

CONSERVATION COMMISSION MINUTES

Date: March 16, 2021
Time: 6:00 -8:30 pm
Place: Virtual Meeting
<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.

UPDATES

I. NEW BUSINESS

1. WPI Students presentation Trails Concept plans 469A Main ST

- WPI Representatives: Suzanne LePage-WPI, Margaret Terry, Christopher Hartford, Kate Oneill
- Project Summary
 - Students from WPI presented Trail concept plans to the Commission and audience on three trail options for the 469A Main Street property.
- Presentation and Discussion:
 - The student designed and presented 3 trail options for the Commission's review. They compared each design and proposed moving forward with the option with the least impact to the resource area. The plan also included educational signage, benches and a picnic area.
 - Tom Chamberland-Trail Committee provided next steps for the project including funding and filing a NOI with the Commission.
 - The Commission was impressed with the proposal and thanked the students for their participation.
 - The Agent thanked WPI staff and students for a great project and looks forward to the continued partnership with WPI.

DECISIONS

II. PUBLIC HEARINGS

2. 11, 13, & 15 Putnam Road –RDA – Construction of (3) SFH and associated site work (DET-whether work depicted on plans are subject to the WPA)

- Owner/Applicant: G Lussier Builders LLC Representatives: J. Dubois, DC Engineering
- Request: Seeking Negative Determination for proposed work
- Documents Presented: colored plans
- Jurisdiction: Buffer Zone
- Project Summary
 - The project includes construction of three single family home and associated appurtenances.
- Presentation and Discussion:
 - Wetlands discussed are off-site. All work is proposed within an agricultural field.
 - NOI's have been filed for approval pursuant to the SWB.
- Public Comments:
 - None
- Vote: On a motion of E. Gaspar, 2nd by D. Barnicle the Commission vote to close the hearing. AIF 5-0
 - On a motion of E. Gaspar, 2nd by D. Barnicle, the Commission vote to issue a negative #3 Determination for 11, 13, and 15 Putnam Road and issue the following conditions:



Conservation Agent

Rebecca Gendreau

Administrative Assistant

Erin Carson

Conservation Commission Members

Ed Goodwin
Steven Chidester
David Barnicle
Steve Halterman
Erik Gaspar

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

www.sturbridge.gov

Anti-tracking pads shall be installed within the proposed driveways to reduce/eliminate tracking sediments onto the roadway.

3. 11 Putnam Road-SWB NOI-Construction of a SFH and associated site work

- Owner/Applicant: G Lussier Builders LLC Representatives: J Dubois, DC Engineering
- Request: Issue Order of Conditions
- Documents Presented: colored plans
- Jurisdiction: Buffer Zone
- Project Summary
 - The project includes the construction of a SFH and associated site work to include a sewage disposal system.
- Presentation and Discussion:
 - This project is a local NOI only subject to the SWB.
 - The limit of grading shall serve as the limit of work.
- Public Comment:
 - none
- Vote: On a motion of E. Gaspar, 2nd by D. Barnicle the Commission close the hearing. AIF 5-0
 - On a motion of D. Barnicle, 2nd by E. Gaspar the Commission vote to approve the SWB Notice of Intent for 11 Putnam Road and issue SCC's standard conditions and the following special conditions:
 - Anti-Tracking Pad shall be installed.
 - Sedimentation controls are included at the limit of grading shown on the plan.

4. 13 Putnam Road-SWB NOI-Construction of a SFH and associated site work

- Owner/Applicant: G Lussier Builders LLC Representatives: J Dubois, DC Engineering
- Request: Issue Order of Conditions
- Documents Presented: colored plans
- Jurisdiction: Buffer Zone
- Project Summary
 - The project includes the construction of a SFH and associated site work to include a sewage disposal system.
- Presentation and Discussion:
 - This project is a local NOI only subject to the SWB. The House is shown within the 200-ft local jurisdiction.
 - The limit of grading shall serve as the limit of work.
- Public Comment:
 - none
- Vote: On a motion of S. Halterman, 2nd by E. Gaspar the Commission close the hearing. AIF 5-0
 - On a motion of D. Barnicle, 2nd by E. Gaspar the Commission vote to approve the SWB Notice of Intent for 13 Putnam Road and issue SCC's standard conditions and the following special conditions:
 - Anti-Tracking Pad shall be installed.
 - Sedimentation controls are included at the limit of grading shown on the plan.

