

# CONSERVATION COMMISSION MINUTES

Date: November 2, 2021  
Time: 6:00 -8:26 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.  
All Members present.

## DECISIONS

### I. PUBLIC HEARINGS

#### 1. 24 Hamilton Road- RDA-Removal of 40 trees

- Owner/Applicant: Hamilton Rod and Gun Club      Representatives: none
- Request: Issue Determination
- Documents Presented: sketch plan
- Jurisdiction: Buffer Zone
- Project Summary
  - Project includes the removal of 40 dead or declining red pines.
- Presentation and Discussion:
  - Abutter notification and proof of Legal Ad verified.
  - Applicant requests a continuation to allow time for the commission to view the site.
- Public Comment:
  - none
- Vote: By consensus vote the Commission continue the hearing for 24 Hamilton Road to November 16, 2021; AIF 5-0.

#### 2. 235 Podunk Road -RDA-Construction of Single Family Home and associated site work

- Owner/Applicant: AH & DB Custom Homes      Representatives: M. Dipinto, Three Oaks Environmental
- Request: Issue Determination
- Documents Presented: colored site plans
- Jurisdiction: Buffer Zone
- Project Summary
  - Construction of a new Single Family Home, Septic System, Well, and associated site work.
- Presentation and Discussion:
  - Abutter notification and proof of Legal Ad verified.
  - Applicant requests a continuation to allow time for a new perc test to move the location of the septic system.
  - Agent visited the site and has a few concerns with some of the wetland flagging.
- Public Comment:
  - none
- Vote: By consensus vote the Commission continue the hearing for 235 Podunk Road (RDA) to December 7, 2021; AIF 5-0.

#### 3. 235 Podunk Road –Local NOI-Construction of Single Family Home and associated site work

- Owner/Applicant: AH & DB Custom Homes      Representatives: M. Dipinto, Three Oaks Environmental
- Request: Issue an OOC
- Documents Presented: colored site plans
- Jurisdiction: Buffer Zone
- Project Summary
  - Construction of a new Single Family Home, Septic System, Well, and associated site work.
- Presentation and Discussion:
  - Abutter notification and proof of Legal Ad verified.
  - Applicant requests a continuation to allow time for a new perc test to move the location of the septic system.
  - This project may require a NOI under the state Wetland Protection Act.



**Conservation  
Agent**

Rebecca Gendreau

**Administrative  
Assistant**

Erin Carson

**Conservation  
Commission  
Members**

Ed Goodwin  
Steven Chidester  
David Barnicle  
Erik Gaspar  
Roy Bishop

308 Main Street.  
Sturbridge, MA  
01566  
T 508/347-2506

[www.sturbridge.gov](http://www.sturbridge.gov)

