

Tauper Land Survey, Inc.

May 22, 2023

Planning Board
Town of Sturbridge
308 Main Street
Sturbridge, Massachusetts 01566

via Hand Delivery & email

Filing Fee Computation

Application Fee:	\$1.50/\$1,000	Construction Cost
<u>Estimated Construction Cost:</u>	<u>\$ 675,000.00</u>	
Estimated Fee:	\$ 1,012.50	

Project Narrative

Existing Conditions:

The site is located on the northerly side of Charlton Street (Route 20) on a vacant piece of land. The property is approximately 6.18 Acres and abuts 2 developed pieces of property for warehousing, office and retail uses.

The site is currently a mix of wooded and meadow with topography sloping from the southeast to the northwest. Soils are a glacial till with shallow depths to ground water. Vegetation consists of mature mixed hard woods and pine throughout the site.

There are jurisdictional wetlands and a perennial brook located on or within 200 feet of the proposed work. The site has been delineated by EBT Environmental, Inc. in 2020 and the jurisdictional boundaries were approved by the Conservation Commission through the filing of an Abbreviated Notice of Resource Delineation (ANRORAD). The site was subject to a contamination cleanup effort due to a hydrocarbon leak from the southerly side of Charlton Street in early 2000. The Owner completed the open Order of Conditions with the Commission over the summer of 2021 in order to prepare the site for the proposed use. The jurisdictional wetlands and the respective buffer zones on the property are shown on the Existing Conditions Plan.

Utilities available to the site include public sewer, public water and 3 phase electric. All utilities are available along the frontage of the property along Charlton Road.

Access is available at the southeast portion of the site. There is also access located from abutter property to the west of the site through an easement to the cell tower site. This access connects to the buildable portion of the site by crossing the perennial brook with a concrete culvert and related fill. This site excess it to be abandoned as a condition of approval from the Conservation Commission.

Soil testing has been performed by Summit Engineering to determine Seasonal High Groundwater and hydraulic capacity for the drainage system. Soil borings were performed in the building area to determine bearing capacity for the proposed foundations.

Proposed Conditions:

The project proposes the construction of a 8,000 square foot building that is anticipated to be occupied by a designer/manufacturer of prototype, laser-powered diagnostic and medical devices or equivalent allowed use.

The building includes 16 spaces for employed personnel and customer parking space. Parking is provided for employees along the left (west) and rear (north) sides of the building and visitors along the front (south) side of the building. A loading area is provided at the northwest corner of the building.

The site was designed to work effectively with the existing screening vegetation along Charlton Road and the constraints of the wetland resource areas. Access is down gradient to the proposed building.

The site design includes a drainage system utilizing underground basin storage of runoff, while providing treatment and attenuation as required by the Stormwater Management Policy. Due to the topography of the site and the requirements of the facility, the site is proposed to be benched to provide access around the building. The site has been designed to minimize the import of materials to suit the needs of the proposed use of the site.

A fire protection system is required to provide required fire flows for the facility. Sewage flows will be of domestic waste only. No on site process generating waste water are proposed. Solid waste will be managed by a dumpster located in the rear of the proposed building.

Vehicular access to the site is provided onto Charlton Road as shown. The location of the isolated wetland and angle of the easterly property line require the construction of a wider curb cut to permit adequate turning radius for larger vehicle. Access is provided via a 30 foot wide 2 way drive to permit inbound and outbound traffic concurrently. Vanasse Associates has provided a Traffic Impact Statement for the anticipated traffic flows from the project. The site as designed addresses the recommendations provided by Vanasse Associates.

Landscaping and screening is proposed to minimize the visual impact of the facility from Charlton Road. The project has been designed to maintain existing vegetation along the frontage with under story plantings. The access road and site are planted to provide shade, visual enhancement, and habitat around the facility. All other disturbed areas will be mulched or seeded as appropriate to provide surface stabilization.

Site lighting is provided by both wall mounted and pole mounted lights to provide safe/secure lighting around the facility. There are no residential uses adjacent to the site, but lighting is proposed to not exceed 1 foot candle intensity at the property boundary.

The building location has been incorporated into the existing topography and screening to minimize the visual impact on the surrounding area. Additional site screening measures include the installation of a stockade fence along the westerly edge of the proposed driveway. The building is also in similar nature to the adjacent buildings for bulk and size and is harmony with the surrounding land uses.