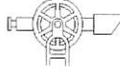


THOMPSON-LISTON  
ASSOCIATES, INC.



*Professional Engineers Professional Land Surveyors  
Erosion Control Specialists*

51 Main Street, Post Office Box 570  
Boylston, Massachusetts 01505-0570  
Telephone 508-869-6151 FAX 508-869-6542  
www.thompsonliston.com

July 29, 2020

Albert LaValley, Chairman  
City of Worcester Planning Board  
Planning & Regulatory Services  
455 Main Street, Room 404  
Worcester, MA 01608

Re: Country Club Acres, Worcester, Massachusetts  
190 East Mountain Street, Assessor's Map 36-048 Parcel 00002

Dear Mr. LaValley:

On behalf of the Applicant, Worcester Country Club Acres, LLC, I am today filing the attached application for Definitive Site Plan Amendment of the Country Club Acres project. This filing is made pursuant to the conditions of the Amendment to the Special Permit issued by the Board 1-2-2019 and recorded at the Worcester District Registry of Deeds at Book 59977 Page 389.

This development was originally granted a Special Permit and Site Plan Approval on June 19, 2002. That Permit is recorded at Book 32712 Page 225. Extensions of that Approval were granted until the Board, in the above referenced Amendment from 1-2-2019, to require that the Applicant file an application for Definitive Site Plan Amendment before proceeding to construct the remaining road within the project or units beyond numbers 73 - 76.

There are 40 remaining units to be constructed from that originally approved Site Plan, numbers 65-72 and 77-108. There is only one remaining road, Shamy Circle, to be constructed. All the project detention basins have already been constructed and are in use.

The proposed road on the enclosed Site Plans now dated 27 July 2020 is in exactly the same location as was previously approved with exactly the same proposed grades and with exactly the same cross section, proposed drainage system and other utilities. The proposed units are in the same locations. The Applicant is not proposing any significant changes to the road or unit layout. As before, every unit will have at least 1 garage bay and a parking space in front of that unit.

We filed a Notice of Intent for this same work with the Conservation Commission last year and were granted an Order of Conditions for this same proposed grading, road and unit layout and drainage system. That Order is recorded at Book 60398 Page 196.

Enclosed with this application are the following documents, 2 paper sets of which will be submitted, rather than 15, at the direction of City staff:

- Definitive Site Plan Amendment Application
- Site Plan Amendment fee check in the amount of \$660
- Letter explaining the Site Plan changes dated 7-29-2020
- Certified List of Abutters dated June 1, 2020
- Definitive Site Plan of Land of Country Club Acres dated 7-27-2020
- Picture of 14 foot high light being used on site
- Elevation view of proposed four unit building
- Copy of the original Special Permit dated 6-19-2002
- Copy of the original Site Plan dated 9-26-2002
- Master Deed for the project recorded on 9-16-2005
- Amendment to the Special Permit issued on 1-2-2019
- Order of Conditions granted on 5-13-2019
- Letter describing the status of common area requirements 7-29-2020

I ask that the Board please schedule a hearing to consider this filing and thank you, in advance, for your time and consideration.

Sincerely,

THOMPSON-LISTON ASSOCIATES, INC.



James Tetreault, PE, CPESC

cc: Worcester Country Club Acres, LLC



**DEFINITIVE SITE PLAN AMENDMENT APPLICATION**

**CITY OF WORCESTER PLANNING BOARD**  
455 Main Street, Room 404, Worcester, MA 01608  
Phone 508-799-1400 Ext. 31440 - Fax 508-799-1406

- 1. Name of Applicant: WORCESTER COUNTRY CLUB ACRES, LLC
- 2. Address of Applicant: 6 EDGEMOOD ROAD, WESTBOROUGH, MA 01581
- 3. Telephone: (508) 326-0812
- 4. Interest in Property (check one):  
A. Owner  B. Developer  C. Other

5. Owner of Record: \_\_\_\_\_  
(if \_\_\_\_\_ different from Applicant)

6. Address of Owner of Record: \_\_\_\_\_

7. **AUTHORIZATION:** I, Fareeg Ansari, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_, do hereby authorize \_\_\_\_\_ to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 29th day of July, 2000.

On this 29th day of July, 2000, before me personally appeared Fareeg Ansari, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Barbara Vosdagalis  
NOTARY PUBLIC

**BARBARA A. VOSDAGALIS**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
October 23, 2020



My Commission Expires: \_\_\_\_\_

(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)

- 8. Street Address of the Property in this Application: 190 EAST MOUNTAIN STREET
- 9. Legal Description of Property: SEE DEED AT BOOK 33711 PAGE 332.
- 10. Zoning Classification(s): RS-7

11. Present Use: SENIOR HOUSING DEVELOPMENT, PARTIALLY COMPLETE.

12. Zoning Relief Previously Granted (Variances, Special Permits with dates approved):  
A SPECIAL PERMIT WAS GRANTED TO ALLOW THE CONSTRUCTION OF A CONTINUING-CARE RETIREMENT COMMUNITY.

13. Development Contains the Following:

Residential

Number of Dwelling Units	<u>108</u>
Number of Buildings	<u>49</u>
Number of Parking Spaces	<u>108</u>

Non-Residential

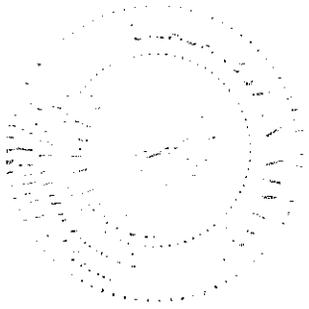
Building Square Footage	<u>3,004 sq. ft. CLUBHOUSE</u>
Number of Buildings	<u>1</u>
Number of Parking Spaces	<u>17</u>

14. Describe Proposed Use/General Description of Proposed Development of Property:

THE APPLICANT INTENDS TO COMPLETE THE CONSTRUCTION OF THE CONTINUING CARE RETIREMENT COMMUNITY PRESENTLY UNDER CONSTRUCTION.

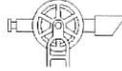
15. Describe proposed amendments to the approved Definitive Site Plan (may answer by attaching separate letter):

THE APPLICANT PROPOSES TO BUILD THE SAME NUMBER OF UNITS IN THE SAME LOCATION AS PREVIOUSLY PROPOSED. THE APPLICANT PROPOSES TO CONSTRUCT THE SAME ROADS AND UTILITIES AS PREVIOUSLY PROPOSED.



THE APPLICANT HAS REVIEWED THE DEFINITIVE SITE PLAN AND HAS NO COMMENTS TO MAKE AT THIS TIME.

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July 29, 2020

Albert LaValley, Chairman  
City of Worcester Planning Board  
Planning & Regulatory Services  
455 Main Street, Room 404  
Worcester, MA 01608

Re: Country Club Acres, Worcester, Massachusetts  
190 East Mountain Street, Assessor's Map 36-048 Parcel 00002

Dear Mr. LaValley:

As part of filing a Site Plan Amendment application, applicants are directed to explain the nature of changes to their proposed Site Plan.

In this instance, the changes are very minor. There are no changes proposed in the number or location of housing units. There are no changes proposed to the remaining road to be built, Shamy Circle. There are no changes proposed to the utilities in Cobblestone Lane or Shamy Circle. There are no proposed changes to the drainage system or detention basins.

The applicant proposes to change the gate on Cobblestone Lane near Garrison Drive to a single arm gate. The applicant proposes some minor grading changes previously reviewed by the Conservation Commission before it issued an Order of Conditions last year. The applicant also proposes to install concrete bound markers 15 feet from the wetlands in numerous locations as directed by the Conservation Commission in the Order issued last year. The applicant also proposes specific changes to phasing, as shown on the Phasing Plan and reviewed by the Conservation Commission and included in the Order.

So, as I said above, the proposed changes to the Site Plans are relatively minor and in most cases, have already been reviewed by City staff and the Conservation Commission.

Sincerely,

THOMPSON-LISTON ASSOCIATES, INC.

James Tetreault, PE, CPESC

cc: Worcester Country Club Acres, LLC

CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.  
City Manager



Samuel Konieczny, MAA  
City Assessor

Administration and Finance  
Division of Assessing

**Certified Abutters List**

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 181

Owner: Worcester Country Club Acres  
Owner Mailing: 6 Edgewood Road  
Westborough, MA 01581

Petitioner (if other than owner): Farooq Ansari  
Petitioner Mailing Address: 6 Edgewood Road  
Westborough, MA 01581

Petitioner Phone: 508-376-0812 – 774-232-0338

Parcel Address: 190 Mountain Street East  
Assessor's Map-Block-Lot(s): 36-048-00002

Planning: X                      Zoning:                             Liquor License:                             ConComm:         
Historical:                             Cannabis:                             Other:       

53-001-006+7	RAMADAN ZIAD	85 NEWTON ST	NORTHBOROUGH MA 01532
36-048-007+1	JULIAN BRIAN J + BEVERLY A	0240 MOUNTAIN ST EAST	WORCESTER MA 01606
36-015-00271	HANSEN PAUL K + MARCIA M	56 GARRISON AVE	WORCESTER MA 01606
53-001-00001	LISAK BRAD S	0229 MOUNTAIN ST EAST	WORCESTER MA 01606
53-001-00002	SALEM COMMUNITY CORPORATION	0065 BRIARWOOD CIR	WORCESTER MA 01608
36-048-00008	VENTURA THOMAS G	0226 MOUNTAIN ST EAST	WORCESTER MA 01606
53-001-00005	SANTIAGO ARCADIO +	0241 EAST MOUNTAIN ST	WORCESTER MA 01606
36-014-00266	KITTREDGE JOSEPH T +	0060 ONEIDA AVE	WORCESTER MA 01606
36-016-00229	DOTTERTER JESSE R	0033 GARRISON AVE	WORCESTER MA 01606
36-015-00192	SASSO LINDA M	0058 ONEIDA AVE	WORCESTER MA 01606
36-015-0248A	MCDONALD PAULA E + JAMES KERRY	0061 GARRISON AVE	WORCESTER MA 01606
36-015-00247	SCHOLLARD MARION R	0032 CHURCH ST	UPTON MA 01568
36-015-00200	TRIANDAFILOU DANIEL J	0004 WADSWORTH RD	SHREWSBURY MA 01545
36-016-00201	LAPENSEE EDWARD W + PAMELA F	0040 ONEIDA AVE	WORCESTER MA 01606
36-016-00280	MEDIN NEIL M + CAREY L	0042 GARRISON AVE	WORCESTER MA 01603
36-017-00286	DESROSIERS MAUREEN TRUSTEE	0034 GARRISON AVE	WORCESTER MA 01606
36-017-00288	PIGNATARO ANTHONY S + GALE H	0032 GARRISON AVE	WORCESTER MA 01606
36-015-00275	PAQUETTE VALENTINA	0048 GARRISON AVE	WORCESTER MA 01606

36-015-00173	BALLAS DIANE K	0047 ONEIDA AVE	WORCESTER MA 01606
36-015-00198	ELSON RUPERT V	0048 ONEIDA AVE	WORCESTER MA 01606
36-015-00241	CARTAN JUDITH E	0047 GARRISON AVE	WORCESTER MA 01606
36-016-00238	TASHJIAN HAGOP + VIRGINIA N	0045 GARRISON AVE	WORCESTER MA 01606
36-017-00323	WORCESTER CONSERVATION COMMISSION	0000 GOVERNORS ST	WORCESTER MA 01606
36-016-00232	HELIGOLAND LUIS M +	0037 GARRISON AVE	WORCESTER MA 01606
36-017-00289	PAROYIAN HELEN + OVSANNA	0028 GARRISON AVE	WORCESTER MA 01606
36-016-00212	DOHERTY PAUL M + PAMELA J	24 ONEIDA AVE	WORCESTER MA 01606
53-INX-00001	SALEM COMMUNITY CORPORATION	65 BRIARWOOD CIRCLE	WORCESTER MA 01606
53-001-00003	DEENIK CONSTANCE J	0235 MOUNTAIN ST EAST	WORCESTER MA 01606
36-016-00277	SERVIDEO JAMES P + BERNADETTE	46 GARRISON AVE	WORCESTER MA 01606
36-015-00172	KING JOHN M + KATHLEEN G	0045 ONEIDA AVE	WORCESTER MA 01606
36-016-00207	BERGSTROM PETER R + SAVANNAH M	0030 ONEIDA AVE	WORCESTER MA 01606
36-017-00310	CASTELLANI JOSEPH A JR +	586 CHARLTON ST	SOUTHBRIDGE MA 01550
36-016-00208	ENTWISTLE JAMES + DOLORES A	0028 ONEIDA AVE	WORCESTER MA 01606
53-INX-00002	SALEM COVENANT CHURCH OF +	215 MOUNTAIN ST EAST	WORCESTER MA 01606
53-001-00004	JOHNSON JERRY + LOIDE	0239 EAST MOUNTAIN ST	WORCESTER MA 01606
36-014-00264	WEBER ELIZABETH A	66 GARRISON AVE	WORCESTER MA 01606
36-014-00250	SWIFT ROBERT T + MARIE J	0063 GARRISON AVE	WORCESTER MA 01606
36-015-00268	SMITH EDWARD V+MARION R TRUSTEES	60 GARRISON AVE	WORCESTER MA 01606
36-015-00194	BENNETT GWENDOLYN M	0054 ONEIDA AVE	WORCESTER MA 01606
36-015-00245	DORESKY LAURA E	57 GARRISON AVE	WORCESTER MA 01606
36-015-00273	SHAH SAJJAD HUSSAIN +	0050 GARRISON AVE	WORCESTER MA 01606
36-015-00175	BOUVIER ELIZABETH A	PO BOX 532	WEST BOYLSTON MA 01583
36-015-00243	NUGENT MICHAEL J	0053 GARRISON AVE	WORCESTER MA 01606
36-015-00196	WARREN JUDITH A	0052 ONEIDA AVE	WORCESTER MA 01606
36-016-00237	MCGRATH KAREN M	0043 GARRISON AVE	WORCESTER MA 01606
36-016-00203	MITCHELL REGINA M	0036 ONEIDA AVE	WORCESTER MA 01607
36-016-00282	PAQUETTE JEFFREY R + KIMBERLY A	0040 GARRISON AVE	WORCESTER MA 01606
36-016-00235	SULLIVAN NICHOLAS	0041 GARRISON AVE	WORCESTER MA 01606
36-016-00234	TRASK JASON M +	0039 GARRISON AVE	WORCESTER MA 01606
36-016-00231	HUTCHINGS JENIFER M	0035 GARRISON AVE	WORCESTER MA 01606
36-016-00210	RYAN SHAWN D + ADIRA N	0026 ONEIDA AVE	WORCESTER MA 01606
36-017-00306	WORCESTER CONSERVATION COMMISSION	0000 GOTHIC AVE	WORCESTER MA 01606
36-018-00334	EMERY-LE MYAI TRUSTEE	0014 GOTHIC AVE	WORCESTER MA 01606
36-016-00205	REARDON GERALD F + VIRGINIA F	0034 ONEIDA AVE	WORCESTER MA 01606
36-044-00011	ALBANESE GILBERT + ALONA	0013 FATIMA LN	WORCESTER MA 01606
36-044-00012	SLJIVO JASMIN + ALMA	0014 FATIMA LN	WORCESTER MA 01606
36-044-00010	US BANK TRUST NA	3630 PEACHTREE RD NE - STE 1500	ATLANTA GA 30326
36-044-00022	LE NHAN VAN +	0010 NAUMAAN LN	WORCESTER MA 01606
36-047-00003	CITY OF WORCESTER	455 MAIN ST CITY MANAGER	WORCESTER MA 01608
36-044-00021	GAJJAR BHARGAV	0011 NAUMAAN LN	WORCESTER MA 01606
36-044-00023	AVEY CHRISTOPHER B	0012 NAUMAAN LN	WORCESTER MA 01606
36-048-00007	FOURNIER MICHAEL A + CHRISTINE	242 MOUNTAIN ST EAST	WORCESTER MA 01606
53-003-00002	WORCESTER COUNTRY CLUB	1 RICE ST & EAST MOUNTAIN	WORCESTER MA 01606
36-050-00004	WORCESTER COUNTRY CLUB	00002 RICE ST	WORCESTER MA 01606
36-015-00270	NELSON ROBERT W + IRENE C	0058 GARRISON AVE	WORCESTER MA 01606
36-017-00314	WORCESTER CONSERVATION COMMISSION	0000 GOVERNORS ST	WORCESTER MA 01606
36-017-00313	DESROSIERS MARK F +	0036 GARRISON AVE	WORCESTER MA 01606

