

Sturbridge Conservation Commission

Meeting Minutes

Tuesday, June 2, 2020

Approved July 16, 2020

****Meeting will be held at Sturbridge Town Hall, Veteran's Meeting Room Floor 2, 308 Main Street****

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting law, G.L. c. 30A Section 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number people that may gather in one place, this meeting of the Sturbridge Conservation Commission will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation can be found on the Town's website at <https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting>. For this meeting, members of the public who wish to listen and or watch the meeting may do so either online via the Town's on demand video broadcast, on cable television on channel 191, or dial into the meeting at 774-304-1455, enter 1428# for the meeting number and 12345 for the access code. (This phone number is only active for the public during public meetings). No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post of the Town's website an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible after the meeting.

6:00 PM Open Meeting – Quorum check – Quorum was confirmed; Commissioner S. Halterman was not in attendance for this meeting.

Committee Updates:

- CPA: E. Goodwin reported that CPA approved a \$106K increase for Little League ball field lighting at their meeting last week.
- Trail Committee – D. Barnicle reported that a meeting of the Trails Committee was held last Thursday however he was not in attendance.
- Open Space Committee – No Report.
- Lakes Advisory Committee – No Report

Approval of minutes: On motion of D. Barnicle, seconded by E. Gaspar, the Commission approved the minutes of the May 5, 2020 meeting with revision to the Trails Committee report.

Walk-ins

J. Guerra, Owner of 3 Glenridge Road appeared before the Commission for approval to remove 9 hazardous trees from the property. R. Gendreau advised the Commission that she received the Arborist's report today which indicates the trees are at high risk for failure with high wind, and are also located near power lines. She added that the trees on the right are located approximately 35 feet from a resource area and the trees on the left are located approximately 85 feet from the resource area. R. Gendreau recommends approval of the request and suggests replanting some larger shrubs on the right. No replacement is necessary on the left. The owner stated that he planned to plant Rhododendrons. The Commission requested he plant a majority of habitat friendly /berry bearing bushes/shrubs instead of and in addition to Rhododendrons. **ACTION: Approved removal of nine (9) hazardous/high risk trees as noted on the application and site plan and marked in the field. No trees are required for the replanting plan, however the Commission require the owner to replant a majority of habitat friendly shrubs in addition to the floral shrubs noted in the plan. Consensus Vote: 4-yes, 0-no, 0-abstain, 1-absent (Halterman).**

Public Hearings

6:15 400 Haynes Street – Notice of Intent; DEP File #300-TBD; Continued from May 19, 2020; B. Alsop of Pilot Travel Center, LLC, Applicant; A. Roscoe of Corestates Group, Representative; Commercial redevelopment to include: demolition of the travel center, the convenience store and the fuel pumping facilities and the construction of a new travel center, parking lot and fuel pumping facilities.

Documents: Site Plans / Revised Site Plans

B. Alsop and A. Roscoe appeared before the Commission to discuss the proposed project.

Agent: R. Gendreau advised the Commission that no DEP file number has been received for this project to date. She also reminded the Commission that they approved the requirement for peer review at the last meeting and that review is currently underway. Project plans were revised late last week and forwarded to the Commissioners. These revised plans are being reviewed tonight.

Applicant: B. Alsop reviewed the site plan changes with the Commission. The revision consisted of the reduction of size of the retention pond at the back of the lot and the addition of a 3rd pond on the far side of the hotel access road; movement of the diesel fuel area about 5 feet to move it further from the retaining wall; the addition of 100 and 200 foot riverfront zone to the Wetland Buffer Zone Plan; and the addition of a 6ft chain link fence and boulders to prevent dumping by trucks.

Agent: R. Gendreau asked if they would consider installing a gate to prohibit people from driving over the dam as that is still desired by the Commission. B. Alsop stated that he will review and find something acceptable to the Commission, Fire Department and Planning Department.

Commission: Inquired if there was any reduction in the amount on pervious surface that had been gained by the original plan. They were advised that the pervious surface remains the same. The Commission asked if the fence could be taller than 6ft as that is still low and the Commission felt the trucks could still unload from the trailer over the fence easily. B. Alsop stated that he felt the boulders would keep the trucks from getting close enough to the fence to dump from the trailers. Lastly they asked if there was any encroachments from the new detention basin on the pond and they were advised that there was not.

ACTION: On motion of E. Goodwin, the Commission continued the hearing to June 16, 2020 at 6:30pm by consensus vote. Vote: 4-yes, 0-no, 0-abstain, 1-absent (Halterman).

