

CONSERVATION COMMISSION MINUTES

Meeting Date: August 24, 2023
Location: Center Office Building, 2nd Floor
Time: 6:03-9:30 pm

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-Roll Call; Gaspar-present, Winglass-present, Goodwin-present, Stueber-present, Bishop-Absent; quorum is achieved the meeting opened at 6:03 PM

Conservation Agent
Rebecca Gendreau

Assistant Agent
Erin Carson

Conservation Commission Members
Ed Goodwin
Erik Gaspar
A-Roy Bishop
Ted Winglass
Karsten Stueber

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DECISIONS

I. WETLANDS DECISIONS

1. Lot 3, 20 Fiske Hill Road & 30 Main Street (Future Road named Berry Farm) – NOI- Construction of a manufactured housing community-DEP File# 300-1156

- Owner: M. Sosik Applicant: Justin Stelmok
- Representative: B. Madden, LEC Environmental
- Request: Issue an Order of Conditions
- Documents Presented: draft conditions
- Jurisdiction: Buffer Zone (WPA & SWB) & Vernal Pool Habitat (Sturbridge Wetland Bylaw)
- Project Description: Construction of a manufactured home community with associated appurtenances.
- Presentation and Discussion: Project was continued to work out details for permitting. Need to discuss draft permit conditions. Staff have been working w/ the project team and information has been submitted for review. Some documents are in final form but there are still items to be modified. Staff have also been working w/ town counsel and they have now recommended that the state CR template be utilized for all open space that won't be conveyed to DFW. CR language to be worked out. DR can be used as placeholder does not have to be state approved provided in template form and CR language approved by SCC. Applicant and staff are hopeful that all open items will wrapped up in time for the next meeting.
- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to continue the Hearing until the next meeting on September 14, 2023. AIF 4-0

2. 14 Long Ave. –Request for a Determination of Applicability-House Addition

- Applicant: Stephen Gagnon Owner: same
- Request: Issue DOA
- Documents Presented: colored plans
- Project Summary: Project includes a house addition w/ a drip strip for roof runoff infiltration, removal of one tree and planting of two trees
- Presentation and Discussion:
 - Proof of legal ad received. Proof of abutter notifications required.
 - Project is not within Priority or Estimated Habitat.
 - Site visit conducted.
 - Work is located within a developed yard. Closest work is approx. 130 feet from the lake on both sides. Property slopes towards lake.
 - BOH noted that they will need to decommission the old well on property, owner is working with the BOH on a plan.
 - Commission have no concerns with the project.
- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to close the hearing for 14 Long Ave. AIF 4-0
- On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to issue a DOA:
 - Negative # 4 (not within area subject to WPA, does not require NOI unless work alters areas subject to WPA).

- Positive #2b: no resource area approval
 - Positive #5 w/ conditions:
 - Standard pre-work and sign off conditions.
 - ECs maintained throughout construction.
 - Excavated material (not to be reused) to be removed from the site. Any stockpiling must be protected until used (ECs, tarps).
 - Submit a plan to the SCC for review on the process of decommissioning the well.
 - 2 trees planted to survive for two growing seasons
 - Perpetual maintenance of stormwater structures
- AIF 4-0

3. 223 Cedar Street –Notice of Intent-Septic System Replacement-DEP File #300-1171

