

Three Oaks Environmental

P.O. Box 404 Hubbardston, MA 01452
(978) 855-3180

November 3, 2020

Trifone Design Associates
100 Shore Rd
Sturbridge, MA 01566

RE: Riverfront Alternatives Analysis
McIntyre Rd Charlton

The Wetlands Protection Act Regulations at 310 CMR 10.58(4) list the performance standards required to be met by work proposed within the 200-foot Riverfront Area (RFA). The performance standards indicate the need for an alternatives analysis for lots created after 1996 which includes any subdivided lots. While this lot was created within the past year, impacts to the RFA are confined to the driveway needed to access over 10 acres of land. No other RFA impacts occurred as a result of the subdivision. Any additional work on the site will occur outside of the RFA. The proposed driveway will follow an existing cart path which will be regraded but continue along at the existing grade. Trees and shrubs overhanging the driveway will be cut back to maintain an unobstructed travel path. Since there is an existing cart path, the regulations at 310 CMR 10.58(5) apply to this project which allow for the redevelopment of previously developed RFA. Even though there is an allowance for redevelopment, the entire area of construction within the RFA amounts to 7.4% of the total riverfront on the parcel and conforms to the performance standard of limiting alterations to a maximum of 10% of the RFA. Placing the driveway anywhere else along the frontage would result in greater impacts to the RFA including areas outside of the existing cart path that were not previously developed. All of the remaining proposed activity including the house and septic system construction will occur outside of any areas subject to jurisdiction under the Wetlands Protection Act.

Please feel free to contact me regarding any questions you might have with this discussion of Riverfront area performance standards including alternatives.

Respectfully submitted,
MaryAnn DiPinto, PWS 0227
threeoaksenvironmental@gmail.com

