



## MEMORANDUM

DATE: July 5, 2023

TO: Jean Bubon, AICP, Town Planner  
Rebecca Gendreau, Conservation Agent

CC: file

FROM: John P. Shevlin, P.E.

**Re: Engineering Review Services  
Blueberry Hill Estates-Site Plan & Special Permit  
30 Main Street/20 Fiske Hill Road  
3rd Review  
Sturbridge, Massachusetts  
(Pare Project No.: 22088.00)**

Pare Corporation had completed our review of the latest submission for the above-referenced project prepared by McClure Engineering on behalf of Mr. Justin Stelmok. The following was provided as part of this submission for review:

- *Revision 3 Submittal Memo*
- *Special Permit and Site Plan "Blueberry Hill Estates" 55+ Manufactured Housing Community Lot 3 Berry Farms Road* prepared by McClure Engineering, dated November 10, 2022, with latest revision date of June 27, 2023
- *Stormwater Management Report* prepared by McClure Engineering dated March 31, 2022 with a latest revision date of June 26, 2023

Pare offers the following comments pertaining to this latest review:

### PLANS

1. Several project sheets within the plan set have been revised to provide additional wooded corridor, to move structures out of 200' vernal pool buffers and to provide a more natural crossing for the amphibian crossing by replacing the 4-sided box culvert with a 3-sided box culvert. In addition to these changes, modifications for several rain gardens have been made. Based on the review of the revised plan set, Pare is of the opinion that the plans have been modified satisfactorily.

### STORMWATER MANAGEMENT REPORT

1. Based on the revisions to the site plans, in particular revisions that have occurred to several rain gardens due to the results of the watershed analyses and the HydroCad models at the affected Analysis Points (Points 4, 5, 6 & 7) due to the rerunning of the analyses by McClure, Pare is of the opinion that the results of the revised analyses and the peak stormwater discharge rates, the

post-development conditions do not exceed the pre-development conditions at any of the analysis points.

In addition to the stormwater discharge rate analyses, McClure has revised, where necessary, the recharge and water quality calculations. Based on the information provided and Pare's review, we are satisfied that the stormwater management system is designed to infiltrate the required recharge volume in accordance with the Massachusetts Storm Water Handbook and the water quality based on the required Total Suspended Solids (TSS) removal rate meets or exceeds the 80% requirement of the average annual post construction load.

In summary, Pare is of the opinion that with the modifications to the site layout and the stormwater analysis, the site design changes and design changes to the stormwater system have been performed accurately. We are available to discuss our review at the Town's or applicants convenience.