- Owner: Justin Carter Applicant: same
 - Representative: Scott Jordan, EcoTec
 - Request: Issue an OOC
 - Jurisdiction: Buffer Zone
 - Documents Presented: colored plans
 - Project Summary: Project includes abandoning the existing leach field in place and the installation of a Presby Enviro Septic Leaching System. The existing tank will be used.
 - Presentation and Discussion:
 - Proof of legal ad and receipt of abutter notification received.
 - Project is not within Priority or Estimated Habitat.
 - Site visit conducted.
 - All work shown within developed areas. One tree shown to be removed.
 - No work within 50 feet of the wetland.
 - Project includes wire backed silt fence and wattles.
 - Septic and slope to be seeded w/ erosion control seed mix or wildlife seed mix and only mowed once a year.
 - BOH also commented that existing tank will likely need to be replaced. The tank replacement will not change the SCC permit.
 - Vote: On a motion of E. Gaspar, 2nd by T. Winglass, the Commission vote to close the public hearing for 223 Cedar Street. AIF 4-0
 - On a motion of E. Gaspar, 2nd by T. Winglass, the Commission vote for DEP File #300-1171 to
 - Approve the project pursuant to the WPA with the following conditions:
 - Standard OOC conditions.
 - Remove excavated materials not to be reused directly from site.
 - Any earthen stockpiling must be protected until used (ECs, tarps).
 - Approve the project pursuant to the SWB with the following conditions:
 - Condition noted above.
- AIF 4-0

4. 149 Arnold Rd. – SWB Notice of Intent-Construction of a barn and associated site work

- Owner/Applicant: Michael & Christine Sosik Representative: M. Farrell, Green Hill Eng.
- Request: Issue an Order of Conditions
- Jurisdiction: Buffer Zone
- Documents Presented: colored plans
- Project Summary: Project includes the construction of a barn with associated clearing.
- Presentation and Discussion:
 - Proof of legal ad and proof of abutter notifications received.
 - Project is not within Priority or Estimated Habitat.
 - Site visit conducted.
 - All work shown outside of state jurisdiction. Clearing and grading is within 200 foot. Barn just at edge of 200 foot BZ as shown on plan.
 - Additional wetlands located across the street. Some work would appear to be within 200' BZ not within 100'.
 - Catch basin along road leads to wetlands. Should have some protections on eastern side of work to prevent washout down driveway to catch basin (straw wattle).

- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to close the hearing for 149 Arnold Road. AIF 4-0
 - On a motion of E. Gaspar, 2nd by T. Winglass, the Commission vote to approve the project pursuant to the SWB with the following conditions:
 - Standard OOC conditions.
 - Stake LOW. AIF 4-0
- 5. 400 Haynes Street – Request for a Determination of Applicability –Electric Vehicle Charging Stations**
- Applicant: The Oscar W. Larson Company Owner: Pilot Travel Centers LLC
 - Request: Issue DOA
 - Documents Presented: plans
 - Project Summary: Project includes the installation of EV stations within previously developed areas (see project description for details w/ application).
 - Presentation and Discussion:
 - Proof of legal ad received. Abutter notifications not required. No abutters.
 - Project is not within Priority or Estimated Habitat.
 - Majority of work shown within paved sections of the parking lot. Light post and 2 dispensers within lawn area immediately adjacent to parking spots.
 - Project is within BZ and developed RA area.
 - Site visit conducted.
 - Vote: On a motion of E. Gaspar, 2nd T. Winglass the Commission vote to close the hearing for 400 Haynes Street. AIF 4-0
 - On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to issue a DOA for 400 Haynes Street:
 - Negative # 3 w/ conditions:
 - Standard pre-work and sign off conditions.
 - ECs maintained throughout construction.
 - Excavated material (not to be reused) to be removed from the site. Any stockpiling must be protected until used (ECs, tarps).
 - Positive #2b: no resource area approval
 - Positive #5 w/ conditions:
 - Conditions noted above. AIF 4-0
- 6. 82 Paradise Lane– Notice of Intent-Raze and rebuild of a lakefront cottage-DEP File #300-1170**
- Owner/Applicant: Glenn Ellis Representative: L. Jalbert, Jalbert Engineering
 - Request: Issue an Order of Conditions
 - Documents Presented: colored plans
 - Jurisdiction: Buffer Zone
 - **Buffer Zone** 10.53(1): General Provisions & SWB Regs. 365-1.1E - H.; 365-1.2, 365-1.3 (see: <https://ecode360.com/35319582>)
 - Project Summary:
 - Project includes the removal of the existing house and rebuilding a new house.
 - Presentation and Discussion:
 - Proof of legal ad and abutter notifications received.
 - Project is not within Priority or Estimated Habitat.
 - Site visit conducted.
 - Shoreline retaining wall replaced w/ boulder wall within past few years.
 - Current structure within 5 feet of lake. Structure will be removed and closest location will be approx. 48 feet from lake (deck, stairs and pervious patio). House will be approx. 54 feet. Significant improvement. Project has been designed with regulations in mind but will still require a waiver. Improvements shown on site to include roof and driveway runoff infiltration and the replanting of 4 trees.
 - Additional improvements includes additional wetland plantings at the shoreline.
 - Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to continue hearing for 82 Paradise Lane to September 14, 2023. AIF 4-0
- 7. 244 Podunk Road– continued NOI- Construction of a Single Family House and associated site work-DEP File #300-1167**
- Owner/Applicant: J. & C. Rice Representative: L. Jalbert, Jalbert Engineering
 - Request: Issue an Order of Conditions

