

EBT Environmental Consultants, Inc.  
**GLENN E. KREVOSKY, CONSULTANT**

601 Main Street

North Oxford, MA 01537

[glenn.krevosky@charter.net](mailto:glenn.krevosky@charter.net)

Cell: (508)769-3659 Office: (508)987-0979

Sturbridge Conservation Commission  
308 Main Street  
Sturbridge, MA 01566

September 28, 2020

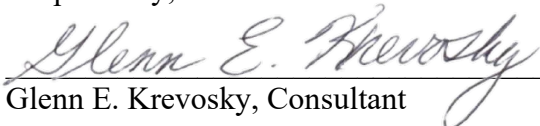
Re. 9 Holland Road, Sturbridge – Addressing Order of Conditions and Enforcement Order Items

Dear Commission,

1. Order of Conditions issued on 5/22/2017: The items on the attached 4/10/2016 plan, referenced in the Order of Conditions have been completed. Those items included the repair of the 36” CMP, the removal of brush piles and the filling of the erosion gullies. The sources of water contributing to the creation of the erosion gullies has also been addressed by way of the repair and modification of the areas around the catch basins on both Holland Road and Route 20. On Special Condition #60 the pipe has been sealed with hydraulic cement on both ends, although it was no longer carrying sediment laden water as we stopped the storm water from Route 20 and directed it into the two catch basins which had been covered. On Special Condition #61 a sediment basin was dug out but is now nonfunctional as we have stopped the storm water from Route 20, which was causing erosion, from flowing through the yard. On Special Condition #70 now that we have stopped the water coming from Route 20 and Holland Road, the site does not have a storm water/erosion problem. Stormwater coming from on site is handled by the catch basins and is delivered to the river in a stable manner. On Special Condition #74 the as-built plan is the attached 7/9/2020 ANRAD plan. On Special Condition #75 all resource areas requested in this condition are shown on the 7/9/2020 ANRAD plan. This condition has been sent to the applicant’s attorney. He is awaiting the ORAD which will identify the resource areas at the site. Directly after the ORAD is issued the attorney will create the document.

2. Enforcement Order issued on 10/30/2019: See attached 2/26/2020 document detailing the remediation work completed both as part of the Order of Conditions and identified in the Enforcement Order. One outstanding issue EBT, Inc. sees is the issue of cutting of vegetation on the MacConnell property. As stated earlier and as shown on the attached photo, the majority of seedlings and saplings cut on the MacConnell property were Norway Maple (*Acer platanoides*). Offered as a point of mitigation for the cutting, the applicant proposed to remove the cut Norway Maples (and any invasive species adjacent to the Norway Maples) which are sprouting. We would obtain Mr. MacConnell’s permission to perform this work (he has expressed cooperation with the applicant. The ORAD the Commission will be issuing shall identify all resource areas within the Commission jurisdiction. Lastly, Rare Species had been contacted on 2/26/2020 and the same information supplied to the Commission was supplied to Amy Hoenig. Since that time stabilization of road runoff into the site and stabilization within the site has been carried out (see attached email to Amy Hoenig).

Respectfully,

  
Glenn E. Krevosky, Consultant

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cc. Richard Dibonaventura

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Sturbridge Conservation Commission  
301 Main Street  
Sturbridge, MA 01566

February 4, 2020  
Revised: February 26, 2020

Re. 9 Holland Road, Sturbridge

1. Clean previously unidentified/buried catch basin grates to allow stormwater runoff to be accepted into catch basin and drained to the river - instead of forcing runoff flow to create an erosion gully within the driveway on the eastern side of the mill structure, leading to sediment into the Quinebaug River. Sand movement was identified on 2/25. A staked wattle line is being installed on 2/26. Once work is completed by the DPW at location #8 on 2/28, road runoff moving through the property to this catch basin will be substantially reduced.
2. Sediment covered concrete slabs.
3. Clean concrete slabs of sand to prevent stormwater flows from moving the sand into the two catch basins in this area.
4. Create an approximate 15' wide (east, west direction) by 25' long (north, south direction) shallow grass swale, which will capture stormwater road runoff and allow coarse and fine sediments to drop out.
5. Request the town DPW clean the sediments from under the catch basin cover (DPW cleaned shallow sump on 2/3/2020).
6. Request the town DPW clean the sediments from under the catch basin cover (DPW cleaned shallow sump on 2/3/2020).
7. At the intersection of Commonwealth Avenue and Route 20, an intermittent stream flows into a drain which passes down Goodell Street to Holland Road and from there flows through a 36" HDPE pipe into 9 Holland Road, eventually discharging into the Quinebaug River. Sands flowing from a southern direction on Commonwealth Avenue into the drain pass to the Quinebaug River. The applicant's representative has cleaned the area on Commonwealth Avenue and created a shallow sump, which allows sands to drop out prior to entering the intermittent stream drain. We recommend a more permanent sump be created by DPW to attenuate coarse and fine sands from entering the Quinebaug River.
8. The catch basin grate and asphalt at this location need to be lowered by DPW to allow stormwater runoff to enter the grate. Presently road runoff is bypassing the grate and flowing down the asphalt access drive bringing sediments and causing erosion on the dirt portion of the drive. We are requesting DPW to remedy this situation and prevent overland flow from the roadway into the property creating the sediment and erosion problems (into the Quinebaug River). As of Tuesday, 2/25 DPW has stated they are remedying the problems with the catch basin inflow on 2/28 – we will review the progress on this date.
9. Previously unidentified western catch basin and identified eastern catch basin had been fully blocked with sand and leaf debris due to lack of maintenance. This lack of maintenance caused stormwater runoff to flow into 9 Holland Road creating erosion gully's. The grates have been uncovered by the applicant's representatives. We are requiring DOT remove the sand within these catch basin sumps.

EBT Environmental Consultants, Inc.  
**GLENN E. KREVOSKY, CONSULTANT**

601 Main Street

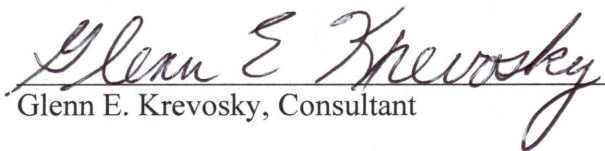
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10. Brush and sapling clearing. Met with Kevin MacConnell on 2/4/2020 to receive an agreement to work on his property.
11. Eroded stormwater runoff ditches to be filled with bank gravel once area around the Route 20 grates is fully cleaned.
12. Remove 12" HDPE pipe, as it will no longer be needed as we are now preventing overland flow from Route 20 from entering the property by having the catch basin grates cleaned.
13. Please see attached letter from Sturbridge Fire Department dated 12/2/2019 requiring the access road on each side of the building to remain open for fire safety.
14. Historic mill complex stone retaining wall.
15. Common Reed (*Phragmites australis*) – potential invasive removal.
16. Sand movement was identified on 2/25. A staked wattle line is being installed on 2/26.

