

CONSERVATION DEPARTMENT DETAILED AGENDA

Date: December 7, 2021

Time: 6:00 pm



DECISIONS

I. PUBLIC HEARINGS

1. 546 & 548 Route 15 (Lot 11)-Sturbridge Bylaw NOI-New single family home and associated site work

- Owner/Applicant: SilverTree Realty Representative: G. Krevosky, EBT Environmental
- Request: Issue OOC
- Documents Presented: colored site plan
- Jurisdiction: SWB Buffer Zone
- Project Summary:
 - Project includes the construction of a single family house associated appurtenances to include private septic and well.
- Staff Notes:
 - Abutter notifications and proof of legal ad have been received.
 - The project site consists of 2 parcels that alone are currently undevelopable. The lots had been created by the current property owner and are now being proposed to be combined as one lot which meets criteria for development at 1.27 acres.
 - Revised project description states that wetland to rear is a BVW not an IVW as discovered by Glenn K. as wetland discharges through a CMP into a wet meadow. This was brought up during ANRAD process by staff but ORAD issuance as Isolated Wetland.
 - Project includes roof drain infiltration and driveway drainage infiltration.
 - Construction fence shown at the LOW. Plan detail shows silt fence and wattle which should be installed at the LOW.
 - Site visit performed. Site was not staked out for review. Property bounds not staked.
 - Site is a historic field which is overgrown with autumn olive. Site slopes uphill in the front and then gradually slopes to the wetland in the rear.
 - Work is outside of the 100 ft BZ. The areas between the wetland and development are vegetated providing a filter strip for any runoff and are to remain.
- Staff Recommendation: Appears project footprint has been minimized. Recommend approval of the project through issuance of an OOC. Vote to close the hearing and issue an OOC with the following conditions:
 - Standard OOC conditions.
 - Sedimentation controls shall be installed as shown on the plan and maintained during work.
 - Install roof and driveway infiltration as shown on the plan. Provide proper documentation of installs to be verified by P.E.
 - Perpetual conditions for maintenance of drainage structures.

2. 6 Picker Road- Request to Amend OOC- Stream Crossing changes-DEP File #300-1062

- Owner/Applicant: New England Cold Storage Representative: G. Krevosky, EBT Environmental
- Request: Amend an OOC
- Documents Presented: n/a
- Staff Notes:
 - Abutter notifications and proof of legal ad have been received.
 - The arch of the culvert was modified when shop drawings were completed which slightly changed the exposed openings. This matter was discussed by the board at previous meetings and informally accepted. Formal approval through amendment request was required.
- Staff Recommendations: Recommend approval of the amendment request through issuance of an OOC. Vote to close the hearing and issue an OOC with the following conditions:

Conservation Agent

Rebecca Gendreau

Administrative Assistant

Erin Carson

Conservation Commission Members

Ed Goodwin
Steven Chidester
David Barnicle
Erik Gaspar
Roy Bishop

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- As-built must reflect changes & be consistent with provided materials.
- 3. 150 Charlton Road – NOI-Development of a commercial building, truck parking and supporting infrastructure –DEP File #300-1115**
- Owner/Applicant: Interstate Towing Representative: G. Krevosky EBT Environmental
 - Request: Issue OOC
 - Documents Presented: n/a
 - Jurisdiction: Buffer Zone to BVW, Bank, LUW, IVW (SWB only) and Riverfront Area
 - Project Status Summary: Project includes the construction of a 7,000 sq. ft. commercial office/garage building, truck parking and associated infrastructure for a towing facility. Site to be serviced by municipal water and sewer. The SCC requested a peer review.
 - Staff Notes:
 - Staff sent out 3 RFPs for peer review by a Professional Engineer for compliance with the applicable stormwater regulations (MA DEP Stormwater Policy and the Town of Sturbridge Stormwater Management Regulations) and for compliance with the applicable Riverfront Regulations (under the Sturbridge Wetland Bylaw and 321 CMR 10.58) to include a review of the alternative analysis and include a review of all shown calculations and potential project revisions which could minimize impacts.
 - 2 proposals received. Both firms have completed peer reviews for the SCC.
 - Staff also informed that restoration report for EO to be submitted. Staff have not received this to date.
 - Staff Recommendations:
 - Both engineers are qualified to perform the peer review and have performed reviews for the SCC on past projects. GEI cost is slightly higher. Otherwise, both firms qualified and would be sufficient to perform work. Peer review to be also used by Planning Board. Planning Dept. staff agree both are qualified and noted that CMG may be more advantageous based on cost. Recommend CMG.
 - Continue public hearing to Jan. 7, 2022 meeting to allow time for contract to be established and for peer review to be conducted.
- 4. 64 Shattuck Road – NOI-Proposed Garage –DEP File #300-XXXX**
- Owner/Applicant: D. Mercurio Representative: L. Jalbert, Jalbert Engineering
 - Request: Issue OOC
 - Documents Presented: revised site plans
 - Jurisdiction: Riverfront Area
 - Project Status Summary: Project includes the construction of a 32' x 26' garage. Hearing was continued as no DEP File # and to address the SCC's comments.
 - Staff Notes:
 - DEP has not issued a File # or comments.
 - Project was revised to address comments. Shrubs, infiltration trench, posts with signage and location of door.
 - Staff Recommendations: When appropriate (after DEP comments and file # issuance, staff recommend issuance of an OOC with the following conditions:
 - Standard OOC conditions.
 - Restoration plantings as shown on plan.
 - Install infiltration as shown on the plan. Provide proper documentation of installs to be verified by P.E.
 - Perpetual conditions for permanent bounds and restoration plantings.
- 5. 286 Big Alum Road- NOI- Construction of a Permanent Dock-DEP File #300-XXXX**
- Owner/Applicant: Hunt Representatives: P. Engle, McClure Engineering Environmental
 - Request: Issue OOC
 - Jurisdiction: Buffer Zone, Bank
 - Documents Presented: revised site plans
 - Project Summary:
 - Staff Notes:
 - DEP has not issued a File # or comments to date.
 - Revised site plan, sketch plan and revised NOI received to address the SCC's comments.
 - Bank impact of 10 ft. added to the NOI; plan revisions include shifting counterweight 2 ft. off of the Bank, reducing the counter weight to 10 ft. x 10ft., reduction of dock width to 10 ft. and the removal of additional patio and stabilization with sod.

