

# CONSERVATION COMMISSION MINUTES

Date: December 7, 2021  
Time: 6:00 -8:25 pm  
Place: Hybrid Meeting Veterans Hall  
<https://sturbridge.vod.castus.tv/vod>

With a quorum present, the meeting opened at 6:00 pm, Ed Goodwin presiding as Chair.  
Erik Gaspar was absent.

## DECISIONS

### I. PUBLIC HEARINGS

#### 1. 546 & 548 Route 15 (Lot 11)-Sturbridge Bylaw NOI-New single family home and associated site work

- Owner/Applicant: Silver Tree Realty                      Representatives: G. Krevosky, EBT Environmental
- Request: Issue OOC
- Documents Presented: colored site plan
- Jurisdiction: SWB Buffer Zone
- Project Summary
  - Project includes the construction of a single family house associated appurtenances to include private septic and well.
- Presentation and Discussion:
  - Abutter notification and proof of Legal Ad verified.
  - The project site consists of 2 parcels that alone are currently undevelopable. The lots had been created by the current property owner and are now being proposed to be combined as one lot which meets criteria for development at 1.27 acres.
  - This area was reviewed under a previous ANRAD, all work is proposed outside the 100 ft buffer zone and subject to the local bylaw only.
- Public Comment:
  - none
- Vote: On a motion by D. Barnicle, 2<sup>nd</sup> by S. Chidester the Commission vote to close the hearing for 546 & 548 Route 15. AIF 4-0.
- On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the commission vote to issue a local bylaw order of conditions with the following:
  - Standard OOC conditions.
  - Sedimentation controls shall be installed as shown on the plan and maintained during work.
  - Install roof and driveway infiltration as shown on the plan. Provide proper documentation of installs to be verified by P.E.
  - Perpetual conditions for maintenance of drainage structures.

AIF 4-0

#### 2. 6 Picker Road –Request to Amend OOC-Stream Crossing changes –DEP File #300-1062

- Owner/Applicant: New England Cold Storage                      Representatives: G. Krevosky EBT Environmental
- Request: Amend OOC
- Documents Presented: n/a
- Jurisdiction: Buffer Zone
- Project Summary
  - Project includes modifications to a stream crossing on a previously approved Order of Conditions.
- Presentation and Discussion:
  - Abutter notification and proof of Legal Ad verified.
  - The arch of the culvert was modified when shop drawings were completed which slightly changed the exposed openings. This matter was discussed by the board at previous meetings and informally accepted.
  - Agent recommends approval of the project with conditions.



**Conservation Agent**

Rebecca Gendreau

**Administrative Assistant**

Erin Carson

**Conservation Commission Members**

Ed Goodwin  
Steven Chidester  
David Barnicle  
Erik Gaspar-A  
Roy Bishop

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- Public Comment:
    - none
  - Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the Commission vote to close the Hearing for 6 Picker Road. AIF 4-0
  - Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S Chidester the Commission vote to amend the Order of Conditions for DEP File #300-1062, 6 Picker Road with the following conditions:
    - As-built must reflect changes & be consistent with provided materials. AIF 4-0
3. **150 Charlton Road –*continued* NOI-Development of a commercial building, truck parking and supporting infrastructure –DEP File #300-1115**
- Owner/Applicant: Interstate Towing                      Representatives: G. Krevosky EBT Environmental
  - Request: Issue OOC
  - Documents Presented: n/a
  - Jurisdiction: Buffer Zone to BVW, Bank, LUW, IVW (SWB only) and Riverfront Area
  - Project Summary
    - Project includes the construction of a 7,000 sq. ft. commercial office/garage building, truck parking and associated infrastructure for a towing facility. Site to be serviced by municipal water and sewer. The SCC requested a peer review.
  - Presentation and Discussion:
    - G. Krevosky provided an update on the restoration planting in August. Everything is growing in as planned. He provided a report to the Agent today before the meeting.
    - The Commission reviewed two firms, GEI and CMG whom are both qualified to provide a peer review for the project.
    - CMG may be more advantageous based on cost.
  - Public Comment:
    - none
  - Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the Commission vote to enter in a contract with CMG to provide a peer review for 150 Charlton Road. AIF 4-0
  - On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the Commission vote to continue the Hearing for DEP File #300-1115, 150 Charlton Road to January 6, 2022. AIF 4-0
4. **64 Shattuck Road – *continued* NOI-Proposed Garage –DEP File #300-1118**
- Owner/Applicant: D. Mercurio      Representatives: L. Jalbert, Jalbert Engineering
  - Request: Issue an OOC
  - Documents Presented: revised site plans
  - Jurisdiction: Riverfront
  - Project Status Summary
    - Project includes the construction of a 32' x 26' garage. Hearing was continued as no DEP File # and to address the SCC's comments.
  - Presentation and Discussion:
    - Applicant has updated the plan the address all comments of the Commission at the last Hearing.
    - DEP requested an alternative analysis which was provided.
  - Public Comment:
    - none
  - Vote: On a motion of D. Barnicle; 2<sup>nd</sup> by S. Chidester the Commission vote to close the Public Hearing for 64 Shattuck Road, DEP File #300-1118. AIF 4-0
  - Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the Commission vote to issue the Order of Conditions for DEP File #300-1118, 64 Shattuck Road including the addition of two red maples and with the following conditions:
    - Standard OOC conditions.
    - Restoration plantings as shown on plan.
    - Install infiltration as shown on the plan. Provide proper documentation of installs to be verified by P.E.
    - Perpetual conditions for permanent bounds and restoration plantings. AIF 4-0
5. **235 Podunk Road-*continued* RDA- Construction of a Single Family Home and associated site work.**