- Jurisdiction: Buffer Zone
- Project Summary: Project includes the construction of a single family house, private well, private septic and associated site work.
- Presentation and Discussion:
 - Project was continued as DEP File # had not been issued. Has been issued w/ no comments.
 - No concerns had been discussed at previous hearing.
- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to close the hearing for 244 Podunk Road. AIF 4-0
- On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote for 244 Podunk Road, DEP File #300-1167 to:
 - Approve the project pursuant to the WPA with the following conditions:
 - Standard OOC conditions.
 - Driveway to be pitched/graded towards wetland to allow for sheet flow of runoff. Driveway shall not result in concentrated stormwater runoff flow.
 - Approve the project pursuant to the SWB with the following conditions:
 - Condition noted above.
 - Require a surety deposit of \$5000.00 or bond during work to ensure conditions are met. Funds to be returned upon issuance of a complete Certificate of Compliance. AIF 4-0

8. 595 Main Street & Rt. 20 ROW -Notice of Intent- MA DOT Rt. 20 Drainage Project-DEP File #300-XXXX

- Owner: Blackstone Building LLC Applicant: MA DOT Representative: LE. Olson, VHB
- Request: Issue an Order of Conditions
- Jurisdiction: Buffer Zone, Riverfront Area
- Project Summary: Project includes the repair and replacement of failed drainage structures.
- Presentation and Discussion:
 - DEP File # has not been issued.
 - Proof of legal ad received. Proof of abutter notifications received.
 - Project is within RA area and buffer zone to bank, LUW and BVW. Also adjacent to BLSF.
 - Project is within Priority and Estimated Habitat. NHESP approval was received.
 - Site visit conducted.
 - Stormwater Checklist included.
 - NOI and improvements result of an Enforcement Order issued in 2019 for failed drainage here.
 - Project improvements required MA DOT acquiring easements as formal ones did not exist. Easement still in process. Property owner signature(s) required. DOT needs to obtain since permanent easement isn't in place yet. Temporary access needed on 9 Holland Road for access. No work shown for drainage that will be on 595 Main.
 - Will take flow all coming from one pipe and break up into 2 pipes to same outfall. One will be for town drainage (School St.) other for state roadway.
 - Slopes noted at over 8%. BMPs incorporated into the design to assist with dissipating flow. Design alternatives reviewed for alternative options.
 - Alternative analysis for RA work provided. Project will result in improvement and is needed.
 - Includes and O & M Plan for maintenance. Catch basins by the road fill up quickly w/ debris.
- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the commission vote to continue hearing for the DOT drainage project on Rt. 20 to September 14, 2023. AIF 4-0

9. National Grid ROW 301 Line - Notice of Intent-Subsurface Geotechnical Borings-DEP File #300-XXXX

- Owner: Applicant: MA DOT Representative: LE. Olson, VHB
- Request: Issue an Order of Conditions
- Jurisdiction: BVW, Bank, BLSF, Buffer Zone, Riverfront Area
- Project Summary: Project includes subsurface geotechnical borings.
- Presentation and Discussion:
 - DEP File # has not been issued.
 - Proof of legal ad received. Proof of abutter notifications received.
 - Project is within RA area, BZ and will result in direct impacts to Bank, LUW, BLSF and BVW. Bank and BVW impacts noted as temporary.
 - Project is within Priority and Estimated Habitat. Awaiting NHESP comments for PH/EH review.
 - Site visit not conducted.

