

April 4, 2022

Jean M. Bubon, AICP
Town Planner
Town of Sturbridge
301 Main Street, 1st Floor
Sturbridge, MA 01566

RE: Special Permit & Site Plan - Blueberry Hill Estates, a 55+ Manufactured Housing Community

Dear Planning Board Members,

We are submitting this waiver request letter as inclusion to the Special Permit & Site Plan Application for the property located at Lot 3 Berry Farms Road (Site). We are proposing construction of a 71 unit 55+ Manufactured Housing Community.

Waiver Request:

In accordance with Section B of the Town of Sturbridge Planning Board's Application for Special Permit, & Section B of the Town of Sturbridge's Manufactured Housing Community Bylaws we are requesting waivers for the following:

1. Item 7 (Special Permit) - Provide a detailed landscape plan of the development.
Item 11 (Manufactured Housing Bylaws) - Provide a landscape plan by a certified landscape architect.

The plans provided show a detail of a typical lot in the proposed development, which includes a rain garden for stormwater management and one street tree. DEP provides the standards on rain gardens, regarding what plants to place in each one (detail of a typical rain garden is provided in the plan set) and due to the smaller lot sizes (75'x100'), one tree is proposed per lot (species & caliper details provided in the plans).

In accordance with Section 8.H.2 of the Town of Sturbridge Planning Board's Subdivision Rules and Regulations, we are requesting waivers for the following:

1. Section 10.E.2 - Dead end street length of no greater than 500'. 774'± provided on Road "C".

Through careful planning, it was determined that the longer roadway is the highest & best use of the property.

2. Section 13.B - Grass Plots. Request to not install

Due to the lot size the sidewalk is proposed directly behind the back of the berm to allow for adequate room for placement of homes and landscape areas. The grass plot could also hinder the flow of stormwater to the rain gardens on each lot. As shown on the plan, concrete culverts will be placed within the sidewalk to allow for the flow of stormwater to the appropriate gardens.

Along with these requested waivers, the proposed plans have been prepared and designed, by McClure Engineering, to comply with the Town of Sturbridge Manufactured Housing Community Bylaws and the performance standards set forth in the Massachusetts Wetland Protection Act and the Town of Sturbridge Wetland Bylaws.

If you have any questions regarding the enclosed subject matter, please contact me at (508) 868-3996.

Sincerely,



Justin Stelmok