

CONSERVATION COMMISSION MINUTES

Date: August 17, 2021
Time: 6:01 -7:59 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.

DECISIONS

I. PUBLIC HEARINGS

1. 231-237 Cedar St – NOI-work to complete wetland replication and driveway cross-culvert installations-DEP file #300-1107

- Owner/Applicant: Michael and Gail Young Representative: Paul McManus, EcoTec
- Request: Issue OOC
- Documents Presented:
- Project Summary
 - Wetland restoration with cross culvert installation.
- Presentation and Discussion:
 - Work on this NOI is proposed after filing of an ANRAD in early spring.
 - DEP requested that the applicant file for a partial COC for a superseding order from the late 1980's before starting on this project.
 - Applicant provided an overview on the project, culvert pipes will be added in the current driveways with very minimal fill to cover.
 - The Agent recommends a Wetland Scientist be onsite to oversee the contractor, and as built plans showing all replication and pipe locations.
 - Replication includes planting of 12 trees and 60 shrubs
- Public Comments:
 - M. Young-property Owner shared that heavy rain events in July never created flowing water in the project areas.
- Vote: On a motion of E. Gaspar, 2nd by D. Barnicle the Commission vote to close the Public Hearing for 231-237 Cedar Street. AIF 4-0
- On a motion of D. Barnicle, 2nd by E. Gaspar the commission vote to approve the Order of Conditions for 231, 233, 235, & 237 Cedar Street, DEP file #300-1107 including the Agent's recommendations and filing for DEP's requirements. AIF 4-0

2. 35 Bennetts Road-continued NOI-Landscape Improvements-DEP File#300-1106

- Owner/Applicant: Michael Serirak Representatives: J. Dubois, DC Engineering
- Request: Issue OOC
- Documents Presented: revised plan
- Project Status Summary
 - Project was discussed at the previous SCC meeting. Questions and comments from staff, the SCC and DEP in regards to the shoreline wall replacement proposal. Appears portion of wall is Bank and would require additional permitting as direct wetland impact. Engineer was to discuss with client and contractor.
- Presentation and Discussion:
 - Agent met with the engineer and contractor on site to go over the wall replacement near the shoreline.
 - The plan was revised to reflect the anticipated wall work which consists of rebuilding dry laid stone wall, steps and work behind the wall to improve drainage. NOI revised to reflect 8 linear feet of temporary bank impact.
- Public Comment:
 - none



Conservation Agent

Rebecca Gendreau

Administrative Assistant

Erin Carson

Conservation Commission Members

Ed Goodwin
Steven Chidester
David Barnicle
Erik Gaspar

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- Vote: On a motion of E. Gaspar, 2nd by D. Barnicle the Commission vote to close the public hearing for 35 Bennetts Road. AIF 4-0
 - On a motion of D. Barnicle, 2nd by E. Gaspar the Commission vote to issue an Order of Conditions for 35 Bennetts Road, DEP File #300-1106 with the following conditions:
 - Standard OOC conditions.
 - Replacement plantings as shown on the plan. AIF 4-0

3. 59 Bennetts Road – *continued* NOI-Raze and rebuild of a SFH, septic system, well and associated site work- DEP File #300-1103

- Owner/Applicant: Dale Perry Representative: L. Jalbert, Jalbert Engineering
- Request: Issue an Order of Conditions
- Documents Presented: n/a
- Project Status Summary:
 - The Hearing was continued to allow the applicant time to address the comments of the SCC and to allow time for submission to the BOH for a variance request.
- Presentation and Discussion:
 - The Applicant has been granted approvals from both Board of Health and Zoning Board of Appeals.
 - The Applicant has worked with the property owner of reducing the footprint of the house but reducing the square footage from 800 ft is not possible.
 - The plan was updated to show the removal of 3 trees with replacement plantings, the Commission would like an alternative planting for the boxwood proposed.
- Public Comments
 - D. Perry-property owner-Expanding the footprint of the cottage is the only way to gain closets and an additional bathroom.
 - D. Minchoff-abutter-Improvements to the property will benefit the neighborhood along with the lake.
- Vote: On a motion by D. Barnicle, 2nd by E. Gaspar, the Commission vote to close the public hearing for 59 Bennetts Rd. AIF 4-0
- On a motion of D. Barnicle, 2nd by E. Gaspar, the Commission vote to issue the Order of Conditions for 59 Bennetts Road, DEP File #300-1103 with the following conditions:
 - Standard OOC conditions.
 - Replacement plantings as shown on the plan with the change from boxwoods to berry bushes or similar. AIF 3-1(Goodwin)

