gpd)	20-Year Increase in Development <sup>2</sup>		20-Year Future Development <sup>2</sup>		20-Year Future Flow Increase by Type <sup>3</sup> (gpd)		20-Year Future Flows (gpd)	Ultimate Increase in Development <sup>4</sup>	Ultimate Development <sup>2</sup>	Ultimate Buildout Flow Increase by Type (gpd)	Ultimate Buildout Flows (gpd)
	Units	Sq. ft.			Units	Sq. ft.	Units	Sq. ft.	Units	Sq. ft.		Units	Sq. ft.		
1 <sup>2</sup>				721,700					132,000		970,000				
residential	1,687	units	308,126		197		1,884	units	32,800			1,838	3,525	units	305,800
residential - apartments	454	units	86,604				454	units					454	units	
commercial/industrial	3,192,937	sq. ft.	239,470		420,363		3,613,300	sq. ft.	31,500			1,755,585	4,948,522	sq. ft.	131,700
flow to southbridge	191	units	31,700												
inflow/infiltration			55,800						19,600						43,800
contingency			0						32,400						72,200
2				1,600							12,000				
residential	8	units	1,300		47		55	units	7,800			435	443	units	72,400
residential - apartments		units	0				0						0		
commercial/industrial		sq. ft.	0		0		0	sq. ft.	0			0	0	sq. ft.	0
inflow/infiltration			100						800						7,200
contingency			200						1,300						11,900
3				35,000							36,000				
residential	166	units	27,600		3		169	units	500			29	195	units	4,800
residential - apartments		units	0				0						0		
commercial/industrial		sq. ft.	0		0		0	sq. ft.	0			0	0	sq. ft.	0
inflow/infiltration			2,800						100						500
contingency			4,600						100						800
4				2,300							7,000				
residential	11	units	1,800		21		32	units	3,500			195	206	units	32,400
residential - apartments		units	0				0						0		
commercial/industrial		sq. ft.	0		1,248		1,248	sq. ft.	100			5,210	5,210	sq. ft.	400
inflow/infiltration			200						400						3,300
contingency			300						600						5,400
5				18,700							21,000				
residential	84	units	14,000		8		92	units	1,300			73	157	units	12,100
residential - apartments	3	units	500				3						3		
commercial/industrial	4,072	sq. ft.	300		0		4,072	sq. ft.	0			0	4,072	sq. ft.	0
inflow/infiltration			1,500						100						1,200
contingency			2,400						200						2,000
6				0							1,000				
residential		units	0		0		0	units	0			0	0	units	0
residential - apartments		units	0				0						0		
commercial/industrial		sq. ft.	0		3,709		3,709	sq. ft.	300			15,492	15,492	sq. ft.	1,200
inflow/infiltration			0						0						100
contingency			0						0						200
7				6,300							9,000				
residential	28	units	4,700		11		39	units	1,800			99	127	units	16,500
residential - apartments	2	units	300				2						2		
commercial/industrial		sq. ft.	0		0		0	sq. ft.	0			0	0	sq. ft.	0
inflow/infiltration			500						200						1,700
contingency			800						300						2,700