- Project includes installation of a turbidity curtain if earth work is needed. Recommend ECs at Bank area during upland work as appears as activities only in upland area and can/should be contained there. Turbidity curtain can be added if deemed necessary in addition to upland ECs.
- Staff Recommendations: Continue hearing as DEP has not provided a File #/comments to the next meeting Jan. 6, 2021. If a File # is issued, staff recommend approval of the project through issuance of an OOC. Vote to close the hearing and issue an OOC with the following conditions:
 - Standard OOC conditions.
 - Dock decking boards shall have gaps (16 penny nails width) to provide sunlight below the dock. Trees to be protected during work.
 - ECs installed between area to be excavated and resource are. Turbidity curtain if needed.
 - Excavated material to be properly removed from the site.
 - Chapter 91 license to be obtained prior to work.
 - Order to note bank impact for site as any future Bank impact proposals need to meet Bank standards in WPA and SWB.

6. 235 Podunk Road- RDA- Construction of a Single Family Home and associated site work.

- Owner/Applicant: AH & DB Custom Homes Representative: M. Dipinto, Three Oaks Environmental
- Request: Issue a Determination.
- Documents Presented: n/a
- Jurisdiction: Buffer Zone to a Bordering Vegetated Wetland
- Project Summary: Construction of a SFH and associated appurtenances to include private septic and well.
- Staff Notes:
 - Project was continued as wetland line needed to be revised. Representative has indicated that the line will be revised as flagged on site. A perc test had been scheduled to look at moving the leach field to the front of the lot. Perc postponed.
 - When discussing this project with other departments, it appears lot may not meet upland/wetland ratio as outlined in the zoning bylaw. Engineer will need to confirm that the lot meets the requirements. If not the applicant may consider merging the remaining 2 lots into one. 300-4.1 D.: “No lot shall be considered buildable unless the building(s), and/or Town water and sewer, well and septic system are located in the contiguous upland acreage equal in size to at least 90% of the minimum required lot size, or 40,000 square feet, whichever is less, for the zoning district where the lot is located.”
 - Staff Recommendations: Take no action at this time until additional information is presented. Applicant needs to provide information documenting that lot is buildable per 300-4.1D. If it is not buildable then the filing should be withdrawn. Continue hearing to allow for additional information to be submitted. Perc test on hold. Hearing should be continued out to allow project team time to evaluate site and develop options. May consider continuing out past the next meeting if needed. Continuance request required.

7. 235 Podunk Road- Local NOI- Construction of a Single Family Home and associated site work.

- Owner/Applicant: AH & DB Custom Homes Representatives: M. DiPinto, Three Oaks Environmental
- Request: Issue OOC
- Jurisdiction: Buffer Zone to a Bordering Vegetated Wetland
- Documents Presented: n/a
- Project Summary: Construction of a SFH and associated appurtenances to include private septic and well.
- Staff Notes: See notes under #6.
- Staff Recommendations: Take no action at this time, until additional information is presented. Applicant needs to provide information documenting that lot is buildable per 300-4.1D. If it is not buildable then the filing should be withdrawn. Continue hearing to allow for additional information to be submitted. Perc test on hold. Hearing should be continued out to allow project team time to evaluate site and develop options. May consider continuing out past the next meeting if needed. Continuance request required.

8. Lot 3 - 30 Main Street – *continued* - ANRAD –Proposed development of a residential subdivision (Notice of Resource Area Delineation)-DEP File #300-1113

- Owner/Applicant: J. Stelmok Representative: P. Engle, McClure Engineering
- Request: Issue an ORAD
- Documents Presented: n/a
- Project Status Summary: Peer review has been initiated and report to be submitted soon. May be available prior to the meeting.

- Staff Recommendations: If the report is provided, allow peer reviewer to go over the report and schedule site visit prior to the next meeting. Continue to Jan. 6, 2022.

