

# CONSERVATION COMMISSION AGENDA

May 9, 2024 @6:00 pm  
Center Office Building, 2<sup>nd</sup> Floor  
301 Main Street, Sturbridge, MA 01566



**Conservation Agent**  
Jeff Howland

**Assistant**  
Erin Carson

**Conservation Commission Members**

**Ed Goodwin**  
Chairperson

**Erik Gaspar**  
Member

**Roy Bishop**  
Member

**Ted Winglass**  
Member

**Karsten Stueber**  
Member

**Flor Sangermano**  
Associate 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

1. 6:05pm– 469A Main Street – Notice of Intent – Geotechnical Investigations- DEP File # 300-XXXX
  - Owner/Applicant: Town of Sturbridge      Representative: S. Taylor, Tighe & Bond
  - Request: Issue an OOC
2. 6:15pm– River Road – Notice of Intent – Continuation of the Grand Trunk Trail & Parking- DEP File # 300-XXXX
  - Owner/Applicant: Town of Sturbridge      Representative: V. Locker, Tighe & Bond
  - Request: Issue an OOC
3. 6:25pm– 46 Hall Road- Notice of Intent – Demolition of building –DEP File #300-XXXX
  - Owner/Applicant: OFS Fitel      Representative: C. McClure, McClure Engineering
  - Request: Issue an OOC
4. 6:35pm– 29, 30, 31 Mt. Dan Road – Notice of Intent – Fence, driveway- DEP File # 300-1192
  - Owner/Applicant: Keith Fiorucci      Representative: G. Krevosky, EBT Environmental Consulting, Inc.
  - Request: Issue an OOC
5. 6:45pm– 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. 6:46pm – 263 New Boston Rd- *continued* Notice of Intent – Construction of a single family house with associated appurtenances –DEP File #300-1166-*written request to continue to May 30, 2024*
  - Owner/Applicant: Five Star Realty Trust      Representative: G. Krevosky, EBT Environmental
  - Request: Issue an OOC
7. 6:47pm –241 & 245 Main Street –*continued* Notice of Intent- Paving of a commercial parking lot-DEP File #300-1184–*written request to continue to June 20, 2024*
  - Owner/Applicant: Sturbridge Service Center      Representative: R. Lussier, CMG Environmental
  - Request: Issue an OOC
8. 7:15pm -36 Champeaux Road–*continued* Notice of Intent-Single Family Home, Wetland Crossing and replication - DEP File # 300-1194
  - Owner/Applicant: Kevin Lamy      Representative: S. Jordan, EcoTec
  - Request: Issue an OOC
9. 7:25pm -176 Podunk Road– Notice of Intent-Construction of a Garage and Driveway -DEP File # 300-1195

- Owner/Applicant: Thomas Buell    Representative: S. Jordan, EcoTec
- Request: Issue an OOC

**II. WETLANDS DECISIONS**

**10. 150 Charlton Road– Request for Certificate of Compliance-DEP File #300-0665**

- Applicant: Cobra Realty Trust
- Request: Issue a COC

**III. ENFORCEMENT ORDERS**

**IV. ADMINISTRATIVE DECISIONS**

**11. Minutes of 3/7/24 to be approved**

**V. CONSERVATION LANDS**

**12. FROST-National Trails Day – Land Use Permit Request-Leadmine & Heins Farm**

**VI. OLD BUSINESS**

**VII. ADMINISTRATIVE UPDATES**

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

**VIII. CORRESPONDENCE**

**13. Letter from Opacum Land Trust**

**VIII. NEW BUSINESS**

**14. MASS Wildlife Discussion regarding Leadmine Property**

**15. Next Meeting Thursday May 30, 2024 and Tentative Site Visit Schedule- TBD**

**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.*