Respectfully,

  
Glenn E. Krevosky, Consultant

**Site:** 9 Holland Road, Sturbridge  
**Applicant:** Banjo Boy LLC



**Photo 1 taken by EBT, Inc. on 8/16/2020 – Approximately 2' to 3' high Norway Maple sprouts arising from seedling and sapling stumps on the MacConnell property located east of 9 Holland Road.**



**Photo 1 taken by EBT, Inc. on 8/16/2020 – Approximately 2' to 3' high Norway Maple sprouts arising from seedling and sapling stumps on the MacConnell property located east of 9 Holland Road.**

**glenn.krevosky@charter.net**

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**From:** glenn.krevosky@charter.net  
**Sent:** Wednesday, February 26, 2020 12:30 PM  
**To:** 'amy.hoenig@mass.gov'  
**Cc:** Rebecca Gendreau (rgendreau@town.sturbridge.ma.us); William Cote (zeeone66@yahoo.com)  
**Subject:** 9 Holland Road, Sturbridge  
**Attachments:** 2020-02-26 - Plan Numbering Letter (Revised).pdf; 2020-01-30 - Existing Conditions Plan - EBT Notes.pdf

Ms. Hoenig, thank you for our conversation yesterday. Please see attached revised site map indicating steps taken and to be taken to reduce and eliminate both fine and coarse sediments from entering the Quinebaug River rare species Creeper Muscle habitat.

Respectfully,  
Glenn E. Krevosky  
EBT Environmental Consultants, Inc.  
601 Main Street  
North Oxford, MA 01537  
office: 508-987-0979 cell: 508-769-3659  
website: ebtenvironmental.com

**LEGEND**

- CB CATCH BASIN
- UP UTILITY POLE
- VIP IRON PIPE
- FND FOUND
- KWH WEBSTER HIGHWAY BOUND
- BND BOUND
- AP: ASSESSORS PARCEL
- HYDE HYDRANT
- WAG WATER GATE
- EGG GAS GATE
- ⊠ GAS GATE
- ⊠ WATER GATE
- ⊠ HYDRANT
- IRON PIPE
- ⊠ BOUND SYMBOL
- ⊠ UTILITY POLE
- ⊠ STONE WALL

