

# CONSERVATION COMMISSION AGENDA

March 2, 2021 @6:00 pm

Virtual Meeting

## Quorum Check DECISIONS

### I. PUBLIC HEARINGS

1. **6:05pm 231 Podunk Road –Local NOI – Construction of a new SFH and associated site work**
  - Owner/Applicant: AH & DB Custom Homes    Representative: M. Dipinto, Three Oaks Environmental
  - Request: Issue an OOC.
2. **6:10pm 233 Podunk Road –Local NOI – Construction of new SFH and associated site work**
  - Owner/Applicant: AH & DB Custom Homes    Representative: M. Dipinto, Three Oaks Environmental
  - Request: Issue an OOC.
3. **6:15pm 423 Main Street –continued NOI – Parking Lot Improvements– DEP File #300-1091**
  - Owner: STL 423    Applicant: NBM Realty    Representative: D. Sheehan, Graves Engineering
  - Request: Issue an OOC.
4. **6:25pm 122 Main Street – NOI – Redevelopment of a Gas Station/Convenience Store – DEP File #300-xxxx**
  - Owner/Applicant: Swaminarayan Realty    Representative: S. Gioiosa, SITEC
  - Request: Issue an OOC.
5. **6:35pm 650 & 680 Route 15 – NOI –Proposed development of a Nursery and Tree Farm to include a perennial stream crossing – DEP File #300-xxxx**
  - Owner/Applicant: Mark Kubricky, Landing Rock LLC    Representative: P. Engle, McClure Engineering
  - Request: Issue an OOC.
6. **6:45pm 96 Shattack Road – RDA – Confirmation that the proposed repair falls under the Agricultural exemption**
  - Owner: William Sujdak    Applicant: James Pioppi    Representative: S. Morrison, EcoTec
  - Request: Seeking Negative Determination for proposed work
7. **6:55pm 30 Main Street/20 Fiske Hill Road –continued NOI – Development of residential and commercial cul-de-sac subdivision – DEP File #300-1086**
  - Owner/Applicant: Mathew Sosik    Representative: P. Engle, McClure Engineering
  - Request: Issue an OOC.
8. **7:05pm 231, 233, & 235 Cedar Street –continued ANRAD (Abbreviated Notice of Resource Area Delineation) – DEP File #300-1090**
  - Owner/Applicant: Michael & Gail Young    Representative: L. Jalbert, Jalbert Engineering
  - Request: Issue ORAD
9. **7:15pm 150 Charlton Road –continued ANRAD (Abbreviated Notice of Resource Area Delineation) – DEP File #300-1088**
  - Owner: Cobra Realty Trust    Applicant: Jeremy Procon, Interstate Towing  
Representative: G. Krevosky, EBT Environmental Consultants
  - Request: Issue ORAD
10. **7:25pm 118 Leadmine Lane –continued NOI – Construction of a single family home, well and septic system. – DEP File #300-1073**
  - Owner: G. Kellaheer    Applicant: A. Kellaheer    Representative: N. Hill, Land Planning
  - Request: Issue OOC.

### II. WETLANDS DECISIONS

11. **150 Charlton Road-Request for Certificate of Compliance – DEP File #300-665**



**Conservation  
Agent**

Rebecca Gendreau

**Administrative  
Assistant**

Erin Carson

**Conservation  
Commission  
Members**

**Ed Goodwin**

*Chairperson*

**Steven Chidester**

*Vice Chair*

**David Barnicle**

*Member*

**Steve Halterman**

*Member*

**Erik Gaspar**

*Member*

308 Main Street

Sturbridge, MA

01566

T 508/347-2506

[www.sturbridge.gov](http://www.sturbridge.gov)

- Original Applicant/permit Holder: William Babineau     Requester: Cobra Realty Trust
- Request: Issue Certificate of Compliance
- 12. 180 New Boston Road-Request for Certificate of Compliance – DEP File #300-460**
- Original Applicant/Permit Holder: Robert Moss     Requester: Karen Davis
- Request: Issue Certificate of Compliance
- 13. 116 Brookfield Road-Request for Certificate of Compliance – SCC File #07-16**
- Original Applicant/Permit Holder: EJJ Realty Corporation     Requester: Peter Iott
- Request: Issue Certificate of Compliance
- 14. 245 Walker Road-Request for Certificate of Compliance – DEP File #300-655**
- Original Applicant/Permit Holder: Michael & Celeste Lemay     Requester: Andrew & Caroline Beaumont
- Request: Issue Certificate of Compliance
- 15. 49 Bushnell Road- Chapter 61A Right of First Refusal Request**
- Owner: Ethan Hillman     Requester: Amber Herting
- Request: Recommendation to BOS
- 16. 133-139 Fiske Hill Rd & 48 Old Farm Road- Chapter 61A Right of First Refusal Request**
- Owner: Spencer Solar     Requester: Blaise Berthiaume
- Request: Recommendation to BOS

### III. ADMINISTRATIVE DECISIONS

- 17. Minutes of 2/2/21 to be approved**

#### UPDATES

#### IV. OLD BUSINESS

- 18. MA DOT Enforcement Order Cedar Lake & Ma Turnpike**
- 19. 508 International and Sellew, A., Enforcement Order 27 Ladd Road**
- 20. 508 International and Jennings, B. and I., Enforcement Order 205B and 205C Podunk Pike**
- 21. RV Management Services-SB,LLC, Enforcement Order Pine Lake RV Resort, 30 River Road DEP File #300-1021**
- 22. Kellaher, G., Enforcement Order DEP 118 Leadmine Lane, File #300-684;**

#### V. ADMINISTRATIVE UPDATES

- 23. Committee Updates: CPA, Trail Committee, Open Space Committee, and Lakes Advisory Committee**

#### VI. NEW BUSINESS

- 24. Agent's Report**
- 25. MACC Annual Conference-Virtual April 6<sup>th</sup>-17<sup>th</sup>, 2021**
- 26. Next Meeting-March 16, 2021 and Site Visit Schedule-March 9, 9-12 pm**

#### **OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR**

#### **ADJOURN**

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting law, G.L. c. 30A Section 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Sturbridge Conservation Commission will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation can be found on the Town's website at <https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting>. For this meeting, members of the public who wish to listen and or watch the meeting may do so either online via the Town's on demand video broadcast, on cable television on channel 191, or dial into the meeting at 774-304-1455, enter 1428# for the meeting number and 12345 for the access code. (This phone number is only active for the public during public meetings). No in-person attendance of members of the public will be permitted, but 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.

*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.*