

# CONSERVATION COMMISSION AGENDA

May 11, 2023 @6:00 pm  
Center Office Building, 2<sup>nd</sup> 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. **6:20pm- 55 Caron Road –continued Request for Determination of Applicability-Landscape Improvements**
  - o Applicant: Denise Janci     Representative: M. Thibeault, Landscape Evolution
  - o Request: Issue a DOA
2. **6:25pm- Quacumquasit Pond– continued Notice of Intent-Alum Treatment of South Pond - DEP File #300-1158**
  - o Applicant: Town of Sturbridge     Representative: Carl Nielsen, TRC Company
  - o Request: Issue an OOC
3. **6:30pm- 159 Walker Pond Road (Wells State Park) –continued Notice of Intent-Trail Maintenance and accessibility upgrades-DEP #300-XXXX**
  - o Owner: Commonwealth of MASS     Applicant: E. Huffman, DCR     Representative: Christin McDonough, SWCA Environmental
  - o Request: Issue a OOC
4. **6:35pm- 374 Main Street–Request for Determination of Applicability-Commercial site improvements-Postponed to June 1, 2023**
  - o Applicant: Steve Vann     Representative: Steven Riberdy
  - o Request: Issue a DOA
5. **6:40pm- 113 Brookfield Road –Notice of Intent-Driveway expansion-DEP File #300-1159**
  - o Applicant: Matt Hurton     Representative: G. Krevosky, EBT Environmental
  - o Request: Issue an OOC
6. **6:45pm- 660 Main Street –continued Request for Determination of Applicability-Vernal Pool Study**
  - o Owner/Applicant: Old Road Realty, LLC     Representative: G. Krevosky, EBT Environmental
  - o Request: Issue an DOA
7. **6:55pm- 215 Charlton Road –Request for Determination of Applicability-Shed within the parking lot**
  - o Owner: Colonial Motel     Applicant: K. Doyle, Drake Petroleum     Representative: Applicant
  - o Request: Issue an DOA
8. **7:00pm– 68 Paradise Lane –continued Notice of Intent-Raze and Rebuild of a lake-front cottage - DEP File # 300-1155**
  - o Owner/Applicant: Jeffrey Buchanan     Representative: S. Morrison, EcoTec
  - o Request: Issue an OOC
9. **7:10pm -Lot 3 20 Fiske Hill Road & 30 Main Street (Berry Farm Road)- continued NOI- Construction of a 68 lot manufactured housing community –DEP File #300-1156**
  - o Owner: M. Sosik, Fiske Hill East     Applicant: Justin Stelmok

**Conservation Agent**

Rebecca Gendreau

**Administrative Assistant**

Erin Carson

**Conservation Commission Members**

**Ed Goodwin**  
Chairperson

**Erik Gaspar**  
Vice Chair

**Roy Bishop**  
Member

**Ted Winglass**  
Member

**Karsten Stueber**  
Member

308 Main Street  
Sturbridge, MA  
01566  
T 508/347-2506

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

- Representative: Brian Madden, LEC Environmental
- Request: Issue an OOC
- 10. 7:15pm 6:25pm–Podunk Road –*continued* Notice of Intent- MassDOT State Highway Layout (SHLLO SE of 248 Podunk Road) –DEP File # 300-1154 - *Written Continuation Request received to June 1, 2023*
  - Owner: Mass DOT-District 3 & Town of Sturbridge      Applicant: MA Electric Company
  - Representative: BSC Group
  - Request: Issue an OOC

**II. WETLANDS DECISIONS**

- 11. **480 Main Street Senior Center Sturbridge Wetland Bylaw Application**
  - Applicant: Town of Sturbridge      Representative: ICON Architecture
  - Request: Issue approval under SWB
- 12. **11 Putnam Road-Request for Certificate of Compliance –SCC File #21-14**
  - Owner/ Applicant: G. Lussier Builders      Request: Issue a COC under the SWB
- 13. **13 Putnam Road-Request for Certificate of Compliance –SCC File #21-13**
  - Owner/ Applicant: G. Lussier Builders      Request: Issue a COC under the SWB
- 14. **15 Putnam Road-Request for Certificate of Compliance –SCC File #21-15**
  - Owner/ Applicant: G. Lussier Builders      Request: Issue a COC under the SWB
- 15. **61 New Boston Road-Request for Certificate of Compliance –SCC File #22-66**
  - Owner/ Applicant: Christina LaFortune      Request: Issue a COC under the SWB
- 16. **1 Old Sturbridge Village Road-Request for Certificate of Compliance –SCC File #300-780**
  - Owner/ Applicant: Town of Sturbridge-Trails      Request: Issue a COC under the WPA
- 17. **46 Holland Road-Request for Certificate of Compliance –DEP File #300-840**
  - Owner/ Applicant: Town of Sturbridge-Trails      Request: Issue a COC under the WPA
- 18. **55 & 75 Farquhar & 61 River Road-Request for Certificate of Compliance –DEP File #300-1111**
  - Owner/ Applicant: Town of Sturbridge-Trails      Request: Issue a COC under the WPA
- 19. **Riverlands Grand Trunk Trail - Extension Request – DEP File #300-1061**
  - Owner/ Applicant: Town of Sturbridge – Trails      Request: Issue a permit extension

**III. ADMINISTRATIVE DECISIONS**

- 20. Minutes of 4/20/23 for approval

**UPDATES -**

**IV. OLD BUSINESS**

- 21. **Ongoing Violations:**
  - 70 Paradise Lane DEP File #300-929
  - 71 Mashapaug Rd.
  - 110 Brookfield Rd.
  - 23 Old Hamilton
  - 71 Brookfield Rd.

**V. ADMINISTRATIVE UPDATES**

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

**VI. CORRESPONDENCE**

**VII. NEW BUSINESS**

- 22. **Agent’s Report**
- 23. **Next Meeting Thursday June 1, 2023 at 6:30 PM and Site Visit Schedule- May 24, 2023**

**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.*