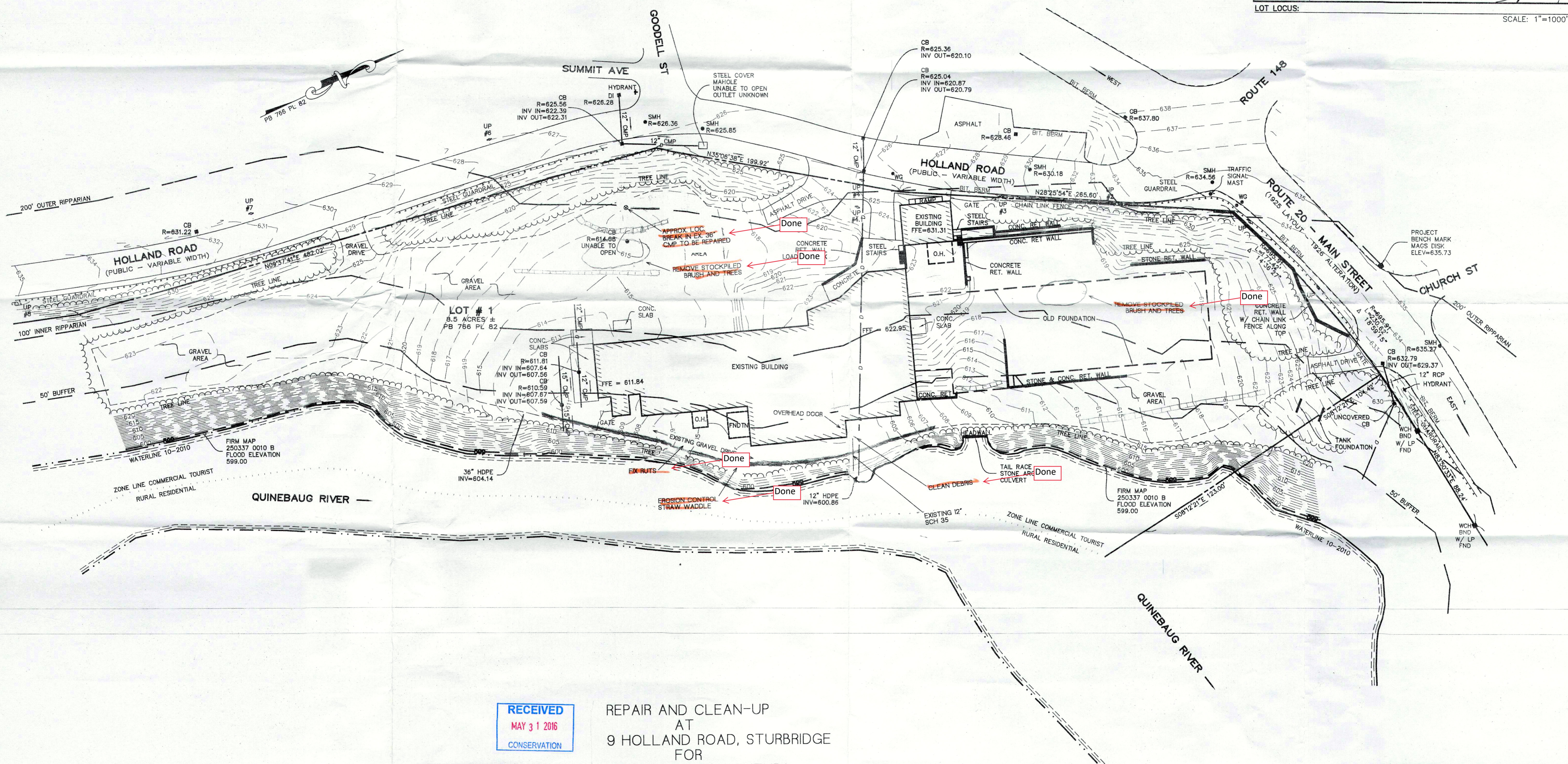
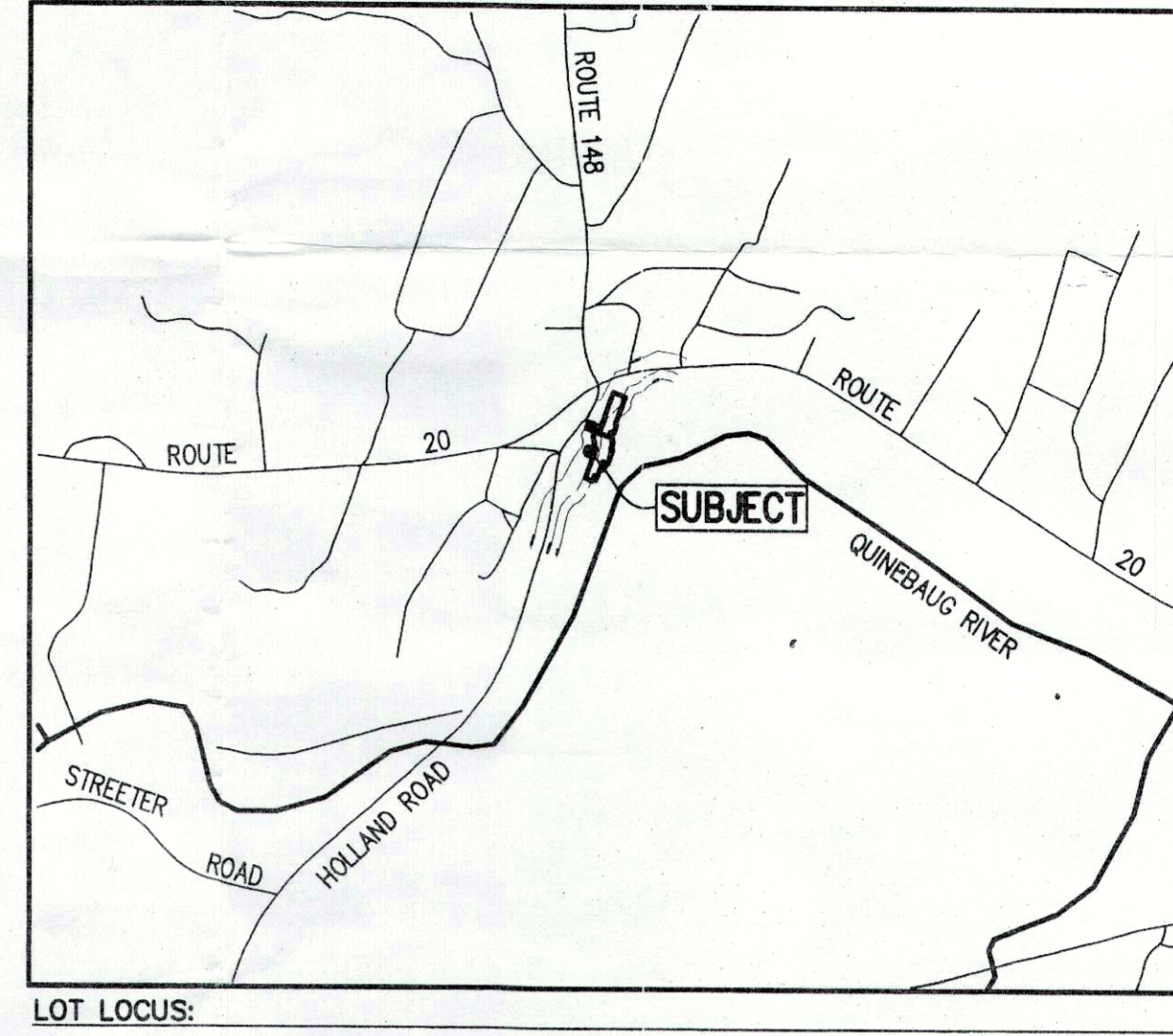
**TAX MAP REFERENCE:**  
ASSESSORS PARCEL ID: 348-02338-009

**PLAN REFERENCES:**  
(WORCESTER COUNTY REGISTRY OF DEEDS)  
PLAN BOOK 490 PLAN 94  
PLAN BOOK 532 PLAN 70  
PLAN BOOK 766 PLAN 82

**RECORD OWNERS**  
PAMELA M. COX  
1475 ROUTE 11  
P.O. BOX 610  
BRUSHTON, NY 12916  
ASSESSORS PARCEL ID: 348-02338-009  
DB 44044 PG 384

**FLOOD ZONE DESIGNATION:**  
A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA. IT LIES IN A ZONE "A1" AND ZONE B AS SHOWN ON FLOOD INSURANCE RATE MAP 250337 0010 B DATED JULY 19, 1982

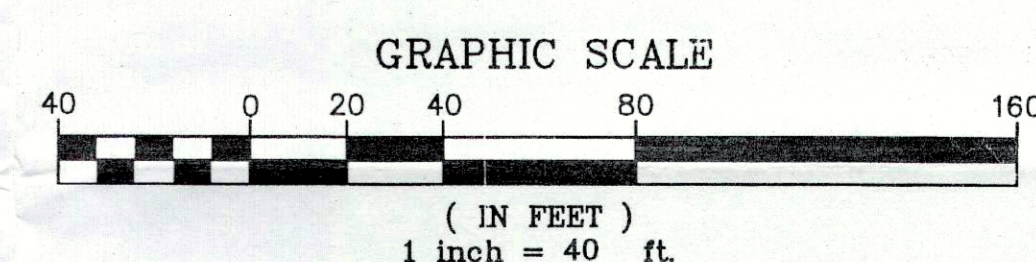
| DISTRICT DIMENSIONAL REGULATIONS |               |
|----------------------------------|---------------|
| District                         | COMM. TOURIST |
| Min. Lot Size                    | 1 ACRE        |
| Min. Frontage                    | 150'          |
| Min. Front Yard Depth            | 25'           |
| Min. Side Yard Depth             | 10'           |
| Min. Rear Yard Depth             | 10'           |
| Max. Height of Bldg.             | 35'           |
| Max. Lot Coverage                | 30%           |