5. 15 Putnam Road-SWB NOI-Construction of a SFH and associated site work

- Owner/Applicant: G Lussier Builders LLC Representatives: J Dubois, DC Engineering
- Request: Issue Order of Conditions
- Documents Presented: colored plans
- Jurisdiction: Buffer Zone
- Project Summary
 - The project includes the construction of a SFH and associated site work to include a sewage disposal system.
- Presentation and Discussion:
 - This project is a local NOI only subject to the SWB. The House is shown within the 200-ft local jurisdiction.
 - The limit of grading shall serve as the limit of work.
- Public Comment:
 - none
- Vote: On a motion of S. Halterman, 2nd by E. Gaspar the Commission close the hearing. AIF 5-0
 - On a motion of D. Barnicle, 2nd by E. Gaspar the Commission vote to approve the SWB Notice of Intent for 13 Putnam Road and issue SCC's standard conditions and the following special conditions:
 - Anti-Tracking Pad shall be installed.

Sedimentation controls are included at the limit of grading shown on the plan.

6. 20 Cedar Lake Drive – NOI-Raze and Rebuild of a SFH and Shoreline wall restoration- DEP File #300-XXXX

- Owner/Applicant: Brian and Sarah Oxman Representative: L. Jalbert, Jalbert Engineering
- Request: Issue an Order of Conditions
- Documents Presented: colored plans
- Jurisdiction: Bank, BLSF, Buffer Zone
- Project Summary:
 - Teardown existing buildings and rebuild existing structures within the existing footprints including a SFH and shed structure. House will include a new addition and deck. Project also includes the addition of stones and rip rap along 250-ft of the shoreline.
- Presentation and Discussion:
 - The applicant's representative provided a brief overview of the project. The plan is to demolish the current structure and rebuild with an additional 370 sq-ft and a new deck. One well on the property will be decommissioned and the house is serviced by Town sewer.
 - The Agent provided the following comments to the Commission: With the current plan presented, a waiver would be needed to build in the 25-ft no touch zone and the 50-ft no build zone. The applicant will also need to look into additional storm-water mitigation for the house.
 - The Commission has concerns with the building addition within the 25-ft and 50-ft zone.
 - The lot is not in compliance with the Sturbridge Zoning bylaw with the amount of structure covering the lot
 - Applicant will need to go before the Zoning Board of Appeals.
 - Commission agreed with the agent's comments on storm-water management and additional information requests.
 - The Commission requests designs for the project including the shore wall for their review at the next meeting.
- Public Comments
 - None
- Vote: On a motion of D. Barnicle, 2nd by E. Gaspar, the Commission voted to continue the hearing to April 6, 2021. AIF 5-0

7. 566 Route 15 – Local SWB NOI –Construction of a new SFH and associated site work

- Owner/Applicant: Silver Tree Realty Representative: G. Krevosky, EBT Environmental
- Request: Issue SWB Order of Conditions
- Documents Presented: colored plans
- Jurisdiction: Buffer Zone & Vernal Pool Habitat
- Project Summary
 - Construction of a SFH and associated site work to include a sewage disposal system.
- Presentation and Discussion
 - The work depicted is within 200-ft jurisdiction.
 - The Commission recommends a continuation to allow the applicant time to file an ANR for this Lot and this becomes an official address.
- Public Comments:
 - None
- Vote: On a motion of D. Barnicle, 2nd by S. Halterman the commission vote to continue the hearing to April 6, 2021. AIF 5-0

8. 91 Clarke Road – NOI – Construction of a new SFH and associated site work – DEP File #300-1095

- Owner: Jane Simpson Applicant: R. Bercume Representative: S. Morrison, EcoTec
- Request: Issue Order of Conditions.
- Documents Presented: colored plans
- Jurisdiction: Buffer Zone
- Project Status Summary:
 - Construction of a SFH and associated site work to include sewage disposal system
- Presentation and Discussion
 - The applicant is building a house and barn along with the installation of a well and septic.

