



## EcoTec, Inc.

### ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street  
Worcester, MA 01605-2629  
508-752-9666 / Fax: 508-752-9494

June 22, 2021

Leicester Conservation Commission  
Town Hall  
3 Washburn Square  
Leicester, MA 01524

**Re:** Oak Ridge Estates – Virginia Drive, Leicester, MA (DEP File Nos. 197-0415 & 197-0652)

**Subject:** Certificates of Compliance

Dear Commissioners:

As the Wetland Scientist for Oak Ridge Estates, LLC, I am taking this opportunity to provide the attached Certificate of Compliance requests, and associated documentation, for the third and final phase of subdivision construction (DEP No. 197-0415) and for the additional wetland filling and replication that resulted from construction of a stone-armored slope in the third phase (DEP No. 197-0652). As the Commission is aware, the first two phases of construction, along with the three associated wetland crossings and replication areas, were closed-out through Certificates of Compliance that were issued previously.

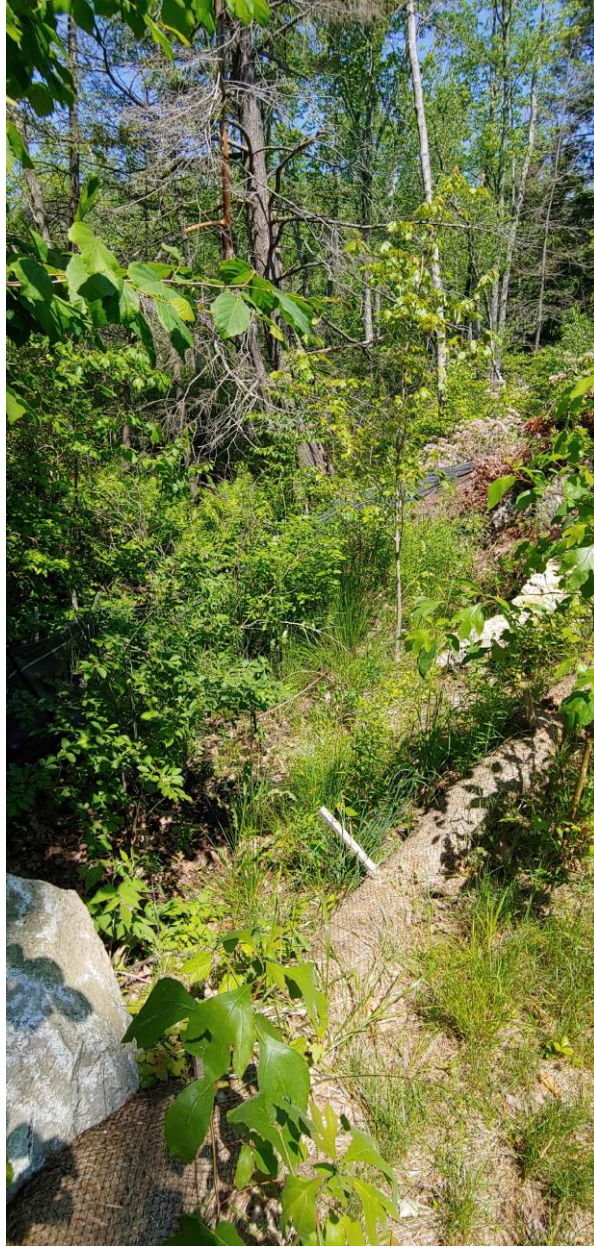
The attached as-built plan and engineer's certification letter, depict and discuss conditions within Phase 3 of the subdivision. I was personally responsible for construction of the wetland replication area permitted under DEP No. 197-0652. It was originally proposed to be 160 square feet in size but the as-built survey indicated it to be 200 square feet in size. The replication area was constructed, under my supervision in 2019. I evaluated the area most recently on June 7, 2021 and found it to be 100 percent vegetated with native wetland species including Red Maple, Winterberry, Cinnamon Fern, Soft Rush, Boneset and New England Aster. Soils were saturated to the surface. A photo of the replication area is attached. In my opinion, the replication area meets or exceeds all applicable performance standards at 310 CMR 10.55(4)(b).