RECEIVED  
MAY 31 2016  
CONSERVATION

RECEIVED  
APR 14 2016  
CONSERVATION

REPAIR AND CLEAN-UP  
AT  
9 HOLLAND ROAD, STURBRIDGE  
FOR  
RICHARD DIBONAVENTURA  
10 APRIL 2016



**EXISTING CONDITIONS PLAN**

LEONARD CASEY  
Address  
P.O. BOX 8, OLD ROUTE 190  
ELLENBURG CENTER, NY 12934

Project Location  
# 9 Holland Road  
Sturbridge, MA 01566

Client  
LEONARD CASEY

Drawn  
JSC

Checked  
MFL

Scale  
40

Date  
10-12-10

Revision No.  
0

File No.  
Z 725

Drawing No.  
E-1

DATE: REV. NO. RECORDS  
THIS DRAWING IS THE PROPERTY OF THE CLAYTON AND BERTIN ENGINEERING ASSOCIATES, INC. AND HAS BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT. REUSE FOR OTHER PURPOSES WITHOUT AUTHORIZATION BY WRITTEN CONSENT OF THE CLAYTON AND BERTIN ENGINEERING ASSOCIATES, INC. IS PROHIBITED. 2010

11/31/10 ORIGINAL

**LEGEND**

- CB CATCH BASIN
- UP UTILITY POLE
- VIP IRON PIPE
- FND FOUND
- KWH WEBSTER HIGHWAY BOUND
- BND BOUND
- AP: ASSESSORS PARCEL
- HYDE HYDRANT
- WAG WATER GATE
- EGG GAS GATE
- ☐ GAS GATE
- ⊙ WATER GATE
- ⊙ HYDRANT
- IRON PIPE
- BOUND SYMBOL
- UTILITY POLE
- ⊖ STONE WALL
- ⊖ MW MONITORING WELL

**TAX MAP REFERENCE:**  
ASSESSORS PARCEL ID: 348-02338-009

**PLAN REFERENCES:**  
(WORCESTER COUNTY REGISTRY OF DEEDS)

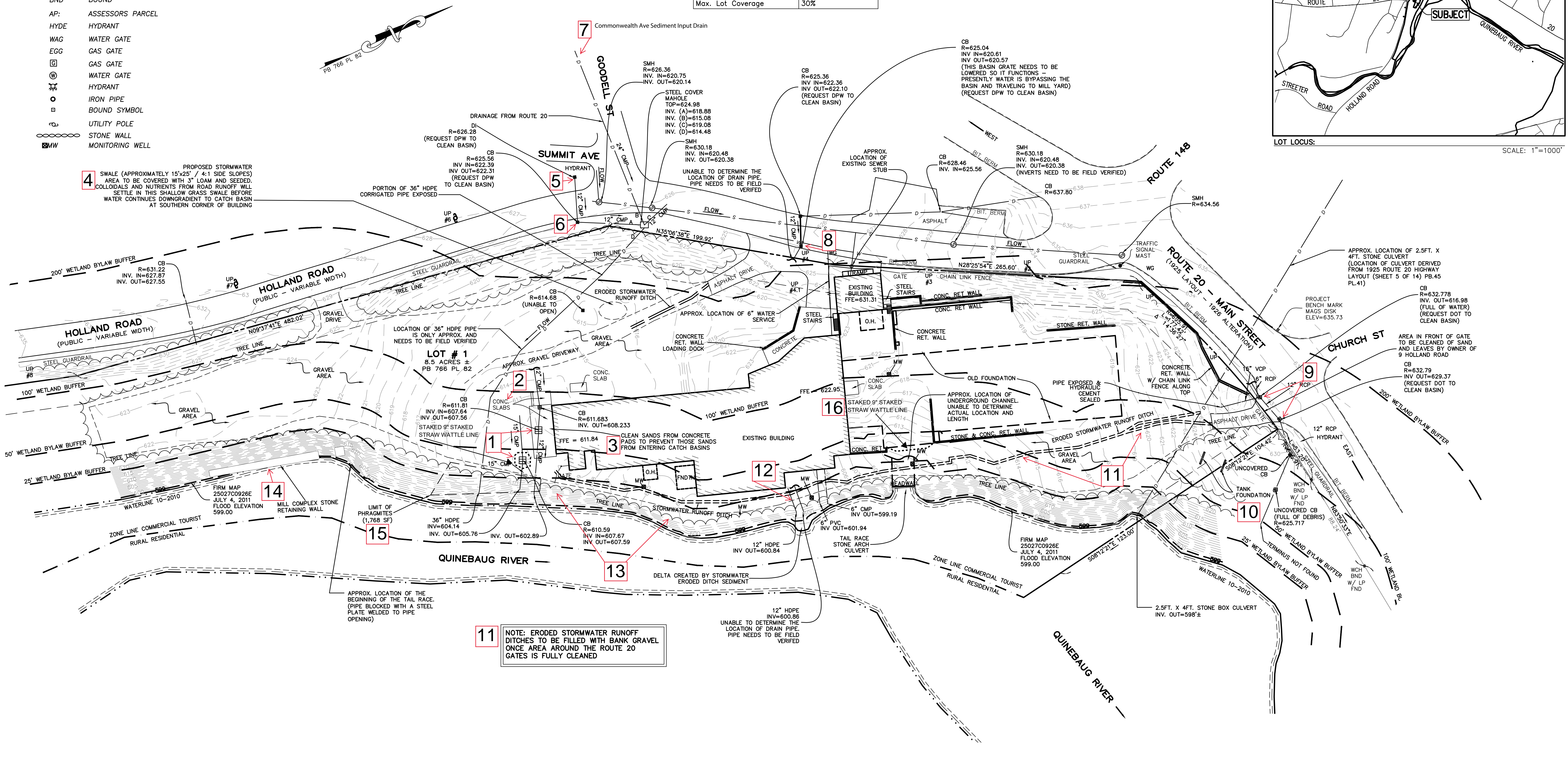
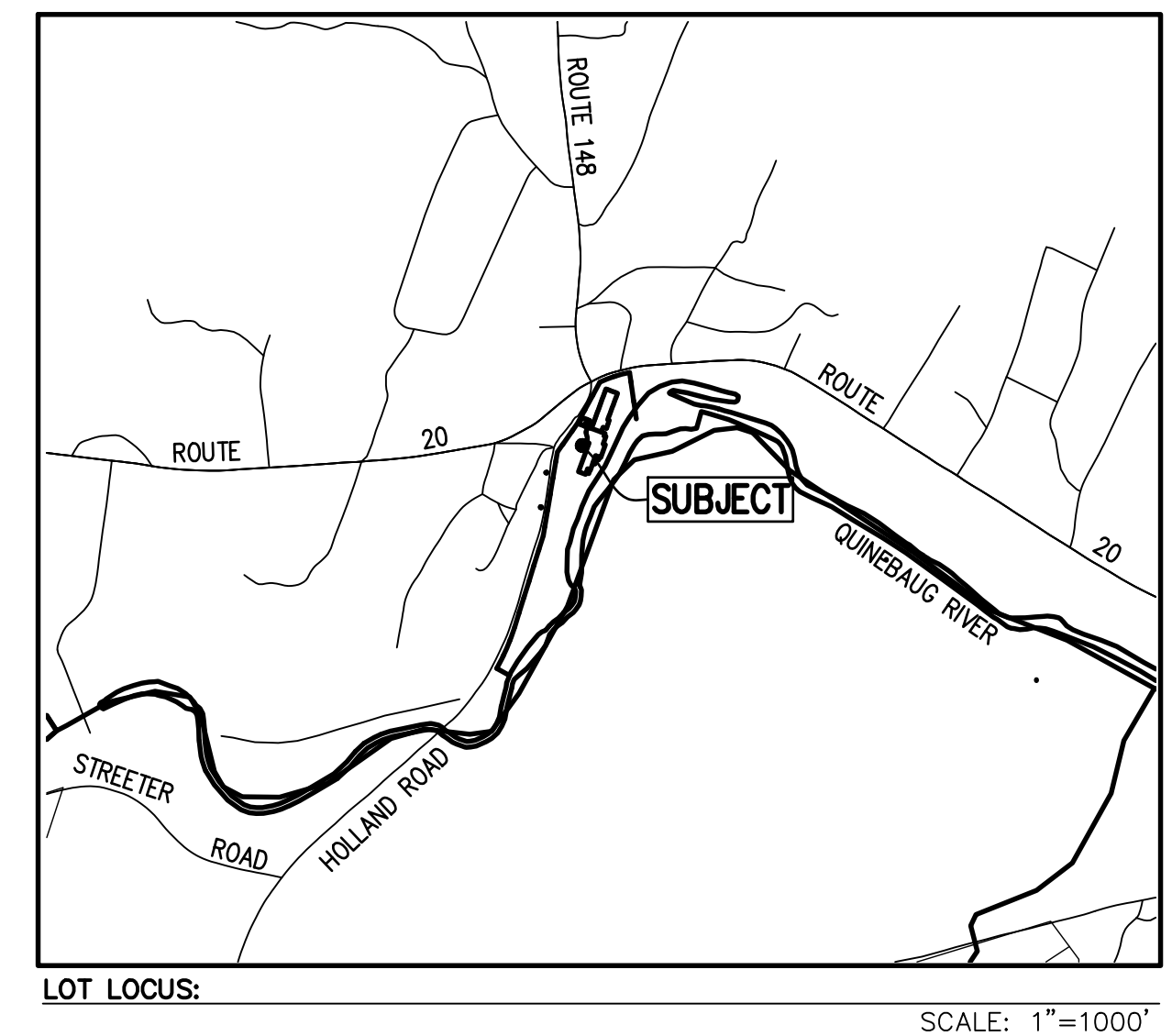
PLAN BOOK 490 PLAN 94  
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PLAN BOOK 766 PLAN 82