TABLE 6-6  
Sturbridge Existing and Future Annual Average Flow Projection

Study Area	Existing Development <sup>1</sup>		Existing Flows by Type (gpd)	Existing Flows (gpd)	20-Year Increase in Development <sup>2</sup>	20-Year Future Development <sup>2</sup>	20-Year Future Flow Increase by Type <sup>3</sup> (gpd)	20-Year Future Flows (gpd)	Ultimate Increase in Development <sup>4</sup>	Ultimate Development <sup>2</sup>	Ultimate Buildout Flow Increase by Type (gpd)	Ultimate Buildout Flows (gpd)
	Units	Sq. ft.										
8				6,700				9,000				20,000
residential	30	units	5,000		6	36	units	1,100	60	90	units	10,000
residential - apartments	2	units	300			2				2		
commercial/industrial		sq. ft.	0		0	0	sq. ft.	0	0	0	sq. ft.	0
inflow/infiltration			500					100				1,000
contingency			900					200				1,700
9				13,300				16,000				37,000
residential	63	units	10,500		12	75	units	2,000	110	173	units	18,300
residential - apartments		units	0			0				0		
commercial/industrial		sq. ft.	0		0	0	sq. ft.	0	0	0	sq. ft.	0
inflow/infiltration			1,100					200				1,800
contingency			1,700					300				3,000
10				2,900				24,000				113,000
residential	14	units	2,300		22	36	units	3,700	205	219	units	34,100
residential - apartments		units	0			0				0		
commercial/industrial		sq. ft.	0		167,609	167,609	sq. ft.	12,600	699,993	699,993	sq. ft.	52,500
inflow/infiltration			200					1,600				8,700
contingency			400					2,700				14,300
11				12,900				15,000				26,000
residential	56	units	9,300		7	63	units	1,100	61	117	units	10,200
residential - apartments	6	units	900			6				6		
commercial/industrial		sq. ft.	0		0	0	sq. ft.	0	0	0	sq. ft.	0
inflow/infiltration			1,000					100				1,000
contingency			1,700					200				1,700
12				800				2,000				7,000
residential	3	units	500		2	5	units	200	14	17	units	2,300
residential - apartments		units	0			0				0		
commercial/industrial	880	sq. ft.	100		6,611	7,491	sq. ft.	500	27,611	28,491	sq. ft.	2,100
inflow/infiltration			100					100				400
contingency			100					100				700
13				11,800				21,000				83,000
residential	53	units	8,800		32	85	units	5,400	301	354	units	50,100
residential - apartments	2	units	300			2				2		
commercial/industrial	4,250	sq. ft.	300		17,894	22,144	sq. ft.	1,300	74,731	78,981	sq. ft.	5,600
inflow/infiltration			900					700				5,600
contingency			1,500					1,100				9,200
14				4,300				10,000				50,000
residential	18	units	3,000		23	41	units	3,900	216	234	units	35,900
residential - apartments	2	units	300			2				2		
commercial/industrial	1,868	sq. ft.	100		0	1,868	sq. ft.	0	0	1,868	sq. ft.	0
inflow/infiltration			300					400				3,600
contingency			600					600				5,900

TABLE 6-6  
Sturbridge Existing and Future Annual Average Flow Projection

Study Area	Existing Development <sup>1</sup>	Existing Flows by Type (gpd)	Existing Flows (gpd)	20-Year Increase in Development <sup>2</sup>	20-Year Future Development <sup>2</sup>	20-Year Future Flow Increase by Type <sup>3</sup> (gpd)	20-Year Future Flows (gpd)	Ultimate Increase in Development <sup>4</sup>	Ultimate Development <sup>2</sup>	Ultimate Buildout Flow Increase by Type (gpd)	Ultimate Buildout Flows (gpd)
15			0				0				1,000
residential		units	0	0	0	units	0	1	1	units	200
residential - apartments		units	0		0				0		
commercial/industrial		sq. ft.	0	0	0	sq. ft.	0	0	0	sq. ft.	0
inflow/infiltration			0				0				0
contingency			0				0				0
16			10,100				13,000				37,000
residential	41	units	6,800	14	55	units	2,300	128	169	units	21,300
residential - apartments	8	units	1,200		8				8		
commercial/industrial		sq. ft.	0	0	0	sq. ft.	0	0	0	sq. ft.	0
inflow/infiltration			800				200				2,100
contingency			1,300				400				3,500
17			23,000				34,000				123,000
residential	104	units	17,300	51	155	units	8,500	474	578	units	78,900
residential - apartments	6	units	900		6				6		
commercial/industrial		sq. ft.	0	0	0	sq. ft.	0	0	0	sq. ft.	0
inflow/infiltration			1,800				900				7,900
contingency			3,000				1,400				13,000
18			700				2,000				10,000
residential	3	units	500	4	7	units	700	41	44	units	6,800
residential - apartments		units	0		0				0		
commercial/industrial		sq. ft.	0	0	0	sq. ft.	0	0	0	sq. ft.	0
inflow/infiltration			100				100				700
contingency			100				100				1,100
19			104,500				148,000				305,000
residential	73	units	12,100	20	93	units	3,300	183	107	units	30,500
modular/retirement homes	219	units	32,900	0	219			0	219		0
campsites	399	units	35,900	0	399			0	399		0
commercial/industrial	22,399	sq. ft.	1,700	406,479	428,878	sq. ft.	30,500	1,697,601	1,720,000	sq. ft.	127,300
inflow/infiltration			8,300				3,400				15,800
contingency			13,600				5,600				26,000
20			4,100				22,000				143,000
residential	12	units	2,000	60	72	units	10,000	563	575	units	93,700
residential - apartments	2	units	300		2				2		
commercial/industrial	13,456	sq. ft.	1,000	49,505	62,961	sq. ft.	3,700	206,751	220,207	sq. ft.	15,500
inflow/infiltration			300				1,400				10,900
contingency			500				2,300				18,000
21			24,500				44,000				178,000
residential	112	units	18,600	69	181	units	11,500	646	758	units	107,500
residential - apartments	5	units	800		5				5		
commercial/industrial		sq. ft.	0	42,185	42,185	sq. ft.	3,200	176,181	176,181	sq. ft.	13,200
inflow/infiltration			1,900				1,500				12,100
contingency			3,200				2,400				19,900