- Public Comment:
    - none
  - Vote: By consensus vote the Commission continue the hearing for 235 Podunk Road (local NOI) to December 7, 2021; AIF 5-0.
4. **150 Charlton Road – 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 an OOC
  - Documents Presented: colored site plans
  - Jurisdiction: Buffer Zone to BVW, Bank, LUW, IVW (SWB only) and Riverfront
  - Project Status 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.
  - Presentation and Discussion:
    - Proof of legal advertisement and abutter notification received.
    - Agent-This commercial site will require stormwater analysis and review of the Riverfront in the form of Peer Review.
    - Also need verification that use of the site (towing facility) would be considered Land Use with a High Pollutant Load.
    - Commission discussed visiting the site and requiring a peer review, Agent will solicit reviews for the Commission to vote on at the next meeting.
  - Public Comment:
    - none
  - Vote: On a motion of E. Gaspar, 2<sup>nd</sup> by D. Barnicle; the Commission vote to solicit peer reviews of this site to bring back to the meeting of December 7, 2021. AIF 5-0
  - On a motion of D. Barnicle, 2<sup>nd</sup> by E. Gaspar; the Commission vote to continue the Public Hearing for 150 Charlton Road, DEP File #300-1115; AIF 5-0
5. **29 Valley Road & 31 Caron Road- NOI- Parking Area Improvements-DEP File #300-1117**
- Owner/Applicant: 29 Valley Road-John and Richard Brogan, 31 Caron Road-Cedar Lake LLC     Representative: G. Krevosky, EBT Environmental
  - Request: Issue an OOC
  - Documents Presented: colored site plan
  - Project Summary:
    - Level driveway area by cutting into the slope and proposed parking area.
  - Presentation and Discussion:
    - Proof of abutter notifications received. Proof of Legal Ad verified.
    - The Agent recommends approval, parking and driveway would appear to benefit drainage on the site.
    - The Commission would like additional tree replacements but the site is limited. Glenn Krevosky will update the replacement plan to include 3 additional trees added near the water.
  - Public Comment:
    - None
  - Vote: By a motion of E. Gaspar, 2<sup>nd</sup> by D. Barnicle; the commission close the public hearing for 29 Valley Road and 31 Caron Road, DEP File # 300-1117. AIF 5-0
  - On a motion of E. Gaspar, 2<sup>nd</sup> by D. Barnicle the commission vote to issue an Order of Conditions for DEP File # 300-1117, 29 Valley and 31 Caron Road with the following conditions:
    - Standard OOC conditions
    - Include an entrenched silt fence with the straw wattle on the plan.
    - No stockpiling of excavated materials on site.
    - Three additional trees will be planted, G. Krevosky will add the location to the plan. AIF 5-0

**6. 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 OOC
- Documents Presented: colored site plans
- Project Summary:
  - Repair of a failed septic system.
- Presentation and Discussion:
  - This site is located in Riverfront and buffer zone.
  - Proof of abutter notifications received. Proof of Legal Ad verified.
  - Similar septic replacement previously approved here under DEP File #300-813. Work was not completed and permit has expired. System was proposed in different location (SE side of site) which is further from the wetlands. Was within 100 ft well setback for this property's well.
  - Additional Wetland flagging appears necessary after the site visit of the property. Additionally review and variance will be required from Board of Health.
  - Mark Farrell explained that the system was placed in this new location to comply with the 100 ft well radius requirements for BOH. Some small diameter trees will need to be removed as part of this project.
  - The Commission suggests a continuation to address additional wetlands on site.
- Public Comment:
  - Jacqueline Bouthiller-72 Stallion Hill Road has concerns with the repair of this system with regards to the proximity to her drinking water well, she will reach out to the BOH to find out more information on her own well and proximity to this septic system.
- Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by E. Gaspar, the Commission vote to continue the Public Hearing for 76 Stallion Hill Road to December 7, 2021. AIF 5-0

**7. 231, 233, 235 Cedar Street- Local NOI--continued ANRAD (Abbreviated Notice of Resource Area Delineation) – DEP File #300-1090**

- Owner/Applicant: Michael and Gail Young      Representative: P. McManus, EcoTec
- Request: Issue ORAD
- Documents Presented: n/a
- Project Status Summary:
  - Resource area approval for 3 parcels, continued to allow time to restore the wetlands.
- Presentation and Discussion:
  - A continuation request was received for this project by the applicant.
- Public Comment:
  - none
- Vote: On a motion of D. Barnicle, 2<sup>nd</sup> by E. Gaspar; the Commission vote continue the Public Hearing for 231, 233, and 235 Cedar Street to December 7, 2021. AIF 5-0