6:30 6 & 8 Picker Road – Request for Determination of Applicability; New England Cold Storage LLC, Applicant; G. Krevosky, EBT Environmental Consultants, Representative; for the construction of a temporary access road at 6 & 8 Picker Road.

Documents: Site Plan

G. Krevosky, EBT Environmental Consultants appeared before the Board on behalf of the applicant New England Cold Storage LLC. He advised the Commission that this project is a temporary access road through 8 Picker Road to 6 Picker Road which is the proposed site for a cold storage warehouse. A corresponding Notice of Intent for 6 Picker has also been filed by the applicant for the construction of the warehouse and a permanent access road for that site and is also on the agenda tonight.

Agent: R. Gendreau advised the Commission that she received revised documents today if the Commission would like to review those.

Commission: The Commission stated that they were unable to review the revised plans ahead of time and the virtual meeting constraints make that difficult to do so as such the Commission will only review the previously submitted plan.

Applicant: G. Krevosky advised the Commission that the change was made to move the temporary access road from 8 to 6 Picker Road in order to move it out of the 25 foot zone that was determined during the site visit. Since the revised plan could not be considered this evening G. Krevosky asked for a continuance.

ACTION: On motion of E. Goodwin, the Commission continued the hearing to June 16, 2020 at 6:45pm by consensus vote. Vote: 4-yes, 0-no, 0-abstain, 1-absent (Halterman).

6:45 6 Picker Road – Notice of Intent; DEP File #300-TBD; New England Cold Storage LLC, Applicant; G. Krevosky, EBT Environmental Consultants, Representative; for the construction of a wetland crossing and commercial site infrastructure.

Documents: Site Plan

Agent: R. Gendreau advised the Commission that the certificates of abutter notification and legal ad have been received; however no DEP file number has been issued yet. She added that the applicant is seeking access across the wetlands to the back upland are for a large development. She stated that the area includes bank area bordered by vegetated wetlands and resource area. R. Gendreau stated that she wants to see the full stream on the site plan.

G. Krevosky of EBT Environmental Consultants appeared on behalf of New England Cold Storage, LLC, seeking approval for the construction of a wetland crossing and commercial site infrastructure. He advised the Commission that the crossing area chosen was the narrowest area to cross that was why it was chosen and why only that area of bank is delineated. G. Krevosky in 2004 a portion of the property was sold off that would have allowed access to the upland area, feels client should have been informed he may be forfeiting or limiting access to those uplands at that time.

A. Baum, Summitt Engineering , provided a summary of the project to the Commission. HE informed the Commission that a freezer warehouse facility is proposed with a 35 foot wide road being utilized by cold trucks; a 39 spot car parking on the left of the building and truck parking behind the building. He advised the Commission that there is no ability to get to the site from Podunk Road / Rt. 49. HE also provided an overview of the proposed stormwater management plan. The plan includes catch basin, storm sceptors, a fire system, sewer gravity line which is then pumped out to Picker Road town connection. The parking surfaces will be paved and plantings will be added in the buffer zone areas.

Agent: R. Gendreau reminded the Commission that no DEP file number had been issued so no formal action regarding permit approval can be taken. However, the she recommended the Commission obtain 3rd party reviews for the stormwater system and from a wetland scientist. She provided the Commission with proposals for 3rd party stormwater review.

ACTION: On motion of S. Chidester, seconded by E. Gaspar, the Commission approved CMG as the 3rd Party Reviewer for the Storm Water Management plan for the project. Vote: 4-yes, 0-no, 0-abstain, 1-absent (Halterman). On motion of S. Chidester, seconded by D. Barnicle, the Commission approved requirement for a 3rd Party Wetland Scientist review for this project. Vote: 4-yes, 0-no, 0-abstain, 1-absent (Halterman). On motion of E. Goodwin the Commission continued the public hearing to June 16, 2020 at 7:00pm by consensus vote. Vote: 4-yes, 0-no, 0-abstain, 1-absent (Halterman).

7:00 130 & 140 Fiske Hill Road; Request for Determination of Applicability; Continued from May 5, 2020; Goulas, G., Allsworth LLC; Represented by G. Krevosky of EBT Environmental Consultants, Inc.

