

# CONSERVATION COMMISSION AGENDA

August 25, 2022 @6:00 pm  
Center Office Building, 2<sup>nd</sup> Floor

301 Main Street, Sturbridge, MA 01566

*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 Walk-In DECISIONS

### I. PUBLIC HEARINGS

1. 6:10 pm -1 South Paradise Land –RDA- Landscape Improvements
  - o Owner/Applicant: Rob Scoble    Representative: none
  - o Request: Issue a DET
2. 6:20 pm – 16 Mt. Dan Road –NOI- Raze and Rebuild of a Single family lakefront house- DEP file #300-1135
  - o Owner/Applicant: Deborah Weber    Representative: L. Jalbert, Jalbert Engineering
  - o Request: Issue an OOC
3. 6:30 pm– 242 Big Alum Road-NOI –Raze and Rebuild of a Single family lakefront house- DEP File #300-1136
  - o Owner/Applicant: Samuel & Cara Gilbert    Representative: L. Jalbert, Jalbert Engineering
  - o Request: Issue an OOC
4. 6:40 pm– 15 Cove Drive-NOI –Addition on a lakefront single family home- DEP File #300-1137
  - o Owner/Applicant: Sean Bushe    Representative: L. Jalbert, Jalbert Engineering
  - o Request: Issue an OOC
5. 6:50 pm– 86 & 88 South Shore Drive-continued NOI- Raze and rebuild of a single family home and associated site work –DEP File #300-1127
  - o Owner/Applicant: Steven & Marcy Reed    Representative: L. Jalbert, Jalbert Engineering
  - o Request: Issue an OOC
6. 7:00 pm– 92 McGargle Road- RDA- Removal of trees within 25 ft of Bank
  - o Owner/Applicant: Tom Creeden    Representative: none
  - o Request: Issue a DET
7. 7:10 pm– 235 Podunk Road- NOI- Construction of a single family home and associated site work –DEP File #300-1134
  - o Owner/Applicant: Dave Brunelle    Representative: M. Dipinto, 3 Oaks Environmental
  - o Request: Issue an OOC
8. 7:20 pm– 237 Podunk Road- NOI- Construction of a single family home and associated site work –DEP File #300-1138
  - o Owner/Applicant: Dave Brunelle    Representative: M. Dipinto, 3 Oaks Environmental
  - o Request: Issue an OOC
9. 7:30 pm– 5 Ladd Road- NOI- Driveway Expansion after the fact –DEP File #300-XXXX
  - o Owner/Applicant: Lorenzo Monaco    Representative: same
  - o Request: Issue an OOC
10. 7:40 pm- Request for a Determination of Applicability - I-90 Resurfacing and Vegetation Management Work
  - o Owner/Applicant: MA DOT – Highway Division    Representative: S. Kriesel, BSC Group
  - o Request: Issue a DET



**Conservation  
Agent**

Rebecca Gendreau

**Administrative  
Assistant**

Erin Carson

**Conservation  
Commission  
Members**

**Ed Goodwin**  
*Chairperson*

**Steven Chidester**  
*Vice Chair*

**David Barnicle**  
*Member*

**Erik Gaspar**  
*Member*

**Roy Bishop**  
*Member*

308 Main Street  
Sturbridge, MA  
01566  
T 508/347-2506

[www.sturbridge.gov](http://www.sturbridge.gov)

**11. 7:50 pm- 698 Main Street (Abbreviated Notice of Resource Area Delineation) – DEP File #300-1133**

- Applicant: J. Procon, Interstate Towing      Owner: MA Electric Co.
- Representative: G. Krevosky, EBT Environmental, Inc.
- Request: Issue ORAD

**12. 8:00 pm - 150 Charlton Road-continued NOI- Development of a light Industrial building and supporting infrastructure –DEP File #300-1115**

- Owner/Applicant: Cobra Realty Trust      Representative: G. Krevosky EBT Environmental
- Request: Issue an OOC

**13. 8:10pm– Lot 3 20 Fiske Hill Road & 30 Main Street (Berry Farm Road)-continued NOI- Construction of a 71 lot manufactured housing community –DEP File #300-1132**

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

**II. WETLANDS DECISIONS**

**14. National Grid Easements along Leadmine Lane – Request for a Certificate of Compliance #300-1025**

- Applicant: Mass Electric Company      Permit Holder: same
- Request: Issue a COC

**15. 70 Westwood Drive – Request to Extend an Order of Conditions- #300-1035**

- Applicant: Josh Wages      Representative: L. Jalbert, Jalbert Engineering
- Request: Extend an OOC

**16. 47 Breakneck Road – Request for a Certificate of Compliance #300-1130**

- Applicant: Michael Caplette      Permit Holder: Chris Mattioli
- Request: Issue a COC

**17. 10 Willard Road– Request for a Certificate of Compliance #300-0942**

- Applicant: Kimberly Klimczuk      Permit Holder: same
- Request: Issue a COC

**18. 1 Hare Road (George Vinton Rd.) – Request for a Certificate of Compliance #300-1007**

- Applicant: Wood Associates on behalf of Ameresco      Original Permit Holder: BWC 8 LLC
- Request: Issue a COC

**19. 42 Draper Woods – Request for a Partial Certificate of Compliance #300-0469**

- Applicant: Robert M. Bixby & Nancy Ferreira-Bixby      Permit Holder: Swiaki & Company, LLC
- Request: Issue a COC

**20. 51 Technology Park Road –continued- Request for a Certificate of Compliance #300-1029**

- Applicant: Dileo Gas      Permit Holder: Dileo Gas
- Request: Issue a COC

**21. 132 Lane Nine –Emergency Authorization Request**

- Requester: COAN Landscape Design on behalf of Randy Bercume      Property Owner: Randy Bercume
- Request: Ratify EA

**III. ADMINISTRATIVE DECISIONS**

**22. Minutes of 7/14/22 to be approved**

**UPDATES**

**IV. OLD BUSINESS**

**23. MA DOT Enforcement Order - I-90 Drainage Improvements Update**

**V. ADMINISTRATIVE UPDATES**

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

**VI. NEW BUSINESS**

**24. Special Use Permit Application – Rotary Leadmine Mtn. Conservation Area**

**25. Forest Cutting Plan – 18 Ladd Road**

**26. Agent's Report**

**27. Next Meeting Tuesday September 15, 2022 and Site Visit Schedule-September 6th, 9am-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.*