36-017-00322	WORCESTER CONSERVATION COMMISSION	0000 BANNISTER ST	WORCESTER MA 01600
36-048-P1-06	LIZOTTE LEONARD R + ELAINE	0012 MYRA LN	WORCESTER MA 01600
36-048-P1-07	DALZELL PATRICIA A	0015 MYRA LN #7	WORCESTER MA 01600
36-048-P1-08	BARRETTE CLAIRE C + ROLAND R	0013 MYRA LN	WORCESTER MA 01600
36-048-P1-09	LUDY WILLIAM E + APRIL L TRUSTEES	0011 MYRA LN	WORCESTER MA 01600
36-048-P1-10	FOLEY DENISE D	0009 MYRA LN	WORCESTER MA 01600
36-048-P1-11	BEALS THOMAS T + MICHELLE A	0007 MYRA LN	WORCESTER MA 01600
36-048-P1-04	KIDWELL DAVID S TRUSTEE	0008 MYRA LN	WORCESTER MA 01600
36-048-P1-05	GRANT JOAN L	0010 MYRA LN	WORCESTER MA 01600
36-048-P3-57	MOROCCO KATHERINE A + RICHARD A JR	0012 MARIA LN	WORCESTER MA 01600
36-048-P1-01	WORC COUNTRY CLUB ACRES	0006 EDGEWOOD ROAD	WESTBORO MA 01581
36-048-P1-02	SMITH DONALD J + SHEILA M	0004 MYRA LN	WORCESTER MA 01600
36-048-P1-03	REIMAN DONNA	0006 MYRA LN	WORCESTER MA 01600
36-048-P3-52	PIERCE BRIAN S + MARGARET J	0002 MARIA LN	WORCESTER MA 01600
36-048-P3-53	O'MALLEY TIMOTHY J + PATRICIA M	0004 MARIA LN	WORCESTER MA 01600
36-048-P3-54	ANDERSON RICHARD D + PATRICIA A	0006 MARIA LN	WORCESTER MA 01600
36-048-P3-55	KENNEWAY RICHARD + KATHLEEN	0008 MARIA LN	WORCESTER MA 01600
36-048-P3-56	WELLS KATHLEEN + BRUCE	0010 MARIA LN	WORCESTER MA 01600
36-048-P2-47	MCCLUSKEY ROSE-MARIE	0031 ENAYA CIR	WORCESTER MA 01600
36-048-P2-48	BOUSQUET RONALD +	0028 ENAYA CIR	WORCESTER MA 01600
36-048-P2-49	TAYLOR MILTON + PHYLLIS	1232 HADDINGTON CIR	SUN CITY CENTER FL 33573
36-048-P3-50	KRUGLEWICZ STEPHEN + PATRICIA	0048 COBBLESTONE LN	WORCESTER MA 01600
36-048-P3-51	BAKER MICHAEL J SR + LINDA T	0050 COBBLESTONE LN	WORCESTER MA 01600
36-048-P2-41	PLOEG PATRICIA VANDER(LIFE ESTATE)	0019 ENAYA CIR	WORCESTER MA 01600
36-048-P2-42	PRESTONE MARLA J	0021 ENAYA CIR	WORCESTER MA 01600
36-048-P2-43	WHITE ELIZABETH	0023 ENAYA CIR	WORCESTER MA 01600
36-048-P2-44	SHILANSKY SANDRA J(LIFE ESTATE)	0025 ENAYA CIR	WORCESTER MA 01600
36-048-P2-45	WOLANSKI ROBERTA(LIFE ESTATE)	0017 TIDESWELL LN	WORCESTER MA 01609
36-048-P2-46	HARRINGTON MARY ELLEN	0029 ENAYA CIR	WORCESTER MA 01600
36-048-P2-35	JUDSON EILEEN T	0007 ENAYA CIR	WORCESTER MA 01600
36-048-P2-36	CLARKE ROBERT + MARTHA(LIFE ESTATE)	0009 ENAYA CIR	WORCESTER MA 01600
36-048-P2-37	GLEASON CORNELIUS G + MARY L	0011 ENAYA CIR	WORCESTER MA 01600
36-048-P2-38	CLARK BETTY	0013 ENAYA CIR	WORCESTER MA 01600
36-048-P2-39	WEXLER JUDITH A	0015 ENAYA CIR	WORCESTER MA 01600
36-048-P2-40	SPRING SALLIE H	0017 ENAYA CIR	WORCESTER MA 01600
36-048-P2-30	MORSE JAMES + HELENE	0024 ENAYA CIR	WORCESTER MA 01600
36-048-P2-31	WHITE SALLY A(LIFE ESTATE)	0026 ENAYA CIR	WORCESTER MA 01600
36-048-P2-32	RUETENIK THEODORE A +	0046 LIBERTY ST	NEWBURYPORT MA 01950
36-048-P2-33	NOTARANGELO RALPH J LIFE ESTATE +	0003 ENAYA CIRCLE	WORCESTER MA 01600
36-048-P2-34	O'LEARY WALTER F	0005 ENAYA CIR	WORCESTER MA 01600
36-048-P2-24	OLSON LLOYD + SUSAN	0012 ENAYA CIR	WORCESTER MA 01600
36-048-P2-25	MORRISSETTE PAUL E + JUDITH A	0014 ENAYA CIR	WORCESTER MA 01604
36-048-P2-26	DRAKE DENNIS M + SHEILA S	0016 ENAYA CIR	WORCESTER MA 01600
36-048-P2-27	PEPE-AZIZ DEBORAH L +	18 ENAYA CIRCLE	WORCESTER MA 01600
36-048-P2-28	FAUCHER JAMES G + MARIE G	0020 ENAYA CIR	WORCESTER MA 01600
36-048-P2-29	STEVENS GERALD + KAREN	0022 ENAYA CIR	WORCESTER MA 01600
36-048-P1-18	MCGOVERN WALTER F + MARY ANN	0046 COBBLESTONE LN	WORCESTER MA 01600
36-048-P2-19	BRODEUR-MILLS FRANCES A	0002 ENAYA CIR	WORCESTER MA 01600
36-048-P2-20	LABOY PAMELA MILLER	0004 ENAYA CIR	WORCESTER MA 01600

36-048-P2-21	MCGEE SONYA LEIGH	0006 ENAYA CIR	WORCESTER MA 01606
36-048-P2-22	MCGILL THOMAS J + PHYLLIS R(LIFE)	0008 ENAYA CIR	WORCESTER MA 01606
36-048-P2-23	LARGESSE ELLEN W	0010 ENAYA CIR	WORCESTER MA 01606
36-048-P1-12	FANNIE MAE	PO BOX 98102	WASHINGTON DC 20090
36-048-P1-13	JACOBSON MERYL B TRUSTEE	0003 MYRA LN	WORCESTER MA 01606
36-048-P1-14	VOSDAGALIS BARBARA A	0001 MYRA LN	WORCESTER MA 01606
36-048-P1-15	MICHAUD KENNETH W + JANE T	0040 COBBLESTONE LN	WORCESTER MA 01606
36-048-P1-16	HACKETT MAUREEN +	0042 COBBLESTONE LN	WORCESTER MA 01606
36-048-P1-17	GESNER DAVID E TRUSTEE	0044 COBBLESTONE LN	WORCESTER MA 01606
36-049-00002	MOUNTAIN VILLAGE CO	1717 MAIN ST STE 900	DALLAS TX 75201
36-048-00256	RAHIM ABUR + BEGUM	0256 MOUNTAIN ST EAST	WORCESTER MA 01606
36-048-0246A	AHMED SIRAJUDDIN	0246 A MOUNTAIN ST EAST	WORCESTER MA 01606
36-048-0246B	TAUFEEQUE MAHER M	246B EAST MOUNTAIN ST	WORCESTER MA 01606
36-048-00001	WORCESTER ISLAMIC CENTER INC	PO BOX 4040	SHREWSBURY MA 01545
36-048-0246C	KHANDAKER FAIZEEN +	0246 MOUNTAIN ST EAST	WORCESTER MA 01606
36-048-00250	WORCESTER ISLAMIC CENTER INC	PO BOX 4040	SHREWSBURY MA 01545
36-048-00252	SABAR SARWAR	0252 EAST MOUNTAIN ST	WORCESTER MA 01606
36-048-00254	KHATTAK ZIAUDDIN	0254 MOUNTAIN ST EAST	WORCESTER MA 01606
36-48A-02-9A	ANDO JAMES A	0028 COBBLESTONE LN	WORCESTER MA 01606
36-48A-03-3A	WILKINSON ROBERT P +	0025 COBBLESTONE LN	WORCESTER MA 01606
36-48A-03-4A	LOTFI JALAL	0023 COBBLESTONE LN	WORCESTER MA 01606
36-48A-03-7B	MURRAY YVONNE D + CHRISTINE N	0017 COBBLESTONE LN	WORCESTER MA 01606
36-48A-03-8A	DACOSTA CRISTABEL	0054 HARVARD DR	MILFORD MA 01757
36-48A-01-3B	PEREENE DANIEL	0006 COBBLESTONE LN	WORCESTER MA 01606
36-48A-01-4A	JABAH EHAB	0008 COBBLESTONE LN	WORCESTER MA 01606
36-48A-01-5C	CASEY JOHN F +	0010 COBBLESTONE LN	WORCESTER MA 01606
36-48A-02-2B	HILL MERRILL	14 COBBLESTONE LN	WORCESTER MA 01606
36-48A-02-4A	SOTO GREGORIA	0018 COBLESTONE LN	WORCESTER MA 01606
36-48A-02-5B	MAYBECK CYNTHIA A +	0020 COBBLESTONE LN	WORCESTER MA 01606
36-48A-02-6A	LALLY KATHLEEN M	0022 COBBLESTONE LN	WORCESTER MA 01606
36-48A-02-7B	TREACY MICHAEL J + IRINA	0024 COBBLESTONE LN	WORCESTER MA 01606
36-48A-02-8A	CIAVOLA JOYCE M	0026 COBBLESTONE LANE	WORCESTER MA 01606
36-48A-01-2A	TURNER HORACE E + CECILIA E	0004 COBBLESTONE LN	WORCESTER MA 01606
36-48B-81CGS	GOODROW HEIDI J +	0031 COBBLESTONE LN	WORCESTER MA 01606
36-48B-82BGS	GOLDSTEIN ANN	0033 COBBLESTONE PL	WORCESTER MA 01606
36-48B-83BGS	MICHALCZYK GEOFFREY	0035 COBBLESTONE LN	WORCESTER MA 01606
36-48B-84CGS	WOLF JACQUELYN +	0037 COBBLESTONE LN	WORCESTER MA 01606
36-48A-02-3A	BATALIS BETTE P + PAMELA J	0016 COBBLESTONE LN	WORCESTER MA 01606
36-48A-5-5CG	DELPRETE THOMAS + ELENA	0009 CANDLEWOOD PL	WORCESTER MA 01606
36-48A-6-1AG	POWERS JAMES F + ATTREED	0023 CANDLEWOOD PL	WORCESTER MA 01606
36-48A-6-4AG	GELARDI VINCENZA (LIFE ESTATE)	0019 CANDLEWOOD PL	WORCESTER MA 01606
36-48A-7-1AG	DIORIO PATRICIA M	0033 CANDLEWOOD PL	WORCESTER MA 01606
36-48A-7-3AG	BERRY ANTHONY	0029 CANDLEWOOD PL	WORCESTER MA 01606
36-48A-7-4CG	MOHAMMED ABDUL SATTAR +	0027 CANDLEWOOD PL	WORCESTER MA 01606
36-48A-5-1CG	SORBELLO SALVATORE F JR	0017 CANDLEWOOD PLACE	WORCESTER MA 01606
36-48A-5-3BG	MCCLURE STANLEY A JR + MARGARET M	0013 CANDLEWOOD PL	WORCESTER MA 01606
36-48A-3-5CG	LAFRANCE NICOLE J	0021 COBBLESTONE LN	WORCESTER MA 01606
36-48A-3-6CG	CONLEY C THERESA TRUSTEE	0019 COBBLESTONE LN	WORCESTER MA 01606
36-48A-31CGS	MCMAMARA DEBORAH S	29 COBBLESTONE LANE	WORCESTER MA 01606