**RECORD OWNERS**  
BANJO BOY, LLC  
ASSESSORS PARCEL ID: 348-02338-009  
DB 52976 PG 129

**TOWN OF STURBRIDGE ZONING BYLAWS AMENDED 2018**

| DISTRICT DIMENSIONAL REGULATIONS |               |
|----------------------------------|---------------|
| District                         | COMM. TOURIST |
| Min. Lot Size                    | 10,000 SF     |
| Min. Frontage                    | 100'          |
| Min. Front Yard Depth            | 25'           |
| Min. Side Yard Depth             | 10'           |
| Min. Rear Yard Depth             | 10'           |
| Max. Height of Bldg.             | 35'           |
| Max. Lot Coverage                | 30%           |

**FLOOD ZONE DESIGNATION:**  
A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA, IT LIES IN A ZONE "A1" AND ZONE "B" AS SHOWN ON FLOOD INSURANCE RATE MAP 25027C0926E JULY 4, 2011

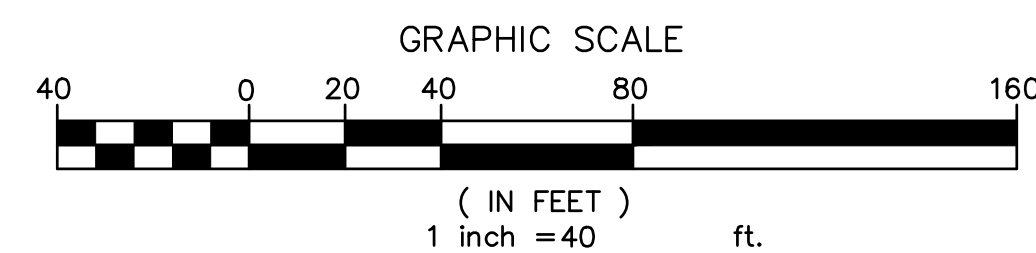
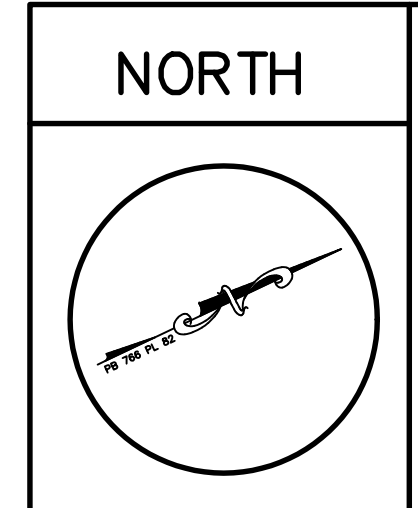


