

---

October 11, 2022

Jean M. Bubon, AICP Town Planner  
Town of Sturbridge Planning Department  
Center Office Building  
301 Main Street  
Sturbridge, MA 01566

**Re: "Proposed Interstate Towing Facility" Site Plan Application Project Narrative  
#698 Main Street (Route 20) Sturbridge, MA  
CMG ID 2022-035**

Dear Planning Board,

On behalf of Wrecker, LLC (Applicant), an affiliate of Interstate Towing Inc., CMG is writing you this letter to describe the proposed work located at #698 Main Street (Route 20) in Sturbridge, MA (the "Site"). The existing Site consists of one existing property totaling approximately 8.94 +/- Acres located in a General Industrial Zoning District. There are on-site jurisdictional wetlands and the Applicant first obtained approval of an Order of Resource Area Delineation (ANRAD) from the Sturbridge Conservation Commission, date 9/22/22. The Site is currently a vacant wooded lot formerly occupied by a residential dwelling located in close proximity to the Brimfield Reservoir Boat Ramp.

**Proposed Interstate Towing Facility**

The Applicant proposes to construct a new 7,000 square foot building for the purpose of operating Interstate Towing, Inc.'s existing auto towing and recovery business. Interstate Towing is currently located at 201 Charlton Road (Route 20) and has been in Sturbridge, MA since 2018. Interstate Towing provides private and municipal towing services for Central and Western Massachusetts. In addition, Interstate Towing currently maintains a towing contract with the Mass Department of Transportation for emergency and maintenance response on the Mass Turnpike (Interstate Route 90) and the Town of Sturbridge since 2018. A condition of the contract for the Town of Sturbridge Police Department is for the towing facility to be located within the Town of Sturbridge and provide a  $\leq$  15-minute response time.

Upon Applicant's evaluation of two (2) available Sites within the Town of Sturbridge with proper location and zoning, Interstate Towing determined this Site is best suited for their needs. The 7,000 s.f. building includes direct access via a proposed curbcut onto Route 20. The Site layout will provide Seven (7) parking spaces for visitors at the front of the building and six (6) spaces for employees within the fenced in storage yard. The building will provide internal offices and three (3) large garage bays for the storage and maintenance of Interstate Towing vehicles.

Vehicular access to the site is provided via a proposed curbcut designed for commercial vehicles in accordance with MassDOT standards. McMahon Associates is providing a Traffic Assessment report for the project detailing existing and proposed traffic volumes and levels of service.

An approximately 32,770 s.f. paved vehicle storage yard will be constructed and surrounded by an 8 ft. height fence. Access to the yard will be via a secured gate. Additional Site security measures include the

installation of the 8-foot height storage yard perimeter fencing. The driveway access will provide adequate queuing space to keep vehicles off Route 20 while waiting for the gate to be opened and closed.

Site landscaping design is provided by Joan Coan Landscape Architecture (JCLA). The proposed design is intended to provide interior vehicle storage / parking area trees, and street trees with screening vegetation along the Site's frontage.

Site lighting is provided by a combination of wall mounted and pole mounted lights ranging from 15 – 20 feet in height to provide safe lighting levels within the facility. Applicant is provided a Lighting Photometric Plan as part of the Site Plan set designed to minimize spillover beyond the property lines or towards the wetlands area at the rear of the Site.

Water Service:

Existing 6" Cast Iron Water Main is located on the opposite side of Rte. 20. Former house was serviced by a single domestic service line of unknown size based on the Tie Card on record with DPW.

Proposed Site will be serviced by proposed 6" diameter fire service and a separate 2" diameter domestic service which are proposed to tie into the existing 6" water main in Rte. 20.

Sewage Disposal:

Existing 2" Sewer Force Main runs along the same side of the roadway as the Site. Currently the site has no known on-site sewage disposal facilities or connection to the existing force main.

Proposed Site will tie into the existing sewer force main in accordance with local sewer utility regulations. CMG estimates the **Total Daily Sewage Flow Estimate = 650 gallons / day** based on current State of Massachusetts Title V Daily Sewage Flow values for the proposed use. CMG is providing a "Sewage Flow Estimate Calculation" worksheet as **Attachment 1**.

Electric / Cable / Telephone Services:

Applicant's Contractor will coordinate the proposed electric / cable / telephone services with the local utility company. Service to the site will be via underground conduits connected to one of the 2-3 utility poles located in front of the Site within the Route 20 right-of-way.

Existing 2" Sewer Force Main runs along the same side of the roadway as the Site. Currently the site has no known on-site sewage disposal facilities or connection to the existing force main.

Proposed Site will tie into the existing sewer force main in accordance with local sewer utility regulations

Storm Drainage:

The site design includes a stormwater management system in compliance with a Land Use with High Potential Pollutant Load (LUHPPL) in accordance with the Massachusetts Stormwater Management Standards and Local Land Use regulations. All storage yard stormwater will be routed through a deep sump hooded catch basin, through a Hydroworks Water Quality Unit, and off-line 4,500 gallon Oil / Grit Separator designed to treat 1 inch of runoff.

Currently stormwater from the existing wooded area of the Site proposed for development discharges to a single catch basin located within Route 20 right-of-way. The project's stormwater design will maintain this discharge locations with an "indirect" connection via overland flow in accordance with MassDOT regulations. The proposed project's design will result in no increase stormwater runoff from the Site's post-development condition.

CMG is providing a “Stormwater Report”, date 10/11/22 detailing the proposed stormwater management system’s design and compliance with Massachusetts Stormwater Management Standards. A Site-specific Stormwater System Long Term Operation and Maintenance Plan is provided within CMG’s Stormwater Report.

CMG is enclosing for your review the “Proposed Interstate Towing Facility” Site Plan Set and Stormwater Report, date 10/11/22 and associated project submittals detailing the project.

Please contact me at (774) 241-0901 with any questions or if you need more information.

Thank you.

Sincerely,  
CMG



David T. Faist, P.E.  
Principal Civil Engineer

Attachment

cc. Jeremy Procon, Wrecker, LLC

**Proposed Interstate Towing, Inc.  
 #698 Main Street Sturbridge, MA  
 Sewage Flow Estimate Calculations**

Date 10/11/2022 Revised:

#698 Main Street (Route 20)							
Uses	Rate	unit	#units		Total		Notes:
Office	75	gpd/1,000 sf	880	sf	200		Minimum = 200 gpd
Service Station (No Gas)	150	gpd/bay	3	bays	450		Minimum = 450 gpd
				<b>Total</b>	<b>650</b>	<b>gpd</b>	

<b>Total Daily Sewage Flow Estimate Overall Development</b>	<b>650</b>	<b>gpd</b>
-------------------------------------------------------------	------------	------------

<b>Total Daily Water Flow Demand Estimate</b>	<b>715</b>	<b>gpd</b>	Assumed to be 110% of Sewage Flow
-----------------------------------------------	------------	------------	--------------------------------------