36-48A-32BGS	TRAN QUYEN	0027 COBBLESTONE LN	WORCESTER MA 01606
36-48A-4-2CG	DUGGAN JOSEPH R	0005 CANDLEWOOD PL	WORCESTER MA 01606
36-48A-4-4BG	BROWN PETER + DENISE	0001 CANDLEWOOD PL	WORCESTER MA 01606
36-48A-06-3A	PANCECHOVSKI ANDZEJ + POLINA	0021 CANDLEWOOD PL	WORCESTER MA 01606
36-48A-07-2B	G + D LLC	0083 KEYSTONE DR	LEOMINSTER MA 01453
36-48A-1-1CG	MONTECALVO EVA C	0002 COBBLESTONE LN	WORCESTER MA 01606
36-48A-2-10C	POWER KEVIN R + ELLEN C	0030 COBBLESTONE LN	WORCESTER MA 01606
36-48A-2-1CG	PRICE PHILIP C III + ERIN R	0012 COBBLESTONE LN	WORCESTER MA 01606
36-48A-3-10C	DALTON CLAIRE TRUSTEE	0011 COBBLESTONE LN	WORCESTER MA 01606
36-48A-03-9A	PLUMMER WILLIAM	0013 COBBLESTONE LN	WORCESTER MA 01606
36-48A-04-1B	STROE DANIEL	0007 CANDLEWOOD PL	WORCESTER MA 01606
36-48A-04-3A	YOST DENNIS	0003 CANDLEWOOD PL	WORCESTER MA 01606
36-48A-05-2A	JALBERT TRACY	15 CANDLEWOOD PLACE	WORCESTER MA 01604
36-48A-05-4A	BALCOURT KELLY	0011 CANDLEWOOD PL	WORCESTER MA 01606
36-48A-06-2B	POWERS JAMES F	0023 CANDLEWOOD PL	WORCESTER MA 01606
36-048-00002	WORCESTER COUNTRY CLUB ACRES LLC	0006 EDGEWOOD RD	WESTBOROUGH MA 01581

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot(s) 36-048-00002 as cited above.

Certified by: Samuel E. Konieczny  
 Signature

6/1/2020  
 Date

**CITY OF WORCESTER, MASSACHUSETTS**

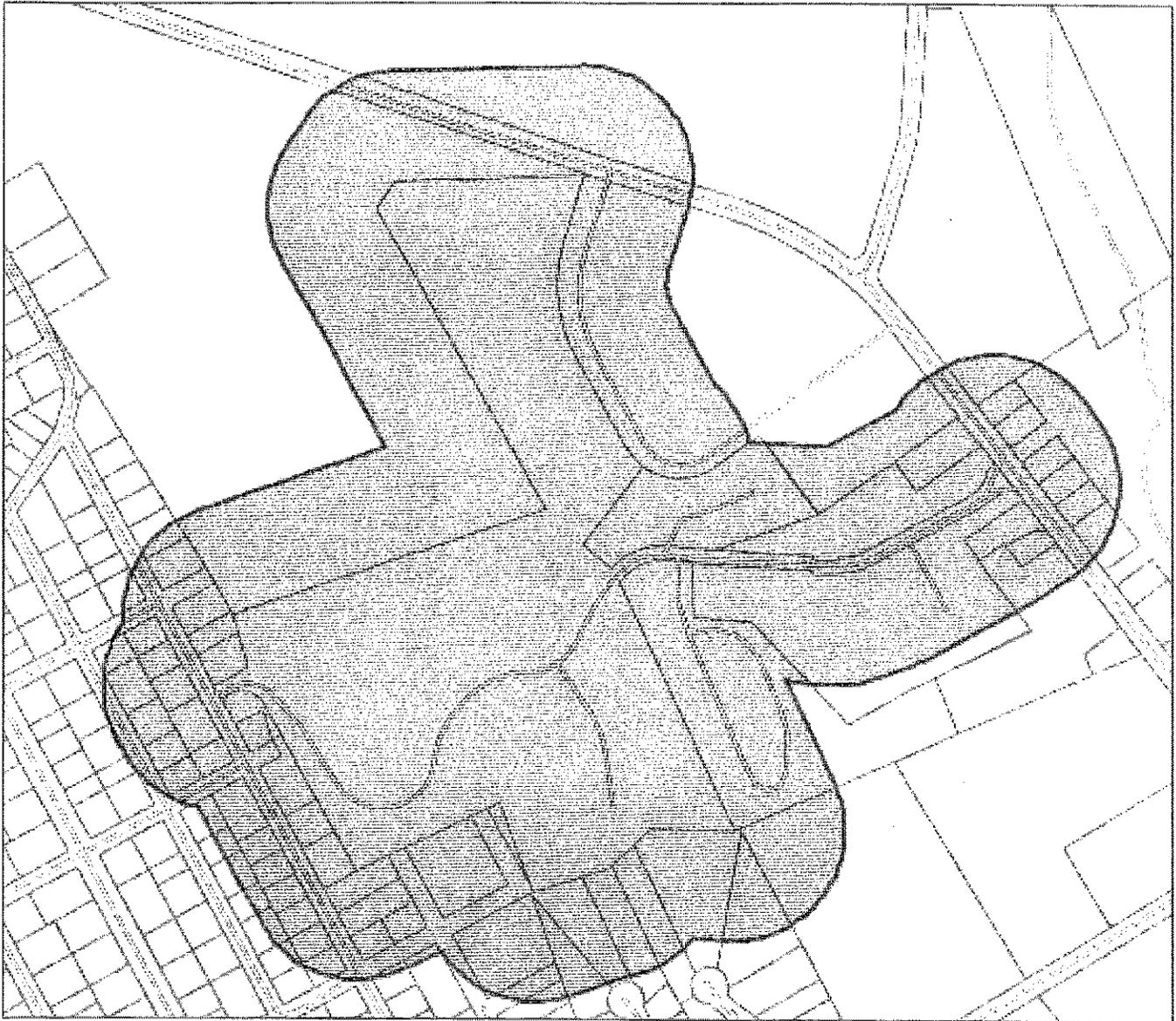
**Edward M. Augustus, Jr.**  
City Manager



**Samuel Konieczny, MAA**  
City Assessor

**Administration and Finance**  
**Division of Assessing**

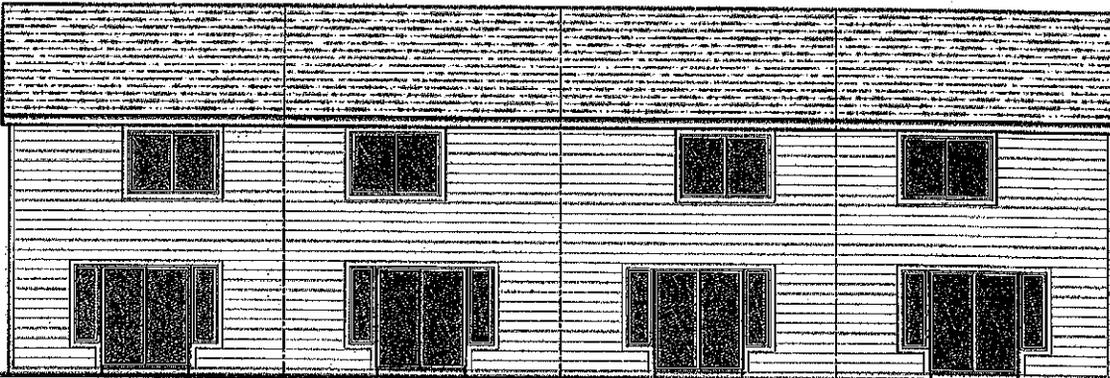
**190 Mountain Street East Abutters Map**



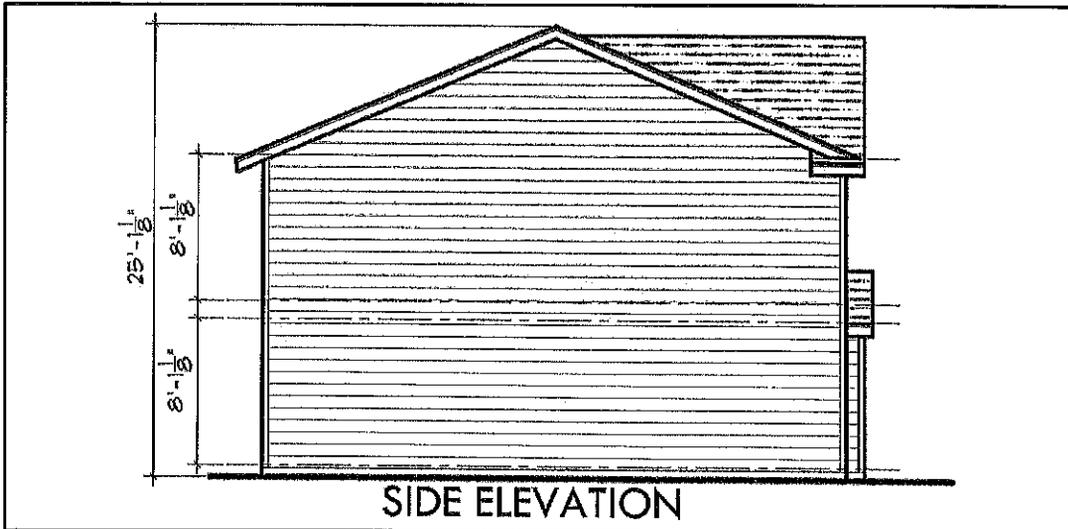




**FRONT ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**

JOB NO.  
348-1286/2061

DATE:  
JULY 27, 2020

SCALE:  
NTS

THOMPSON-LISTON ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
51 MAIN STREET, PO BOX 570  
BOYLSTON, MASS. 01505-0570  
(508) 889-6151



**COUNTRY CLUB ACRES**  
ELEVATION VIEWS OF DISPLAY OF PROPOSED FOUR UNIT  
BUILDING TO BE BUILT IN THE FOURTH PHASE  
IN  
WORCESTER, MASSACHUSETTS

PREPARED FOR  
WORCESTER COUNTRY CLUB ACRES, LLC  
6 EDGEWOOD ROAD  
WESTBOROUGH, MASS 01845

**City of Worcester, Massachusetts  
Planning Board**

Andrew Truman  
Chair



2019 00007753

Bk: 59977 Pg: 389

Page: 1 of 7 01/25/2019 03:45 PM WD



John Vigliotti – Vice Chair

Salya Mitra - Clerk

Paul DePalo

Albert LaValley

**AMENDMENT TO SPECIAL PERMIT - FINDINGS OF FACT AND DECISION**

**Country Club Acres (fka Paradise Point & 190 Mountain Street East) (MBL 36-048-00002 & CO-NDO-02075)**

The Planning Board viewed the property located at Country Club Acres (fka Paradise Point & 190 Mountain Street East), Worcester, Massachusetts and thereafter held a hearing on July 11, 2018 at 5:30 P.M. in the Worcester City Hall, 455 Main Street, Levi Lincoln Chamber, on the appeal of Farooq Ansari, petitioner.

It was ordered by the Board that notices of a public hearing to be held on July 11, 2018 be sent to the individuals listed on the City of Worcester Certified Abutter's list for the property.

On June 26, 2018 and July 3, 2018, notice of the hearing was duly advertised in the Worcester Telegram & Gazette.

On July 11, 2018, the hearing was postponed to the August 1, 2018 Planning Board meeting.

On August 1, 2018, the hearing was called to order by Andrew Truman, Chair. Present for the hearing were Andrew Truman, Satya Mitra, Paul DePalo, and Albert LaValley. The item was continued to the August 29, 2018 meeting without a vote on the petition.

On August 29, 2018, the item was continued, without further discussion, to the October 3, 2018 meeting.

On October 3, 2018, the item was continued, without further discussion, to the October 24, 2018 meeting.

On October 24, 2018, the item was continued, without further discussion, to the November 7, 2018 meeting.

On November 7, 2018, the hearing was called to order by Andrew Truman, Chair. Present for the hearing were Andrew Truman, Satya Mitra, Paul DePalo, and Albert LaValley. Member John Vigliotti was also present but did not participate in the decision, having been absent for the prior August 1, 2018 hearing.