- The commission is planning a second site visit because at the time of the first visit there was still snow cover on the ground and wetland could not be reviewed.
- The plan should be revised to include a culvert under the driveway which would follow an old cart path.
- This project was two combined lots, which an ANR was filed with the Planning Department. Application is only for one address.
- Public Comment:
 - None.
- Vote: On a motion of S. Halterman, 2nd by E. Gaspar the commission vote to continue the hearing to April 6, 2021. AIF 5-0

II. WETLANDS DECISIONS

9. 26 Cedar Lake Drive –Request for Certificate of Compliance-DEP file #300-394

- Original Applicant/permit holder: Gary Tremblay Requester: same
- Request: Issue COC
- Documents Presented: n/a
- Project Summary:
 - Certificate of Compliance request for an older OOC for the raze and rebuild of the house.
- Presentation and Discussion:
 - The missing COC was discovered during a recent real estate transaction for 24 Cedar Lake Drive.
 - The Agent preformed a site visit and confirmed a COC may be issued.
- Vote: Vote to issue a Certificate of Compliance for 26 Cedar Lake Drive, DEP File #300-394. AIF 5-0

10. 14 Wildwood Lane-Request for Wetland Bylaw Letter Permit

- Owner/Applicant: Robert George Representative: n/a
- Request: Issue SWB Permit
- Documents Presented: colored plans
- Project Summary:
 - Project includes the construction of a 16 x 22' addition to the house, new driveway, and tree removal around the perimeter of the developed areas. All work is outside the WPA buffer zone. Driveway and addition are not within jurisdiction.
- Presentation and Discussion:
 - This site was visited Tuesday March 9, 2021, which revealed unhealthy or dead trees that will be removed as part of this project.
 - Agent recommended approval of this permit w/ conditions.
- Vote: Vote to issue a SWB Letter Permit for 14 Wildwood Drive with SCC's standard conditions and conditions discussed. AIF 5-0

III. ADMINISTRATIVE DECISIONS

11. Minutes of 3/2/21 to be approved

- Documents Presented: draft minutes
- Vote: On a motion of S. Halterman, 2nd by E. Gaspar the commission vote to accept the 3/2/21 minutes as written. AIF 5-0

UPDATES

IV. OLD BUSINESS

V. ADMINISTRATIVE UPDATES

12. Committee Updates

- CPA: Next meeting 3-21
- Trail Committee:
 - During the last meeting, there was lots a discussion on the Long Pond property. There is a plan for developing three trails.
 - D. Barnicle asked Chairman Goodwin to reconsider the discussion and vote for the Right of First Refusal recommendation for 133, 137, 139 Fiske Hill and 48 Old Farm Road because new information had become

available since the last vote. Chairman Ed Goodwin allowed the discussion and the majority of the Commission would reconsider their vote.

- Vote: By consensus vote, the commission recommend the Board of Selectmen act on the Right of First Refusal for 133, 137, 139 Fiske Hill and 48 Old Farm Road. AIF 4-1(Gaspar)
- Open Space Committee: N/A
- Lakes Advisory Committee: N/A

VI. NEW BUSINESS

13. Agent's Report

- The outbuilding removal at Heins is moving forward and the Leadmine outbuilding removal is on hold until November due to state implied timing restrictions.
- The BOS will hold a Public Hearing on the Right of First Refusal for the property on Fiske Hill/Old Farm Road.
- Next Meeting Date: 4-6-21 Site Visits: 3-23-21 & 3-30-21

ADJOURN at 8:30 pm Motion by S. Chidester, 2nd by E. Gaspar. AIF 5-0