TABLE 6-6  
Sturbridge Existing and Future Annual Average Flow Projection

Study Area	Existing		Existing Flows (gpd)	20-Year		20-Year Future		Ultimate		Ultimate		Ultimate Buildout Flows (gpd)
	Development <sup>1</sup>	Flows by Type (gpd)		Increase in Development <sup>2</sup>	20-Year Future Development <sup>2</sup>	Flow Increase by Type <sup>3</sup> (gpd)	20-Year Future Flows (gpd)	Increase in Development <sup>4</sup>	Ultimate Development <sup>2</sup>	Buildout Flow Increase by Type (gpd)		
22			1,600									56,000
residential	8	units	1,300	27	35	units	4,500	255	263	units	42,400	
residential - apartments		units	0		0				0			
commercial/industrial		sq. ft.	0	0	0	sq. ft.	0	0	0	sq. ft.	0	
inflow/infiltration			100				500				4,200	
contingency			200				800				7,000	
23			18,100				19,000					20,000
residential	86	units	14,300	1	87	units	100	7	93	units	1,200	
residential - apartments		units	0		0				0			
commercial/industrial		sq. ft.	0	0	0	sq. ft.	0	0	0	sq. ft.	0	
inflow/infiltration			1,400				0				100	
contingency			2,400				0				200	
24			28,100				32,000					42,000
residential		units	0	0	0	units	0	0	0	units	0	
residential - apartments		units	0		0				0			
commercial/industrial	34,663	sq. ft.	22,200	34,942	69,605	sq. ft.	2,600	145,931	180,594	sq. ft.	10,900	
inflow/infiltration			2,200				300				1,100	
contingency			3,700				400				1,800	
25			19,400				27,000					87,000
residential	86	units	14,300	34	120	units	5,700	318	404	units	52,900	
residential - apartments		units	0		0				0			
commercial/industrial	14,760	sq. ft.	1,100	0	14,760	sq. ft.	0	0	14,760	sq. ft.	0	
inflow/infiltration			1,500				600				5,300	
contingency			2,500				900				8,700	
26			11,400				16,000					47,000
residential	52	units	8,700	18	70	units	3,000	169	221	units	28,100	
residential - apartments	2	units	300		2				2			
commercial/industrial		sq. ft.	0	0	0	sq. ft.	0	0	0	sq. ft.	0	
inflow/infiltration			900				300				2,800	
contingency			1,500				500				4,600	
27			7,000				11,000					39,000
residential	32	units	5,300	16	48	units	2,600	148	180	units	24,600	
residential - apartments	1	units	200		1				1			
commercial/industrial		sq. ft.	0	0	0	sq. ft.	0	0	0	sq. ft.	0	
inflow/infiltration			600				300				2,500	
contingency			900				400				4,100	
28			200				2,000					8,000
residential	1	units	200	4	5	units	700	37	38	units	6,200	
residential - apartments		units	0		0				0			
commercial/industrial		sq. ft.	0	0	0	sq. ft.	0	0	0	sq. ft.	0	
inflow/infiltration			0				100				600	
contingency			0				100				1,000	

