

# CONSERVATION COMMISSION AGENDA

August 24, 2023 @6:00 pm  
Center Office Building, 2<sup>nd</sup> Floor  
301 Main Street, Sturbridge, MA 01566



**Conservation Agent**

Rebecca Gendreau

**Assistant Conservation Agent**  
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- Lot 3 20 Fiske Hill Road & 30 Main Street (Berry Farm Road)- *continued* NOI- Construction of a manufactured housing community –DEP File #300-1156
  - o Owner: M. Sosik, Fiske Hill East    Applicant: Justin Stelmok
  - o Representative: Brian Madden, LEC Environmental
  - o Request: Issue an OOC
2. 6:30pm 14 Long Ave. –Request for a Determination of Applicability-House Addition
  - o Applicant/Owner: Stephen Gagnon    Representative: n/a
  - o Request: Issue an DOA
3. 6:40pm 223 Cedar Street –Notice of Intent-Septic system replacement-DEP File #300-xxxx
  - o Applicant/Owner: Justin Carter    Representative: S. Jordan, EcoTec, Inc.
  - o Request: Issue an OOC
4. 6:50pm 149 Arnold Rd. – SWB only Notice of Intent-Construction of a barn and associated site work
  - o Applicant: Michael & Christine Sosik    Representative: M. Farrell, Green Hill Eng.
  - o Request: Issue an OOC
5. 7:00pm 400 Haynes Street– Request for a Determination of Applicability – Electric Vehicle Stations
  - o Applicant: The Oscar W. Larson Company    Owner: Pilot Travel Centers LLC
  - o Representative: n/a    Request: Issue an DOA
6. 7:10pm 82 Paradise Lane– Notice of Intent-Raze and rebuild of a lakefront cottage-DEP File #300-XXXX
  - o Applicant: Glen Ellis    Representative: L. Jalbert, Jalbert Engineering
  - o Request: Issue an OOC
7. 7:20pm- 244 Podunk Road– *continued* Notice of Intent-Construction of a single family house-DEP File #300-1167
  - o Applicant: Rice, J. & C.    Representative: L. Jalbert, Jalbert Engineering
  - o Request: Issue an OOC
8. 7:25pm- 595 Main St. & Rt. 20 ROW -Notice of Intent- DOT Rt. 20 Drainage Project-DEP File #300-XXXX
  - o Applicant: MA DOT    Representative: E. Olson, VHB
  - o Request: Issue an OOC
9. 7:35pm National Grid ROW 301 Line - Notice of Intent-Subsurface Geotechnical Investigations-DEP File #300-XXXX
  - o Applicant: L. Ernst, National Grid    Representative: E. Piskura, POWER Engineers
  - o Request: Issue an OOC
10. 7:45pm 70 Brookfield Rd. – Notice of Intent- Raze and rebuild of a Single Family House-DEP File #300-XXXX
  - o Applicant: Ryan Stanley    Representative: G. Krevosky, EBT Environmental

- Request: Issue an OOC
- 11. 7:55pm 9 Cedar Pond Road –*continued* Notice of Intent-Construction of a garage and associated site work-DEP File #300-1168
  - Applicant: Doreen Grout     Representative: G. Krevosky, EBT Environmental
  - Request: Issue an OOC
- 12. 8:00pm 263 New Boston Road –*continued* Notice of Intent-Construction of a single family house with associated appurtenances-DEP File #300-1166
  - Applicant: Five Star Realty Trust     Representative: G. Krevosky, EBT Environmental
  - Request: Issue an OOC
- 13. 8:05pm 212, 216, 226 Charlton Rd. — *postponed hearing* - Notice of Intent- Redevelopment of 3 developed single family house lots to a commercial development - DEP File #300-XXXX
  - *Written request to continuation request to Sept. 14, 2023 meeting-*
  - Applicant: Sturbridge Retail Management     Owner: Katherine Thompson-212, Christine Lena-216, & Steven J & Theresa Saletnik-226
  - Representative: J. Kline, Stonefield Engineering
  - Request: Issue an OOC

**II. WETLANDS DECISIONS**

- 14. 32 Tannery Road-Request for Certificate of Compliance –DEP File #300-549
  - Requester: Justin & Elizabeth Mintzes     Request: Issue a COC
- 15. 32 Draper Woods Road-Request for Certificate of Compliance –DEP File #300-469
  - Requester: Mark & Stacey Varney     Request: Issue a partial COC
- 16. 33 Breakneck Road-Request for Certificate of Compliance –DEP File #300-1142
  - Requester: David Monroe     Request: Issue a COC
- 17. 106 South Shore Drive-Request for Certificate of Compliance –DEP File #300-1069
  - Requester: Jalbert Engineering     Request: Issue a COC
- 18. 50 Hall Road-Request for Certificate of Compliance –DEP File #300-1010
  - Requester: Jalbert Engineering     Request: Issue a COC
- 19. 34 Cedar Street-Request for Certificate of Compliance –DEP File #300-1104
  - Requester: Modern Technology Modular Homes     Request: Issue a COC
- 20. 16 Mt. Dan Road-Request for Certificate of Compliance –DEP File #300-1034
  - Requester: Deborah Weber     Request: Issue a COC
- 21. 400 Haynes St.-Request for Certificate of Compliance –DEP File #300-1063
  - Requester: Core States Group     Request: Issue a COC

**II. ADMINISTRATIVE DECISIONS**

- 22. Minutes of 6/22/23 & 7/13/23 for approval

**UPDATES -**

**III. OLD BUSINESS**

- 23. 23 Old Hamilton Rd. Enforcement Order
- 24. 392 Main Street Restoration
- 25. 110 Brookfield Rd Enforcement Order

**V. ADMINISTRATIVE UPDATES**

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

**VI. CORRESPONDENCE**

- 26. Concerned Resident Letter in regards to Senior Center Project

**VII. NEW BUSINESS**

- 27. SLAC Items
- 28. Emergency Certification – DPW, Cooper Rd.
- 29. Agent’s Report
- 30. Next Meeting Thursday September 14, 2023 at 6:00 PM and Site Visit Schedule- Sept. 6, 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.*