- Project is in support of the engineering and pre-construction planning for proposed maintenance improvements to the transmission line. Appears that there is a new alignment proposed for that transmission line.
- 14 sampling locations in Sturbridge, 10 require either require direct wetland impacts or need to cross wetlands to access.
- Access to 2 areas requires impacts to existing beaver dams. Beaver Solutions was obtained to provide plans for breaching and access and are proposed to be on site during work. 1 partial beaver dam breach proposed, both will have construction mats placed for access. Additional access area adjacent to beaver dam. Mats noted to be installed downstream of dam and will be monitored no direct impact here. See narrative for details.
- All areas require review of resource areas and conditions. Due to size of project, staff recommend peer review.
- Resident letter related to this project. Requests that access be gated to prevent motorized vehicle access and dumping on lines.
- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to have staff solicit a peer review for the project on National Grid ROW 301 Line. AIF 4-0
- On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to continue the hearing for N. G. ROW 301 Line to September 14, 2023. AIF 4-0

10. 70 Brookfield Rd. – Notice of Intent- Removal of a SFH and construction of a new SFH and associated site work-DEP File #300-1169

- Owner/Applicant: Ryan Stanley Representative: G. Krevosky, EBT Environmental
- Request: Issue an Order of Conditions
- Jurisdiction: Buffer Zone
- Documents Presented: colored plans
- Project Summary: Project includes the removal of an existing SFH and the construction of a new SFH, driveway extension and well.
- Presentation and Discussion:
 - Proof of legal ad and proof of abutter notifications received.
 - Project is not within Priority or Estimated Habitat.
 - Site visit conducted.
 - Developed SFH property w/ wetlands on both the eastern and western sides. All work within developed areas.
 - Structures are outside of the 50 foot no new structure setback.
 - Significant portion of driveway will be removed. Impervious surfaces on site will be reduced.
 - Driveway and roof runoff infiltration shown.
 - Keep work area disturbance from flowing down the driveway to wetlands while active.
- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to close the hearing for 70 Brookfield Road. AIF 4-0
- On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote for 70 Brookfield Road, DEP File #300-1169 to:
 - Approve the project pursuant to the WPA with the following conditions:
 - Standard OOC conditions.
 - Remove excavated materials directly from site.
 - Move const. entrance or add secondary one near work area.
 - Close construction area at end of work day to avoid washout down driveway to wetlands.
 - Approve the project pursuant to the SWB with the following conditions:
 - Condition noted above.
 - Require a surety deposit or bond for \$5000 during work to ensure conditions are met. Funds to be returned upon issuance of a complete Certificate of Compliance. AIF 4-0

11. 9 Cedar Pond Road – continued NOI- Construction of a garage and associated site work-DEP File #300-1168

- Owner/Applicant: Doreen Grout Representative: G. Krevosky, EBT Environmental
- Request: Issue an Order of Conditions
- Jurisdiction: Buffer Zone
- Project Summary: Project includes the construction of a freestanding garage, relocation of a shed, installation of a cultec unit and excavation required to install the garage.
- Presentation and Discussion:
 - Project was continued as DEP File # had not been issued. Has been issued with no comments.
 - Commission have no concerns w/ project.

- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to close the hearing for 9 Cedar Pond Road. AIF 4-0
 - On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote for 9 Cedar Pond Road, DEP File #300-1168 to:
 - Approve the project pursuant to the WPA with the following conditions:
 - Standard OOC conditions.
 - Remove excavated materials directly from site.
 - Approve the project pursuant to the SWB with the following conditions:
 - Condition noted above. AIF 4-0
- 12. 263 New Boston Road– *continued* NOI- Construction of a Single Family House and associated site work-DEP File #300-1166**
- Owner/Applicant: Five Star Realty Trust Representative: G. Krevosky, EBT Environmental
 - Request: Issue an Order of Conditions
 - Jurisdiction: Buffer Zone & SWB 365-1.1 – 1.3, 3.11, 5.6
 - Project Summary: Project includes the construction of a single family house, private well, private septic and associated site work including a driveway to access the rear portions of the property for development.
 - Documents Presented: **NHESP Letter**
 - Presentation and Discussion:
 - Project was continued to allow for peer review to be initiated and as DEP comment and NHESP comment required.
 - DEP File # issued w/ no comments.
 - NHESP review letter attached. WPA review: will not adversely affect state listed wetland habitat. Additional info required for MESA review.
 - Peer review report received at the meeting. Ecosystems joined the meeting virtually and shared his findings with the Commission. More time is needed for the applicant to review all the new information provided.
 - Site wasn't staked as discussed at the meeting. Staff and the Commission will visit the site again once this is complete.
 - Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to continue the hearing for 263 New Boston Road to September 14, 2023. AIF 4-0
- 13. 212, 216, & 226 Charlton Rd – NOI –Development of a Commercial site-DEP File#300-XXXX**
- Owner: Various (see NOI) Applicant: Sturbridge Retail Management
 - Representatives: J. Kline, Stonefield Engineering
 - Request: Issue an OOC
 - Jurisdiction: Buffer Zone & Riverfront Area
 - Project Summary: Project includes the demolition of 3 residential homes to accommodate the construction of a 2,402 SF restaurant with drive-thru and 5079 SF medical building with associated parking and stormwater structures.
 - Presentation and Discussion:
 - Written request for hearing postponement to the Sept. 14, 2023 meeting received.
 - Vote: no votes taken

II. WETLAND DECISIONS

- 14. 32 Tannery Road-Request for Certificate of Compliance –DEP File #300-549**
- Requester: Justin & Elizabeth Mintzes Request: Issue a COC
 - Presentation and Discussion: Site visit conducted on 8-8-23, site is in compliance.
 - Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to Issue a complete Certificate of Compliance, no perpetual conditions for DEP File #300-549, 32 Tannery Road. AIF 4-0
- 15. 32 Draper Woods Road-Request for Certificate of Compliance –DEP File #300-469**
- Requester: Mark & Stacey Varney Request: Issue a partial COC
 - Presentation and Discussion: Site visit conducted on 8-8-23, address was not in jurisdiction.
 - Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to issue a partial Certificate of Compliance releasing 32 Draper Woods Road from DEP File #300-469. AIF 4-0
- 16. 33 Breakneck Road-Request for Certificate of Compliance –DEP File #300-1142**
- Requester: David Monroe Request: Issue a COC
 - Presentation and Discussion: Site was not ready in time for this meeting, request will be considered at the next meeting.
 - Vote: No vote taken
- 17. 106 South Shore Drive-Request for Certificate of Compliance –DEP File #300-1069**
- Requester: Jalbert Engineering Request: Issue a COC
 - Presentation and Discussion: Site visit conducted, asbuilt drawing and pictures of stormwater units included.

- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to issue a complete Certificate of Compliance for DEP File #300-1069, 106 South Shore Drive with perpetual condition #50. AIF 4-0

18. 50 Hall Road-Request for Certificate of Compliance –DEP File #300-1010

- Requester: Jalbert Engineering Request: Issue a COC
- Presentation and Discussion: Site visit conducted on 8-3-23, site is in compliance.
- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to issue a complete Certificate of Compliance with perpetual conditions: Special Conditions 16, 18, 19, & 26 for DEP File #300-1010, 50 Hall Road. AIF 4-0

19. 34 Cedar Street-Request for Certificate of Compliance –DEP File #300-1104

- Requester: Modern Technology Modular Homes Request: Issue a COC
- Presentation and Discussion: All documentation was received and site visit conducted by staff.
- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to issue a complete Certificate of Compliance with perpetual conditions: 47-50 for 34 Cedar Street, DEP File #300-1104. AIF 4-0

