

CONSERVATION COMMISSION MINUTES

Date: October 19, 2021
Time: 6:00 -8:26 pm
Place: Hybrid Meeting Veterans Hall
<https://sturbridge.vod.castus.tv/vod>

With a quorum present, the meeting opened at 6:00 pm, Ed Goodwin presiding as Chair.
All Members present.

DECISIONS

I. PUBLIC HEARINGS

1. **91 Clarke Road NOI- New Single Family Home with associated site work- DEP File #300-1112**
 - Owner/Applicant: Scott Noyes Representatives: Scott Morrison, EcoTec
 - Request: Issue a OOC
 - Documents Presented: colored site plan
 - Jurisdiction: Buffer Zone
 - Project Summary
 - Project includes the construction of a single family house, barn, driveway and associated site work to include a well and septic system.
 - Presentation and Discussion:
 - Abutter notification and proof of Legal Ad verified.
 - Project was previously reviewed for a previous property owner. Project was denied at that time as the SCC requested additional information which had not been submitted. The SCC previously had concerns and questioned the location of the LOW as the site is large enough to provide an additional vegetated buffer to the wetland and had requested measures to allow flow under the proposed driveway which have not been reflected on the plan. Specifically, the LOW was requested to be reviewed in the vicinity of the A series wetland and moved away from the wetland. In addition, the SCC had concerns with the wetland delineation.
 - Commission questioned the representative if the house plans could be adjusted to pull the house out of the 100 ft buffer zone. They also noted that this new plan did not address many concerns raised from the previous application and a site visit would not have been beneficial.
 - Scott Morrison will talk with the Property Owner about changes to the house plan and requests to work with the Agent to clarify wetland lines on the site.
 - Public Comment:
 - none
 - Vote: By consensus vote the Commission continue the hearing for 91 Clarke Road, DEP # 300-1112; AIF 5-0.
2. **22 Birch Street– NOI- Replacement of shoreline wall-DEP File #300-1114**
 - Owner/Applicant: J Burdick Representatives: M. Thibeault, Landscape Evolution
 - Request: Issue an OOC
 - Documents Presented: sketch plan and site photos
 - Jurisdiction: Buffer Zone , Bank, and BLSF
 - Project Status Summary
 - Project is a shoreline boulder wall with a vegetated buffer of native plantings between the bank and the lawn.
 - Presentation and Discussion:
 - The contractor provided an overview of the project to the Commission, the current shoreline wall is unstable the proposed dry laid boulder wall would provide stabilization form the wave action on the bank.
 - Proof of legal advertisement and abutter notification received.
 - Property Owner would like to remove a birch tree leaning over the lake. They are open to a replacement planting.



Conservation Agent
Rebecca Gendreau

Administrative Assistant
Erin Carson

Conservation Commission Members
Ed Goodwin
Steven Chidester
David Barnicle
Steve Halterman
Erik Gaspar
Roy Bishop

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- As Bank is currently an existing cobble wall and the site is a developed yard, it would not appear to be significant for wildlife. The project includes a native vegetated buffer in place of lawn which would be an improvement for wildlife habitat and assist with filtering and infiltrating site runoff. Project appears to be an improvement over the existing conditions.
- Commission discussed the type of tree replacement for the leaning birch and location. They would like two trees planted close to the dock to keep canopy for the lake.

○ Public Comment:

- none

○ Vote: On a motion of E. Gaspar, 2nd by D. Barnicle; the Commission vote to close the Public Hearing for 22 Birch Street. AIF 5-0

○ On a motion of E. Gaspar, 2nd by D. Barnicle; the Commission vote to approve the Order of Conditions for DEP File #300-1114 with the following conditions:

- Standard OOC conditions.
- Shoreline work to be performed in dry conditions (i.e. during lake drawdown).
- Require plantings as proposed and to include a grouping of River Birch or Red Maple as discussed.
- Toe of boulders and stairs must end at existing toe of slope. Wall will have to conform to existing conditions.
- Applicant is required to receive all other permitting including a Chapter 91 license if required.
- Site will be staked by the Engineer and pictures of the shoreline work before and after will be provided to the Commission at the conclusion of the project.
- AIF 5-0

3. 180 Breakneck Road and 16 Cross Street – ANRAD – Proposed Equine Center– DEP File #300-XXXX

○ Owner: 16 Cross Street-Breakneck Ridge Inc, 180 Breakneck Road-Leon, Doris, Edward, Roger, George, Madeline, and Paul Pontbriand

○ Applicant: Sturbridge Equine and Agricultural Property, LLC Representative: Chris Wagner, VHB

○ Request: Issue ORAD

• Documents Presented: Figure 5 from ANRAD

○ Project Status Summary:

- Resource Area approval for two parcels of land totaling 298.50 acres.

○ Presentation and Discussion:

- DEP has not issued a file number or comments for this ANRAD.
- Applicant only notified direct abutters not the 200 ft Conservation Abutters, the Hearing may be opening under the State Act only. Applicant will get an updated list and notify all abutters for the next Hearing.
- This ANRAD only addresses the 2 parcels listed, there may be additional wetland buffers from adjacent parcels.
- For this review VHB split the site, everything on the Northerly half drains into Hammet Brook; while everything southerly drains in Leadmine Brook a perennial stream.
- C. Wagner provided a complete overview of the parcels, VHB identified ten Vegetated Wetlands, seven Isolated Land subject to Flooding, two Ponds, one Bordering Land subject to Flooding, and twelve Vernal Pool areas.
- Agent recommends a peer review and asked the applicant to clarify the legend on the plan-set provided. She also recommends coordination with Natural Heritage early in the process.
- Commission requests the Agent to reach out to DEP on requirements to notify residents in CT that may be abutters to these parcels.