- Owner/Applicant: AH & DB Custom Homes      Representatives: M. Dipinto, Three Oaks Environmental
  - Request: Issue a Determination
  - Documents Presented: n/a
  - Jurisdiction: Buffer Zone to a bordering Vegetated Wetland
  - Project Summary
    - Construction of a SFH and associated appurtenances to include private septic and well.
  - Presentation and Discussion:
    - A written request was received to continue the Hearing.
  - Public Comment:
    - none
  - Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the Commission vote to continue the Hearing for 235 Podunk Road to January 27, 2022; AIF 4-0.
- 6. 235 Podunk Road- *continued* Local NOI- Construction of a Single Family Home and associated site work.**
- Owner/Applicant: AH & DB Custom Homes      Representatives: M. Dipinto, Three Oaks Environmental
  - Request: Issue a Determination
  - Documents Presented: n/a
  - Jurisdiction: Buffer Zone to a bordering Vegetated Wetland
  - Project Summary
    - Construction of a SFH and associated appurtenances to include private septic and well.
  - Presentation and Discussion:
    - A written request was received to continue the Hearing.
  - Public Comment:
    - none
  - Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the Commission vote to continue the Hearing for 235 Podunk Road to January 27, 2022; AIF 4-0.
- 7. 286 Big Alum Road- *continued* NOI- Construction of a Permanent Dock-DEP File #300-1119**
- Owner/Applicant: Geoffrey and Jennifer Hunt      Representatives: P. Engle, McClure Engineering
  - Request: Issue an OOC
  - Documents Presented: revised site plans
  - Jurisdiction: Buffer Zone, Bank
  - Project Summary
    - The applicant is proposing a 32' x 12' cantilever dock partially over an existing dock and patio area along the shoreline. Dock will extend 20' over the water.
  - Presentation and Discussion:
    - Applicant provided plan revisions including adding Bank impact of 10 ft. to the NOI; plan revisions include shifting counterweight 2 ft. off of the Bank, reducing the counter weight to 10 ft. x. 10ft., reduction of dock width to 10 ft. and the removal of additional patio and stabilization with sod.
    - Agent recommends Erosion controls at Bank area and the addition of a Turbidity curtain if needed.
  - Public Comment:
    - none
  - Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the Commission vote to close the hearing for 286 Big Alum Road. AIF 4-0.
  - Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the Commission vote to issue the Order of Conditions for DEP File #300-1119, 286 Big Alum Road including the following conditions:
    - Standard OOC conditions.
    - Dock decking boards shall have gaps (16 penny nails width) to provide sunlight below the dock. Trees to be protected during work.
    - ECs installed between area to be excavated and resource are. Turbidity curtain if needed.
    - Excavated material to be properly removed from the site.
    - Chapter 91 license to be obtained prior to work.
    - Order to note bank impact for site as any future Bank impact proposals need to meet Bank standards in WPA and SWB.

AIF 4-0

**8. Lot 3 - 30 Main Street – ANRAD (Abbreviated Notice of Resource Area Delineation)-DEP File #300-1113**

- Owner/Applicant: J. Stelmock      Representative: P. Engle, McClure Engineering
- Request: Issue an ORAD
- Documents Presented: n/a
- Project Status Summary:
  - Project was continued to allow time for contract arrangements to be made and for review. Review has been complete since the last discussion.
- Presentation and Discussion:
  - Oxbow Associates provided the Commission with his review of the property.
  - There were a few flags that needed adjustment a comments that needed to be addressed.
  - Third Party was in agreement with the vernal pool assessment done previously and portions of the flagging and pools were not reviewed because of reviews done by EcoTec in the past.
  - Agent recommends continuing the Hearing to the next meeting to allow time for the Commission to visit the site with Ron from Oxbow and allow time for the applicant to revise the plan to address comments from Oxbow.
- Public Comment:
  - none
- Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the Commission vote continue the Public Hearing for Lot 3, 30 Main Street to January 6, 2022. AIF 4-0

