

CONSERVATION COMMISSION AGENDA

September 14, 2023 @6:00 pm
Veteran's Hall, Town Hall, 2nd Floor
308 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

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 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. **6:05pm- 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. **6:15pm- 63 Beach Avenue– Notice of Intent-Removal of concrete shoreline wall to be replaced with naturalized shoreline of plantings, coir logs and boulders -DEP File #300-1174**
 - o Applicant: Johnna Doyle Representative: M. Thibeault, Landscape Evolution
 - o Request: Issue an OOC
3. **6:25pm -82 Paradise Lane– continued Notice of Intent-Raze and rebuild of a lakefront cottage-DEP File #300-1170**
 - o Applicant: Glen Ellis Representative: L. Jalbert, Jalbert Engineering
 - o Request: Issue an OOC
4. **6:35pm- 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
5. **6:45pm - National Grid ROW 301 Line - Notice of Intent-Subsurface Geotechnical Investigations-DEP File #300-1173**
 - o Applicant: L. Ernst, National Grid Representative: E. Piskura, POWER Engineers
 - o Request: Issue an OOC
6. **6:55pm - 263 New Boston Road –continued Notice of Intent-Construction of a single family house with associated appurtenances-DEP File #300-1166**
 - o Applicant: Five Star Realty Trust Representative: G. Krevosky, EBT Environmental
 - o Request: Issue an OOC
7. **7:05pm - 200 Haynes Street –SWB Notice of Intent-Construction of a commercial solar facility with associated appurtenances**
 - o Applicant: Sturbridge PV LLC Owner: 30 Swift LLC
 - o Representative: BSC Group Inc.
 - o Request: Issue an OOC
8. **7:15pm 212, 216, 226 Charlton Rd. — postponed hearing - Notice of Intent- Redevelopment of 3 developed single family house lots to a commercial development - DEP File #300-1172**
-Written request to postpone hearing to October 26, 2023 received -
 - 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

II. WETLANDS DECISIONS

9. 115 McGilpin Road-Request for Certificate of Compliance –DEP File #300-1122

- o Requester: 13 Gables Inc. David Gemme Request: Issue a COC

10. 70 Paradise Road-Request for Certificate of Compliance –DEP File #300-929

- o Requester: Donna Reardon Request: Issue a COC

11. 33 Breakneck Road-Request for Certificate of Compliance –DEP File #300-1142

- o Requester: David Monroe Request: Issue a COC

12. 94 South Shore Drive-Request for Certificate of Compliance –DEP File #300-1141

- o Requester: William Tetreault Request: Issue a COC

13. 22 Birch Street-Request for Certificate of Compliance –DEP File #300-1114

- o Requester: Jeff Burdick Request: Issue a COC

14. 6 Cormack Road-Request for Certificate of Compliance –DEP File #300-1060

- o Requester: Trust of Betty Rae Poppo Request: Issue a COC

II. ADMINISTRATIVE DECISIONS

15. Minutes of 8/24/2023 for approval

UPDATES -

III. OLD BUSINESS

16. 23 Old Hamilton Rd. Enforcement Order

17. 392 Main Street Restoration

V. ADMINISTRATIVE UPDATES

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

VI. CORRESPONDENCE

VII. NEW BUSINESS

18. FY23 Commission Restructuring

19. Agent's Report

20. Next Meeting Thursday October 5, 2023 at 6:00 PM and Site Visit Schedule- Sept. 27, 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.