Please do not hesitate to contact me if you have any questions concerning this or other matters.

Sincerely,

Arthur Allen, CESSWI, CPSS, CWS  
Vice President

Attachment: 4 (6 pages)



200 Square Foot Replication Area for DEP #197-0652 (June 7, 2021)



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 8A – Request for Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

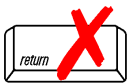
DEP File Number:

197-0415  
Provided by DEP

## A. Project Information

**Important:**

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Arthur Allen

Name

EcoTec, Inc., 102 Grove Street

Mailing Address

Worcester

City/Town

508-752-9666, ext. 24

Phone Number

MA

State

01605

Zip Code

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Prospect Hill Estates DBA Oakridge

Applicant

August, 2020

Dated

197-0415

DEP File Number

3. The project site is located at:

Virginia Drive Extension

Street Address

46

Assessors Map/Plat Number

Leicester

City/Town

C1

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Property Owner (if different)

Worcester

County

33999

Book

123

Page

Certificate (if registered land)

5. This request is for certification that (check one):

☒ the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

☐ the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

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☐ the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**WPA Form 8A – Request for Certificate of Compliance**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

197-0415

Provided by DEP

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**A. Project Information (cont.)**

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

☒ Yes

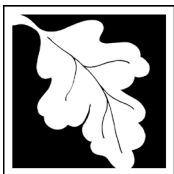
If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

☐ No

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**B. Submittal Requirements**

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 8A – Request for Certificate of Compliance**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

197-0652

Provided by DEP

**A. Project Information**

**Important:**

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Arthur Allen

Name

EcoTec, Inc., 102 Grove Street

Mailing Address

Worcester

City/Town

508-752-9666, ext. 24

Phone Number

MA

State

01605

Zip Code

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Prospect Hill Estates DBA Oakridge

Applicant

September 19, 2019

Dated

197-0652

DEP File Number

3. The project site is located at:

Virginia Drive Extension

Street Address

46

Assessors Map/Plat Number

Leicester

City/Town

C1

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Property Owner (if different)

Worcester

County

61150

Book

143

Page

Certificate (if registered land)

5. This request is for certification that (check one):

☒ the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

☐ the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**WPA Form 8A – Request for Certificate of Compliance**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

197-0652

Provided by DEP

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**A. Project Information (cont.)**

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

☒ Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

☐ No

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**B. Submittal Requirements**

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).

June 16, 2021

Mr. Steve Parretti, Chair  
Conservation Commission  
Town of Leicester  
3 Washburn Square  
Leicester, MA 01524

**RE: Request for Certificate of Compliance Inspection  
DEP File # 197-415 and #197-0652  
Oak Ridge Estates Senior Village  
Leicester, MA 01524**

Dear Mr. Parretti:

McClure Engineering, Inc. (McClure) is writing this letter on behalf of our Client, Prospect Hill Estates DBA Oakridge Estates, to accompany the Massachusetts Department of Environmental Protection's (MassDEP) "WPA Form 8A – Request for Certificate of Compliance" for Phase 3 of this development in Leicester, MA (Site).

Phase 3 Site work, building construction, and final stabilization of all areas has been completed. This final phase of this development has been constructed based upon an approved site plan entitled "Oak Ridge Estates Senior Village Definitive Site Plan Rochdale, Massachusetts 01542" as prepared by J.M. Grenier Associates Inc., 787 Hartford Turnpike, Shrewsbury, MA 01545, dated May 13, 2015.

