

**Sturbridge Conservation Commission**  
**Minutes of**  
**Thursday, May 3, 2018**  
**Center Office Building**

Mr. Goodwin called the meeting of the Conservation Commission to order at 6:00 PM.

Quorum check – confirmed.

**Present:**

Edward Goodwin, chair  
Steven Chidester, vice-chair  
David Barnicle  
Steve Halterman  
Paul Zapun

**Also Present:**

Rebecca Gendreau, Conservation Agent  
Rebekah DeCoursey, Planning Dept.  
Frank Bicchieri, Bertin Engineering  
John Thomas, TRC Solutions  
Steven Bressette, Summit Engineering  
Andy Baum, Summit Engineering  
Arthur Allen, EcoTec  
Roy Hanna, AMEC

Roy Manna, Ameresco  
Stephen Soper, Soper Construction  
Stephen Herzog, AMEC  
Craig Moran, Applicant  
David Peterkin, Applicant  
James DiMaio, Forest Cutting Plan  
Chelsea O’Leary, Forest Cutting Plan

**Committee Updates:**

- CPA: Meeting Wednesday, May 16
- Trails: A new display is up at Heins farm depicting different levels of decay. The educational display was made by students and shows how long items take to decompose in the environment. Earth Day clean up results was great, a huge thank you to all that helped pick up trash in numerous locations throughout town.
- Lakes Advisory Committee: meeting was held April 19<sup>th</sup>.
- Open Space Committee: draft of the plan update is nearing completion.

**9 Holland Road – Walk In: informal discussion**

Frank Bicchieri from Bertin Engineering presented on behalf of his client. The proposed project, still in the conceptual phase of design, would involve demolishing the existing buildings at 9 Holland Road. The proposed design involves two buildings. The larger building would involve a first floor office space, while the 2<sup>nd</sup> and 3<sup>rd</sup> floor condominiums with underground parking. The entrance would be behind the building. The 2<sup>nd</sup> building would be commercial/retail/café with outdoor patio seating. There is also a Riverwalk proposed behind the building that will help connect the development to the Commercial Tourist District. The architectural design is inspired by the old New England style mill buildings, like the one that used to be on the site.

This meeting is to get general feedback from the Commission on if they anticipate that this project is permissible. It is a unique site, a gateway into Sturbridge, and obviously there are concerns with it being so close to the Quinebaug River and within Riverfront Area. The proposed project would be a redevelopment and would not extend beyond the existing boundary of disturbance. The entire site would be designed to mitigate stormwater runoff with various stormwater management measures. There are known stormwater issues associated with the site and open Orders of Conditions. The

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Riverwalk proposed would not encroach on the bank any farther than the existing disturbance point. The plan would include stabilization planting and erosion control and overall be an improvement to the site.

The total site is 8.5 acres, with a significant drop in elevation from the street level at Holland Road to the River. Only approx. 4.5 acres of the site would be developed. The remaining land would potentially tie into the local Trails network. There are numerous issues with current stormwater runoff that would be addressed and Natural Heritage (NHESP) has mapped the site as Priority Habitat. All plans would need to address these issues. NHESP should be consulted during the design phase. My have water quality concerns that will need to be addressed. Project will need to be filed under the MA Endangered Species Act for review when the project is ready.

The Commission and Conservation Agent found the project promising and a great use of the site. While specific concerns of habitat, stormwater management, and other issues may come up, the Commission and applicant are aware of the uniqueness of this project and are willing to work with all stakeholders to best redevelop the site.

