

CONSERVATION COMMISSION MEETING MINUTES

Date: January 5, 2023
Time: 6:00 – 6:37 pm
Center Office Building, 2nd Floor
301 Main Street, Sturbridge MA 01566

Full application plans and narratives referenced in these minutes are available on the Commission's website: <https://www.sturbridge.gov/conservation-commission/pages/meeting-calendar-and-documents-0>

Quorum Present, Chairman Ed Goodwin was absent.

On a motion of R. Bishop, 2nd by T. Winglass the Commission nominate E. Gaspar as Chair of the Commission for the day. AIF 3-0

DECISIONS

I. WETLANDS DECISIONS

1. 16 Mt. Dan Road –continued NOI – Raze and rebuild of a lakefront home – DEP File #300-1135

- Owner/Applicant: Deborah Weber Representatives: L. Jalbert, Jalbert Engineering
- Request: Issue OOC.
- Documents Presented: n/a
- Jurisdiction: Buffer Zone, Bank
- Project Status Summary
 - Project includes the raze and rebuild of the existing house. The parking area will be expanded to park five cars with a gravel base and stone top on the opposite side of the private road. 2 sets of stairs proposed within the bank of the pond. Project has been continued to allow the Applicant to address the board's comments.
- Presentation and Discussion:
 - A written request for continuation was received prior to the Hearing.
- Vote: On a motion of R. Bishop, 2nd by T. Winglass the Commission vote to continue the Hearing for 16 Mt. Dan Road to January 26, 2023. AIF 3-0

2. 698 Main Street– NOI-Construction of a commercial building with associated parking and utilities-DEP File# 300-1144

- Owner/Applicant: J. Procon, Interstate Towing Representative: G. Krevosky, EBT Environmental
- Request: Issue an Order of Conditions
- Jurisdiction: Buffer Zone
- Project Summary: Project includes the construction of a 7,000 sq. ft. commercial building with associated parking areas and utilities.
- Presentation and Discussion:
 - A written request for continuation was received prior to the Hearing.
- Vote: On a motion of R. Bishop, 2nd by T. Winglass the Commission vote to continue the Hearing for 698 Main Street to January 26, 2023. AIF 3-0

3. Lot 3, 20 Fiske Hill Road & 30 Main Street (Future Road named Berry Farm) –continued NOI-Construction of a 68 lot manufactured housing community-DEP File# 300-XXXX

- Owner: M. Sosik Applicant: Justin Stelmok Representative: B. Madden, LEC Environmental
- Request: Issue an Order of Conditions
- Documents Presented: n/a
- Jurisdiction: Buffer Zone & Vernal Pool Habitat (SWB only 365-1.4 & 365 5.6)
- Project Summary: Project under DEP File #300-1132 was withdrawn without prejudice and re-filed.
- Presentation and Discussion:
 - A written request for continuation was received prior to the Hearing.



Conservation Agent

Rebecca Gendreau

Administrative Assistant

Erin Carson

Conservation Commission Members

A-Ed Goodwin
Erik Gaspar
Roy Bishop
Ted Winglass

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- Vote: On a motion of R. Bishop, 2nd by T. Winglass the Commission vote to continue the Hearing for Lot 3, 20 Fiske Hill Road & 30 Main Street to January 26, 2023. AIF 3-0

II. WETLAND DECISIONS

4. 50 Hall Road – Emergency Certification

- Applicant: OFS Fitel, LLC
- Request: Ratify issued Emergency Certification
- Presentation and Discussion: Water line burst on property caused building flooding. Excavation of the parking lot is required to locate damaged pipe and to make repair. Work started on 12-28-22 and completed.
- Vote: On a motion of R. Bishop, 2nd by T. Winglass the Commission vote to ratify the issued Emergency Certification for 50 Hall Road. AIF 3-0

5. 40 Draper Woods Road –Request for a Partial Certificate of Compliance-DEP File#300-0459

- Applicant: Morgan Reynolds Permit Holder: Swiacki and Company
- Request: Issue a partial COC
- Presentation and Discussion: Partial request. OOC for complete subdivision. This lot is not within jurisdiction but deed encumbered with the OOC.
- Vote: On a motion of R. Bishop, 2nd by T. Winglass the Commission vote to issue partial Certificate of Compliance for 40 Draper Woods Road. No perpetual conditions required.

III. ADMINISTRATIVE DECISIONS

6. Minutes of 12/5/22 to be approved

- Vote: Put on hold until the next meeting.

IV. OLD BUSINESS

7. 53 Beach Ave. Partial Certificate of Compliance DEP File #300-899

- Presentation and Discussion: A partial CoC was issued for this project in 2019 to the previous property owner. This was not recorded and not available to the new property owner. Required to re-issue. Electronic signatures not utilized at that time so requires signature by board. All member present signed the Certificate of Compliance.

8. 413 Main Street

- Presentation and Discussion: This emergency repair of the slope and parking lot led to sediment settling in the stream. Property Owner hired Scott Morrison from EcoTec to develop a plan to remove the sediment. The Commission discussed with the Agent and S. Morrison a 45 day timeline to complete the work under an Enforcement Order. Monitoring of the site is required for six months along with inspections after 1-inch rain storms.
- Vote: On a motion of R. Bishop, 2nd by T. Winglass, the Commission vote to issue an Enforcement Order for 413 Main Street for removal of sediment in the stream. Oversight provided by a wetland professional with conditions discussed at the meeting. AIF 3-0

9. 226 Roy Road DEP File #300-964

- No Discussion

10. 110 Brookfield Road

- No Discussion

V. ADMINISTRATIVE UPDATES

- Committee Updates: CPA-meeting 1/9/23, Trails-no update, Open Space-no update, and Lakes-no update

VI. CORRESPONDENCE

- 11. **National Grid Yearly Operational Plan Public Notice**-Agent provided to the Commission prior to the meeting for review.

VII. NEW BUSINESS

- 12. **Agent's Report**-none

- 13. **Next Meeting-Thursday January 26, 2023 and Site Visit Schedule-Tentative-January 17th, 2023, 9 AM**

On a motion of T. Winglass, 2nd by R. Bishop the Commission vote to adjourn the meeting at 6:37 PM. AIF 3-0