○ Public Comment:

- Bob Briere-50 Arnold Road shared that the Leadmine Brook originates on this property and is the source of the Quinnebaug River.
- He has concerns about development of these parcels causing disturbance to this resource.
- The Commission insures Mr. Briere that this Board will see that these streams are protected.

○ Vote: By consensus vote the Commission continue the public hearing for 180 Breakneck Road and 16 Cross Street to November 2, 2021. AIF 5-0

4. 100 Paradise Lane –continued NOI-Raze and Rebuild of a single family home-DEP File #300-1108

- Owner/Applicant: Michael Detarando Representative: L. Jalbert, Jalbert Engineering
- Request: Issue OOC
- Documents Presented: n/a
- Project Status Summary:
 - Project was continued as the SCC requested that the project be further looked at to reduce impervious surface and another site visit was requested.
- Presentation and Discussion:
 - An updated plan was received Monday 10/18 for this project.
 - The applicant provided copies to each member and they plan was updated to include slightly less impervious surface and the house was shifted outside the 50 ft buffer.
 - The commission requests an O & M plan for the pervious pavers.
 - The Commission was satisfied with the changes to the plan.
- Public Comment:
 - none
- Vote: On a motion of E. Gaspar, 2nd by D. Barnicle, the Commission vote to close the Public Hearing for 100 Paradise Lane. AIF 4-0-1(Bishop Abstain)
- On a motion of E. Gaspar, 2nd by D. Barnicle, the Commission vote to approve the Order of Conditions for 100 Paradise Lane, DEP File #300-1108 with the Agents general conditions and providing an O & M plan for the pervious paver areas on the plan. AIF 4-0-1(Bishop Abstain)

5. 30 Woodlawn Drive –continued NOI-Replacement of a failed septic system-DEP File #300-1110

- Owner/Applicant: Hibbard Family Trust Representative: J. Dubois, DC Engineering
- Request: Issue OOC
- Documents Presented: n/a
- Project Status Summary:
 - Project was continued as board and staff had concerns with the wetland delineation. Site visits held.
- Presentation and Discussion:
 - A continuation request was received for this project by the applicant.
- Public Comment:
 - none
- Vote: By consensus vote the Commission continue the public hearing for 30 Woodlawn Drive to November 2, 2021. AIF 5-0

II. WETLANDS DECISIONS

6. 81 Paradise Lane–Request for Certificate of Compliance-DEP File #300-0936

- Original Permit Holder: Allen Brauns & Judith Powell Requester: same
- Request: Issue a COC
- Documents Presented: N/A
- Presentation and Discussion:
 - Site visit performed, letter of substantial compliance and as-built plan received.
- Vote: On a motion of E. Gaspar, 2nd by D. Barnicle the commission vote to issue a Certificate of Compliance for DEP #300-936, 81 Paradise Lane. AIF 5-0

III. ADMINISTRATIVE DECISIONS

7. Minutes of 10/5/21 to be approved

- Documents Presented: draft minutes
- Vote: On a motion of E. Gaspar, 2nd by D. Barnicle the commission vote to accept the 10/5/21 minutes with one edit as noted. AIF 5-0

UPDATES

IV. OLD BUSINESS –

The Town's Codification Project is now complete and updated copied are available PDF and on the Town's website.

V. ADMINISTRATIVE UPDATES

8. Committee Updates

- CPA: No update
- Trail Committee: 5K at Leadmine property 10/31
- Open Space Committee: N/A
- Lakes Advisory Committee: next meeting date: October 21, 2021, South Shore Drive plans to discuss road conditions and E. Gaspar will encourage all property owners on private roads to work together to solve road condition issues.

VI. NEW BUSINESS

9. Special Land Use Permit Application-Leadmine-Rotary

Rotary is asking permission to host a 5k on the Leadmine property on October 31st. Parking will be at OSV and the run/walk will take place on the Trails of Leadmine. Commission approved AIF 5-0

10. Agent's Report

- The Agent informed the Commission of a site visit at 30 River Road October 21st for the applicants appeal of the Order of Conditions-all Commissioners are welcome to attend.
 - The BOH has issued authorization for a flow device to lower the water 10 inches at 31 South Shore Drive. The device will be installed Friday 10-22-21. The Agent is asking for Emergency Authorization for dam breach and flow device installation.
 - The commission vote to issue an Emergency Authorization for a flow device and dam breach at 31 South Shore Drive. AIF 5-0
 - D. Barnicle discussed a project to in Charlton he was made aware of via email. He is concerned about the effects of the culvert and underground piping repair will have on McKinstry Brook. The Agent suggests reaching out to the Charlton Commission because they will need to review the project as part of the road expansion.
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Next Meeting Date: 11-2-21 Site Visits: 10-26-21 9-12 pm

ADJOURN at 8:26 pm Motion by S. Chidester, 2nd E. Gaspar AIF 5-0