

# CONSERVATION COMMISSION AGENDA

July 20, 2021 @5:00 pm

Veterans Memorial Hall, Sturbridge Town Hall  
308 Main Street, Sturbridge, MA 01566



**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

*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. In person attendance will be at the meeting location listed above, and it is possible that any or all members of the public body may attend remotely, with in-person attendance consisting of members of the public. The meeting may also be accessed remotely 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). 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>.*

*When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance, or by accessing the meeting remotely, as noted above.*

## Quorum Check

-Executive Session pursuant to G.L. c. 30A, Section 21(a)(3) to discuss strategy with respect to litigation (**RV Management Services, LLC v. Sturbridge Conservation Commission**, Worcester Superior Court Docket No. 2185CV00756) involving the property located at 30 River Road, if an open meeting may have a detrimental effect on the litigating position of the public body and the Chair so declares that having a discussion in open session would have a detrimental effect on the Town's litigating position

## DECISIONS

### I. PUBLIC HEARINGS

- 1. 6:05pm– 53 Caron Road – continued NOI-Heating Fuel Release Emergency Response & Remediation Activities-DEP File #300-1064**
  - Owner/Applicant: Young-Ho Oh    Representative: Robert Lussier
  - Request: Issue OOC
- 2. 6:15pm– 45 Bennetts Road – NOI-Septic System repair and Installation of a well-DEP File#300-1105**
  - Owner/Applicant: Roland Houle    Representative: M. Farrell, Green Hill Engineering
  - Request: Issue OOC
- 3. 6:25pm– 134-148 Lake Road–Request to Amend an OOC, DEP #300-1067 –Addition of pavement to Lake Road**
  - Owner/Applicant: Big Alum Lake Association    Representative: Thomas Clark
  - Request: Seeking amendment to current OOC
- 4. 6:35pm 59 Bennetts Road – NOI – Raze and rebuild of a SFH, septic system, well and associated site work -DEP File #300-1103**
  - Owner/Applicant:    Representative: L. Jalbert, Jalbert Engineering
  - Request: Issue an OOC.
- 5. 6:45pm 122 Main Street – NOI – Redevelopment of a Gas Station/Convenience Store – DEP File #300-1093**
  - Owner/Applicant: Swaminarayan Realty    Representative: S. Gioiosa, SITEC
  - Request: Issue an OOC.
- 6. 6:55pm 30 Main Street/20 Fiske Hill Road –continued NOI – Development of a residential and commercial cul-de-sac subdivision-DEP File #300-1086**
  - Owner/Applicant: Matt Sosik    Representative: P. Engle, McClure Engineering
  - Request: Issue an OOC
- 7. 7:05pm 650 & 680 Route 15 – NOI –Proposed development of a Nursery and Tree Farm to include a perennial stream crossing – DEP File #300-1092**
  - Owner/Applicant: Mark Kubricky, Landing Rock LLC    Representative: P. Engle, McClure Engineering

- Request: Issue an OOC

**7:15 \*118 LEADMINE LANE, ENFORCEMENT ORDER; DEP FILE #300-684**

**8. 7:25pm 118 Leadmine Lane –continued NOI – Construction of a single family home, well and septic system. – DEP File #300-1073**

- Owner: G. Kellahe Applicant: A. Kellahe Representative: G. Krevosky, EBT Environmental Consultants
- Request: Issue OOC

## II. WETLANDS DECISIONS

**9. 334 & 338 New Boston Road – Forest Cutting Plan**

- Landowner: Holly & Scott Tremblay Plan Preparer: Joe Kowalski
- Request: Recommend approval of FCP to the BOS

**10. 288A Clarke Rd. Ext.-Tree Removal**

- Applicant: Judith Ross Representative: n/a
- Request: Issue Tree Removal permit

**11. 72 Paradise Lane-Tree Removal**

- Applicant: Robert Muscaro Representative: n/a
- Request: Issue Tree Removal permit

**12. 55 Bennetts Road-Request for Certificate of Compliance – DEP File #300-969**

- Original Applicant/permit Holder: Gayle Smith Requester: Scott & Amy Gerrish
- Request: Issue an COC

**13. 202 Lake Road-Request for Certificate of Compliance – DEP File #300-1006**

- Original Applicant/permit Holder: Wendy Stearns Requester: Wendy Stearns
- Request: Issue an COC

**14. Emergency Authorization-Stallion Hill Rd ROW**

- Requester: Sturbridge DPW Location: Stallion Hill Road
- Request: Ratify Issued Emergency Authorization

**15. 13 Main Street-Request for Certificate of Compliance – DEP File #300-749**

- Original Applicant/permit Holder: Richard Leo Requester: Jalbert Engineering
- Request: Issue an COC

**16. 2 Cedar Lake Drive-Request for Certificate of Compliance – DEP File #300-0971**

- Original Applicant/permit Holder: Donna & Clifford Curboy Requester: same
- Request: Issue an COC

**17. 3 New Boston Rd. Ext. & 529 Main St. – SWB Letter Permit**

- Applicant: Town of Sturbridge – Recreation Department Representative: same
- Request: Issue Approval

**18. 168 Shepard -Request for Certificate of Compliance – DEP File #300-1080**

- Original Applicant/permit Holder: Turning Point Investments Requester: same
- Request: Issue an COC

**19. 60 South Shore Drive-Request for Certificate of Compliance – DEP File #300-953**

- Original Applicant/permit Holder: Thomas & Kelly Peck Requester: Bertin Engineering, Inc.
- Request: Issue an COC

**20. 272 Big Alum Road -Request for Certificate of Compliance – DEP File #300-950**

- Original Applicant/permit Holder: Justin Howard Requester: Jalbert Engineering, Inc.
- Request: Issue an COC

**21. 8 North Drive -Request for Certificate of Compliance – DEP File #300-1089**

- Original Applicant/permit Holder: Bryan Harvey Requester: Summit Engineering, Inc.
- Request: Issue an COC

**22. 15 Long Ave SWB Letter Permit**

- Owner/ Applicant: Jamison Quist Requester: none
- Request: Issue Approval

**23. 365 New Boston Rd DEP File #300- 998 – Minor Amendment Request**

- Permit Holder: Jesse Kady, JC Kady Builders Requester: same
- Request: Approval of a Minor Change to Approved Plan

## III. ADMINISTRATIVE DECISIONS

**24. Right of First Refusal 335 Leadmine Road**

**25. Minutes of 6/15/21 to be approved**

## UPDATES

## IV. OLD BUSINESS

26. 150 Charlton Road-Request for Certificate of Compliance-DEP #300-665
27. 508 International and Sellew, A., Enforcement Order 27 Ladd Road
28. 508 International and Jennings, B. and I., Enforcement Order 205B and 205C Podunk Pike
29. 2 Cedar Lake Drive Enforcement Order

**V. ADMINISTRATIVE UPDATES**

30. Committee Updates: CPA, Trail Committee, Open Space Committee, and Lakes Advisory Committee

**VI. NEW BUSINESS**

31. Correspondence: Email in regards to development on 60/70 Cedar Street
32. Agent's Report
33. Next Meeting August 3, 2021 and Site Visit Schedule-July 27, 9-12 pm

**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.*