**City of Worcester Planning Board**  
Worcester City Hall, 455 Main Street, Room 404 (4<sup>th</sup> floor), Worcester, Massachusetts 01608  
Telephone: (508) 799-1400 x3 Fax: (508) 799-1406  
Email: [planning@worcesterma.gov](mailto:planning@worcesterma.gov)  
Website: [www.worcesterma.gov/development](http://www.worcesterma.gov/development)



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## FINDINGS

The Worcester Planning Board, having viewed the site, conducted a public hearing and reviewed all the submitted evidence, finds that:

1. Farooq Ansari, on behalf of Worcester Country Club Acres LLC, whose address is 6 Edgewood Road, Westborough, Massachusetts, is the owner and petitioner of certain land known as Country Club Acres (fka Paradise Point & 190 Mountain Street East) situated in the City of Worcester and more particularly described in a deed recorded with the Worcester District Registry of Deeds Book 33711, Page 332
2. Said land is situated in a district classified under the City of Worcester Zoning Ordinance as an RS-7 (Residence, Single Family) zoning district & a Water Resource Protection Overlay District (WR(GP-2) or WR(GP-3)).
3. Presently located on the premises is an existing Continuing Care Retirement Community.
4. Such a use is permitted by the City of Worcester Zoning Ordinance under Article X, by the grant of a Special Permit.
5. The Worcester Planning Board voted to approve a Special Permit on June 19, 2002 authorizing the construction and ongoing operation of Continuing Care Retirement Community.
6. The petitioner seeks to amend the existing Special Permit in order to extend the construction completion date for the work associated with the project, involving the construction of 108 dwelling units, a network of vehicular drives, and related site work.
7. Per Article II, Section 6 (A)(2), the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to each of the following considerations:
  - (1) Social, economic or community needs that are served by the proposal:  
*The proposed amendment will provide independent living for seniors.*
  - (2) Traffic flow and safety, including access, parking and loading areas:  
*The condition of Cobblestone Lane has deteriorated significantly due to construction traffic and the extended duration of the construction period*  
*Completion of the project will not adversely impact traffic and safety.*
  - (3) Adequacy of utilities and other public services:  
*There will be no adverse effect to utilities and public services.*
  - (4) Neighborhood character and social structure:  
*The proposed amendment will blend with the neighborhood very well.*  
*The extended duration of the construction period has adversely affected residents of the CCRC.*

(5) Impacts on the natural environment:

*There will be no adverse impacts.*

(6) Potential fiscal impact, including city services needed, tax base, and employment:

*It is a private development hence no effect on city services but serves as a great tax base with no school children*

## DECISION

At a meeting of the Board on November 7, 2018, and on motion duly made and seconded, it was voted 4-0 by Board members Andrew Truman, Satya Mitra, Paul DePalo, and Albert LaValley (John Vigliotti not participating) to approve the requested Amendment to a Special Permit for a Continuing Care Retirement Community with the following conditions of approval:

1. Construction under this special permit is authorized through **December 31, 2022** in accordance with the phasing plan and conditions detailed here within.
2. Work in Phase I shall consist of the following:
  - a. Work to complete construction of units #58-64 and #73-76 fronting Cobblestone Lane. Construction of additional units is not authorized.
  - b. Site work related to Phase I construction activities.
  - c. Work to complete existing roadways (Cobblestone Lane, Drive A, Drive C, Drive E, and Drive F), including installation of sidewalks, guardrails, and street lighting in accordance with the approved site plan, as amended. Such activities shall be completed no later than **December 31, 2019**.
  - d. Mill and pave Cobblestone Lane with a 1.5 inch finish course of asphalt pavement between Mountain Street East and Poor Farm Brook. This work shall be completed no later than **December 31, 2019**.
  - a. Reconfigure Cobblestone Lane at its intersection with Mountain Street East as shown in the approved plan, subject to applicable DPW&P approvals. This work shall be completed no later than **December 31, 2019**.
  - e. Commencing only after April 1, 2019, and only after a site plan amendment reflecting as-built conditions and incorporating any other changes proposed by the petitioner has been filed and acted upon by the Board:
    - i. Work to construct Drive B, through base course, and related utility infrastructure, not including dwelling units.
    - ii. Work on units #77 and #78.
3. Phase I shall be completed by **June 1, 2020**, or earlier if otherwise specified in condition 2.
4. Work in Phase II shall consist of the following:
  - a. Construction of units #65-72 and #79-108 (i.e. – units fronting Drive B).
  - b. Top course paving for all streets in the development that have not been previously paved to a completed state.
5. Phase II shall not commence prior to the full completion of Phase I.

6. Prior to commencing with work in Phase II, the applicant shall meet the following conditions:
  - a. The applicant will provide a status update to the Planning Board concerning the status of the project relative to the conditions of approval and completion of Phase I work, including a statement prepared and stamped by a professional engineer certifying that the improvements conducted are in full compliance with the approved site plan, as amended.
  - b. A bond shall be posted in an amount to be recommended by DPW&P to account for completion of final asphalt top coating;
7. In accordance with the Planning Board Rules for Special Permits: Article II, Section 6(F) – Consultant Review Fee, the petitioner will pay the City of Worcester an amount not to exceed \$7,500 to retain an outside engineering consultant to review the stabilization of steep slopes and embankments created on-site, and to identify locations of concern in terms of long-term surface stability.
8. Any work performed that is not in accordance with the approved site plan is conducted "at risk" and may be subject to applicable remedies, including removal and restoration at the owner's expense.
9. Prior to and continuing during all construction activities, appropriate soil erosion and sedimentation control measures including hay bales and silt fences, shall be installed and maintained subject to the oversight and direction of the Commissioner of Inspectional Services.
10. All tree and stump removal shall be in accordance with the Asian Longhorned Beetle program requirements and all new trees and shrub plantings shall be Asian Longhorned Beetle resistant.
11. No rock crushing or grinding operations shall be permitted onsite and the contractor shall take steps to limit unnecessary noise and comply with the City of Worcester's General Revised Ordinance Relative to Noise Control.
12. All work shall conform to the City of Worcester's Zoning Ordinance, Planning Board decision and conditions of approval, and to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.

The following conditions are modifications to the original conditions of approval, and replace them in their entirety:

13. The applicant will maintain and make repairs to Cobblestone Lane during the course of construction, keeping it in a state of good repair, to the satisfaction of the Building Commissioner.
14. During construction, the applicant will prohibit any construction equipment used in the construction of the development from operating on Cobblestone Lane between the hours of 7:00 P.M. and 7:00 A.M.
15. Hairdressing and haircutting services shall be provided in the Community Center at least one full day a week in a properly equipped facility.
16. Regular housekeeping services will be made available to residents by the condominium association, or the owner, as applicable.

17. A registered nurse or nurse practitioner shall be available at regular hours, at least four (4) hours per week, at the Community Center to provide diagnostic and screening services, first aid, vaccinations, and the like.
18. The owner of the development or the condominium shall maintain a permanent arrangement with a rest home or nursing home licensed by the Commonwealth, which arrangement shall provide for a coordinated program of health services designed to enable the residents of the condominium to live independently and which arrangement will provide for priority admission to said rest home or nursing home for the residents of the condominium.
19. There shall be a Community Center that will provide a properly equipped hairdressing facility, a properly equipped medical examination room, recreation and exercise rooms, library and reading room, caterer's kitchen and a dining room with a minimum of 1200 square feet.
20. The development shall qualify for, and maintain its status as, "housing for older persons" as defined in Title 42 USC, section 3607.
21. Rights and obligations of the petitioner under this Special Permit shall be binding upon its successors, assigns, devisees, and transferees, with particular reference to any organization of unit owners, as that term is defined under M.G.L. c. 183A, section 1, or similar entity in the event the project is hereby submitted to the provision of M.G.L. c. 183A pursuant to the execution and recording of a master deed for the creation of a condominium.
22. In the event the project is submitted to the provisions of M.G.L. c. 183A, the master deed shall define the common areas and facilities to mean and include the entire project, exclusive of the individual units and the master deed shall include the following language or language of similar import – Country Club Acres is a housing community limited to occupancy by seniors 55 years of age (a "qualified person"), their spouses, including the surviving spouse of the deceased qualifying persons and a relative by blood or marriage of the qualified person or such spouse provided that such relative must be 55 years of age or older ("qualified relative"). A unit owner shall not occupy or use the unit or permit the same or any part thereof to be occupied or used for any purpose other than as a private dwelling for qualified persons or the spouse of a qualified person or a qualified relative it being understood and agreed that the property is to be used solely for senior housing.
23. Access to the property from Garrison Avenue shall be restricted by a locked gate and shall be limited to owners of the units in the project and emergency vehicles only; such gate shall be in place and operational by **December 31, 2019**. The gate may be left in an open position during periods of active construction.
24. An open space covenant restriction, running in favor of the City of Worcester pursuant to Article X, Section 4.2 of the Worcester Zoning Ordinance, shall be recorded no later than **February 28, 2019** and a copy thereof shall be filed with the City of Worcester Planning & Regulatory Services Division.
25. Project lighting shall be designed so that no excessive lighting shall emanate from the site to the surrounding environs. The project, to the greatest extent possible, but particularly in parking areas and other outdoor open space areas, shall utilize so-called "shoe box lighting" to project such lighting directly down to the ground.
26. Provided it is in accordance with the site plan approval on file with the City of Worcester and in compliance with all governmental codes.

This Special Permit Amendment shall not take effect until the petitioner records, at his or her own expense, a copy thereof with the Worcester District Registry of Deeds, pursuant to Massachusetts General Laws, Chapter 40A, Section 11, as amended. The rights authorized by this Special Permit Amendment must commence no later than one year from the grant hereof. If the requested Special Permit Amendment is litigated, all time periods for recording and construction shall not commence to toll until a final, favorable decision of the Honorable Court is rendered.

Appeals of this decision shall be made pursuant to M.G.L. c. 40A § 17 and shall be filed within twenty days after the filing of this decision in the office of the City Clerk.

It was **ORDERED** by the Board that persons notified of the hearing be notified of the foregoing decision.

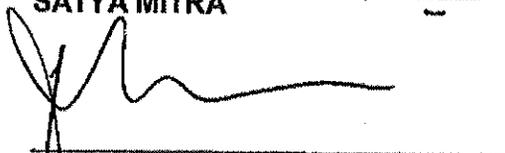
**ADJOURNED:**

  
\_\_\_\_\_  
**ANDREW TRUMAN**

DATE 1.2.2019

  
\_\_\_\_\_  
**SATYA MITRA**

DATE 1-2-2019

  
\_\_\_\_\_  
**PAUL DEPALO**

DATE 12 2019

  
\_\_\_\_\_  
**ALBERT LAVELLEY**

DATE 1.2.2019

RECEIVED  
CITY CLERK  
JAN 15 2019

**REMINDERS**

Time Limitations: Approval under this article shall become invalid unless the work or action authorized by it shall commence within one year after the Planning Board has granted such approval and thereafter shall proceed in good faith continuously to completion so far as is reasonably practicable under the circumstances. Per Article V, Section 3F "Site Plan Review" of the City of Worcester Zoning Ordinance.

Landscaping Requirements: Required landscaping shall be maintained in a healthy growing condition, free of refuse and debris, and any plantings that do not survive shall be replaced in kind by the applicant or the property owner within a reasonable period of time. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. There shall be no parking of vehicles or snow storage in areas used for screening and buffering. Per Article V, Section 5, C. iv of the City of Worcester Zoning Ordinance.

Construction Noise: No person shall operate any powered construction equipment or build, erect construct, demolish, alter, repair, excavate or engage in hoisting, grading, site work, including tree and brush removal, dredging or pneumatic hammering, or deliver construction equipment and/or supplies to the site on any building, road, tower, parking lot, machine, pipe, sewer, sidewalk, or any other construction project, except between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and d Saturday, and between the hours of 9:00 a.m. and 7:00 p.m. on Sundays....Per Chapter 9 Section 1A (e) (9) of the City of Worcester's Ordinance Relative to Excessive and Unreasonable Noise.

City of Worcester, MA

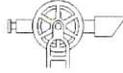
January 25, 2019

I certify that twenty days have elapsed after the attached Amendment to Special Permit decision for Country Club Acres (fka Paradise Point & 190 Mountain Street East) was filed with the City Clerk Department on January 4, 2019 and that no appeal has been filed.

A handwritten signature in black ink, appearing to read "Susan M. Ledoux", written over a horizontal line.

Susan M. Ledoux  
City Clerk

**THOMPSON-LISTON**  
**ASSOCIATES, INC.**



*Professional Engineers Professional Land Surveyors  
Erosion Control Specialists*

51 Main Street, Post Office Box 570  
Boylston, Massachusetts 01505-0570  
Telephone 508-869-6151 FAX 508-869-6542  
[www.thompsonliston.com](http://www.thompsonliston.com)

July 29, 2020

Albert LaValley, Chairman  
City of Worcester Planning Board  
Planning & Regulatory Services  
455 Main Street, Room 404  
Worcester, MA 01608

Re: Country Club Acres, Worcester, Massachusetts  
190 East Mountain Street, Assessor's Map 36-048 Parcel 00002

Dear Mr. LaValley:

On behalf of the Applicant, Country Club Acres, LLC, I want to take this opportunity to explain the status of common area improvements and conditions of the Special Permit granted to this project on 19 June 2002.

The Applicant is in the process of completing the sidewalk installation alongside Cobblestone Lane. The Applicant has completed the guard rail installations alongside Cobblestone Lane. There will be additional guard rail installation alongside Shamy Circle (Drive 'B' on the originally approved Site Plans) when it is constructed.

The Applicant has scheduled paving for the reworking of the median island at Cobblestone Lane's intersection with East Mountain Street and for Cobblestone Lane and Maria .

The Applicant has offered haircutting services at the Club House in accordance with Condition #5 of the Special Permit.

The Applicant has offered regular housekeeping services to residents in accordance with Condition #6 of the Special Permit.

The Applicant has offered the services of a nurse at the Club House in accordance with Condition #7 of the Special Permit.

The Applicant has maintained an arrangement with a nursing home for a coordinated program of health services in accordance with Condition #8 of the Special Permit.

The Applicant built a Club House for the use of the residents more than twice as large, at 3,000 sq.ft. area, as required by Condition #9 of the Special Permit.

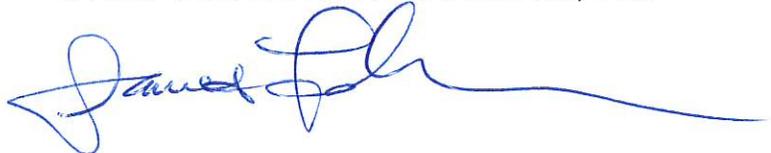
The Applicant has ensured that the project has retained its status as "housing for older persons".