Attached is an as-built plan of Phase 3 of this development entitled "Phase III As Built Plan – Oak Ridge Estates, Virginia Drive Leicester, MA, 01542 prepared for Prospect Hill Estates, LLC, 1B Swanson Road, Auburn, MA, 01501" as prepared by McClure Engineering, dated June 16, 2021.

This letter certifies, to the best of McClure's knowledge and belief based upon visual observations, that the work is complete for MassDEP File #s 197-415 and 197-0652, and the build-out is in substantial compliance with the design plans entitled "Oak Ridge Estates Senior Village Definitive Site Plan Rochdale, Massachusetts 01542" as prepared by J.M. Grenier Associates Inc., dated May 13, 2015.

On behalf of Prospect Hill Estates DBA Oakridge Estates, McClure is requesting that Certificate of Compliances be issued for these Orders of Conditions. Please contact our office with any questions or if you need more information at 508.248.2005.

Sincerely,

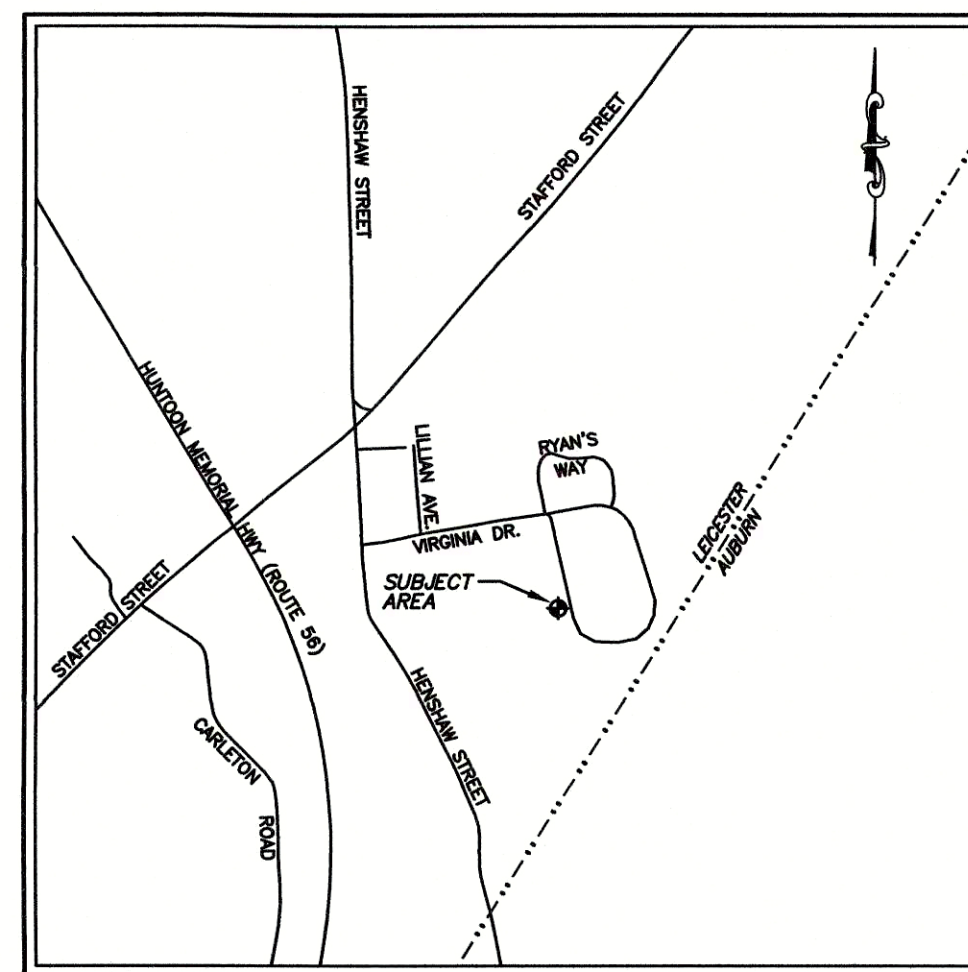
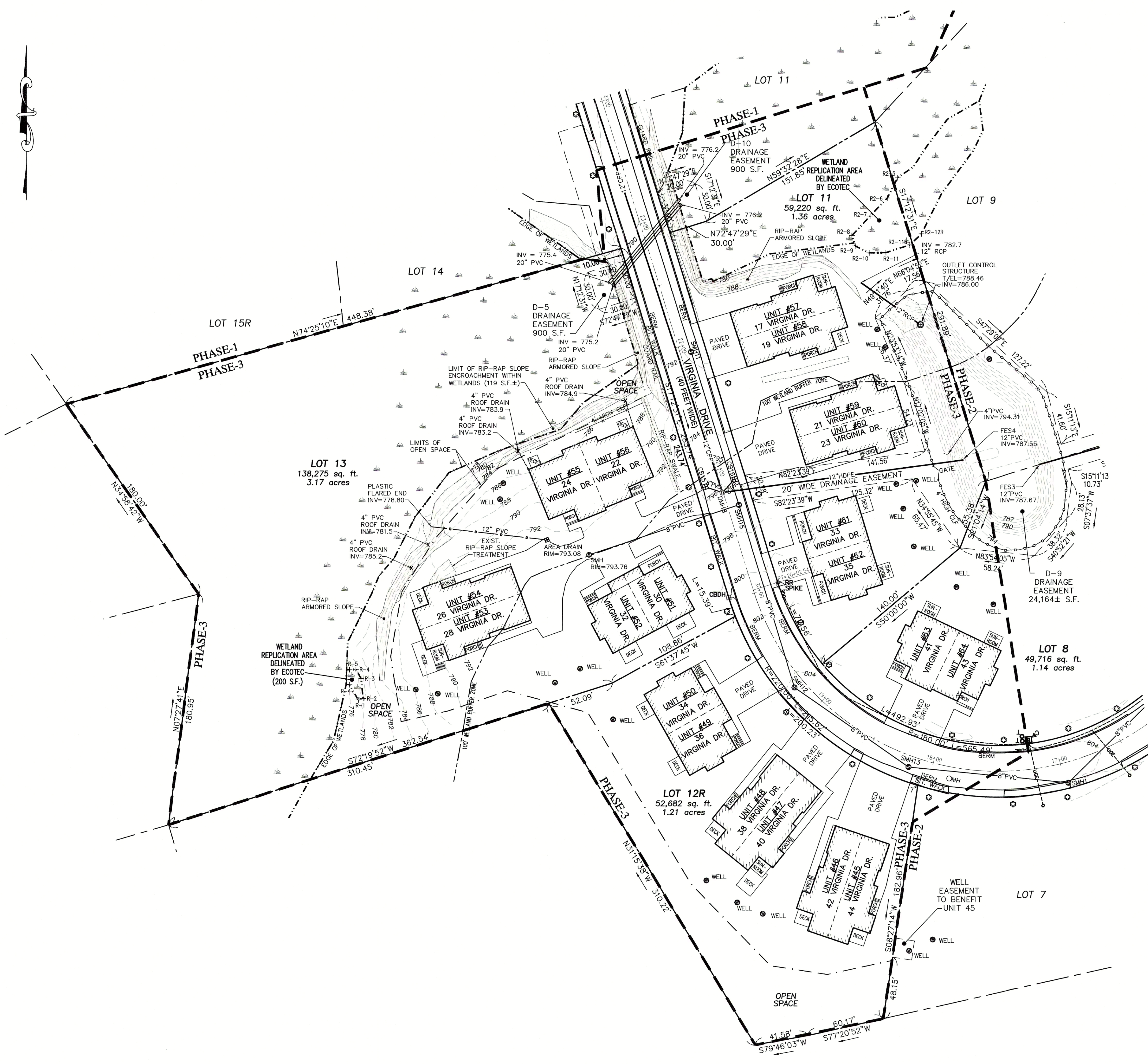


Dennis C. Rice., P.E.