**Public Hearing. Notice of Intent – DEP File #300-TBD. 130 Brookfield Road. J. Cornell is proposing the construction of a single family house and associated site work located within the buffer.**

Steven Bressette and Andy Baum of Summit Engineering presented the project on behalf on the applicant. This project was approved by the Conservation Commission approx. nine years ago. They are proposing a slight change to the driveway layout to avoid direct wetland impacts. It consists of 122 & 130 Brookfield Road. There is 40' of driveway within the 25' buffer. The change to the driveway changes the direction and actually takes the driveway away from the direct impact to the wetland area. They are not proposing a swale along the driveway; instead the water will sheet runoff across the width of the drive onto vegetated side slopes. The installation of a swale would increase velocity of water flow and cause the need for detention at the base of the drive. This would increase disturbance on the sides of the driveway disturbing closer to the wetlands. The applicant is anxious to get this project underway after a long delay, and the engineers are happy to move away from a resource area.

<b>Motion:</b>	Made by Mr. Barnicle to close the Public Hearing.
<b>2<sup>nd</sup>:</b>	Mr. Halterman
<b>Discussion:</b>	None
<b>Vote:</b>	5 – 0
<b>Motion:</b>	Made by Mr. Halterman to approve the Notice of Intent for the plan as submitted, subject to the conditions to be provided by the Conservation Agent.
<b>2<sup>nd</sup>:</b>	Mr. Chidester
<b>Discussion:</b>	No de-icer will be used on the driveway, it should be untreated sand.
<b>Vote:</b>	5 – 0

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**Public Hearing. Notice of Intent – DEP File #300-1007. George Vinton Road; BWC Origination 8 LLC; Replacement of 2 culverts to provide access to the completed solar project.**

Ray Hanna and Stephen Herzog from Amec Foster Wheeler represented the applicant. Arthur Allen environmental consultant from EcoTec was present as the Conservation Commission's consultant. This solar project goes back to 2013 and is now approaching the second phase of the array installation. The original Orders of Conditions expired for the project. The solar arrays have been installed and temporary improvements to the crossings but the culverts were not replaced. Three culverts were originally proposed to be replaced. 1 culvert does not need to be replaced because access is not required in that location. There are 2 culverts that still need replacement. 1 of the culverts was modified by the Army Corps of Engineer's during their review process. This revision was not amended on the Orders of Conditions. A new Notice of Intent was filed for the remaining 2 culvert crossings which still require replacement. Additional tree removal is requested in wetland buffer zones near both arrays.

A site visit was held on May 1<sup>st</sup> to review the site and proposed changes. The project team looked into a couple options for project revisions. The project team explored the option of not needing to utilize the access road and restoring the stream crossings. MassDOT has determined that access to the site from the I-84 south exit ramp is not going to be allowed due to safety concerns; therefore the access road is needed. The project team also explored switching the 2 crossing structures so the larger box culvert will be proposed at the perennial (larger) stream and the 36' culvert will be proposed at the intermittent (smaller) stream. This was viewed as a benefit to the resource areas and for stream continuity. Open bottom box culvert would be preferred at both locations. This change of plan was viewed as a benefit by the con com and project team. The 3<sup>rd</sup> culvert crossing which is not needed is proposed to be restored to original conditions. The con com would like to see that the invert locations are maintained at the existing levels to avoid draining the upstream ponded areas. The applicant would like to see the Conservation Commission and Planning Board both happy with this plan and asked for a continuance to May 17<sup>th</sup> to make changes to the plans to address the culvert revisions and proposed tree work.

**Vote:** 5 – 0 to accept the continuation

**Request for Certificate of Compliance**

DEP File # 300-888: 1 Hare Road. TRC Environmental and Ameresco are asking for a partial certificate of compliance on the solar array project. John Thomas of TRC represented the client. This is a past project with a Notice of Intent that expired at the end of 2017. No work has been completed since the expiration. They are requesting a partial Certificate of Compliance (COC) for the work that has been done, and ask that the outstanding conditions be moved onto the new Notice of Intent with the new owners of the company. TRC is no longer the environmental consultant on the project. The Commission was hesitant to sign the Certificate of Compliance at this time because the new Order of Conditions (OOCs) for DEP File #300-1007 has not yet been drafted. The Commission will work issue the COC when the new culvert replacement plans are reviewed and Order of Conditions for that project are drafted. The OOC's will need to state the work completed and work not completed. The Agent stated that she does not anticipate any concerns with the issuance of the COC and that it will be necessary to issue & record the COC prior to the start of work; although she recommended that the con com wait to issue the COC until the new OOCs are being issued. The Applicant requested a continuance to the next meeting, May 17<sup>th</sup>.

