

# CONSERVATION COMMISSION AGENDA

June 1, 2023 @6:00 pm  
Center Office Building, 2<sup>nd</sup> Floor  
301 Main Street, Sturbridge, MA 01566



**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)

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. **6:05pm- 374 Main Street-Request for Determination of Applicability-Commercial site improvements**
  - o Applicant: Steve Vann     Representative: S. Riberdy, Goddard Consulting
  - o Request: Issue a DOA
2. **6:10pm- 60 Main Street -Notice of Intent-Commercial Parking Lot-DEP File #300-XXXX**
  - o Applicant: Ashley Steppic     Representative: L. Jalbert, Jalbert Engineering
  - o Request: Issue an OOC
3. **6:20pm -76 Stallion Hill Road – Request for Determination of Applicability-Tree Removal**
  - o Applicant: Erik Carmona Colmenero     Representative: applicant
  - o Request: Issue a DOA
4. **6:30pm- 1 Old Sturbridge Village Road- Notice of Intent-Tree removal and vista pruning - DEP File #300-1162**
  - o Applicant: OSV     Representative: D. Frydryk, Sherman and Frydryk
  - o Request: Issue an OOC
5. **6:40pm- 26 South Road –Sturbridge Wetland Bylaw Notice of Intent-New SFH w/ associated site work**
  - o Applicant: Derek Bender     Representative: applicant
  - o Request: Issue an OOC
6. **6:50pm- 11 Carey Road – Sturbridge Wetland Bylaw Notice of Intent-Addition of an accessory dwelling unit and expansion of the leach field**
  - o Owner/Applicant: Terry Paquin     Representative: M. Farrell, Green Hill Engineering
  - o Request: Issue an OOC
7. **7:00pm- 446 Main Street –Notice of Intent-work to satisfy an expired OOC-DEP #300-1161**
  - o Owner /Applicant: Dong & Chin Lien Chen Ying     Representative: G. Krevosky, EBT Environmental
  - o Request: Issue a OOC
8. **7:10pm- 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
9. **7:20pm- 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

**10. 7:30pm– Podunk Road –continued Notice of Intent- MassDOT State Highway Layout (SHLLO SE of 248 Podunk Road) – DEP File # 300-1154**

- Owner: Mass DOT-District 3 & Town of Sturbridge      Applicant: MA Electric Company
- Representative: BSC Group
- Request: Issue an OOC

**11. 7:40pm -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**

- Owner: M. Sosik, Fiske Hill East      Applicant: Justin Stelmok
- Representative: Brian Madden, LEC Environmental
- Request: Issue an OOC

**II. WETLANDS DECISIONS**

**12. 38 Draper Woods Road-Request for Partial Certificate of Compliance –DEP File #300-469**

- Requester: Attorney Thomas Marino      Request: Issue a partial COC

**III. ADMINISTRATIVE DECISIONS**

**13. Minutes of 5/11/23 for approval**

**UPDATES -**

**IV. OLD BUSINESS**

**14. Violation Discussions:**

- 110 Brookfield Rd.
- 71 Mashapaug Rd.

**V. ADMINISTRATIVE UPDATES**

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

**VI. CORRESPONDENCE**

**VII. NEW BUSINESS**

**15. Special Land Use Application – Leadmine**

**16. FY 24 Wetland Fund Appropriation & Assistant Position Re-classification**

**16. Agent’s Report**

**17. Next Meeting Thursday June 22, 2023 at 6:00 PM and Site Visit Schedule- June 14, 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.*