

# CONSERVATION COMMISSION AGENDA

July 13, 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

Access Code: 846-062-197

**NOTE:** In addition to the documents presented in the Commission's packet (available on the Commission's website), full applications, plans and materials 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- 124 & 126 Leadmine Lane – Request for Determination of Applicability-Driveway Improvements
  - o Applicant: John Zajac & Robert Cerny Representative: n/a
  - o Request: Issue an DOA
2. 6:30pm- 212, 216, 226 Charlton Rd. – Notice of Intent- Redevelopment of 3 developed single family house lots to a commercial development - DEP File #300-XXXX
  - o Applicant: Sturbridge Retail Management Owner: Katherine Thompson-212, Christine Lena-216, & Steven J & Theresa Saletnik-226
  - o Representative: J. Kline, Stonefield Engineering
  - o Request: Issue an OOC
3. 6:40pm 9 Cedar Pond Road –Notice of Intent-Construction of a garage and associated site work-DEP File #300-XXXX
  - o Applicant: Doreen Grout Representative: G. Krevosky, EBT Environmental
  - o Request: Issue an OOC
4. 6:50pm- 263 New Boston Road –Notice of Intent-Construction of a single family house with associated appurtenances-DEP File #300-XXXX
  - o Applicant: Five Star Realty Trust Representative: G. Krevosky, EBT Environmental
  - o Request: Issue an OOC
5. 7:00pm- 60 Farquhar Road –continued - Notice of Intent-Accessory Building with tree removal-DEP File #300-1165
  - o Applicant: Craig Bernier Representative: G. Krevosky, EBT Environmental
  - o Request: Issue an OOC
6. 7:05pm- 244 Podunk Road– Notice of Intent-Construction of a single family house-DEP File #300-XXXX
  - o Applicant: Rice, J. & C. Representative: L. Jalbert, Jalbert Engineering
  - Request: Issue an OOC
7. 7:15pm- 60 Main Street – continued - Notice of Intent-Commercial Parking Lot-DEP File #300-1164
  - o Applicant: Ashley Steppic Representative: L. Jalbert, Jalbert Engineering
8. 7:20pm- 51 Bennetts Rd – Request for Determination of Applicability-Driveway Improvements
  - o Owner/Applicant: Liam Ferguson Representative: n/a
  - o Request: Issue an DOA
9. 7:30pm 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. 7:40pm -Lot 3 20 Fiske Hill Road & 30 Main Street (Berry Farm Road)- continued NOI- Construction of a 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**

**11. 45 Bennetts Road-Request for Certificate of Compliance –DEP File #300-1105**

- Requester: Ronald Houle            Request: Issue a COC

**12. 250 Holland Rd (FKA Lot 1; 246 Holland Rd) Road-Request for Certificate of Compliance –DEP File #300-1046**

- Requester: James Harrity            Request: Issue a COC

**13. 248 Holland Rd (FKA Lot 2; 246 Holland Rd) Road-Request for Certificate of Compliance –DEP File #300-1047**

- Requester: James Harrity            Request: Issue a COC

**14. 246 Holland Rd (FKA Lot 3; 246 Holland Rd) Road-Request for Certificate of Compliance –DEP File #300-1072**

- Requester: James Harrity            Request: Issue a COC

**III. ADMINISTRATIVE DECISIONS**

**15. Minutes of 6/1/23 for approval**

**UPDATES -**

**IV. OLD BUSINESS**

- 16. Mass DOT Cedar Lake Enforcement Order**
- 17. 23 Old Hamilton Rd. Enforcement Order**
- 18. 392 Main Street Restoration**
- 19. 71 Mashapaug Rd Enforcement Order**
- 20. 71 Brookfield Rd Restoration**
- 21. 110 Brookfield Rd Enforcement Order**
- 22. 70 Paradise Lane**

**V. ADMINISTRATIVE UPDATES**

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

**VI. CORRESPONDENCE**

**VII. NEW BUSINESS**

- 23. Agent’s Report**
- 24. Next Meeting Thursday August 24, 2023 at 6:00 PM and Site Visit Schedule- August 16, 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.*