9.91 Clarke Road- *continued* NOI- New Single Family Home with associated site work- DEP File #300-1112

- Owner/Applicant: S. Noyes Representative: Scott Morrison, EcoTec
- Request: Issue OOC
- Documents Presented: revised site plan
- Jurisdiction: Buffer Zone
- Project Status Summary:
 - Project includes the construction of a single family house, barn, driveway and associated site work to include a well and septic system. Project was continued to provide time to make plan revisions and to allow for the submission of additional information in form of soil analysis for the A series wetland in vicinity of Flag # A11 to A3.
- Staff Notes:
 - Revised plan received. House was relocated outside of the 100 ft BZ and LOW revised to move away from the wetlands. Barn removed from plan on steep slope. No work within 50 ft BZ closest work is the driveway. House site work is at least 80 ft away from the wetlands. Pipe to be installed under driveway to allow flow on hill/side of road.
 - Site visit performed. Wetland flags in vicinity of A6 and A5 to be revised closer to Clarke rd. Will revise the BZ so driveway will be within 50 ft BZ. However, driveway does not require much land disturbance as in old cart path.
 - Revised plan to be submitted to reflect wetland flag change and to clean up lot lines proposed/existing.
 - The Board may want to consider a requesting that a plan is developed to address the Japanese Knotweed on site which has appeared to spread from adjacent properties or is spreading to adjacent properties. If left it will continue to spread within the buffer zone and outcompete native species. This can be a condition to add to the permit. It is understood that it is also located on adjacent properties but should not be allowed to continue to spread on this one.
- Staff Recommendations: Provided that the revised plan is received, staff recommend approval of the project through issuance of an OOC. Vote to close the hearing and issue an OOC with the following conditions:
 - Standard OOC conditions.
 - Any material on site to be removed (driveway area) that contains Japanese knotweed parts/roots in it shall be properly removed from the site and properly disposed of to avoid assisting it's spread.
 - Condition for submission of invasive species plan to assist with managing it's spread if warranted by the board.

10. 76 Stallion Hill Road – NOI – Replacement of a failed septic system– DEP File #300-1116

- Owner/Applicant: Jared Hamre Representatives: M. Farrell, Green Hill Engineering
- Request: Issue Order of Conditions.
- Documents Presented: n/a
- Project Status Summary: Repair of a failed septic system. Project was continued for representative to address SCC and staff comments.
- Staff Notes:
 - Original comments included flag Bank associated with hydrological connection from wetland across the street and the perennial stream; look at options to revise location of system, removal of deck over the stream as footing in stream and failing, remove dilapidated footbridge over stream, look at revised driveway locations based on revised system, work with BOH on system and potential options BOH would permit, look at protecting trees in ROW/on site, removal of trash on site and see what other work may be requested.
 - Staff spoke to DPW and the culvert connection under the roadway was existing but was repaired/replaced after the large storm which had been discussed. This needs to be flagged as resource area.
 - No new information has been received.
- Staff Recommendations: Alternatives to move the system further from the wetlands must be explored, plan revised to reflect stream (flag Bank), and BOH to be consulted. Silt fence should be installed vs. just wattles. Include all other work which may be proposed on the lot. Continue the hearing to address comments.

11. 231, 233, 235 Cedar Street- Local NOI--*continued* ANRAD (Abbreviated Notice of Resource Area Delineation) – DEP File #300-1090

- Owner/Applicant: Michael and Gail Young Representatives: P. McManus, EcoTec
- Request: Issue ORAD
- Documents Presented: n/a

- Project Status Summary: Resource area approval for 3 parcels, continued to allow time to restore the wetlands. This has been continued as work needs to be completed before the ORAD is issued.
- Staff Notes:
 - Staff had performed a preliminary pre-construction meeting for this project. Staff have not been made aware that the project has been started.
- Staff Recommendations: Status of project needs to be updated. If restoration work has not been initiated, then the public hearing shall be continued to at least late Spring to allow for work to be completed and a revised plan received.

12. 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 Representatives: C Wagner, VHB
- Request: Issue ORAD
- Documents Presented: n/a
- Project Status Summary: Resource area approval for 2 parcels of land totaling 298.50 acres. Project has been continued for multiple hearing as the project team requested time before the SCC voted on the project.
- Staff Notes:
 - DEP has not issued a file # or comments to date.
 - No new information has been provided nor has a request for a continuance received.
- Staff Recommendations: Vote for additional information in the form of a peer review of the wetland delineation. Continue the public hearing w/ applicant’s consent to allow for RFP submittal and review of proposals. If a continuation is not granted, then staff would have to recommend that the public hearing is closed and denied for lack of information.

II. WETLANDS DECISIONS

III. ADMINISTRATIVE DECISIONS

UPDATES

IV. OLD BUSINESS

V. ADMINISTRATIVE UPDATES

- 13. Committee Updates: CPA, Trails, Open Space, and Lake Advisory**

VI. NEW BUSINESS

- 14. Agent’s Report**

- 15. Next Meeting-January 6, 2022 and Site Visit Schedule- December 28, 2021 9-12 pm**

OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR

ADJOURN