

Sturbridge Conservation Commission

Meeting Minutes

Tuesday, May 7, 2019

Approved August 20, 2019

Present:

Ed Goodwin, Chairman
Steven Chidester, Vice-Chair
Steve Halterman
David Barnicle
Paul Zapun
Rebecca Gendreau, Conservation Agent

Also Present:

Josh Roy, 226 Roy Road
Brian Freeland, 26 Birch Street
Peter Iott, 6 Apple Hill Road
Polly Currier, 13 McGilpin Road
Maura Tombeno, 14 McGilpin Road
Glenn Colburn, Opacum Land Trust
Howard Fife, Opacum Land Trust
Tom Curry, 25 McGilpin Road
Sue Curry, 25 McGilpin Road
Anne Beaupre, 14 McGilpin Road
Suzanne Brozek, 2 Kaitbenski Drive
Chad Maramo, 7 Blueberry Lane
Buck Smith, 7 Blueberry Lane
Jeff Bridges, Town Administrator

Chairman Goodwin called the meeting to order at 6:00 pm.

Quorum Check - Confirmed

Committee Updates

- CPA:
- Open Space Committee:
- Trails Committee: D. Barnicle discussed preparations for the workday on the Riverlands; preparation for the parking area on the OSV side of Riverlands to accommodate 20 or more cars, hoping to have parking areas on both ends of the Riverlands trail; beaver dam issues and water level rising.
- Lakes Advisory Committee: None

Walk-Ins

Roy Road Improvements – J. Rory

Josh Roy of 226 Roy Road, introduced himself and stated that he has come to the Commission because some residents of Roy Road (including himself) are interested in trying to do some improvements to Roy Road, which is a private way, approximately 700ft. long. It is currently a gravel road and they are looking to get the Commissions support in doing asphalt grindings on top of the current gravel road. The gravel road has been damaged recently by snow plows over the winter and because of the increased amount of rain that we've had this spring. The road was originally built in the 1950s and it was built through a wetland, 15 years ago the sewer system was put in and all the boulders that were making up the road base were removed which has made the road flex and move. J. Roy stated that they want to do asphalt grindings instead of asphalt pavement because the road does shift and it would be expensive to keep repairing the cracks that the pavement would get, also the grindings should help eliminate some of the silt coming off the road into the wetlands.

R. Gendreau stated that she has spoken with J. Roy about getting the process started but also stated that there are some concerns with putting loose grindings down from a chemical standpoint that could end up in the wetlands. J. Roy stated that when they put down the grindings they would do it in warm weather and have a roller go over top of it to bind it together but it will still have flexibility. E. Goodwin stated concerns with millings being put down and not professionally tared, stated that he doesn't want to see excess millings in the lake.

J. Roy and the Commission discussed the different impacts of pavement, millings and gravel to the wetlands.

R. Gendreau discussed different options regarding binding the loose millings together and making sure it won't drain into the wetlands.

S. Halterman stated that if they do a filing and tell the Board exactly how they are going to pave the road that would be something the Commission could review. S. Halterman also asked if they would consider stone for the road. J. Roy stated that they could do stone but they want to do something that will keep the road compacted since when the plows go through in the winter they tear up all the stone.

E. Goodwin stated that the Commission would rather see the road done with stone or gravel but they understand the issue that the neighborhood is having and told J. Roy that he should come back to the Board with a filing.

Public Hearings

S. Chidester read the public hearing rules.

6:15 Request for Determination of Applicability; Continued from April 16, 2019. 26 Birch Street; Proposed deck attached to shed. Freeland, S.

Documents Reviewed:

Site Plan for 26 Birch Street

Brian Freeland, 26 Birch Street, came before the Commission and explained that they started renovating the property and instead of demolishing structures they were renovating around what was already existing. The property had railroad ties that ran along the side of the slope into the lake that were eroding so they started removing them but didn't want the slope washing away into the water. Along with that there is a shed on a concrete foundation that they didn't want to have compromised by the erosion of the land after the railway ties were taken out.

R. Gendreau put pictures of the property on the screen for the reference of the Commission.

B. Freeland explained the pictures to the Commission and showed them locations that he had discussed previously.

R. Gendreau discussed how the Commission and B. Freeland could proceed with this determination for a variance.

P. Zapun stated that he would rather see the property in person than just pictures.

D. Barnicle stated that the landowner could make some improvements by adding some bushes and trees but stated that the expansion of the footprint is in violation of what the Commission has ever permitted in the past.

S. Chidester stated that they would need a two to one mitigation. They would need a planting plan with trees or bushes that would fill in the water front area and the structure itself would need to be pervious so that the water could readily flow through it and would like to see stone underneath the deck for infiltration and so the dirt under the deck won't flow too much into the lake. S. Chidester also stated that he wouldn't approve the plan unless it states in the conditions that the deck cannot be covered in the future and turned into an impervious structure, no increase in the shed size and no roof put over the deck in the future.