Attachment

cc: Mr. Justin Stelmock, Prospect Hill Estates DBA Oakridge Estates, 1B Swanson Road, Auburn, MA 01501  
Mr. Arthur Allen, EcoTec, 102 Grove Street, Worcester, MA 01605





TAX MAP REFERENCES:  
MAP 46 BLOCK C PARCEL 1

RECORD OWNER:  
PROSPECT HILL ESTATES, LLC  
18 SWANSON ROAD  
AUBURN, MA 01501

DEED REFERENCES:  
(WORCESTER COUNTY REGISTRY OF DEEDS)  
LOCUS DEED:  
DEED BOOK 46406 PAGE 336  
OAK RIDGE ESTATES MASTER DEED:  
DEED BOOK 48489 PAGE 71


PLAN REFERENCES:  
(WORCESTER COUNTY REGISTRY OF DEEDS)  
LOCUS PLAN:  
PLAN BOOK 816 PLAN 38  
PLAN BOOK 916 PLAN 26

NOTES:

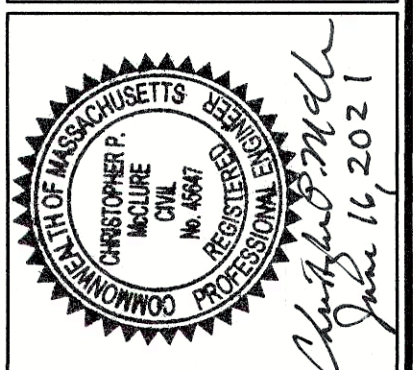
- EXISTING CONDITIONS SURVEY PERFORMED BY LAPRAD LAND SURVEYING, 145 WEST STURBRIDGE ROAD, EAST BROOKFIELD, MA 01515 IN JULY AND AUGUST OF 2018 AND BY MCCLURE ENGINEERING, INC. IN MAY AND JUNE OF 2021.
- PROPERTY LINE INFORMATION IS BASED ON PLANS AND DEEDS OF RECORD, NO PROPERTY LINE SURVEY HAS BEEN PERFORMED AT THIS TIME.
- THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP, NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP ARE SHOWN.
- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

LEGEND

N/F	NOW OR FORMERLY
BIT.	BITUMINOUS
CONC.	CONCRETE
EOP	EDGE OF PAVEMENT
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
CB	DRAIN CATCH BASIN
D	DRAIN LINE
S	SEWER LINE
FM	FORCE MAIN
W	WATER LINE
G	GAS LINE
U/P	UTILITY POLE
OHW	OVERHEAD WRES
UGE	UNDERGROUND ELECTRIC
WG	WATER GATE
TYP	TYPICAL
100	EXISTING CONTOURS
100	PROPOSED CONTOURS
100x0	SPOT GRADE
	TREELINE

HOR. SCALE IN FEET: 1"=40'			
			
REVISIONS			
REV	DATE	DESCRIPTION	MADE APVD

CHRISTOPHER P. McCLURE, P.E.  
PROFESSIONAL ENGINEER  
MA LIC. NO. 45647  
CT LIC. NO. 25941



**McCLURE**  
ENGINEERING, INC.  
119 Worcester Road  
Charlton, MA 01507  
Tel: (508) 248-2005  
Fax: (508) 248-4887  
Email: chris@mcclureengineers.com

PHASE III AS BUILT PLAN - OAK RIDGE ESTATES  
VIRGINIA DRIVE  
LEICESTER, MA, 01542  
PREPARED FOR  
PROSPECT HILL ESTATES, LLC  
18 SWANSON ROAD  
AUBURN, MA, 01501

DRAWN BY: MM  
DATE: 6/16/2021  
CHK BY: CPM  
SCALE: 1"=40'  
PROJ. NO. 151-1629-1

PHASE-3  
AS BUILT