4. 100 Paradise Lane –NOI-Raze and Rebuild- DEP #300-XXXX

- Owner/Applicant: Michael Detarnado Representative: L. Jalbert, Jalbert Engineering
- Request: Issue an Order of Conditions
- Documents Presented: n/a
- Project Status Summary:
 - Project was continued as the SCC had questions and as the DEP File # had not been issued.
- Presentation and Discussion:
 - The applicant is requesting a continuation until the DEP file # is issued.
- Public Comments
 - None
- Vote: By consensus vote, the Commission vote to continue the public hearing for 100 Paradise Lane to September 21, 2021. AIF 4-0

5. 30 Main Street/20 Fiske Hill Road – continued NOI – Development of a residential and commercial cul-de-sac subdivision -- DEP File #300-1086

- Owner/Applicant: Matt Sosik Representative: P. Engle, McClure Engineering
- Request: Issue an Order of Conditions.
- Documents Presented: n/a
- Project Status Summary: Project was continued at the last meeting.
- Presentation and Discussion:
 - The Agent recommends approval with Conditions and a waiver will also be required.

- Applicant has addressed all comments.
 - Public Comment:
 - none
 - Vote: On a motion of E. Gaspar, 2nd by D. Barnicle, the Commission vote to close the Public Hearing for 30 Main Street/20 Fiske Hill Road. AIF 4-0
 - On a motion of E. Gaspar, 2nd by D. Barnicle, the Commission vote to issue the Order of Conditions for 30 Main Street/20 Fiske Hill Road, DEP File#300-1086 with the conditions noted. AIF 3-1(Barnicle)
- 6. 134-148 Lake Road-Request to Amend an Order of Conditions, DEP #300-1067-Amend permit to include paving of roadway**
- Owner/Applicant: Thomas Clark, Big Alum Lake Association Representative: P. Engle, McClure Engineering
 - Request: Issue an Order of Conditions.
 - Documents Presented: n/a
 - Project Status Summary: Project was continued at the last meeting to allow time for the engineer to review storm-water.
 - Presentation and Discussion:
 - A written continuation request was received for September 21, 2021.
 - Commission has concerns that this is multiple projects were the same contractor has not followed the approved OOC.
 - Public Comment:
 - none
 - Vote: By consensus vote, the Commission vote to continue the Public Hearing for 134-148 Lake Road. AIF 4-0
- 7. 650 and 680 Route 15-cont'd NOI- Proposed development of a Nursery and Tree Farm to include a perennial stream crossing-DEP File #300-1092**
- Owner/Applicant: M. Krubricky, Landing Rock LLC Representative: P. Engle, McClure Engineering
 - Request: Issue an Order of Conditions.
 - Documents Presented: n/a
 - Project Status Summary: Project was continued at the last meeting to allow more time for the applicant to address comments from the peer review.
 - Presentation and Discussion:
 - A written continuation request was received for September 21, 2021
 - Public Comment:
 - none
 - Vote: By consensus vote, the Commission vote to continue the Public Hearing for 650 and 680 Route 15 to September 21, 2021. AIF 4-0
- 8. 118 Leadmine Lane-cont'd NOI- Construction of a SFH, well, and septic system-DEP File #300-1073**
- Owner: G. Kellaheer Applicant: A Kellaheer Representative: G. Krevosky, EBT Environmental
 - Request: Issue an Order of Conditions.
 - Documents Presented: n/a
 - Project Status Summary: Project has continued as all EO items must be addressed before any new permits are issued.
 - Presentation and Discussion:
 - The Agent took a ride out to the property today and confirmed that progress has been made on the project but is not complete. A continuation seems appropriate to September 21, 2021
 - Public Comment:
 - none
 - Vote: By consensus vote, the Commission vote to continue the Public Hearing for 118 Leadmine Lane. AIF 4-0

