

CONSERVATION COMMISSION AGENDA

February 15, 2024 @6:00 pm
Center Office Building, 2nd Floor
301 Main Street, Sturbridge, MA 01566



Conservation Agent

Rebecca Gendreau

Assistant

Erin Carson

Conservation Commission Members

Ed Goodwin
Chairperson

Erik Gaspar
Member

Roy Bishop
Member

Ted Winglass
Member

Karsten Stueber
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/2024-meeting-materials>

Quorum Check Barnicle's Walk-In

DECISIONS

I. PUBLIC HEARINGS

- 6:05pm – 97 Shore Road- Notice of Intent – Raze and rebuild of a lake-front home–DEP File #300-XXXX**
 - Owner/Applicant: Jane and Timothy Seitz Representative: L. Jalbert, Jalbert Engineering
 - Request: Issue an OOC
- 6:15pm – 505 Main Street –continued Notice of Intent-Commercial property development-DEP File # 300-1185**
 - Owner/Applicant: STL Group Representative: Ron Mendez, Graves Engineering
 - Request: Issue an OOC
- 6:20pm – Big Alum Pond- continued Notice of Intent – Big Alum Aquatic Vegetation Management–DEP File #300-XXXX**
 - Owner/Applicant: Big Alum Lake Association Representative: A. McMenemy, GEI Consultants
 - Request: Issue an OOC
- 6:25pm – 274 Big Alum Road- continued Notice of Intent – Repair of a historic boat notch –DEP File #300-1186**
 - Owner/Applicant: Virginia Roscioli Representative: Property Owner
 - Request: Issue an OOC
- 6:22pm – 200 Haynes Street –SWB Notice of Intent-Construction of a commercial solar facility with associated appurtenances – written request for continuation to March 28, 2023 received**
 - Applicant: Sturbridge PV LLC Owner: 30 Swift LLC
 - Representative: BSC Group Inc.
 - Request: Issue an OOC
- 6:23pm – 212, 216, 226 Charlton Rd. -- postponed hearing - Notice of Intent-Redevelopment of 3 developed single family house lots to a commercial development - DEP File #300-1172 - written request to withdraw the application without prejudice received**
 - Applicant: Sturbridge Retail Management Owner: Katherine Thompson-212, Christine Lena-216, & Steven J & Theresa Saletnik-226
 - Representative: J. Kline, Stonefield Engineering
 - Request: Issue an OOC

II. WETLANDS DECISIONS

- 7. 24 Hamilton Road – Request for a Two-Year Extension DEP File #300-1087**
 - Applicant: D. Krasnecky, Hamilton Rod and Gun Club
 - Request: Issue a 2 Year Extension
- 8. Cedar Lake Aquatic Vegetation Management Plan – Request for a One Year Extension DEP File #300-726**

- Applicant: Cedar Lake Association
- Request: Issue a 1 Year Extension

9. 100 Charlton Road – Request for Certificate of Compliance-DEP File #300-1083

- Applicant: J. Panter, Kimley Horn
- Request: Issue a COC

10. 118 Leadmine Lane – Request for Certificate of Compliance-DEP File #300-0684

- Applicant: Gary & Sherry Kellaher
- Request: Issue a COC

III. ENFORCEMENT ORDERS

11. 118 Leadmine Lane

IV. ADMINISTRATIVE DECISIONS

12. Minutes of 1/25/24 to be approved

V. OLD BUSINESS

VI. CONSERVATION LANDS

13. New England Mountain Bike Association – Land Use Permit Request Leadmine & Heins’ Farm

II. ADMINISTRATIVE UPDATES

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

III. CORRESPONDENCE

VII. NEW BUSINESS

14. Blueberry Hills DEP File #300-1156 Restriction Language Review

15. 38 & 40 Hamilton Road Right of First Refusal

16. Agent’s Report

17. Next Meeting Thursday March 7, 2024 and Tentative Site Visit Schedule- Monday February 26, 2024

UPDATES/DISCUSSION

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.