TABLE 6-6  
Sturbridge Existing and Future Annual Average Flow Projection

Study Area	Existing Development <sup>1</sup>		Existing Flows by Type (gpd)	Existing Flows (gpd)	20-Year Increase in Development <sup>2</sup>	20-Year Future Development <sup>2</sup>	20-Year Future Flow Increase by Type <sup>3</sup> (gpd)	20-Year Future Flows (gpd)	Ultimate Increase in Development <sup>4</sup>	Ultimate Development <sup>2</sup>	Ultimate Buildout Flow Increase by Type (gpd)	Ultimate Buildout Flows (gpd)
29				16,900				24,000				81,000
residential	75	units	12,500		33	108	units	5,400	304	379	units	50,600
residential - apartments		units	0			0				0		
commercial/industrial	11,879	sq. ft.	900		0	11,879	sq. ft.	0	0	11,879	sq. ft.	0
inflow/infiltration			1,300					500				5,100
contingency			2,200					900				8,400
30				7,100				14,000				71,000
residential	32	units	5,300		32	64	units	5,400	300	332	units	49,900
residential - apartments		units	0			0				0		
commercial/industrial	3,560	sq. ft.	300		0	3,560	sq. ft.	0	0	3,560	sq. ft.	0
inflow/infiltration			600					500				5,000
contingency			900					900				8,200
31				17,300				26,000				96,000
residential	79	units	13,100		40	119	units	6,700	373	452	units	62,100
residential - apartments	3	units	500			3				3		
commercial/industrial		sq. ft.	0		0	0	sq. ft.	0	0	0	sq. ft.	0
inflow/infiltration			1,400					700				6,200
contingency			2,300					1,100				10,200
32				24,000				26,000				39,000
residential	114	units	19,000		8	122	units	1,200	70	184	units	11,600
residential - apartments		units	0			0				0		
commercial/industrial		sq. ft.	0		0	0	sq. ft.	0	0	0	sq. ft.	0
inflow/infiltration			1,900					100				1,200
contingency			3,100					200				1,900
33				15,900				20,000				55,000
residential	71	units	11,800		20	91	units	3,300	184	255	units	30,600
residential - apartments	2	units	300			2				2		
commercial/industrial	5,400	sq. ft.	400		0	5,400	sq. ft.	0	0	5,400	sq. ft.	0
inflow/infiltration			1,300					300				3,100
contingency			2,100					500				5,100
34				0				9,000				82,000
residential		units	0		41	41	units	6,900	385	385	units	64,100
residential - apartments		units	0			0				0		
commercial/industrial		sq. ft.	0		0	0	sq. ft.	0	0	0	sq. ft.	0
inflow/infiltration			0					700				6,400
contingency			0					1,100				10,600
35				1,700				7,000				52,000
residential	5	units	800		25	30	units	4,200	235	240	units	39,100
residential - apartments	4	units	600			4				4		
commercial/industrial		sq. ft.	0		0	0	sq. ft.	0	0	0	sq. ft.	0
inflow/infiltration			100					400				3,900
contingency			200					700				6,500

TABLE 6-6  
Sturbridge Existing and Future Annual Average Flow Projection

Study Area	Existing Development <sup>1</sup>	Existing Flows by Type (gpd)	Existing Flows (gpd)	20-Year Increase in Development <sup>2</sup>	20-Year Future Development <sup>2</sup>	20-Year Future Flow Increase by Type <sup>3</sup> (gpd)	20-Year Future Flows (gpd)	Ultimate Increase in Development <sup>4</sup>	Ultimate Development <sup>2</sup>	Ultimate Buildout Flow Increase by Type (gpd)	Ultimate Buildout Flows (gpd)
36			200				5,000				40,000
residential	1	units	200	20	21	units	3,400	188	189	units	31,300
residential - apartments		units	0		0				0		
commercial/industrial		sq. ft.	0	0	0	sq. ft.	0	0	0	sq. ft.	0
inflow/infiltration			0				300				3,100
contingency			0				600				5,200
37			9,900				15,000				54,000
residential		units	0	22	22	units	3,700	208	208	units	34,600
residential - apartments		units	7,300		0				0		
commercial/industrial	6,642	sq. ft.	500	0	6,642	sq. ft.	0	0	6,642	sq. ft.	0
inflow/infiltration			800				400				3,500
contingency			1,300				600				5,700
<b>TOTAL</b>			<b>1,184,000</b>				<b>1,677,000</b>				<b>3,522,000</b>
residential	3,726	units	665,030	970.9	4,696.9		293,900	9,058	12,635		1,507,200
modular/retirement homes	219			0.0							
campsites	399			0.0							
commercial/industrial	3,316,766	sq. ft.	268,370	1,318,155	4,634,921		98,900	5,505,079	8,821,845		412,900
inflow/infiltration			92,600				39,500				192,200
contingency			60,600				64,600				316,700