II. WETLANDS DECISIONS

- 9. 194 & 196 Big Alum Road –Tree Removal permit request**
- Original Applicant: Brock Colwell Requester: same
 - Request: Issue a letter permit
 - Documents Presented: N/A

- Project Summary: Removal of eleven pine trees.
- Presentation and Discussion:
 - Property owner has expressed safety concerns with trees due to size with risk of failure or loss of limbs which have potential to fall on home and in yard. The cluster of the tree poses a challenge for replanting.
 - Only one Commission member was able to visit the site before the meeting, other members would like to see the trees before voting on the removal.
- Vote: On a motion of D. Barnicle, 2nd by E. Gaspar the Commission vote to authorize a portion of the commission to make a decision on behalf on the entire Board. AIF 4-0

10. 42 Champeaux Road –Request for Permit Extension-DEP File #300-1023

- Owner/ Applicant: Jean Sullivan Requester: same
- Request: Grant Permit Extension
- Documents Presented: N/A
- Project Summary: Project has not been started due to pandemic and market. Requesting 3-year extension
- Presentation and Discussion:
 - Permit was issued for construction of a new single family home and associated site work.
- Vote: On a motion of D. Barnicle, 2nd by E. Gaspar, the Commission vote to extend the Order of Conditions for DEP File #300-1023, 42 Champeaux Road. AIF 4-0

11. 92, 94, 96 Hall Road Culvert—Ratify an Emergency Authorization

- Original Applicant: Clearview Construction Property Owner: Sturbridge DHC LLC
- Request: Ratify Issued Emergency Authorization
- Documents Presented: N/A
- Project Summary: A sink hole was created on the property. Review of the site has determined that the much of the CMP which runs under the developed property is has started to deteriorate. Plan received to remove and replace pipe. Site is a developed apartment complex and the sink hole and potential for new sink holes is a safety threat.
- Presentation and Discussion:
 - The emergency authorization was granted by the Agent with the Chair.
- Vote: On a motion of D. Barnicle, 2nd by E. Gaspar, the Commission vote to ratify the issued Emergency Authorization for work at 92, 94, & 96 Hall Road. AIF 4-0

12. 64 South Shore Drive—Request for Certificate of Compliance-DEP File#300-1020

- Original Applicant: Andrew Houle Requester: Sturbridge DHC LLC
- Request: Ratify Issued Emergency Authorization
- Documents Presented: N/A
- Project Summary: Project included the replacement of a failing wood vertical shoreline wall a boulder wall, replacement of steps and walkways with and landscaping of the embankment to the lake
- Presentation and Discussion:
 - The emergency authorization was granted by the Agent with the Chair.
- Vote: On a motion of D. Barnicle, 2nd by E. Gaspar, the Commission vote to ratify the issued Emergency Authorization for work at 92, 94, & 96 Hall Road. AIF 4-0

III. ADMINISTRATIVE DECISIONS

13. Reorganization of the Board

- Documents Presented: N/A
- Vote: TABLED

UPDATES

IV. OLD BUSINESS

- 508 International update-release of the court case once the Enforcement Order was also released.
- 30 River will Road will be discussed in executive session at the next meeting.

V. ADMINISTRATIVE UPDATES

14. Committee Updates

- CPA: N/A
- Trail Committee: next meeting 8/19 at 7pm
- Open Space Committee: next meeting 8/19 7pm

- Lakes Advisory Committee: next meeting 8/19

VI. NEW BUSINESS

15. Agent's Report

- Cedar Lake Association would like to attend the next meeting to provide an update on the DOT project.
- 7 Allen Road- Agent met with abutters to clean up a project that encroached on Town owned Conservation property.
- Hobbs Brook wall project has a small revision to the plan and they are working with the Agent on a plan to move forward.

Next Meeting Date: 9-21-21

Site Visits: 9-14-21

ADJOURN at 7:59 pm Motion by S. Chidester, 2nd by D. Barnicle AIF 4-0