



6970-NOI

June 18, 2026

Oakham Conservation Commission
Town Hall
2 Coldbrook Road, Unit 7
Oakham, MA 01068

Subject: NOTICE OF INTENT: Moraga Storage LLC, 358 Coldbrook Road, Oakham, MA.

Dear Commissioners:

As you are aware, our office submitted a Notice of Intent ("NOI") application on behalf of Moraga Storage, LLC (the "Applicant") for improvements to a portion of an existing gravel access roadway within the 100-foot Buffer Zone to Bordering Vegetated Wetlands. One public hearing has been held to date.

Following the initial submittal, we identified an error in the NOI narrative stating that no portion of the Project Site is mapped as an Outstanding Resource Water ("ORW"). To clarify, a portion of the Project Site is mapped within an ORW for a Public Water Supply Watershed associated with the Ware River Watershed. However, the proposed project is **not** located within an ORW as defined in the Massachusetts Surface Water Quality Standards (314 CMR 4.00), including but not limited to Class A Public Water Supplies or their tributaries, the wetlands specified in 314 CMR 4.06(2), the surface waters designated in 314 CMR 4.06(6)(b), or any other waters designated by the Department based on outstanding socio-economic, recreational, ecological, or aesthetic values. All proposed activities are located entirely within the 100-foot Buffer Zone, and no work is proposed within any ORW or other jurisdictional surface water.

In addition, the stormwater report has been revised to reflect the updated site plans. The previous site plans and subcatchment figures have been replaced to accurately depict the current design. While overall site layout changes are minor, the most notable modification is the conversion of the proposed access road from asphalt to gravel, resulting in a substantial reduction in total proposed impervious area. Corresponding updates have been made to the narrative in Sections 2.1.1 through 2.1.3 and Section 3.1. Appendix L has been removed, and Appendix M has been relabeled as Appendix L. Please find attached the updated stormwater report for the Commission's review.

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We look forward to scheduling a site walk and discussing this information with the Commission at the continued public hearing scheduled for July 7, 2026. In the meantime, should the Commission have any questions, please feel free to contact me at (978) 461-6218.

Sincerely,
EPSILON ASSOCIATES, INC.



Greg J. Hochmuth, PWS, CWS, RS
Senior Scientist

Encl.

CC: Massachusetts Department of Environmental Protection, CERO