**4** SWALE (APPROXIMATELY 15'x25' / 4:1 SIDE SLOPES) AREA TO BE COVERED WITH 3" LOAM AND SEED. COLLOIDALS AND NUTRIENTS FROM ROAD RUNOFF WILL SETTLE IN THIS SHALLOW GRASS SWALE BEFORE WATER CONTINUES DOWNGRADIENT TO CATCH BASIN AT SOUTHERN CORNER OF BUILDING

**LOT # 1**  
8.5 ACRES ±  
PB 766 PL 82

**11** NOTE: ERODED STORMWATER RUNOFF DITCHES TO BE FILLED WITH BANK GRAVEL ONCE AREA AROUND THE ROUTE 20 GATES IS FULLY CLEANED

NOTE:  
GLENN KREVOISKY OF EBT, INC. IS THE 10/30/2019 ENFORCEMENT ORDER WETLAND CONSULTANT.



| NO. | DATE    | REVISION                          | BY |
|-----|---------|-----------------------------------|----|
| 3   | 1/30/20 | UPDATED PER G. KREVOISKY COMMENTS | JL |
| 2   | 1/28/20 | UPDATED PER G. KREVOISKY COMMENTS | JL |
| 1   | 1/23/20 | UPDATED EXIST. CONDITIONS         | JL |

| DRAWN BY:  | CHECKED BY:   |
|--|---|
| ARB  | BAF   |
| CALISTO J. BERTIN, P.E.<br>PROFESSIONAL ENGINEER<br>MA. LIC. NO.: 40595<br>CT. LIC. NO.: 12950<br>NH. LIC. NO.: 9368 | JOSEPH I. LEVESQUE III, PLS<br>PROFESSIONAL LAND SURVEYOR<br>MA. LIC. NO.: 53840<br>CT. LIC. NO.: 70370 |

CLIENT: DREW MORTGAGE  
196 BOSTON TURNPIKE ROAD  
SHREWSBURY, MA 01545

**EXISTING CONDITIONS PLAN**

SITE ADDRESS:  
9 HOLLAND ROAD  
STURBRIDGE, MA 01566

**BERTIN ENGINEERING**  
39 ELM STREET  
SOUTHBRIDGE, MA 01550  
P 508.765.0195  
F 508.765.0193  
www.bertinengineering.com

DATE: 1-31-2019 SCALE: 1" = 40' REV #: 3 PROJECT #: 18M-143 DWG. NO.: EX

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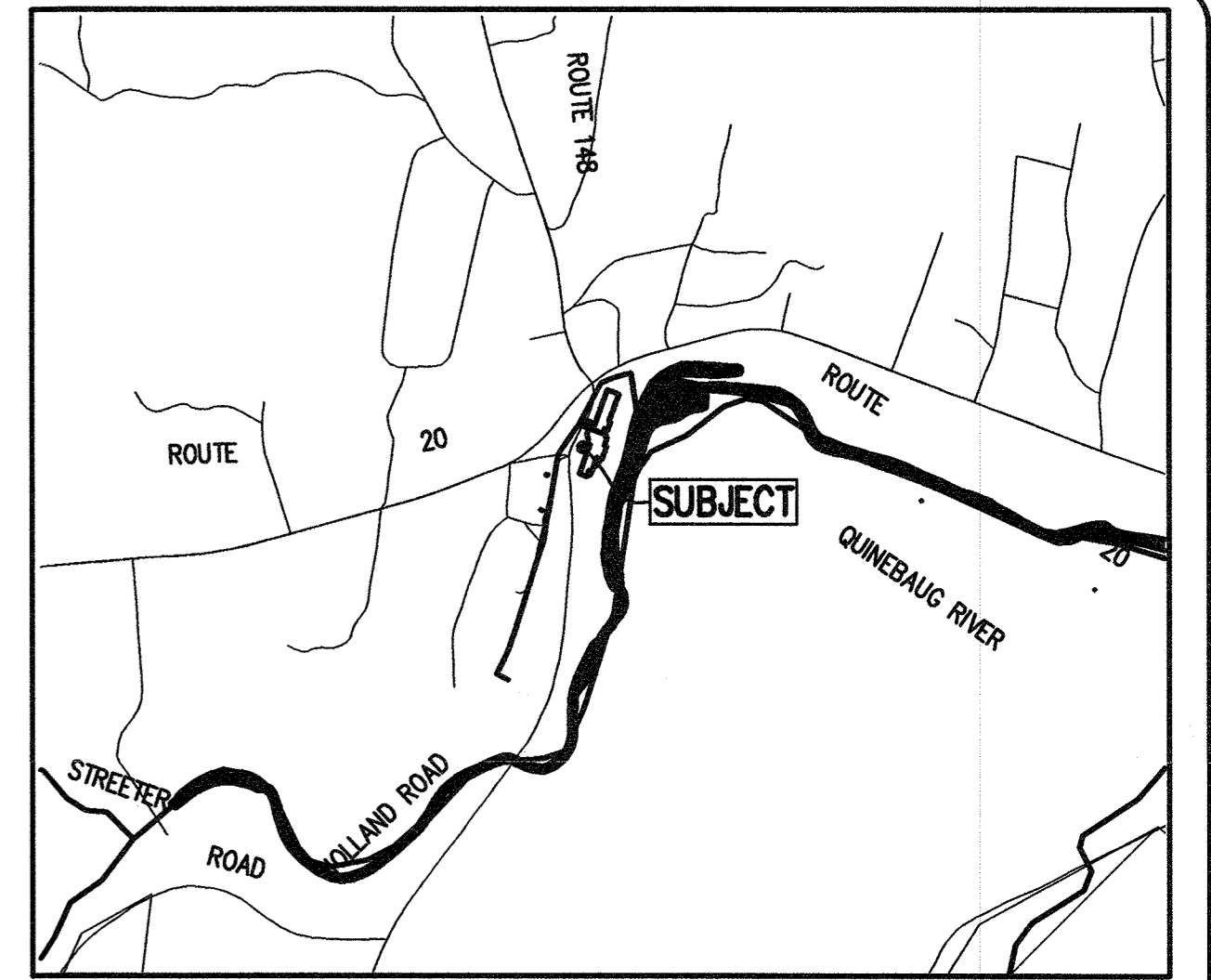
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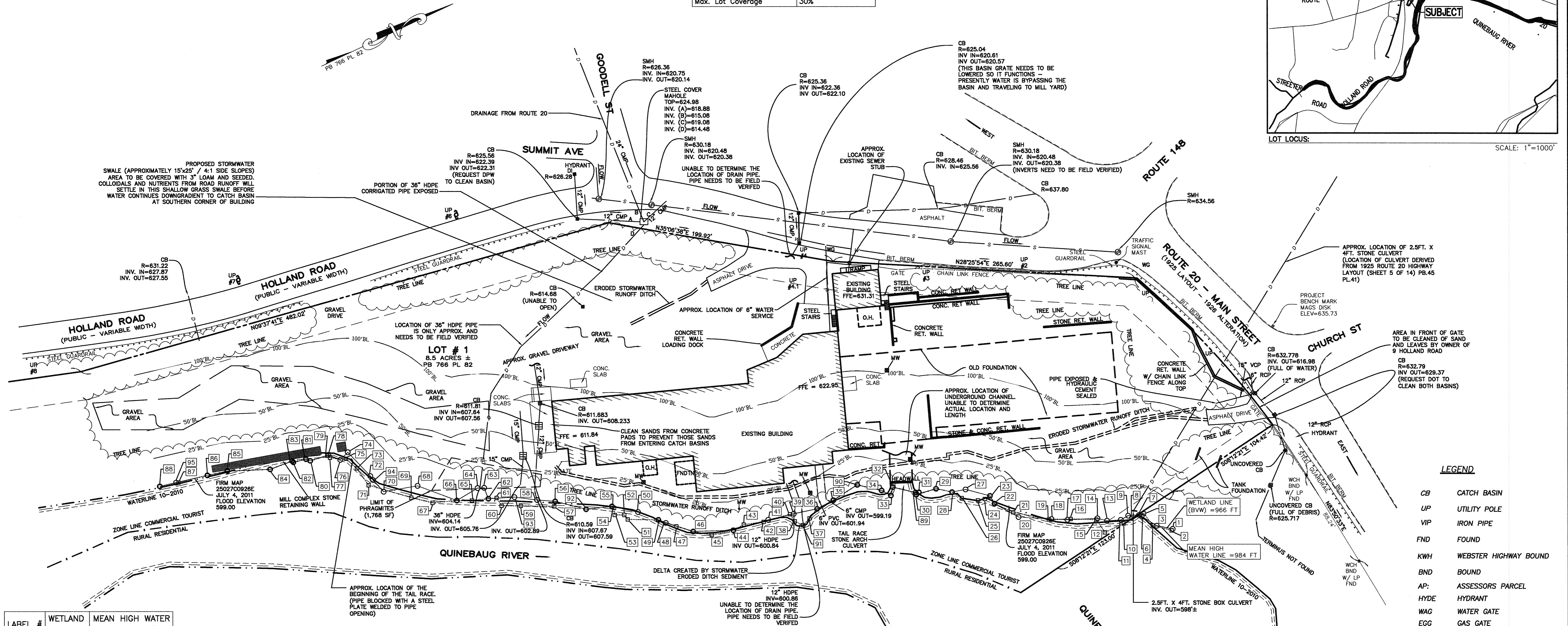
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TOWN OF STURBRIDGE ZONING BYLAWS AMENDED 2018