The Applicant has installed the necessary base for the gate at Garrison Avenue but has not installed the swing arm so that construction vehicles enter the site from Garrison Avenue rather than traveling to the remaining unbuilt areas at the west end of the site by driving through the already completed portion of the project.

The Applicant has either fulfilled the conditions of the Special Permit or has scheduled work for the remaining tasks such as the repaving of Cobblestone Lane.

Sincerely,

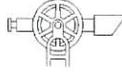
THOMPSON-LISTON ASSOCIATES, INC.



James Tetreault, PE, CPESC

cc: Worcester Country Club Acres, LLC

**THOMPSON-LISTON**  
**ASSOCIATES, INC.**



*Professional Engineers Professional Land Surveyors*  
*Erosion Control Specialists*

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Boylston, Massachusetts 01505-0570  
Telephone 508-869-6151 FAX 508-869-6542  
[www.thompsonliston.com](http://www.thompsonliston.com)

August 31, 2020

Albert LaValley, Chairman  
City of Worcester Planning Board  
Planning & Regulatory Services  
455 Main Street, Room 404  
Worcester, MA 01608

Re: Country Club Acres, Worcester, Massachusetts  
190 East Mountain Street, Assessor's Map 36-048 Parcel 00002

Dear Mr. LaValley:

On behalf of the Applicant, Worcester Country Club Acres, LLC, I am enclosing two paper sets of revised Definitive Site Plans and supporting documents. The Definitive Site Plans now have a revision date of August 26, 2020 and were revised pursuant to comments from Gabrielle Weiss.

Enclosed are two paper sets of the following documents:

- Definitive Site Plans revised August 26, 2020
- Letter requesting a waiver from showing all trees >9" diameter 8/26/20
- Plan of elevation views of single family home unit
- Letter requesting a waiver from providing a new Drainage Report 8/26/20
- Letter clarifying which street lights have been turned on 8/26/20
- Stormwater Report Checklist 3/26/18
- Brochure of Rollmax erosion control blankets
- Itemized explanation of response to table of review comments

If you have any questions or desire any additional information, please contact me.

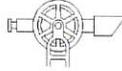
Sincerely,

THOMPSON-LISTON ASSOCIATES, INC.

James Tetreault, PE, CPESC

cc: Worcester Country Club Acres, LLC

**THOMPSON-LISTON**  
**ASSOCIATES, INC.**



*Professional Engineers Professional Land Surveyors*  
*Erosion Control Specialists*

51 Main Street, Post Office Box 570  
Boylston, Massachusetts 01505-0570  
Telephone 508-869-6151 FAX 508-869-6542  
www.thompsonliston.com

August 26, 2020

Albert LaValley, Chairman  
City of Worcester Planning Board  
Planning & Regulatory Services  
455 Main Street, Room 404  
Worcester, MA 01608

Re: Site Plan Amendment filing for  
Country Club Acres, Worcester, Massachusetts  
190 East Mountain Street, Assessor's Map 36-048 Parcel 00002

Dear Mr. LaValley:

On behalf of the Applicant, Worcester Country Club Acres, LLC, I request that the Board please waive the requirement to show existing trees larger than 9 inch diameter on the Site Plans.

The Applicant has already done all of the clearing that will be necessary for the remaining construction. All such large trees on site at this time are going to remain.

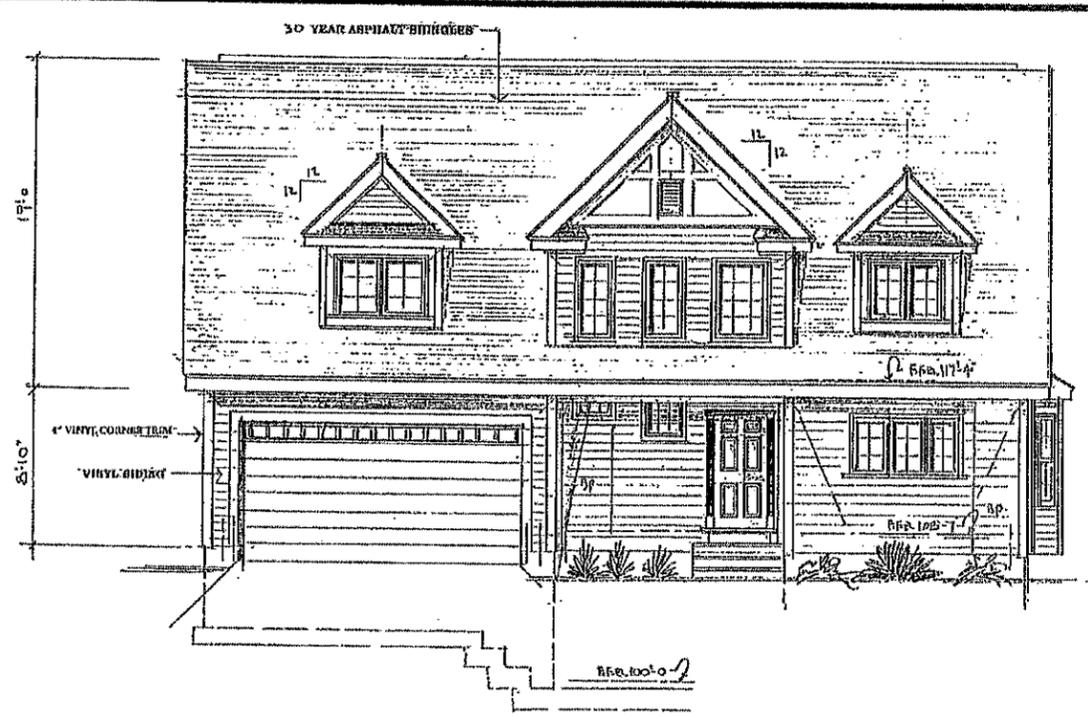
If you have any questions, please contact me.

Sincerely,

THOMPSON-LISTON ASSOCIATES, INC.

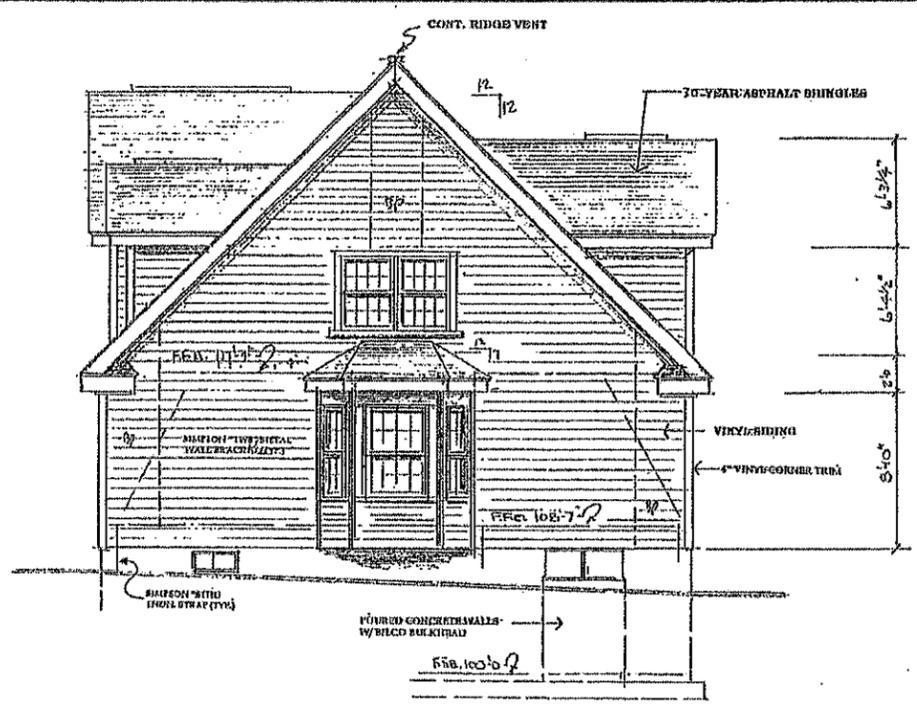
James Tetreault, PE, CPESC

cc: Worcester Country Club Acres, LLC



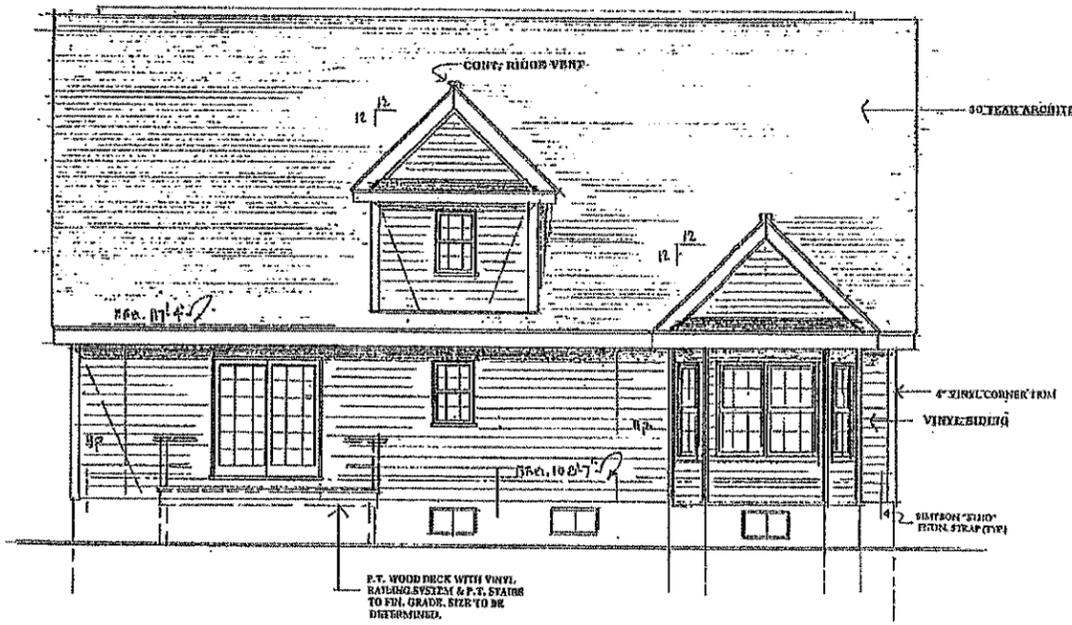
FRONT ELEVATION

1/4" = 1'-0"



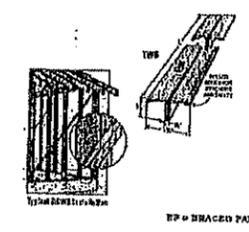
RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



EP = BRACED PANEL

REVISIONS	BY

J.R. ASSOCIATES  
DESIGN SERVICES  
13011 W. 10TH AVE.  
DENVER, CO. 80231  
(303) 425-1111



ELEVATIONS

BLACKBURN II  
SINGLE UNIT

DRAWN  
J. PIA  
CHECKED  
DATE  
5-3-17  
SCALE  
1/4" = 1'-0"  
JOB NO.

SHEET

**A-1**

OF 6 SHEETS

**THOMPSON-LISTON**  
**ASSOCIATES, INC.**



*Professional Engineers Professional Land Surveyors*  
*Erosion Control Specialists*

51 Main Street, Post Office Box 570  
Boylston, Massachusetts 01505-0570  
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August 26, 2020

Albert LaValley, Chairman  
City of Worcester Planning Board  
Planning & Regulatory Services  
455 Main Street, Room 404  
Worcester, MA 01608

Re: Site Plan Amendment filing for  
Country Club Acres, Worcester, Massachusetts  
190 East Mountain Street, Assessor's Map 36-048 Parcel 00002

Dear Mr. LaValley:

On behalf of the Applicant, Worcester Country Club Acres, LLC, I request that the Board please waive the requirement to submit a new drainage report for this development.

Despite the title of this filing being a Site Plan Amendment application, we are not proposing to proposed roads, units, their location or ground cover types on site.

Last year, we filed a Notice of Intent to cover the remaining phases of the site work and the Conservation Commission and staff agreed that a new drainage report was not necessary for the same surface conditions with the same drainage system handling stormwater runoff. The Commission issued an Order of Conditions on May 3, 2019 and it was recorded at the Worcester District Registry of Deeds at Book 60398 Page 196.

I ask the Board to please also let us avoid duplication of effort in this regard. If you have any questions, please contact me.

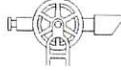
Sincerely,

THOMPSON-LISTON ASSOCIATES, INC.

James Tetreault, PE, CPESC

cc: Worcester Country Club Acres, LLC

**THOMPSON-LISTON**  
**ASSOCIATES, INC.**



*Professional Engineers Professional Land Surveyors*  
*Erosion Control Specialists*

51 Main Street, Post Office Box 570  
Boylston, Massachusetts 01505-0570  
Telephone 508-869-6151 FAX 508-869-6542  
www.thompsonliston.com

August 26, 2020

Albert LaValley, Chairman  
City of Worcester Planning Board  
Planning & Regulatory Services  
455 Main Street, Room 404  
Worcester, MA 01608

Re: Site Plan Amendment filing for  
Country Club Acres, Worcester, Massachusetts  
190 East Mountain Street, Assessor's Map 36-048 Parcel 00002

Dear Mr. LaValley:

On behalf of the Applicant, Worcester Country Club Acres, LLC, I want to take this opportunity to answer one of the requests for additional information from Senior Planner Gabrielle Weiss.

Specifically, item number 6 of her review checklist asked the Applicant to clarify which of the street lights shown on the plans are turned on as of this correspondence. The answer is that the four highest ones on Cobblestone Lane, indicated as numbers 15 – 18 on the Site Plans are not yet turned on. The others, numbers 1 - 14 and 19 are on.

If you have any questions, please contact me.

Sincerely,

THOMPSON-LISTON ASSOCIATES, INC.