**9. 91 Clarke Road- continued NOI- New Single Family Home with associated site work- DEP File #300-1112**

- Owner/Applicant: S. Noyes      Representative: Scott Morrison, EcoTec
- Request: Issue OOC
- Documents Presented: revised site plan
- Project Summary:
  - Project includes the construction of a single family house, barn, driveway and associated site work to include a well and septic system. Project was continued to provide time to make plan revisions and to allow for the submission of additional information in form of soil analysis for the A series wetland in vicinity of Flag # A11 to A3.
- Presentation and Discussion:
  - Project has been revised to move the house out of the 100 ft buffer zone and the barn removed. The house design was changed to reduce grading needed.
  - Wetland flagging was adjusted in the vicinity of A6 and A5 closer to Clarke Road.
  - Agent recommends removal of the invasive Japanese Knotweed to stop the spread to adjacent properties and outcompete native species.
  - Scott Morrison agrees, treatment of the invasive with this Order of Conditions will be better for the Property Owner vs coming back at a later date to the Commission.
- Public Comment:
  - none
- Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the Commission vote to close the Public Hearing for 91 Clarke Road, DEP File #300-1112. AIF 4-0
- On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the Commission vote to approve the Order of Conditions for 91 Clarke Road, DEP File #300-1112 with the following:
  - Standard OOC conditions.
  - Any material on site to be removed (driveway area) that contains Japanese knotweed parts/roots in it shall be properly disposed of to avoid assisting its spread. AIF 4-0

**10. 76 Stallion Hill Road – NOI – Replacement of a failed septic system– DEP File #300-1116**

- Owner/Applicant: Jared Hamre      Representative: M. Farrell, Green Hill Engineering
- Request: Issue an OOC
- Documents Presented: n/a
- Project Status Summary:
  - Repair of a failed septic system. Project was continued for representative to address SCC and staff comments.
- Presentation and Discussion:

- Engineer revised plan to move the septic outside the 50 ft buffer zone and take down part of the deck.
- The Agent met with the Engineer for the project and is in agreement with the updated plan.
- Public Comment:
  - Jacqueline Boothhiller Casey, the owner of 72 Stallion Hill Road still has concerns with the distance of the leach field to her well.
  - The Engineer for the project ensures that her well is a safe distance away per Title V.
  - She was advised to call the Board of Health with any other questions about her well.
- Vote: On a motion of S. Chidester, 2<sup>nd</sup> by R. Bishop; the Commission vote to close the Public Hearing for 76 Stallion Hill Road. AIF 3-1(Barnicle)
- On a motion of S. Chidester, 2<sup>nd</sup> by R. Bishop the commission approve the Order of Conditions for 76 Stallion Hill Road, DEP File #300-1116 with the Agents conditions to be outlined in the permit. AIF 3-1(Barnicle)

**11. 231, 233, 235 Cedar Street--continued ANRAD (Abbreviated Notice of Resource Area Delineation) – DEP File #300-1090**

- Owner/Applicant: Michael and Gail Young Representative: P. McManus, EcoTec
- Request: Issue an ORAD
- Documents Presented: n/a
- Project Status Summary:
  - Resource area approval for 3 parcels, continued to allow time to restore the wetlands. This has been continued as work needs to be completed before the ORAD is issued.
- Presentation and Discussion:
  - Applicant is requesting more time to complete the restoration. A written request for a continuation was received.
- Public Comment:
  - none
- Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester; the Commission vote continue the Public Hearing for 231, 233, & 235 Cedar Street to January 6, 2022. AIF 4-1

**12. 180 Breakneck Road and 16 Cross Street – ANRAD – Proposed Equine Center– DEP File #300-1120**

- Owner: 16 Cross Street-Breakneck Ridge Inc, 180 Breakneck Road-Leon, Doris, Edward, Roger, George, Madeline, and Paul Pontbriand
- Applicant: Sturbridge Equine and Agricultural Property, LLC Representative: Chris Wagner, VHB
- Request: Issue ORAD
- Documents Presented: n/a
- Project Status Summary:
  - Resource area approval for 2 parcels of land totaling 298.50 acres. Project has been continued from the last hearing as the project team requested time before the SCC voted on the project.
- Presentation and Discussion:
  - A continuation request was received for this project by the applicant.
  - The applicant wants more time to decide what to do with the property.
  - DEP has issued a file # and comments which will need to be addressed by the applicant.
- Public Comment:
  - none
- Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the Commission vote to continue the Public Hearing for 180 Breakneck Road and 16 Cross Street to January 27, 2022. AIF 4-0

**II. WETLANDS DECISIONS**

**III. ADMINISTRATIVE DECISIONS**

**13. Minutes of 11/2/21 & 11/16/21 to be approved**

- Documents Presented: draft minutes
- Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the commission vote to accept the 11/2/21 minutes as written. AIF 4-0
- Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by S. Chidester the commission vote to accept the 11/16/21 minutes as written.

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**UPDATES**

**IV. OLD BUSINESS**

**V. ADMINISTRATIVE UPDATES**

**14. Committee Updates**

- CPA: No report
- Trail Committee: No report, 1<sup>st</sup> Day Hike sponsored by FROST on 1/1/22
- Open Space Committee: N/A
- Lakes Advisory Committee: No meetings or report until April 2022.

**VI. NEW BUSINESS**

**15. Agent's Report**

- The Agent updated the commission on all the new projects for the next meeting.
  - Meeting will move back to the Center Office Building in January on Thursdays.
  - Chairman wants to add an Associate member to the Board.
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Next Meeting Date: 1-6-22    Site Visits: 12-28-21 9-12 pm

***ADJOURN at 8:34 pm Motion by S. Chidester, 2<sup>nd</sup> R. Bishop AIF 4-0***