Documents: Site Plan

G. Krevosky of EBT Environmental Consultants appeared before the Commission on behalf of the Applicant G. Allsworth. He stated that he understood that the Commission would not continue the request after today without some action from the Applicant. HE advised the Commission that he submitted a new plan today (he knows it is last minute) detailing flagging completed over the weekend and picked up on a plan by the surveyors and sent to Conservation today.

Agent: R. Gendreau stated that the RDA came in last year and pertained to vernal pool habitat establishment. The RDA was to establish that however it arose during review that if the applicant could stay far enough away from that area they may not need the RDA. She asked G. Krevosky what he is asking for now, adding that the area shown on the plan is an area that is subject to requirements as a resource area.

G. Krevosky advised R. Gendreau that advised the Commission that he would like to change the RDA to seek approval of flagging of the bank.

Agent: R. Gendreau advised the Commission that they could allow the change or make a determination from the information provided.

Commission: D. Barnicle stated that if the applicant modifies the application then he would like to include the 200 foot buffer zone line on the plan.

ACTION: On motion of E. Goodwin the Commission continued the public hearing to June 16, 2020 at 7:15pm by consensus vote to allow applicant to revise the application and site plan as discussed. **Vote: 4-yes, 0-no, 0-abstain, 1-absent (Halterman).**

7:15 27 Ladd Road; Notice of Intent; DEP File #300-1056; Continued from February 4, 2020; R. Jennings, 508 International, Applicant; A. Sellew, Owner; O'Neil, Representative; Replacement of decking on existing telephone pole bridge.

ACTION: On motion of E. Goodwin the Commission continued the public hearing to June 16, 2020 at 7:30pm by consensus vote at the Applicant's request to allow applicant to revise filing. **Vote: 4-yes, 0-no, 0-abstain, 1-absent (Halterman).**

Letter Permits

- 3 Glenridge Road, Guerra, J. – Tree Removal Permit Application – discussed during Walk-Ins.

New Business

- Wetland Protection Fund Appropriation FY21

Agent: R. Gendreau advised the Commission that she would like to increase the administrative position to 30 hours per week from 25. The finance department has indicated she should seek the funding for the added hours from the Wetland Protection Fund. She advised the Commission that the total sum for the 10 hours to be covered by the fund for fiscal year 2021 is \$10,174.00.

ACTION: On motion of D. Barnicle, seconded by S. Chidester, the Commission approved the appropriation of \$10,174.00 to augment 10 hours of the Administrative Assistant's salary. **Vote: 4-yes, 0-no, 0-abstain, 1-absent (Halterman).**

Old Business

- **DEP File #300-1021; 30 River Road - Enforcement Order**

Agent: R. Gendreau advised the Commission that she received the 3rd Party Review proposals but she made a revision to the scope of work for the 3rd party review and was awaiting revised proposals for the Commission to review before selecting the consultant. She added that she performed a site visit last week after the storm and felt the stormwater system handled it well. She stated that she still needs as-built plans with modifications that have happened since plan approval.

P. Morreau, Pine Lake RV Resort: Advised the Commission that they are continuing work at the site. 60 sites remain for infrastructure and only 6 of those are in jurisdictional areas. He added that grass is growing and filling in strongly. He advised the Commission that he is working with C. Brodeur, Lenard Engineering to get the SCC a good updated plan. J. Pioppi advised the Commission that the minor changes made in the field to the stormwater management system to address issues have made a significant impact.

Commission: The Commission asked P. Morreau how soon can he get the as-built plan to the Commission. P. Morreau advised the Commission that he hopes to have it within the next two weeks.

- **118 Leadmine Lane Cease and Desist**

Agent: R. Gendreau provided an update for the Commission. She advised the Commission that she performed a site visit last Tuesday with the owner and engineer to address 2 areas of concern: 1) wetland crossing, 2) lakeside parking .

G. Kellehar, Owner: He advised the Commission that he will engage a wetland scientist to review the boundaries, survey the existing conditions at the site, and will have plans available for the next meeting. Commission advised the Owner that he must wait to perform the perc test. Continued to the June 16, 2020 meeting.

Signatures

- Orders of Conditions: DEP File #300-1061; 52 Stallion Hill Rd, Town of Sturbridge – Not completed, not executed.

Correspondence

- Request letter regarding 508 International, LLC Notice of Intent – Continued to the June 16, 2020 meeting.

Agent Report – No additional items to report.

Site visit schedule – R. Gendreau will confirm with Commission via email.

Adjourn – On motion of S. Chidester, seconded by E. Gaspar, the Commission adjourned at 8:25pm.

DRAFT