



July 26, 2022

Winchendon Planning Board
109 Front Street
Winchendon, MA 01475

**Re: Definitive Subdivision
Commercial Drive**

Dear Members of the Board:

Howard Stein Hudson, on behalf of David Clark of Methuen Construction, submit the following Supplemental Drainage Report and Subdivision Plan to support the Preliminary Subdivision of land of the property located at Off Commercial Drive also known as Assessors Map 12 lot 23 currently owned by the Town of Winchendon Redevelopment Authority.

The existing site consists of one undeveloped, wooded lot consisting of a mixture of uplands and wetlands. The site has recently been flagged by Greg J Hochmuth of Williams & Sparages LLC on March 3, 2022, and both bordering vegetated wetlands and one potential vernal pool have been identified. These areas, along with the site topography and detail have been field surveyed by LandTech Consultants dated April 22, 2022 and is shown on the attached subdivision design plans as its base map. The site has access from the existing Commercial Drive located off Gardner Road (Route 140).

The proposed subdivision design plans consist of a 2,350± LF dead end access road off Commercial Drive which subdivides the 68.17 acres into four proposed commercial lots. Each lot is proposed to have frontage and access off the proposed access road. This access road connects to the existing 50' right of way off Commercial Drive and meanders efficiently through the site to create frontages for all the available upland areas within the site with minimal impacts to the wetlands and its buffer zones. Most of the access road and roadside drainage is proposed within the 100' wetland buffer and at times within the 50' wetland buffer. A wetland crossing of approximately 1,592± sf of wetland impacts has been proposed to access the uplands on the eastern portion of the site. Additionally, the potential vernal pool onsite is shown adjacent to the location of the access road. Due to the location of this potential vernal pool, the access road has been proposed approximately 50' from the edge of the identified area.

All stormwater runoff created by the roadway will be directed to one of three infiltration basins through either catch basin runs or curb breaks with ACF Rain Guardian units. Runoff will be directed to sediment forebays before discharging into the infiltration basins to ensure proper pre-



treatment and phosphorus removal prior to any stormwater runoff entering the surrounding wetlands to meet both local and state stormwater requirements.

Please schedule this item for the next available Planning Board hearing. Do not hesitate to contact Howard Stein Hudson's Chelmsford Office at (978) 844-5255 with any questions or concerns.

Sincerely,

Howard Stein Hudson

Matthew Baker, E.I.T.
Engineer in Training - Civil

Katie Enright, P.E.
Associate Principal/Senior Civil Engineer