

# CONSERVATION COMMISSION AGENDA

September 15, 2022 @6:00 pm  
Center Office Building, 2<sup>nd</sup> Floor  
301 Main Street, Sturbridge, MA 01566



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 application plans and narratives are available on the Commission's website: <https://www.sturbridge.gov/conservation-commission/pages/meeting-calendar-and-documents>

## Quorum Check

## Walk-In

## DECISIONS

### I. PUBLIC HEARINGS

1. 6:10 pm -43 Collette Road –RDA- Landscape Improvements
  - o Owner/Applicant: Brad Green Representative: Boston Outdoor Living
  - o Request: Issue a DET
2. 6:20 pm – -131 Shore Road –RDA- House addition
  - o Owner/Applicant: Douglas & Susan Purves Representative: Nathaniel Messier
  - o Request: Issue a DET
3. 6:30 pm– -231 &233 Cedar Street –NOI- Construction of a Single Family Home and associated site work-DEP File # 300-XXXX
  - o Owner/Applicant: Bradley Marszalkowski Representative: S. Jordan, EcoTec
  - o Request: Issue an OOC
4. 6:40 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
5. 6:50 pm - 150 Charlton Road-continued NOI- Development of a light Industrial building and supporting infrastructure –DEP File #300-1115
  - o Owner/Applicant: Cobra Realty Trust Representative: G. Krevosky EBT Environmental
  - o Request: Issue an OOC
6. 7:00 pm- 698 Main Street (Abbreviated Notice of Resource Area Delineation) – DEP File #300-1133
  - o Applicant: J. Procon, Interstate Towing Owner: MA Electric Co.
  - o Representative: G. Krevosky, EBT Environmental, Inc.
  - o Request: Issue ORAD
7. 7:10 pm 16 Mt. Dan Road –cont' 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
8. 7:20 pm– 86 & 88 South Shore Drive-cont' NOI- Raze and rebuild of a single family home and associated site work –DEP File #300-1127- **Continuance Requested to Oct. 6, 2022**
  - o Owner/Applicant: Steven & Marcy Reed Representative: L. Jalbert, Jalbert Engineering
  - o Request: Issue an OOC
9. 7:30pm– 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
  - o Owner: M. Sosik, Fiske Hill East Applicant: Justin Stelmok

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)

- Representative: Brian Madden, LEC Environmental
- Request: Issue an OOC
- 10. 7:40 pm– 235 Podunk Road- *cont'* NOI- Construction of a single family home and associated site work –DEP File #300-1134 - **Continuance Requested**
  - Owner/Applicant: Dave Brunelle    Representative: M. Dipinto, 3 Oaks Environmental
  - Request: Issue an OOC
- 11. 7:50 pm– 237 Podunk Road- *cont'* NOI- Construction of a single family home and associated site work –DEP File #300-1138 - **Continuance Requested**
  - Owner/Applicant: Dave Brunelle    Representative: M. Dipinto, 3 Oaks Environmental
  - Request: Issue an OOC

**II. WETLANDS DECISIONS**

- 12. **530 Leadmine Road – Request for a Certificate of Compliance #300-271**
  - Applicant: Attorney Michael Colognesi            Permit Holder: Victor Morano
  - Request: Issue a COC
- 13. **367 New Boston Road– Request for a Certificate of Compliance- SCC#17-45**
  - Applicant: Angelo Sposato            Representative: Diverdi Builders
  - Request: Issue a COC under the Bylaw

**III. ADMINISTRATIVE DECISIONS**

- 14. Minutes of 8/25/22 to be approved

**UPDATES**

**IV. OLD BUSINESS**

**V. ADMINISTRATIVE UPDATES**

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

**VI. CORRESPONDENCE**

- 15. Letter – 34 Cedar Street

**VII. NEW BUSINESS**

- 16. 8 Birch St. DEP File #300-1055
- 17. 100 Breakneck Rd. – Unpermitted Work
- 18. 2 Glenridge Rd. – Unpermitted Work
- 19. Agent’s Report
- 20. Next Meeting Tuesday October 6, 2022 and Site Visit Schedule-September 27th, 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.*