James Tetreault, PE, CPESC

cc: Worcester Country Club Acres, LLC



# Checklist for Stormwater Report

## A. Introduction

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.<sup>1</sup> This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

<sup>1</sup> The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

<sup>2</sup> For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



# Checklist for Stormwater Report

## B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

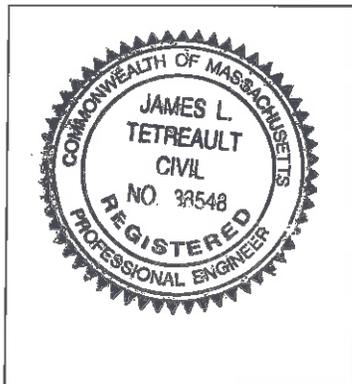
*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

### Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



 3/26/2018  
Signature and Date

## Checklist

**Project Type:** Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



# Checklist for Stormwater Report

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## Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
  - Credit 1
  - Credit 2
  - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): \_\_\_\_\_

### Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

### Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
  - Static
  - Simple Dynamic
  - Dynamic Field<sup>1</sup>
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
  - Site is comprised solely of C and D soils and/or bedrock at the land surface
  - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
  - Solid Waste Landfill pursuant to 310 CMR 19.000
  - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

<sup>1</sup> 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

### Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
  - Provisions for storing materials and waste products inside or under cover;
  - Vehicle washing controls;
  - Requirements for routine inspections and maintenance of stormwater BMPs;
  - Spill prevention and response plans;
  - Provisions for maintenance of lawns, gardens, and other landscaped areas;
  - Requirements for storage and use of fertilizers, herbicides, and pesticides;
  - Pet waste management provisions;
  - Provisions for operation and management of septic systems;
  - Provisions for solid waste management;
  - Snow disposal and plowing plans relative to Wetland Resource Areas;
  - Winter Road Salt and/or Sand Use and Storage restrictions;
  - Street sweeping schedules;
  - Provisions for prevention of illicit discharges to the stormwater management system;
  - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
  - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
  - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
  - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
    - is within the Zone II or Interim Wellhead Protection Area
    - is near or to other critical areas
    - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
    - involves runoff from land uses with higher potential pollutant loads.
  - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
  - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
  - The ½" or 1" Water Quality Volume or
  - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

### Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted *prior to* the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does *not* cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has *not* been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

### Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
  - Limited Project
  - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
  - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
  - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
  - Bike Path and/or Foot Path
  - Redevelopment Project
  - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
  - Construction Period Operation and Maintenance Plan;
  - Names of Persons or Entity Responsible for Plan Compliance;
  - Construction Period Pollution Prevention Measures;
  - Erosion and Sedimentation Control Plan Drawings;
  - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
  - Vegetation Planning;
  - Site Development Plan;
  - Construction Sequencing Plan;
  - Sequencing of Erosion and Sedimentation Controls;
  - Operation and Maintenance of Erosion and Sedimentation Controls;
  - Inspection Schedule;
  - Maintenance Schedule;
  - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted **BEFORE** land disturbance begins.

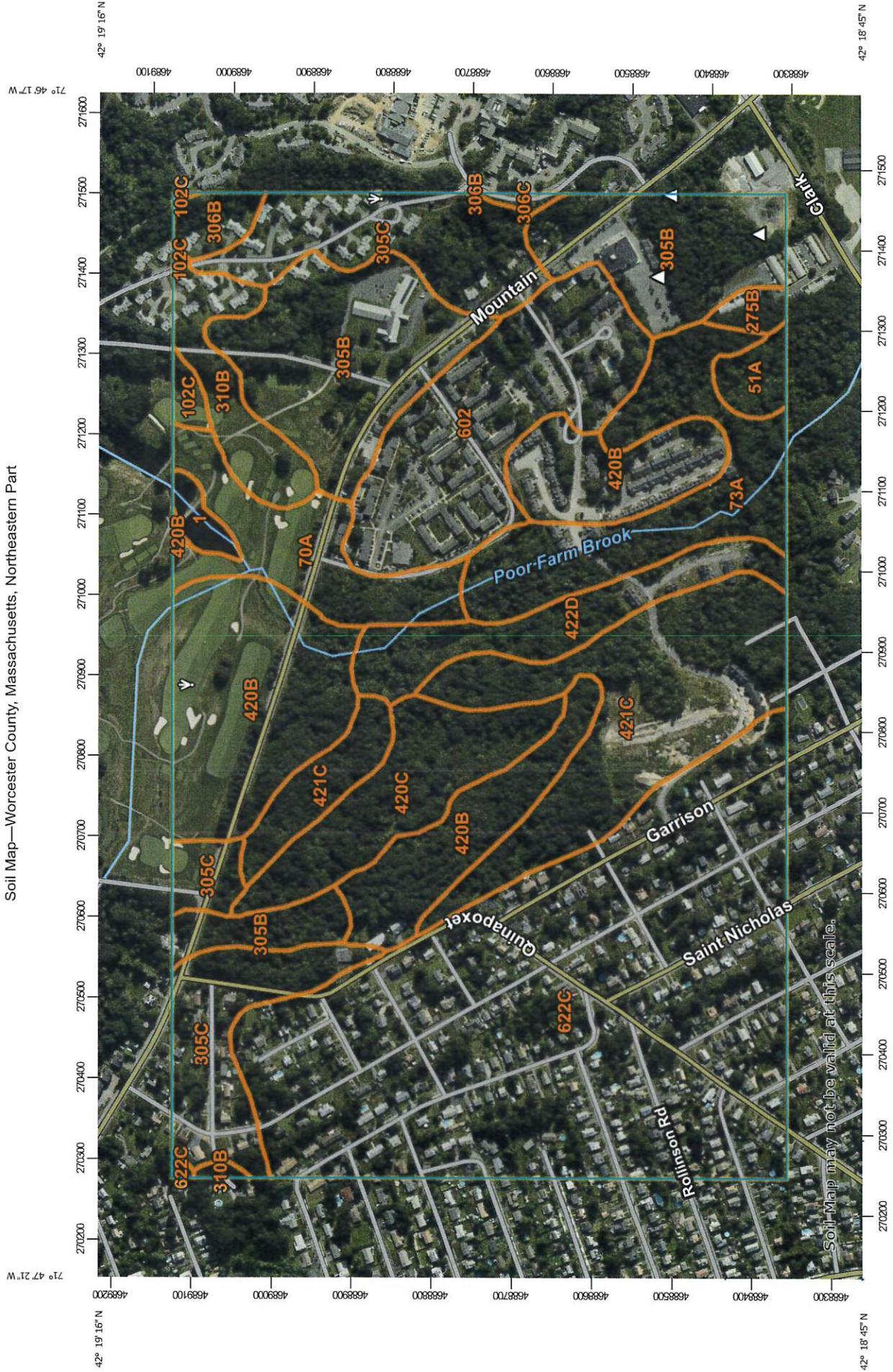
### Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
  - Name of the stormwater management system owners;
  - Party responsible for operation and maintenance;
  - Schedule for implementation of routine and non-routine maintenance tasks;
  - Plan showing the location of all stormwater BMPs maintenance access areas;
  - Description and delineation of public safety features;
  - Estimated operation and maintenance budget; and
  - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
  - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
  - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

### Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

Soil Map—Worcester County, Massachusetts, Northeastern Part



## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
<b>Soils</b>	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
<b>Special Point Features</b>	 Special Line Features
 Blowout	<b>Water Features</b>
 Borrow Pit	 Streams and Canals
 Clay Spot	<b>Transportation</b>
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	<b>Background</b>
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Worcester County, Massachusetts, Northeastern Part  
 Survey Area Data: Version 15, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 26, 2019—Oct 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	1.2	0.5%
51A	Swansea muck, 0 to 1 percent slopes	1.9	0.8%
70A	Ridgebury fine sandy loam, 0 to 3 percent slopes	8.9	3.8%
73A	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	13.8	5.9%
102C	Chatfield-Hollis-Rock outcrop complex, 0 to 15 percent slopes	0.9	0.4%
275B	Agawam fine sandy loam, 3 to 8 percent slopes	1.1	0.5%
305B	Paxton fine sandy loam, 3 to 8 percent slopes	27.5	11.8%
305C	Paxton fine sandy loam, 8 to 15 percent slopes	20.0	8.6%
306B	Paxton fine sandy loam, 0 to 8 percent slopes, very stony	1.8	0.8%
306C	Paxton fine sandy loam, 8 to 15 percent slopes, very stony	0.4	0.2%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	5.6	2.4%
420B	Canton fine sandy loam, 3 to 8 percent slopes	29.0	12.4%
420C	Canton fine sandy loam, 8 to 15 percent slopes	9.5	4.1%
421C	Canton fine sandy loam, 8 to 15 percent slopes, very stony	23.2	9.9%
422D	Canton fine sandy loam, 15 to 35 percent slopes, extremely stony	7.8	3.3%
602	Urban land	17.6	7.5%
622C	Paxton-Urban land complex, 8	63.4	27.2%



# ROLLED EROSION CONTROL

SYSTEMS BROCHURE





## When It Rains (or Blows, Flows or Washes), It Pours

Erosion not only wears away slopes, degrades shorelines and steals precious topsoil, it can also threaten water sources, damage man-made structures, reconfigure landscapes and disrupt wildlife habitats. Add the stiff penalties at stake for violating Environmental Protection Agency (EPA) or local enforcement agency regulations, and the costs of erosion can quickly climb out of control.

### WE ROLL AGAINST THE FLOW

North American Green is the world's leading provider of performance-guaranteed erosion control solutions. For more than 25 years, North American Green® line of erosion and sediment control products has kept our customers on solid ground.

The RollMax™ Systems' family of Rolled Erosion Control Products (RECPs) is solid evidence of Tensar's ongoing investment in innovation. Our short-term and long-term erosion control blankets and turf reinforcement mats keep you one step ahead of just about any erosion challenge.

### ALL THE HELP YOU NEED

Of all the RECP manufacturers out there, none can match Tensar's customer service and technical knowhow. Our support team will assist with project design and product specification or, if you'd rather do it yourself, use our Erosion Control Materials Design Software (ECMDS®) (the industry's first) for selecting material, and planning your project.

North American Green products are sold exclusively through nearly 200 Erosion Control authorized distributors worldwide. The North American Green Erosion Solutions Specialist program certifies our distributors and their sales representatives to design erosion control measures that comply with the EPA's National Pollutant Discharge Elimination System (NPDES) and other industry regulations.

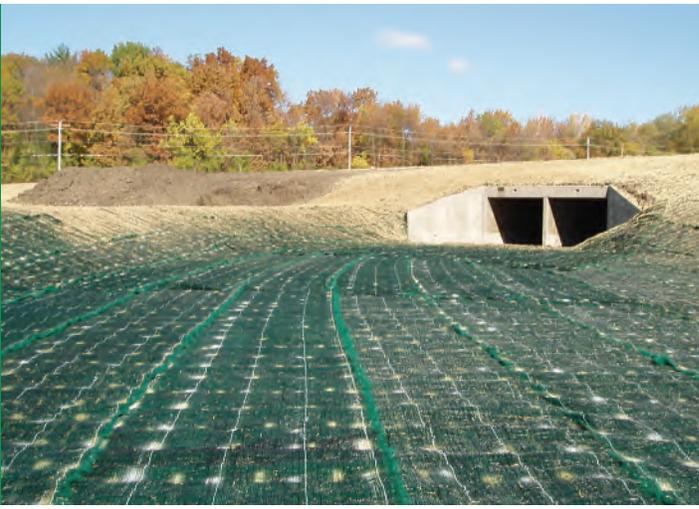
North American Green is a proud member of the Erosion Control Technology Council (ECTC) and the International Erosion Control Association (IECA).



*Site erosion can be costly, with the RollMax Systems full line of rolled erosion control products we can keep you in compliance.*



*For more than 25 years, our North American Green line of products has kept our customers on solid ground.*



## Applications Welcome

For nearly every erosion application, there's a RollMax™ Systems solution. Permanent turf reinforcement mats provide long-term protection and vegetation establishment; temporary Erosion Control Blankets (ECBs) give immediate protection and assist with vegetation establishment before degrading naturally. North American Green extensive selection of RollMax products almost guarantees you'll find the answer to your erosion problems.

Typical erosion control applications include these and many more:

- ▶ Highway and other DOT projects
- ▶ Commercial and residential developments
- ▶ Shorelines and waterways
- ▶ Golf course turf management
- ▶ Oil and gas pipeline restoration
- ▶ Mine and fire reclamation
- ▶ Military base construction

### AND SPEAKING OF GUARANTEES . . .

North American Green Ultimate Assurance Guarantee is the most comprehensive in the industry. It says if any properly specified and installed North American Green® rolled erosion control product designed by a qualified engineer or North American Green technical representative in accordance with our Erosion Control Materials Design Software (ECMDS®) fails to perform under the conditions in the Guarantee, then we will replace the failed product with our next higher-performance RECP product, along with the cost of seed, fertilizer, topsoil and other amendments lost due to such product failure. Our Guarantee warrants in accordance with its terms and conditions all registered projects designed with the latest version of our ECMDS and properly installed.

North American Green turf reinforcement mats are also guaranteed to reinforce vegetation for five years after installation, and the functional longevity of these products' permanent structures is warranted for a minimum of 10 years after installation, subject to the terms and conditions set forth in the Guarantee.



*From challenging roadway improvements to concentrated flow channels, there is a RollMax product ready to handle the job – and it's guaranteed.*

## Permanent RollMax™ Solutions



Back in the day, rock riprap, articulated concrete blocks and poured concrete were the only way to deal with erosion in high-flow channels, on shorelines and other areas where water and/or wind exceed the shear limits of unreinforced vegetation.