D. Barnicle stated that they should see the planting plan before they make any real decision on the structure and they should give P. Zapun an opportunity to go see the property and suggested that the Commission ask the applicant if he would be willing to have an extension.

S. Halterman agreed with an earlier statement made by D. Barnicle that if this determination had come to them without already built structures, the Commission would not allow this but since there was a previous structure there it shouldn't be an issue. But he also stated that after D. Barnicle's concerns, he was concerned about this project. R. Gendreau stated that there was a structure on the property prior and regulations state that if you can show the two to one in a disturbed area mitigation, if you're making improvements than it can be permitted.

Motion: To continue public hearing until May 21, 2019 at 6:15pm. By: S. Chidester

Vote: All in Favor (5-0)

6:30 Notice of Intent; DEP File #300-1033; 11McGilpin and 6 Apple Hill Road; Construction of a single family house, associated appurtenances and the installation of a sewer and water line.

Documents Reviewed:

Building Plan for 6 Apple Hill Road

Peter Iott, of 6 Apple Hill Road, came before the Commission and stated that he had purchased this property and was hoping to build a house on the property for him and his family to move into. P. Iott stated that he spoke with Mark from the DPW and Shane from the Water Department and they took a look at the property and they stated a water and sewer tie-in would be feasible.

R. Gendreau put the site plan up on the screen and walked the Commission through the potential plan.

D. Barnicle brought up concerns with the plan for the driveway, stating that it was too close to the wetland and would cause run off into the wetland and stated that the applicant could move the driveway over or make it angled more. R. Gendreau stated that an infiltration trench could be installed to catch any potential runoff from the driveway. P. Iott stated that he would do whatever the Commission needed him to do to build on the property.

S. Chidester stated that he would like to see one of the big old trees on the property maintained and

to have the driveway as far away from that as possible so the roots aren't undercut and he would like to see improvements along the road to help with drainage and stated that an infiltration trench would be a good idea.

E. Goodwin asked if there was anyone in the audience who would like to speak. Polly Currier of 13 McGilpin Road, came forward and asked the Commission if there was a way to determine if the area did have vernal pools. R. Gendreau stated that if there was a concern that a wetland was functioning as a vernal pool habitat, there is a process to rule it out. P. Currier stated that she thinks there are vernal pools because she has seen tadpoles in the wetland before. R. Gendreau stated that it didn't appear to have the ability to function as vernal pool habitat. The changes in the canopy appear to have let more sunlight in, more herbaceous vegetation than standing water. These may have changed the habitat and there could have been vernal pool habitat in the past. If the Commission wanted they could do another walk through. P. Currier also brought up concerns about the stone wall since it's a historic wall. R. Gendreau stated that that would go through the Planning Department as it is a scenic road, and they would need to review it and may have some conditions. Maura Tombeno of 14 McGilpin Road, came forward and asked if the two houses will be connected, the Board stated that they would be separate.

Glenn Colburn of Opacum Land Trust came forward and discussed ways to save a large tree that is on the property by protecting the root system.

Tom Curry of 25 McGilpin Road, came forward and brought up his concerns with increase in rain, all the runoff water going into the wetland.

The Commission discussed next steps in regards to visiting the site again to check for vernal pool habitat and for the applicant to come back to the Commission with a revised plan showing all the conditions that were discussed.

Motion: To continue public hearing on May 21st, 2019 at 6:30pm. By: E. Goodwin

Vote: All in Favor (5-0)

New Business

Opacum Land Trust Conservation Restriction Monitoring Reports

Documents Reviewed:

Monitoring Reports

Letter Permits

Tree Removal Permit Application – 1 Adams Road **Approved**

Wetland Letter Permit Application – 484 Main Street **Approved**

Old Business

MA DOT; MA Pike and Cedar Lake

MA DOT; Quinebaug River/Rt. 20

Hamilton Rod and Gun Club/Rampco, 24 Hamilton Road; Status update

179 Main Street – Parking Lot and Stormwater Management

Hobbs Brook Plaza, 100 Charlton Street, Retaining Wall

43 & 44 Allen Road; Holdcroft, D.; Zoning Enforcement Violation & Cease and Desist Letter

New Business

St. Anne's Cemetery, 33 Arnold Road

Signatures

Amended Orders of Conditions; DEP File #300-1021; 30 River Road, RV Management Services SB, LLC

Agent Report

Site visit schedule

Adjourn

Motion: To adjourn. By:

2nd:

Vote:

Adjourned at

Minutes prepared by: Jeneé Lacy