20. 16 Mt. Dan Road-Request for Certificate of Compliance –DEP File #300-1034

- Requester: Deborah Weber Request: Issue a COC
- Presentation and Discussion: This Order covered the installation of the well only, the site has an open Order of Conditions for the raze and rebuild of the cottage. Site visit conducted on 8-3-23.
- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to issue complete Certificate of Compliance with perpetual conditions: 45 & 46 for 16 Mt. Dan Road, DEP File #300-1034. AIF 4-0

21. 400 Haynes St.-Request for Certificate of Compliance –DEP File #300-1063

- Requester: Core States Group Request: Issue a COC
- Presentation and Discussion: Site visit conducted on 8-21-23, site is in good shape with a large fence along the truck parking area.
- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to issue complete Certificate of Compliance with perpetual conditions: 69-78 for 400 Haynes Street, DEP File #300-1063. AIF 4-0

III. ADMINISTRATIVE DECISIONS

22. Minutes of 6/22/23 & 7/13/23 for approval

- On a motion of E. Goodwin, 2nd by T. Winglass the Commission vote to accept the minutes of the June 22, 2023 meeting as presented. AIF 4-0
- On a motion of E. Goodwin, 2nd by T. Winglass the Commission vote to accept the minutes of the July 13, 2023 meeting as presented. AIF 4-0

IV. OLD BUSINESS

23. 23 Old Hamilton Rd. Enforcement Order

- Presentation and Discussion: Restoration Plan received. Montigny Landscaping shows 27 tree replacements for the 36 trees removed. He is asking the Commission to consider a reduction in the number of replacement trees to reduce the cost for the property owner. The Commission asked that he provide his updated planting plan at the next meeting to review.

24. 392 Main Street

- Presentation and Discussion: Staff have been in discussion on this project. Still waiting for an existing condition plan. Sketch restoration plan anticipated for discussion at this meeting.

25. 110 Brookfield Rd. - Enforcement Order

- Presentation and Discussion:
 - Site visit conducted recently by staff and a few board members. Property owner provided a letter summarizing actions property owner is willing to take to address EO. After discussion the Commission is willing to agree to the work discussed and have to work completed under this Enforcement Order.
- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to accept the plan proposed by the Property Owner at 110 Brookfield Road including removal of millings within the jersey barriers and storage containers moved 12.5 ft from the property line. An as-built plan to be submitted to the SCC and recorded on the deed. Work to be completed before the October 5, 2023 meeting. AIF 4-0

V. ADMINISTRATIVE UPDATES

- Committee Updates: CPA-none, Trails-none, Open Space-none, and Lakes-Agent attended the last meeting, she provided an update on all the lake permits.

VI. CORRESPONDENCE

26. Concerned resident Letter in regards to Senior Center Project-send to Planning Department

VII. NEW BUSINESS

27. SLAC Items

28. Cooper Road – DPW Emergency Certification

- Presentation and Discussion: Cooper Road culverts failed during rain events in mid-July causing road failure and closing. Emergency Cert. issued to replace culvert and remove deposited sediment. Roadwork completed for now to restore road use. Staff will review downstream impacts w/ DPW Director to see if/what additional restoration could be needed. Cert only to alleviate emergency. Long term plan is being developed to address crossing and make improvements.
- Vote: On a motion of E. Gaspar, 2nd by T. Winglass the Commission vote to ratify the Emergency Certification for work on Cooper Road. AIF 4-0

29. Agent's Report

- Agent met with Birch Street residents who are interested in developing improvement plans for their private road.
- Staff were made aware of a fuel spill at 100 Charlton Road, there were no impacts to the adjacent wetlands.
- Staff is interested in setting up the meeting to discuss security deposits and bonds with the Commission members interested.

30. Next Meeting-September 14, 2023 and Site Visit Schedule-Sept. 6, 2023

On a motion of E. Goodwin, 2nd by E. Gaspar the Commission vote to adjourn at 9:30 PM. AIF 4-0