<sup>1</sup>Existing development statistics were compiled from the Town of Sturbridge's 2006 Assessors Database.

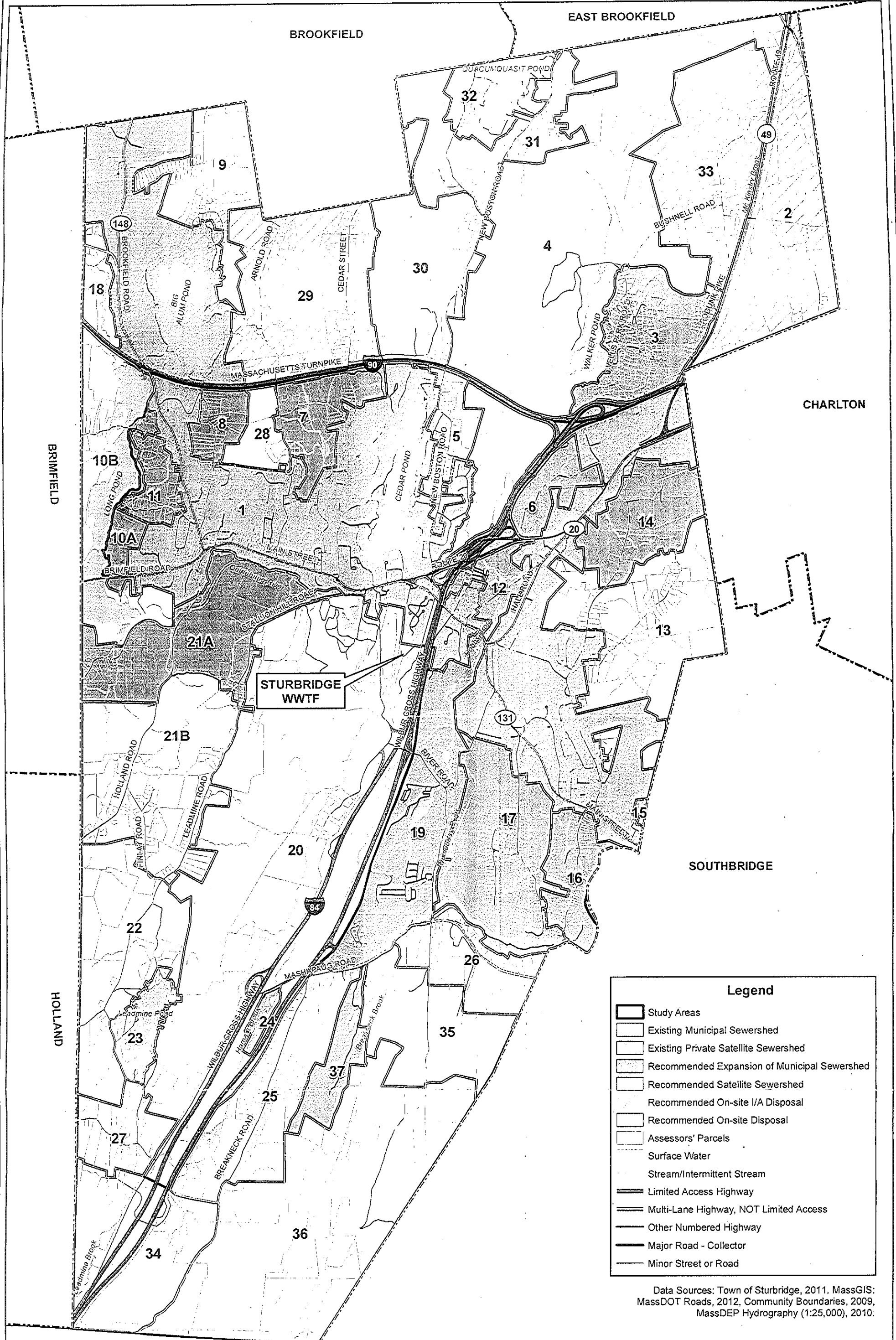
<sup>2</sup>20-year future development is based on the assumption that 18% of ultimate buildout will be reached in twenty years.

