

CONSERVATION COMMISSION AGENDA

February 16, 2023 @5:00 pm
Center Office Building, 2nd Floor
301 Main Street, Sturbridge, MA 01566



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. 5:05pm– 698 Main Street –Notice of Intent- *continued* - Commercial building with associated parking and utilities-DEP File #300-1144**
 - Owner/Applicant: Interstate Towing Representative: G. Krevosky, EBT Environmental
 - Request: Issue an OOC
- 2. 5:15pm– 16 Mt. Dan Road –*continued* Notice of Intent-Raze and Rebuild of a Single family lakefront house-DEP File # 300-1135**
 - Owner/Applicant: Deborah Weber Representative: L. Jalbert, Jalbert Engineering
 - Request: Issue an OOC
- 3. 5:25pm- Lot 3 20 Fiske Hill Road & 30 Main Street (Berry Farm Road)- NOI- Construction of a 68 lot manufactured housing community –DEP File #300-xxxx**
 - Owner: M. Sosik, Fiske Hill East Applicant: Justin Stelmok
 - Representative: Brian Madden, LEC Environmental
 - Request: Issue an OOC
- 4. 5:35pm- 14 Cedar Lake Drive – *continued* - Notice of Intent-Construction of a Garage – DEP File # 300-1151**
 - Owner/Applicant: Taylor Stedman Representative: D. Sadowski, D.J. Associates
 - Request: Issue an OOC
- 5. 5:45pm– 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**
 - Owner: Jenny Bounphasaysonh Applicant: STL Group LLC Representative: R. Mendez, Graves Engineering
 - Request: Issue an OOC
- 6. 5:55pm– 130 Lane Nine –Notice of Intent-Replacing timber stairs with stone steps and landscaping improvements - DEP File # 300-1153**
 - Owner/Applicant: Jeff Tasse Representative: M. Thibeault, Landscape Evolution
 - Request: Issue an OOC
- 7. 6:05pm– 88 McGargle Rd-RDA-Site improvements to an existing lakefront property**
 - Owner/ Applicant: James and Darlene Yiznitsky Representative: Property Owner
 - Request: Issue a Determination
- 8. 6:15pm– 120 Breakneck Rd.-SWB Notice of Intent-Construction of a single family home, barn and associated site work**
 - Owner/Applicant: Old Green Acres Representative: N. Jackson, J & P Engineering
 - Request: Issue an OOC under the local Bylaw

II. WETLANDS DECISIONS

III. ADMINISTRATIVE DECISIONS

Conservation Agent

Rebecca Gendreau

Administrative 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

9. Minutes of 12/5/22, 1/5/23 & 1/26/23 to be approved

UPDATES

IV. OLD BUSINESS

10. Empire Buffet, 446 Main St.
11. Curboy Auto, Inc. 71 Mashapaug Road
12. Enforcement Order, 413 Main St. Extension Request

V. ADMINISTRATIVE UPDATES

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

VI. CORRESPONDENCE

VII. NEW BUSINESS

13. Trail Committee 2023 Hikes
14. Agent's Report
15. Next Meeting Thursday March 9, 2023 and Tentative Site Visit Schedule- tbd

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.