| DISTRICT DIMENSIONAL REGULATIONS |               |
|----------------------------------|---------------|
| District                         | COMM. TOURIST |
| Min. Lot Size                    | 10,000 SF     |
| Min. Frontage                    | 100'          |
| Min. Front Yard Depth            | 25'           |
| Min. Side Yard Depth             | 10'           |
| Min. Rear Yard Depth             | 10'           |
| Max. Height of Bldg.             | 35'           |
| Max. Lot Coverage                | 30%           |



LOT LOCUS: SCALE: 1"=1000'



| LABEL # | WETLAND FLAG # | MEAN HIGH WATER LINE FLAG # |
|---------|----------------|-----------------------------|
| 1       | WF1A           | -                           |
| 2       | -              | MH1                         |
| 3       | WF2A           | -                           |
| 4       | -              | MH2                         |
| 5       | -              | MH3                         |
| 6       | WF3A           | -                           |
| 7       | WF4A           | -                           |
| 8       | -              | MH4                         |
| 9       | WF5A           | -                           |
| 10      | -              | MH5                         |
| 11      | WF6A           | -                           |
| 12      | -              | MH6                         |
| 13      | WF7A           | -                           |
| 14      | WF8A           | -                           |
| 15      | -              | MH7                         |
| 16      | -              | MH8                         |
| 17      | WF9A           | -                           |
| 18      | WF10A          | -                           |
| 19      | -              | MH9                         |
| 20      | WF11A          | -                           |
| 21      | -              | MH10                        |
| 22      | WF12A          | MH11                        |
| 23      | WF13A          | MH12                        |
| 24      | -              | MH13                        |

| LABEL # | WETLAND FLAG # | MEAN HIGH WATER LINE FLAG # |
|---------|----------------|-----------------------------|
| 25      | -              | MH14                        |
| 26      | -              | MH15                        |
| 27      | WF14A          | -                           |
| 28      | WF15A          | MH16                        |
| 29      | WF16A          | MH17                        |
| 30      | WF17A          | MH18                        |
| 31      | WF18A          | MH19                        |
| 32      | WF20A          | MH21                        |
| 33      | WF21A          | MH22                        |
| 34      | WF22A          | MH23                        |
| 35      | WF24A          | MH25                        |
| 36      | WF25A          | MH26                        |
| 37      | -              | MH27                        |
| 38      | -              | MH29                        |
| 39      | WF26A          | -                           |
| 40      | -              | MH30                        |
| 41      | WF27A          | -                           |
| 42      | -              | MH31                        |
| 43      | -              | MH32                        |
| 44      | WF28A          | MH33                        |
| 45      | -              | MH34                        |
| 46      | WF29A          | MH35                        |

| LABEL # | WETLAND FLAG # | MEAN HIGH WATER LINE FLAG # |
|---------|----------------|-----------------------------|
| 47      | -              | MH36                        |
| 48      | WF30A          | -                           |
| 49      | WF31A          | MH37                        |
| 50      | WF32A          | -                           |
| 51      | -              | MH38                        |
| 52      | -              | MH39                        |
| 53      | -              | MH40                        |
| 54      | -              | MH41                        |
| 55      | WF33A          | MH42                        |
| 56      | WF35A          | MH44                        |
| 57      | -              | MH45                        |
| 58      | WF36A          | -                           |
| 59      | -              | MH46                        |
| 60      | -              | MH47                        |
| 61      | -              | MH48                        |
| 62      | WF38A          | MH49                        |
| 63      | WF39A          | -                           |
| 64      | WF40A          | -                           |
| 65      | -              | MH50                        |
| 66      | WF41A          | MH51                        |
| 67      | -              | MH52                        |
| 68      | WF42A          | -                           |