<sup>3</sup>20-year future flows within the existing sewershed accounts for flows already committed by the Town to property owners.

<sup>4</sup>Ultimate buildout is based on a parcel-by-parcel analysis of the development/redevelopment potential using the 2006 Town's Assessors Database.

<sup>5</sup>Study Area 1 existing flow is based on WWTF flow and flow to Southbridge

Flow Factors:	Existing	Future
single family residential:	166 gpd/unit	166 gpd/unit
multi-family/modular residential:	150 gpd/unit	150 gpd/unit
campsite:	90 gpd/campsite	90 gpd/campsite
commercial/industrial:	75 gpd/1000 sf	75 gpd/1000 sf
inflow/infiltration:	10% of residential + commercial/industrial flow	
contingency:	15% of residential + commercial/industrial flow + infiltration/inflow	



**Figure 10-1**  
**Recommended Plan Summary**  
 Draft CWMP/DEIR  
 Sturbridge, Massachusetts

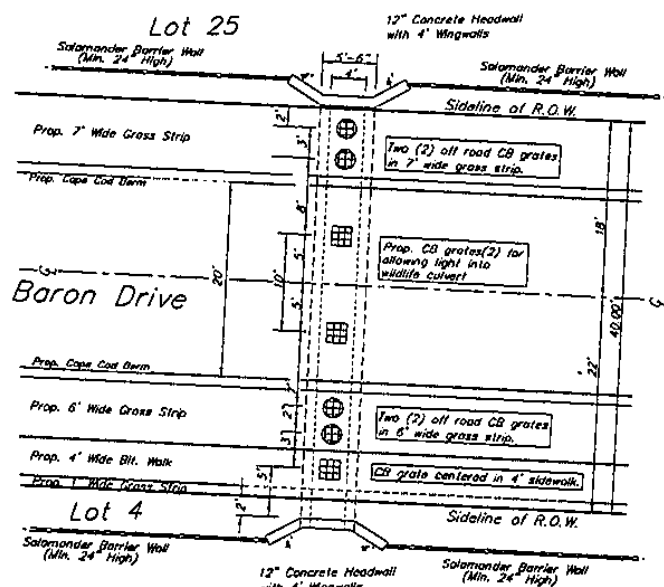
**Tighe & Bond**  
 September 2012



---

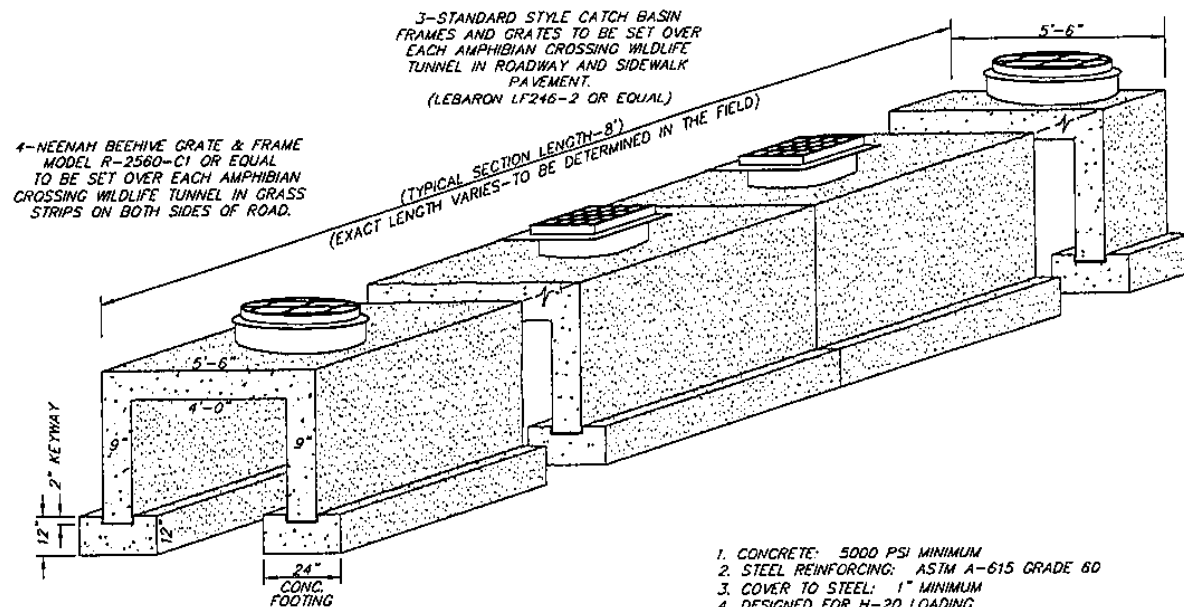
## **Appendix C**

### Representative Amphibian Crossing Wildlife Culvert Details



**TYPICAL AMPHIBIAN CROSSING WILDLIFE CULVERT**

(Scale: 1"=20')



EXACT DIMENSIONS AND STRUCTURAL REQUIREMENTS TO BE DETERMINED OR VERIFIED BY A STRUCTURAL ENGINEER IN CONJUNCTION WITH THE MANUFACTURER'S CONSTRUCTION AND INSTALLATION CRITERIA.

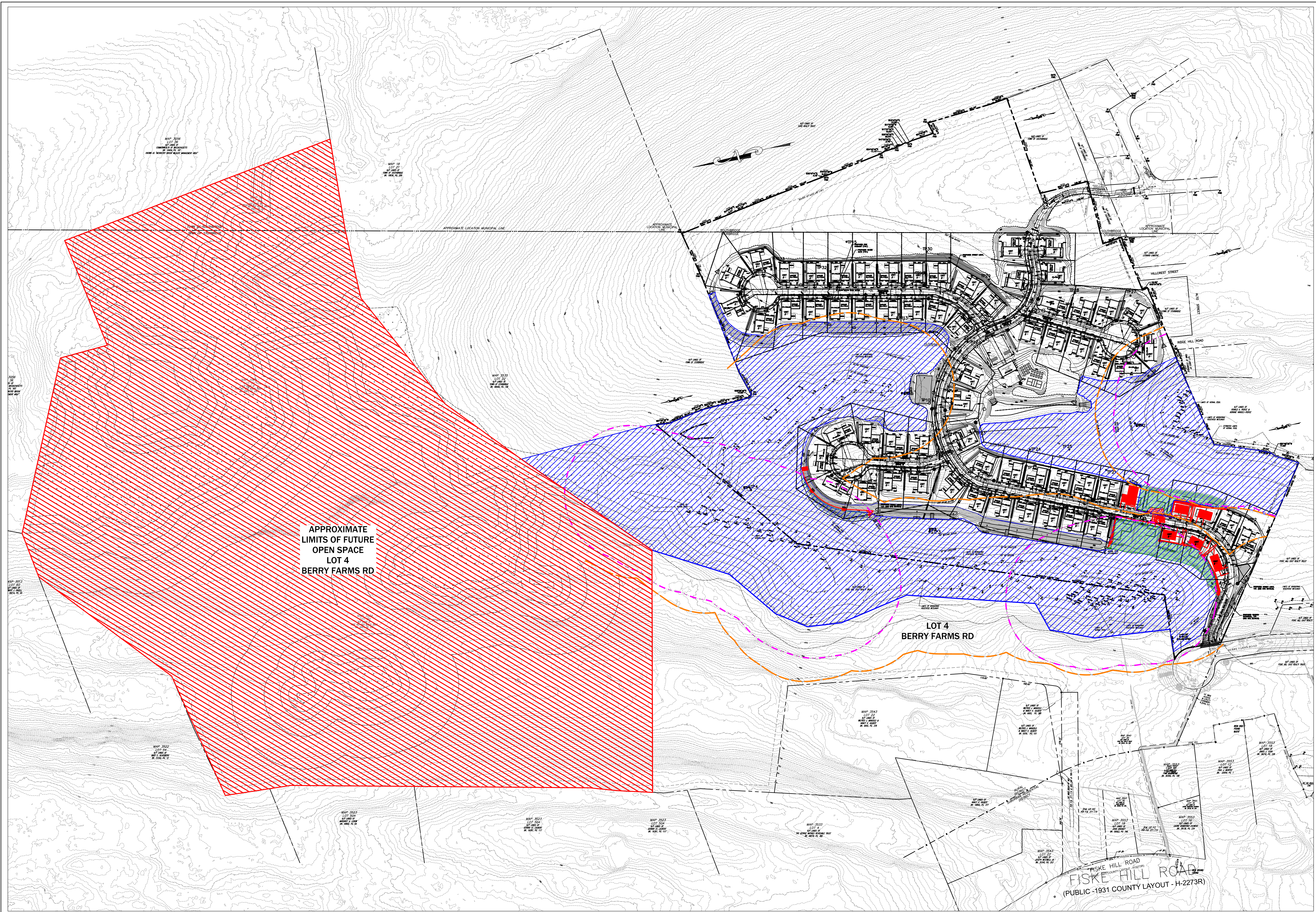
1. CONCRETE: 5000 PSI MINIMUM
2. STEEL REINFORCING: ASTM A-615 GRADE 60
3. COVER TO STEEL: 1" MINIMUM
4. DESIGNED FOR H-20 LOADING
5. CONSTRUCTION JOINTS: SEALED WITH 1" DIA. BUTYL RUBBER OR EQUIVALENT
6. FOOTING TO BE DESIGNED BY OTHERS
7. HEADWALLS WITH 4' LONG WINGWALLS SHALL BE ADDED AT THE END OF THE WILDLIFE CULVERTS FOR GRADING PURPOSES AND FOR FUNNELING WILDLIFE INTO CULVERTS.