**8. 180 Breakneck Road and 16 Cross Street – ANRAD – Proposed Equine Center– DEP File #300-XXXX**

- 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: Figure 5 from ANRAD
- Project Status Summary:
  - Resource Area approval for two parcels of land totaling 298.50 acres. WPA public hearing was opened and continued. SWB hearing was not opened as proper abutter notifications had not been issued.
- Presentation and Discussion:
  - DEP has not issued a file number or comments for this ANRAD.
  - Applicant has notified all abutters per the regulations and provided a continuation request in writing.
- Public Comment:
  - Cathy Moore-1 Seneca Lane has concerns that this project was still before the commission despite the vote at Town Meeting.
- Vote: By consensus vote the Commission continue the Public Hearing for 180 Breakneck Road and 16 Cross Street to November 16, 2021. AIF 5-0

**9. 30 Woodlawn Drive –continued NOI-Replacement of a failed septic system-DEP File #300-1110**

- Owner/Applicant: Hibbard Family Trust      Representative: J. Dubois, DC Engineering
- Request: Issue OOC
- Documents Presented: n/a
- Project Status Summary:
  - Project was continued as board and staff had concerns with the wetland delineation. Site visits held.
- Presentation and Discussion:
  - After multiple site visits the Commission is not in agreement with the wetland delineation. For the project to move forward a third party review will be required.
- Public Comment:
  - The Property Owner joined the public phone line and is not supporting a third party review.
- Vote: By a motion of E. Gaspar, 2<sup>nd</sup> by D. Barnicle; the Commission vote to close the Public Hearing for 30 Woodlawn Drive, DEP File #300-1110. AIF 5-0
- By a motion of E. Gaspar, 2<sup>nd</sup> by D. Barnicle the Commission vote to approve the Order of Conditions for DEP File #300-1110, 30 Woodlawn Drive. AIF 0-5 Motion fails

**II. WETLANDS DECISIONS**

**10. 2 Ladd Road–Request for Certificate of Compliance-DEP File #300-1049**

- Original Permit Holder: Andrew & Erika Rivers      Requester: same
- Request: Issue a COC
- Documents Presented: N/A
- Presentation and Discussion:
  - Site visit performed. Site is in compliance with permit and restoration plan.
- Vote: On a motion of E. Gaspar, 2<sup>nd</sup> by D. Barnicle the commission vote to issue a Certificate of Compliance for DEP #300-1049, 2 Ladd Road with ongoing conditions 21 and 22. AIF 5-0

**11. 82 Paradise Lane–Request for Certificate of Compliance-DEP File #300-1075**

- Original Permit Holder: Glen Ellis      Requester: same
- Request: Issue a COC
- Documents Presented: N/A
- Presentation and Discussion:
  - Site visit performed. Site is in compliance with permit and restoration plan.
- Vote: On a motion of E. Gaspar, 2<sup>nd</sup> by D. Barnicle the commission vote to issue a Certificate of Compliance for DEP #300-1075, 82 Paradise Lane with ongoing conditions 15-18. AIF 5-0

**III. ADMINISTRATIVE DECISIONS**

**12. Minutes of 10/19/21 to be approved**

- Documents Presented: draft minutes
- Vote: On a motion of E. Gaspar, 2<sup>nd</sup> by D. Barnicle the commission vote to accept the 10/19/21 minutes. AIF 5-0

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**UPDATES**

**IV. OLD BUSINESS**

**V. ADMINISTRATIVE UPDATES**

**13. Committee Updates**

- CPA: No update
- Trail Committee: 5K at Leadmine property on 10/31 had 100 participants
- Open Space Committee: N/A
- Lakes Advisory Committee: at the last meeting there was discussion regarding permits for new weed treatments and the betterment process for private roads.

**VI. NEW BUSINESS**

**14. Agent’s Report**

- The Agent is working on the next year's fiscal budget if the commission has any ideas or needs.
  - The Conservation Department would like to work with the Board of Health when they schedule perc testing to avoid areas that have wetlands and help applicants early in the process.
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Next Meeting Date: 11-16-21 Site Visits: 11-9-21 9-12 pm

***ADJOURN at 8:31 pm Motion by S. Chidester, 2<sup>nd</sup> R. Bishop AIF 5-0***