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**Vote:** 4 – 1 to accept the continuation

**Letter Permit – underground electric and sewer line:**

**Location:** 45 Seneca Lane.

Stephen Soper presented on behalf of Craig Moran, the applicant. The proposal is for an extension of electric and sewer line for an RV hook up. The project is within the buffer, roughly 100' to the lake. Impact to the site will be minimal, a trench for two lines will be dug and grass will be replaced when complete.

**Vote:** 5 – 0

**Discussion:** a condition will be made that all permits must be obtained from DPW and the Board of Health before construction commences.

**Forest Cutting Plan – 70 Holland Road**

**Location:** 70 Holland Road

James DiMaio and forestry assistant Chelsea O'Leary presented the Forest Cutting Plan on behalf of David Peterkin of 70 Holland Road. Six stands around the property have been identified for management and/or cutting. The first is mainly invasive species cleanup: blow downs would be cleaned and invasive species treated with Triclophyr, a treatment that targets woody vegetation. The second stand would be pre-commercial thinning. Third stand is mainly tornado damage clean up: there are many snags and dead wood inhibiting healthy growth. Fourth stand would be seed tree harvest, reserving other species to grow. Fifth stand would be commercial thinning and the same with the sixth stand. Wetland and stream crossings will all be appropriately mitigated for minimal impact, and will be crossed at the smallest width possible. Filler strips and other Best Management Practices will be applied. The agent conducted a site visit with the applicant and project team. She will refer the proposed filter strip review and chestnut tree removal to the DCR forester who will be reviewing the site in the near future.

**Motion:** Made by Mr. Barnicle to approve the Forest Cutting Plan for 70 Holland Road submitted on behalf of Mr. Peterkin.

**2<sup>nd</sup>:** Mr. Halterman

**Discussion:** None

**Vote:** 5 – 0

**Certificate of Compliance Signatures**

DEP File# 300-732: 130 Brookfield Rd. Orders of Conditions have expired and the project was not completed.

DEP File #300-470: 14 Hunter Lane. Partial Certification for The Sanctuary Subdivision. There is a wetland at the rear of the single family home. Roughly 25' of grading on the site wasn't complete and a retaining wall was installed instead. It has less impact to the resource area.

**Orders of Conditions Signatures**

DEP File #300-1009: 186 Lake Road. Proposed porch over existing deck with improvements to the stormwater system.

DEP File #300-1013: 336 The Trail. Construction of a single family house, dock and associated site work.

The Commission signed the Orders of Conditions.

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**Emergency Authorization**

Members of the Conservation Commission performed a site visit, on May 1, 2018, at 444 Main Street to review flooding and a proposal for beaver dam removal. A permit was issued by the BOH for the removal of beavers and beaver dam breaching (contingent on con com approval) to alleviate flooding of residential and commercial properties. The agent has been directly involved with developing the beaver dam breach plan and will provide over-sight. The con com reviewed the site and proposed plan and had issued an Emergency Authorization on 5/1/2018. The Emergency Authorization was ratified.

**Approval of Minutes:**

**Motion:** Made by Mr. Barnicle to approve the minutes of April 19<sup>th</sup>, 2018.

**2<sup>nd</sup>:** Mr. Chidester

**Discussion:** None

**Vote:** 3 – 0

**Old Business:**

None.

**New Business**

As seen tonight, there are projects that come forward with never completed Certificates of Compliance. It may be worth a discussion to make a process on what should be done with these projects and how to enforce the compliance.

On a motion made by Mr. Halterman, seconded by Mr. Barnicle, and voted 5 - 0, the meeting adjourned at 8:15 PM.