**AMPHIBIAN CROSSING WILDLIFE CULVERT**  
(OLDCASTLE PRECAST OPEN BOTTOM CULVERT)

---

**Appendix D**

Open Space Plan, Prepared by McClure Engineering, Inc., Dated September 8, 2022



APPROXIMATE  
LIMITS OF FUTURE  
OPEN SPACE  
LOT 4  
BERRY FARMS RD

LOT 4  
BERRY FARMS RD

FISKE HILL ROAD  
PUBLIC - 1931 COUNTY LAYOUT - H-2273R

HOR. SCALE IN FEET: 1" = 125'

REV	DATE	REVISIONS	DESCRIPTION	MADE	APVD

PETER C. ENGLE, P.E.  
PROFESSIONAL ENGINEER

MA LIC. NO. 53736

**McCLURE**  
ENGINEERING, INC

119 Worcester Road  
Charlton, MA 01507

Tel: (508) 248-2005  
Fax (508) 248-4887  
Email: pengle@mcclureengineers.com

**SPECIAL PERMIT AND SITE PLAN**  
"BLUEBERRY HILL ESTATES"  
LOT 3 BERRY FARMS ROAD  
STURBRIDGE, MA 01566

PREPARED FOR  
JUSTIN STELMOK  
557 SOUTHWEST CUTOFF  
WORCESTER, MA 01607

DRAWN BY:	PE
DATE:	9/8/22
CHK BY:	CPM
SCALE:	1"=125'
PROJ. NO.:	287-2118K

OPEN SPACE  
PLAN

**CR2**

---

## **Appendix E**

Stormwater Report, Prepared by McClure Engineering, Inc., Last Revised November 9, 2022

(Hard copy on file with Conservation Commission/electronic copy included herein.)

---

## Appendix F

*Special Permit and Site Plan, Blueberry Hill Estates, 55+ Manufactured Housing Community,  
Lot 3 Berry Farms Road, Sturbridge, MA, Prepared by McClure Engineering, Inc.,  
Revised November 10, 2022*

(Hard copy on file with Conservation Commission/electronic copy included herein.)