Not anymore. North American Green permanent Turf Reinforcement Mats (TRMs) use 100% synthetic components or a composite of synthetic and natural materials for long-term erosion protection and vegetation establishment. Whether compared to rock riprap or concrete, the RollMax™ Systems' permanent TRMs offer a number of significant advantages:

- ▶ Prevent loss of precious topsoil to wind and water erosion
- ▶ Permanently reinforce vegetation root and stem structures
- ▶ Provide excellent conditions for quick, healthy vegetation growth
- ▶ Stabilize slopes from erosion to keep roadways safe and clean
- ▶ Protect water quality in lakes, rivers and streams
- ▶ Protect dormant seeding during winter months
- ▶ Easily conform to landscape features
- ▶ Lightweight for easy handling and transportation



*The TRMs easily conform to various landscape features to prevent the loss of precious topsoil.*

### VMAX® COMPOSITE TURF REINFORCEMENT MATS

VMax® C-TRMs combine three-dimensional matting with fiber matrix material for permanent erosion control on severe slopes, spillways, stream banks, shorelines and in high- to extreme-flow channels. These extensively tested products provide maximum performance through all three phases of reinforced vegetative lining development: unvegetated, establishment, and maturity. Incorporating the best performance features of temporary and permanent North American Green erosion control products, VMax C-TRMs deliver these tangible benefits:

- ▶ Surface-applied for the highest level of immediate soil protection
- ▶ Less than one third of the installed cost of rock or concrete
- ▶ No heavy equipment needed to install
- ▶ More attractive and effective “Green” alternative than rock riprap or concrete

### VMax® High-Performance TRMs (HPTRMs)

VMax® HPTRMs utilize patent-pending woven 3-D structures that are soil-filled for use in areas experiencing high stress and strain. The VMax HPTRMs are designed to provide appropriate thickness and open area for effective erosion and vegetation reinforcement against high flow induced shear forces. Our HPTRMs are excellent for increased bearing capacity of vegetated soils subjected to heavy loads from maintenance equipment and other vehicular traffic.



*The RollMax TRMs are installed in a one-step operation directly over the prepared seedbed saving time and money and ensuring the highest level of erosion control and vegetation reinforcement.*



### **VMax® TMax™ Permanent HPTRM**

The TMax HPTRM woven polypropylene technology is designed to provide appropriate thickness and open area for effective erosion and vegetation reinforcement against high flow induced shear forces up to 15 pfs (  $\text{kN/m}^2$ ), and with the highest tensile strength on the market up to 5,000 lbs/ft (73  $\text{kN/m}$ ). TMax may be used as an alternative to hard armor system in extreme erosion control applications.

### **VMax® P550® Permanent TRM**

P550® TRM has a polypropylene fiber matrix augmenting the permanent netting structure with permanent mulching and erosion control performance. Unvegetated, the P550 TRM reduces soil loss to less than 0.5 in. (12.7 mm) under shear stress up to 4.0 lbs/ft<sup>2</sup> (191 Pa). The ultra-strong structure drives the vegetated shear resistance up to 14 lbs/ft<sup>2</sup> (672 Pa). The P550 TRM may be used as an alternative for poured concrete or articulated concrete blocks in extreme erosion control projects.

### **VMax® C350® Permanent TRM**

A 100% coconut fiber matrix supplements the C350's permanent three-dimensional netting structure with initial mulching and erosion control performance for up to 36 months. Unvegetated, the C350® TRM reduces soil loss to less than 0.5 in. (12.7 mm) under shear stress up to 3.2 lbs/ft<sup>2</sup> (153 Pa) and boosts permanent vegetation performance up to 12 lbs/ft<sup>2</sup> (576 Pa). This environmentally friendly alternative to 30 in. (76 cm) or larger rock riprap is ideal for severe erosion control projects.



*To boost performance of the VMax turf reinforcement mats in critical applications, combine with our ShoreMax® flexible transition mat to create a system that can dramatically elevate the permissible shear stress and velocity protection beyond many hard armor solutions.*

### **VMax® SC250® Permanent TRM**

The SC250® permanent TRM has a 70% straw/30% coconut fiber matrix to enhance initial mulching and erosion control performance for up to 24 months. Unvegetated, SC250 TRMs reduce soil loss to less than 0.5 in. (12.7 mm) under shear stress up to 3.0 lbs/ft<sup>2</sup>; and increases permanent vegetation performance up to 10 lbs/ft<sup>2</sup> (480 Pa) for a green alternative to rock riprap.

### **ERONET™ PERMANENT EROSION CONTROL BLANKETS**

The EroNet™ Permanent ECB provides immediate erosion protection and vegetation establishment assistance until vegetation roots and stems mature.

### **EroNet™ P300® Permanent Erosion Control Blankets**

The P300® permanent erosion control blanket consists of UV-stabilized polypropylene fiber stitched between heavy-weight UV-stabilized polypropylene top and bottom nets. These mats reduce soil loss and protect vegetation from being washed away or uprooted, even under high stress. Unvegetated, they reduce soil loss to less than 0.5 in. (12.7 mm) under shear stress up to 3.0 lbs/ft<sup>2</sup> (144 Pa), and protect vegetation from being washed away or uprooted when exposed to shear stresses up to 8 lbs/ft<sup>2</sup> (383 Pa).



*VMax Mats are perfect for pipe outlets, channel bottoms, shoreline transition zones, and other areas subjected to highly turbulent water flows.*

## Temporary RollMax™ Solutions



Erosion control has never been so simple yet effective. North American Green RollMax™ temporary Erosion Control Blankets (ECBs) provide immediate erosion protection and vegetation establishment assistance, then degrade once the vegetation's root and stem systems are mature enough to stabilize the soil.

Our high-quality temporary solutions are available in varying functional longevities and materials:

- ▶ Short-term photodegradable blankets with a functional longevity of 45 days up to 12 months
- ▶ Extended-term and long-term photodegradable blankets for protection up to 36 months
- ▶ Short-term biodegradable blankets for protection up to 12 months
- ▶ Extended-term and long-term biodegradable products for protection and mulching from 18 to 24 months

### ERONET™ EROSION CONTROL BLANKETS

North American Green EroNet™ ECBs incorporate photodegradable nettings, which means they are broken down by the ultraviolet rays in sunlight. These temporary products can be used in a variety of scenarios, including moderate to steep slopes, medium-to high-flow channels, shorelines and other areas needing protection until permanent vegetation establishment.

#### EroNet™ C125® Long-Term Photodegradable Double-Net Coconut Blanket

The C125® ECB is made of 100% coconut fiber stitched between heavyweight UV-stabilized polypropylene nets. It offers excellent durability, erosion control and longevity for severe slopes, steep embankments, high-flow channels and other areas where vegetation may take up to 36 months to grow in.



*The EroNet temporary ECBs are designed to provide immediate erosion protection and vegetation establishment assistance, and then degrade after the vegetation is mature enough to permanently stabilize the underlying soil. Both short-term and extended-term ECBs are available.*



**EroNet™ SC150® Extended-Term Photodegradable Double-Net Straw/Coconut Blanket**

With a layer of 70% straw and 30% coconut fiber stitched between a heavyweight UV-stabilized polypropylene top net and a lightweight photodegradable polypropylene bottom net, the SC150® ECB has increased durability, erosion control capabilities and longevity. It is suitable for steeper slopes, medium-flow channels and other areas where it may take vegetation up to 24 months to grow in.

**EroNet™ S150® Short-Term Photodegradable Double-Net Straw Blanket**

The S150 ECB is made with a 100% straw fiber matrix stitched between lightweight photodegradable polypropylene top and bottom nets. The S150 ECB's double-net construction has greater structural integrity than single net blankets for use on steeper slopes and in channels with moderate water flow. It provides erosion protection and mulching for up to 12 months.

**EroNet™ DS150™ Ultra Short-Term Photodegradable Double-Net Straw Blanket**

The DS150™ ECB is suitable for high maintenance areas where close mowing will occur soon after installation. Special additives in the thread and top and bottom net ensure it degrades in adequate sunlight within 60 days.

**EroNet™ S75® Short-Term Photodegradable Single-Net Straw Blanket**

The S75® ECB protects and mulches moderate slopes and low-flow channels in low maintenance areas for up to 12 months. It is constructed of 100% straw fiber stitched with degradable thread to a lightweight photodegradable polypropylene top net.

**EroNet™ DS75™ Ultra Short-Term Photodegradable Single-Net Straw Blanket**

Designed for high maintenance areas where close mowing will occur soon after installation, the DS75™ ECB degrades within 45 days because of special additives in the thread and top net that facilitate rapid breakdown in adequate sunlight.



*Every site has its own unique characteristics and challenges. EroNet Erosion Control Blankets are available in varying longevities to suit a variety of scenarios and conditions.*



*With our Erosion Control Materials Design Software (ECMDS), you can select either short-term, extended-term or long-term EroNet blankets based on your specific design needs.*

## Temporary RollMax™ Solutions



### BIONET® EROSION CONTROL BLANKETS

BioNet® 100% biodegradable ECBs provide effective and all-natural erosion control and vegetation establishment in an environmentally and wildlife friendly manner. All products in the line are made of organic, biodegradable materials perfect for bioengineering applications, environmentally sensitive sites, shaded areas, stream banks and shorelines. Other advantages are:

- ▶ Little to no risk of wildlife entrapment
- ▶ Easy to sprig or plant through
- ▶ High durability, fiber retention and mechanical stability with Leno weave technology
- ▶ Increased water absorption with jute netting vs. polypropylene netting
- ▶ Improved blanket conformance and adherence to soil vs. polypropylene netting
- ▶ Enhanced erosion protection and mulching capabilities vs. polypropylene netting
- ▶ Durable, flexible and 100% biodegradable
- ▶ Lightweight jute netting requires no direct sunlight exposure to initiate degradation



### BioNet® C125BN™ Long-Term Biodegradable Double-Net Coconut Blanket

A dense layer of coconut fiber stitched between jute nettings allows the C125BN™ ECB to provide more effective erosion protection and mulch than open weave coir nettings. This product performs in critical applications for up to 24 months.

### BioNet® SC150BN™ Extended-Term Biodegradable Double-Net Straw/Coconut Blanket

The SC150BN™ ECB features a layer of 70% straw and 30% coconut fiber stitched between biodegradable jute top and bottom nettings. It provides erosion protection and mulching for up to 18 months in applications requiring extra strength and erosion control properties.

### BioNet® S150BN™ Short-Term Biodegradable Double-Net Straw Blanket

The S150BN™ ECB is used for applications requiring greater durability and performance than a single-net biodegradable ECB can provide. Made with a 100% straw fiber matrix stitched between biodegradable jute top and bottom nettings, it offers up to 12 months of erosion protection and mulching action.

### BioNet® S75BN™ Short-Term Biodegradable Single-Net Straw Blanket

Consisting of a 100% straw fiber matrix stitched to a biodegradable jute top nettings, the S75BN™ ECB provides better erosion protection and mulching action than conventional open weave jute nettings alone. The S75BN ECB provides up to 12 months of erosion control and vegetation growth support.

## Design and Installation Tools



### SHIFT, CONTROL, ENTER

Professional guidance on RECP selection, design and project planning is at your fingertips with Tensar's proprietary Erosion Control Materials Design Software (ECMDS®). This web-based program incorporates design methodologies from the Federal Highway Administration and United States Department of Agriculture to analyze your specific site conditions, and make quantified recommendations based on data from controlled laboratory and field research. ECMDS is a must-have if you face tough erosion and sediment control regulations. Best of all, it's free of charge, compliments of North American Green. To learn more and access the software directly, go to [www.ECMDS.com](http://www.ECMDS.com).

### INSTRUCTIONS INCLUDED

Proper anchoring patterns and rates must be used to achieve optimal results in RECP installation. View our installation guides for stapling patterns. Site specific staple pattern recommendations based on soil type and severity of application may be acquired through our ECMDS.



### HOLD ON TIGHT

When under the pressure of severe conditions, even the best erosion control products can't function to their full potential without proper installation and anchoring. North American Green supplies a wide variety of fastener options for nearly every application and soil type.

For use in cohesive soils, wire staples are a cost-effective means to fasten RECPs. Available in 6 in., 8 in., 10 in. and 12 in. lengths, our U-shaped staples can reach to various depths to ensure adequate pull-out resistance. For installation using our handy Pin Pounder installation tool, 6 in. V-top staples or 6 in. circle top pins are available.

Our biodegradable BioStakes® are available in 4 in. and 6 in. lengths and provide an environmentally friendly alternative to metal staples. For an even more durable, deeper reaching yet all-natural anchoring option, our wood EcoStakes® are available in 6 in., 12 in., 18 in. and 24 in. lengths.

For severe applications needing the ultimate, long-lasting hold, try our 12 and 18 in. rebar staples, our 12 in. plastic ShoreMax® stakes, or our complete line of percussion earth anchors. The Tensar earth anchors reach deep into the soil strata to offer enhanced anchoring in the worst conditions. Our variety of earth anchors are designed for durability and holding power under extreme hydraulic stresses and adverse soil conditions (Table 1).

For more information on the RollMax Systems or other systems within the North American Green Erosion Control Solutions, call **800-772-2040** or visit [nagreen.com](http://nagreen.com).

Earth Anchor Options

	Tendon Type (1/2 in. x 36 in.)	Assembly Description	Fast Install	Economic Anchor	EA 400		EA 680	
					Stainless	Galvanized	Stainless	Galvanized
End Piece Options with a PVC Face Plate	Copper Stop Sleeve with Stainless Steel Washer	Manually crimped to the stainless steel cable to secure the face plate.		X	X		X	
	Grip End Piece with Stainless Steel Washer	Three-dimensional, self-securing metal end piece that does not require manual crimping for tendon tensioning.	X	X	X	X	X	X
	Wedge Grip Piece	Self-securing end piece that installs flush to the face plate. Does not require manual crimping for tendon tensioning.	X		X	X	X	X
	Aluminum Stop Sleeve with Stainless Steel Washer	Manually crimped to the galvanized cable to secure the face plate.		X		X		X

TABLE 1

The complete line of RollMax™ products offers a variety of options for both short-term and permanent erosion control needs. Reference the RollMax Products Chart below to find the right solution for your next project.



