

CONSERVATION COMMISSION AGENDA

January 26, 2023 @6:00 pm
Center Office Building, 2nd Floor
301 Main Street, Sturbridge, MA 01566



**Conservation
Agent**

Rebecca Gendreau

**Administrative
Assistant**

Erin Carson

**Conservation
Commission
Members**

Ed Goodwin
Chairperson

Erik Gaspar

Member

Roy Bishop

Member

Ted Winglass

Member

308 Main Street
Sturbridge, MA

01566

T 508/347-2506

www.sturbridge.gov

The Conservation Commission will hold this meeting in person with an option for virtual attendance. In-person attendance will be at the meeting location listed above.

GoTo Meeting access: <https://global.gotomeeting.com/join/846062197>

You can also dial in using your phone. United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 846-062-197

NOTE: In addition to the documents presented in the Commission's packet (available on the Commission's website), full application plans and narratives are available on the Commission's website: <https://www.sturbridge.gov/conservation-commission/pages/meeting-calendar-and-documents>

Quorum Check

Barnicle's Walk-In

DECISIONS

I. PUBLIC HEARINGS

1. **6:05pm– 14 Cedar Lake Drive –Notice of Intent-Construction of a Garage – DEP File # 300-1151**
 - o Owner/Applicant: Taylor Stedman Representative: D. Sadowski, D.J. Associates
 - o Request: Issue an OOC
2. **6:15pm– 505 Main Street –Notice of Intent-Demolition of a Commercial building, replacement with a multi-family residential building and associated parking - DEP File # 300-1152**
 - o Owner: Jenny Bounphasaysonh Applicant: STL Group LLC Representative: R. Mendez, Graves Engineering
 - o Request: Issue an OOC
3. **6:25pm– 698 Main Street –Notice of Intent- *continued* - Commercial building with associated parking and utilities-DEP File #300-1144**
 - o Owner/Applicant: Interstate Towing Representative: G. Krevosky, EBT Environmental
 - o Request: Issue an OOC
4. **6:35pm - Lot 3 20 Fiske Hill Road & 30 Main Street (Berry Farm Road)- NOI- *continued* - Construction of a 68 lot manufactured housing community –DEP File #300-1150**
 - o Owner: M. Sosik, Fiske Hill East Applicant: Justin Stelmok
 - o Representative: Brian Madden, LEC Environmental
 - o Request: Issue an OOC
5. **6:45pm– 16 Mt. Dan Road –*continued* Notice of Intent-Raze and Rebuild of a Single family lakefront house-DEP File # 300-1135**
 - o Owner/Applicant: Deborah Weber Representative: L. Jalbert, Jalbert Engineering
 - o Request: Issue an OOC

II. WETLANDS DECISIONS

6. **1-84 Eastbound near Mile Marker 2– Request for a Certificate of Compliance-#300-1071**
 - o Applicant: Kyle Varela Permit Holder: David Nguyen
 - o Request: Issue a COC
7. **34 Cedar Street– Request for a Certificate of Compliance- DEP File #300-1104**
 - o Applicant: Modern Technology Permit Holder: Hyde Development
 - o Request: Issue a COC
8. **77 Westwood Drive– Request for a Certificate of Compliance- DEP File #300-0913**
 - o Applicant: Jalbert Engineering Permit Holder: Mark & Jodie Gosselin
 - o Request: Issue a COC
9. **11 McGilpin Road– Request for a Certificate of Compliance- DEP File #300-1033**
 - o Applicant: Randy Bercume Permit Holder: same
 - o Request: Issue a COC

10. 59 Steeple View FKA 335 Main Street– Request for a Partial Certificate of Compliance for Phase IV- DEP File #300-108

- Applicant: Lauren P. Smith Permit Holder: James H. MacConnell
- Request: Issue a partial COC

III. ADMINISTRATIVE DECISIONS

11. Minutes of 12/5/22 & 1/5/23 to be approved

UPDATES

IV. OLD BUSINESS

V. ADMINISTRATIVE UPDATES

Committee Updates: CPA, Trails, Open Space, and Lakes Advisory

VI. CORRESPONDENCE

VII. NEW BUSINESS

12. 71 Mashapaug Road

13. Special Land Use Application:

- **Location:** Leadmine
- **Organization:** The Last Green Valley
- **Event:** Vernal Equinox Hike

14. Agent's Report

15. Next Meeting Thursday February 16, 2023 and Tentative Site Visit Schedule- Feb 7th

OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR

ADJOURN

The items listed, which may be discussed at the meeting, are those reasonably anticipated by the Chair.~ Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.~ For those items that will be discussed, the Conservation Commission will address its questions and concerns with a proponent before allowing the public to weigh in on the topic being discussed with the proponent.~ For public discussion of non-agenda items, such discussion will be handled during the Walk-in period or as allowed by the Chair. Items may be taken out of Order at the Discretion of the Chair.

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and via remote means, in accordance with applicable law. This means that members of the public body as well as members of the public may access this meeting in person, or via virtual means. Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town's website an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible after the meeting.