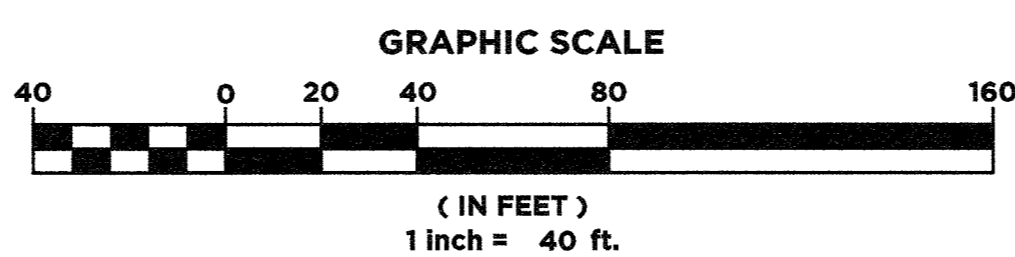
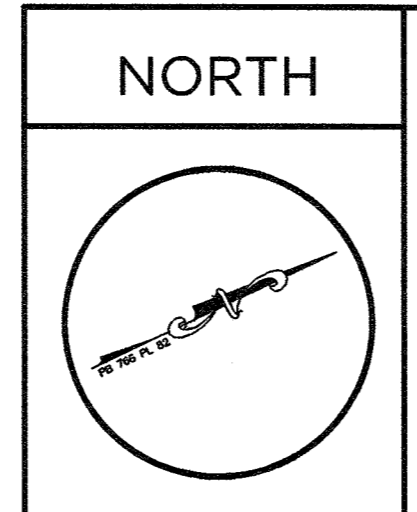
| LABEL # | WETLAND FLAG # | MEAN HIGH WATER LINE FLAG # |
|---------|----------------|-----------------------------|
| 69      | -              | MH53                        |
| 70      | WF43A          | -                           |
| 71      | -              | MH54                        |
| 72      | WF45A          | -                           |
| 73      | -              | MH55                        |
| 74      | WF46A          | -                           |
| 75      | -              | MH56                        |
| 76      | WF47A          | -                           |
| 77      | -              | MH57                        |
| 78      | WF48A          | -                           |

| LABEL # | WETLAND FLAG # | MEAN HIGH WATER LINE FLAG # |
|---------|----------------|-----------------------------|
| 79      | -              | MH58                        |
| 80      | WF49A          | MH59                        |
| 81      | WF50A          | MH60                        |
| 82      | WF51A          | MH61                        |
| 83      | WF52A          | MH62                        |
| 84      | WF53A          | MH63                        |
| 85      | WF54A          | MH64                        |
| 86      | WF55A          | MH65                        |
| 87      | -              | MH66                        |
| 88      | WF57A          | MH67                        |

| LABEL # | WETLAND FLAG # | MEAN HIGH WATER LINE FLAG # |
|---------|----------------|-----------------------------|
| 89      | WF19           | MH20                        |
| 90      | WF23           | MH24                        |
| 91      | -              | MH28                        |
| 92      | WF34           | MH43                        |
| 93      | WF37           | -                           |
| 94      | WF44           | -                           |
| 95      | WF56           | -                           |

NOTE: ERODED STORMWATER RUNOFF DITCHES TO BE FILLED WITH BANK GRAVEL ONCE AREA AROUND THE ROUTE 20 GATES IS FULLY CLEANED

- LEGEND**
- CB CATCH BASIN
  - UP UTILITY POLE
  - VIP IRON PIPE
  - FND FOUND
  - KWH WEBSTER HIGHWAY BOUND
  - BND BOUND
  - AP: ASSESSORS PARCEL
  - HYDE HYDRANT
  - WAG WATER GATE
  - EGG GAS GATE
  - ⊗ GAS GATE
  - ⊕ WATER GATE
  - ⊖ HYDRANT
  - IRON PIPE
  - ⊙ BOUND SYMBOL
  - UTILITY POLE
  - ⊗ MONITORING WELL
  - ⊗ WL WETLAND LINE (BWV)
  - ⊗ MEAN HIGH WATER LINE



| NO. | DATE    | REVISION   | BY |
|-----|---------|--|----|
| 4   | 8/4/20  | ADDITION OF WETLAND AND MEAN HIGH WATER LABELS 89-95           | EQ |
| 3   | 7/9/20  | ADDITION OF WETLAND AND MEAN HIGH WATER LINE, WF AND MH TABLES | EQ |
| 2   | 1/28/20 | UPDATED PER G. KREVOISKY COMMENTS                              | JL |
| 1   | 1/23/20 | UPDATED EXIST. CONDITIONS                                      | JL |

|  |  |   |
|--|--|---|
| DRAWN BY: EQ<br>CALISTO J. BERTIN, P.E.<br>PROFESSIONAL ENGINEER<br>MA. LIC. NO. 40595<br>CT. LIC. NO. 32950<br>RI. LIC. NO. 6594<br>NH. LIC. NO. 9368 | CHECKED BY: SP<br>JOSEPH I. LEVESQUE III, PLS<br>PROFESSIONAL LAND SURVEYOR<br>MA. LIC. NO. 44594D<br>NH. LIC. NO. 44594D<br>CT. LIC. NO. 44594D | CLIENT: DREW MORTGAGE<br>196 BOSTON TURNPIKE ROAD<br>SHREWSBURY, MA 01545<br><br><b>ANRAD PLAN</b><br>SITE ADDRESS:<br>9 HOLLAND ROAD<br>STURBRIDGE, MA 01566<br><br><b>BERTIN ENGINEERING</b><br>39 ELM STREET<br>SOUTHBRIDGE, MA 01550<br>P 508.765.0195<br>F 508.765.0193<br>www.bertinengineering.com |
| DATE: 1-31-2019<br>SCALE: 1" = 40'<br>REV #: 4<br>PROJECT #: 18M-143<br>DWG. NO.: EX   |  |   |