## RollMax Product Selection Chart

TEMPORARY					
Product Description	Longevity	Applications	Design Permissible Shear Stress lbs/ft <sup>2</sup> (Pa)	Design Permissible Velocity ft/s (m/s)	
<b>ERONET</b>					
 DS75	1.5 lb., accelerated photodegradable, polypropylene top net, 100% straw fiber matrix	45 days	Low Flow Channels 4:1 - 3:1 Slopes	Unvegetated 1.55 (74)	Unvegetated 5.0 (1.52)
 DS150	1.5 lb., photodegradable, polypropylene top & bottom net, 100% straw fiber matrix	60 days	Moderate Flow Channels 3:1 - 2:1 Slopes	Unvegetated 1.75 (84)	Unvegetated 6.0 (1.83)
 S75	1.5 lb., photodegradable, polypropylene top net, 100% straw fiber matrix	12 months	Low Flow Channels 4:1 - 3:1 Slopes	Unvegetated 1.55 (74)	Unvegetated 5.0 (1.52)
 S150	1.5 lb., photodegradable, polypropylene top & bottom net, 100% straw fiber matrix	12 months	Moderate Flow Channels 3:1 - 2:1 Slopes	Unvegetated 1.75 (84)	Unvegetated 6.0 (1.83)
 SC150	2.9 lb., UV-stable polypropylene top net, 70% straw/30% coconut fiber matrix, 1.5 lb., photodegradable polypropylene bottom net	24 months	Medium Flow Channels 2:1 - 1:1 Slopes	Unvegetated 2.0 (96)	Unvegetated 8.0 (2.44)
 C125	2.9 lb., UV stable polypropylene top & bottom nets, 100% coconut fiber matrix	36 months	High Flow Channels 1:1 and Greater Slopes	Unvegetated 2.25 (108)	Unvegetated 10.0 (3.05)
<b>BIONET</b>					
 S75BN	9.3 lb., leno woven biodegradable jute top net, 100% straw fiber matrix	12 months	Low Flow Channels 4:1 - 3:1 Slopes	Unvegetated 1.60 (76)	Unvegetated 5.0 (1.52)
 S150BN	9.3 lb., leno woven biodegradable jute top net, 100% straw fiber matrix, 7.7 lb., woven biodegradable jute bottom net	12 months	Moderate Flow Channels 3:1 - 2:1 Slopes	Unvegetated 1.85 (88)	Unvegetated 6.0 (1.83)
 SC150BN	9.3 lb., leno woven biodegradable jute top net, 70% straw/30% coconut fiber matrix, 7.7 lb., woven biodegradable jute bottom net	18 months	Medium Flow Channels 2:1 - 1:1 Slopes	Unvegetated 2.10 (100)	Unvegetated 8.0 (2.44)



TEMPORARY					
Product Description	Longevity	Applications	Design Permissible Shear Stress lbs/ft <sup>2</sup> (Pa)	Design Permissible Velocity ft/s (m/s)	
<b>BIONET CONT'D</b>					
 C125BN	9.3 lb., leno woven biodegradable jute top net, 100% coconut fiber matrix, 7.7 lb., woven biodegradable jute bottom net	24 mo.	High Flow Channels 1:1 and Greater Slopes	Unvegetated 2.35 (112)	Unvegetated 10.0 (3.05)
 C700BN	143 lb., (700 g) woven biodegradable coir top net, 100% coconut fiber matrix, 7.7 lb., woven biodegradable jute bottom net	36 mo.	High Flow Channels 1:1 and Greater Slopes	Unvegetated 2.35 (112)	Unvegetated 10.0 (3.05)
<b>PERMANENT</b>					
<b>ERONET</b>					
 P300	5.0 lb., UV-stable polypropylene top net, 100% polypropylene fiber matrix, 3.0 lb., UV-stable polypropylene bottom net	Permanent	High Flow Channels 1:1 Slopes	Unvegetated 3.0 (144) Vegetated 8.0 (383)	Unvegetated 9.0 (2.7) Vegetated 16.0 (4.9)
<b>VMAX</b>					
 SC250	5.0 lb., UV-stable polypropylene top & bottom nets, 24.0 lb., UV-stable polypropylene corrugated center net, 70% straw/30% coconut fiber matrix	Permanent	High Flow Channels 1:1 and Greater Slopes	Unvegetated 3.0 (144) Vegetated 10.0 (480)	Unvegetated 9.5 (2.9) Vegetated 15.0 (4.6)
 C350	8.0 lb., UV-stable polypropylene top & bottom nets, 24.0 lb., UV-stable polypropylene corrugated center net, 100% coconut fiber matrix	Permanent	High Flow Channels 1:1 and Greater Slopes	Unvegetated 3.2 (153) Vegetated 12.0 (576)	Unvegetated 10.5 (3.2) Vegetated 20.0 (6.0)
 P550	24.0 lb., UV-stable polypropylene top & bottom nets, 24.0 lb., UV-stable polypropylene corrugated center net, 100% polypropylene fiber matrix	Permanent	Extreme High Flow Channels 1:1 and Greater Slopes	Unvegetated 4.0 (191) Vegetated 14.0 (672)	Unvegetated 12.5 (3.8) Vegetated 25.0 (7.6)
 TMax	100% UV-stable polypropylene monofilament yarns, woven into a 3-D structure	Permanent	Extreme High Flow Channels 1:1 and Greater Slopes	Vegetated 15.0 (718)	Vegetated 25.0 (7.6)
 W3000	100% UV-stable polypropylene monofilament yarns, woven into a 3-D structure	Permanent	Extreme High Flow Channels 1:1 and Greater Slopes	Vegetated 16.0 (766)	Vegetated 25.0 (7.6)



North American Green  
5401 St. Wendel-Cynthiana Road  
Poseyville, Indiana 47633

nagreen.com  
800-772-2040

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# THOMPSON-LISTON ASSOCIATES, INC.



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Erosion Control Specialists

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The following are our responses to the checklist of plan requirements and notes emailed by Gabrielle Weiss on August 25, 2020:

## Country Club Acres Definitive Site Plans 7/27/2020 revised 8/26/2020

# and Requirement	Yes	No	N/A	Notes and response
1 Plan drawn to scale	X			
2 Prepared by registered Engineer/Valves	X			
3 Location, owner, plan preparer(s)	X			
4 Boundary lines and dimensions	X			
5 Existing lots	X			
6 Utilities	X			A letter was submitted stating that, except for lights numbers 15-18, the other street lights have been turned on
7 Easements, Roadways, Rail lines	X			There are no rights of way within this condominium development. That's why we show the curb lines.
8 Public rights of way crossing or adjacent to subject property	X			
9 Locus Plan	X			
10 Zoning Classification Summary		X		We added a Zoning Compliance Table to sheet D3
11 Topography	X			We added the existing topography to sheet EC4
12 Any proposed regrading	X			As suggested, we lightened the existing contours on Sheet G1 and also on sheets EC5 and EC6
13 Natural and physical features				We added the existing contours in the area of Shamy Circle to sheet E4
14 Watercourses, floodplains, marshes and wetlands	X			
15 Trees >9" diameter		X		We submitted a letter asking for a waiver from

				this requirement
16 Soil types		X		A copy of the web soil survey is being submitted
17 Existing contours (2 feet)	X			Existing topography was added to sheet E4
18 For all proposed buildings				
19 Location, size, arrangement	X			
20 Height in feet and stories				The 4 unit building elevation views previously submitted have a height shown on the side elevation view. The single unit elevation views being submitted also show the proposed height
21 Use(s)	X			
22 Floor-area ratio (FAR, total floor area, ground coverage)		X		We added the floor area ratio to the zoning compliance table on sheet D3. It is 0.11, well below the maximum allowed 0.4 ratio
23 Number and size of dwelling units by number of bedrooms		X		All proposed units are 2 bedroom units. We added note #6 on sheet D2 stating this.
24 Exterior materials		X		All units are to have vinyl siding. We added note #7 on sheet D2 stating this.
25 Elevation drawings/renderings				We are submitting a sheet with elevation views of the single family unit as requested
26 Minimum yard dimensions		X		This information is now included in the zoning compliance table on sheet D3
27 Relation of yard dimensions to height of structures			X	The height, in feet and inches, of the single family unit and the four unit building are shown on the elevation views
28 Locations, dimensions and materials for all vehicular and pedestrian circulation elements		X		We added a note to sheet E4 explaining where paving has been completed , where it is done to base course and where it has not been done. We added a sidewalk detail to sheet D2. We added a label to the sidewalk connecting to Garrison Ave. We removed the two parking spaces at the sharp bend of Shamy Circle. The Liftmaster BG790 gate proposed below Garrison Ave will work by radio signal. The Fire Department will be able to trigger it. We now propose a simple chain across the access to the detention basin below units 104-108 to make access easy for maintenance. We also propose a 42" high safety fence below units 104-108
29 Surface and subsurface drainage facilities	X			The utility stubs from Cobblestone Lane to Shamy Circle have already been installed at both intersections. The utilities within Shamy Circle are the only ones remaining to be installed. We added labels to sheet EC1 indicating that utilities have been installed at both intersection points
30 Pre and postdevelopment drainage calculations		X		We submitted a letter dated 8-26-2020 asking for a waiver because the proposed site cover is

			not changing. This was also reviewed by the Conservation Commission which issued an Order of Conditions.
31 Location, size and arrangement of all signs	X		
32 Location, size and arrangement of all lighting	X		We submitted a letter dated 8/26/20 noting that lights #'s 15-18 are not on but all others are
33 Landscaping Plan showing:		X	We added a Landscaping Plan to the plan set
34 Type, location and size of walls (including structural design for any wall over 4')	X		We added a 42 inch high safety fence above both proposed retaining walls. A detail is now on sheet D2. We added bottom of wall grades to sheets G1, EC4, EC5 and EC6. The swale detail proposes an impermeable liner below the stone to avoid saturating the ground at the wall base
35 Type, location and quantity of all plant materials		X	The density of development and presence of utility lines in front of relatively narrow units precludes planting this many trees. See the new Landscaping Plan for proposed tree locations
36 Existing plantings to be retained		X	We added the existing tree line to sheets G1 and EC1 thru EC6. No more tree cutting is proposed.
37 Location, height, type, materials of fencing or plantings used for screening		X	No fencing or plantings are proposed for screening. Abutters on Garrison Ave sit well above the proposed units
38 Location and size of usable commonly accessible open space		X	The two large open space parcels are for walking and passive recreation.
39 Open Spaces improvements		X	No alteration of the open space parcels is proposed.
40 Location and identification of erosion and sedimentation controls during construction	X		The limit of work on the phase of construction including the construction of Shamy Circle extends to the areas where stubs will be left for future units. Labels were added to sheet EC1 stating that utility stubs for Shamy Circle have already been left from Cobblestone Lane.
41 Location and identification of erosion and sedimentation controls after completion		X	A Landscaping Plan has been added to the plan set. Actually, the SC150 fabric is rated for use on 1:1 slopes. See page 10 of 12 of the enclosed brochure.

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September 14, 2020

Stephen S. Rolle, PE Assistant Chief Development Officer  
Planning & Regulatory Services Division  
455 Main Street, Room 404  
Worcester, MA 01608

Re: Country Club Acres, Worcester, Massachusetts  
190 East Mountain Street, Assessor's Map 36-048 Parcel 00002

Dear Mr. Rolle:

I am in receipt of two letters regarding Maria Lane. I understand the concern of condominium residents that infrastructure to be turned over to them be in appropriate condition.

I agree that some remedial action should be taken in regard to the pavement at the gutter line and curb on the left side of Maria Lane near station 2+00 to remedy the deformation of the pavement there a few inches lower than it should be.

However, the riprap covered slope below that location was part of the focus of inspections by and for the Conservation Commission for nearly 3 years.

Because there was some erosion of surface materials at the base of the slope in a location 240 feet south of the area in question, at a point east of and below station 4+25 of Maria Lane, the Owner applied additional riprap in that location and we were tasked with including an assessment of slope condition with every inspection made for the Conservation Commission.

From early 2018 into 2019 I specifically inspected the slope on the east side of Maria Lane every time I inspected erosion control at the site. This was initially in every instance of a rainfall of 0.25 inches and , later, when rainfall was at least 0.5 inches, more than 30 inspections in 2018 and another dozen or so in 2019.

I never observed erosion or unstable conditions in any area of the slope below the pavement deformation and this slope was also inspected multiple times by City staff and representatives of DEP. After the Owner applied additional riprap to the base of the slope below station 4+25 of Maria Lane, there was no problem there either.

As to the pitch of the slope, I cannot verify that of every portion of it but I can tell you that, in the location of the pavement deformation, the slope is proposed to drop from a grade of approximately elevation 503 down to a grade of elevation 482 where a flared end section

discharges the runoff captured on the west side of Maria Lane. That top of slope elevation seems to be correct and our survey field crew has located that flared end section at the bottom of the slope. It is just where it's supposed to be and it was installed at elevation 482.0. The overall slope is at the 1:1 grade it was proposed to have.

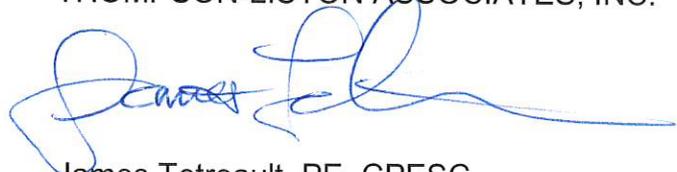
This slope has been stable. There is no evidence suggesting otherwise and absent such evidence, not simply concern which, however well intended, is without foundation, it would not be reasonable to charge the Owner with trying to find a problem.

As to the area of pavement deformation, the Owner recently met with representatives of the homeowners association and agreed to remove pavement in the area in question, approximately 25 feet long and extending approximately 3 feet toward the centerline from the curb. He will perform compaction of the underlying soils and then repave the traveled way and curb in this location.

It is my professional understanding and belief that this is a reasonable solution to the deformation of pavement in this area. If you have any questions or desire any additional information, please contact me.

Sincerely,

THOMPSON-LISTON ASSOCIATES, INC.



James Tetreault, PE, CPESC

cc: Worcester Country Club Acres, LLC