

# CONSERVATION DEPARTMENT DETAILED AGENDA

Date: April 21, 2022

Time: 6:00 pm



## DECISIONS

### I. PUBLIC HEARINGS

#### 1. 86 & 88 South Shore Drive-NOI-Raze and rebuild of a single family home and associated site work-DEP File# 300-XXXX

- Owner/Applicant: Steven & Marcy Reed      Representative: L. Jalbert, Jalbert Engineering
- Request: Issue an Order of Conditions
- Documents Presented: colored site plans
- Jurisdiction: Riverfront Area and Buffer Zone to BVW and Bank
- Project Summary:
  - Project includes plans to demolish an existing cottage and construct a new single family home with associated site work including a new septic system within the existing developed lot.
- Staff Notes:
  - Proof of abutter notifications received. Proof of legal ad required.
  - DEP File # and comments have not been received.
  - Project site is located within Priority Habitat. NOI does not require review pursuant to the WPA just MESA. Applicant has filed separately with NHESP.
  - Site visit performed.
  - Site contains RA, BLSF, and is within the buffer zone to a BVW and an altered Bank. Work is not proposed within BLSF.
  - BVW data sheets have not been included.
  - Application does not include documentation outlining how the project meets performance standards for work within RA under the WPA or SWB nor an alternative analysis.
  - Lot coverage has significantly increased and expansion is proposed within the 50 foot no new structure setback. 3 mature trees proposed to be removed as part of the project. Work would require a waiver under the SWB.
  - Project requires review by the ZBA. Planning Dept. Comments:

"This project has not yet been filed with this Department, but ZBA approval will be required. In general, the proposal will bring the side setbacks more into compliance than existing and that will be viewed positively by the ZBA. The lot coverage is increasing from 11.72 to 18.49%, where the maximum permitted is 15% without a special permit. The applicant will need to demonstrate why the increase in required and will also need to apply for a special permit to increase the lot coverage. I am not certain that this will be approved, that will depend upon the information provided by the applicant to the Board and if there are any excessive requests being made."
- Staff Recommendation: Continue to the next hearing, 5-12-22, as DEP has not issued a file. Application is not incomplete. Applicant must demonstrate full compliance with RA performance standards outlined in the WPA and SWB, demonstrate compliance with ability to receive a waiver under the SWB, provide an alternatives analysis and BVW data sheets.

#### 2. 290 Clarke Road Ext.- NOI- Addition of accessory unit above the garage-DEP File# 300-1123

- Applicant: Steven & Meagan Tardanico      Representative: L. Jalbert, Jalbert Engineering
- Request: Issue an Order of Conditions
- Documents Presented: colored site plans
- Jurisdiction: Buffer Zone
- Project Summary: Project includes: construction of a second story addition to an existing garage w/ stairs, installation of sewer and water lines extensions to the garage, removal of a brick patio (covered by a roof) and replacing it with a raised decking surface and new supports for the roof.
- Staff Notes:

**Conservation  
Agent**

Rebecca Gendreau

**Administrative  
Assistant**

Erin Carson

**Conservation  
Commission  
Members**

Ed Goodwin

Steven Chidester

David Barnicle

Erik Gaspar

Roy Bishop

308 Main Street.

Sturbridge, MA

01566

T 508/347-2506

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- Proof of abutter notifications received. Proof of legal ad required.
- Project site is not located within Priority or Estimated Habitat.
- No DEP Comments.
- Site contains Bank and work is proposed within the buffer zone.
- Site visit performed. Concerns noted about observed erosion noted from site runoff issues.
- Staff could not locate a file for when the site was redeveloped.
- No overall concerns noted with project however erosion and drainage concerns should be addressed.
- Staff Recommendations: A plan shall be developed to address erosion concerns on site. Continue to the next hearing, 5-12-22 to provide additional information.

**3. 17 Library Lane South – RDA-Removal of Trees in the buffer zone**

- Owner/Applicant: John Cronin      Representative: none
- Request: Issue a Determination
- Documents Presented: sketch plan & arborist report
- Project Summary: Removal of trees on a developed single family lot on Walker Pond
- Staff Notes:
  - Proof of abutter notifications required. Proof of legal ad required.
  - Project site is not located within Priority or Estimated Habitat.
  - Site visit performed.
  - Arborist evaluation received.
  - Request: remove 1 leaning pine on the shore, 20+ dead red pines and 2 declining red maples all located approx. 70-90 feet from the lake.
- Staff Recommendations: Provided abutter notifications and legal ad receipt received, vote to close the hearing and issue a:
  - Negative #3: The work described in the Request.....will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent, subject to the following conditions:
    - Stumps and roots shall not be removed.
    - Care to be taken to minimize impacts to adjacent vegetation.
    - Pre-work notification to discuss removal of the pine by the shore and completion of work notifications for sign off.
  - Positive #5 (subject to local bylaw) with the condition noted above.

**4. 42 Goodrich Road – NOI-Repair or replace existing steps, landings, and deck-DEP File# 300-1126**

- Owner/Applicant: Robert and Brenda Thomas      Representative: M. Farrell, Green Hill Engineering
- Request: Issue an Order of Conditions
- Documents Presented: colored site plans
- Project Summary: Proposed work to include the replacement of steps, landings and deck on a developed lake front lot.
- Jurisdiction:
- **Buffer Zone** 10.53(1): General Provisions
  - “For work in the Buffer Zone subject to review under 310 CMR 10.02(2)(b)3., the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area. ... where prior development is extensive, may consider measures such as the restoration of natural vegetation adjacent to a Resource Area to protect the interest of [the Act]. ... The purpose of preconstruction review of work in the Buffer Zone is to ensure that adjacent Resource Areas are not adversely affected during or after completion of the work.”
  - **Vernal Pool Habitat** 365-5.6 & SWB 365-1.4
- Staff Notes:
  - Proof of abutter notifications required. Proof of legal ad required.
  - Project site is not located within Priority or Estimated Habitat.
  - DEP File # issued. No comments received.
  - Site visit performed.
  - Project is proposed within buffer zone to Bank.
  - Project is to replace existing structures in kind except the deck. The deck currently overhangs the lake and will be reduced in size to be located in buffer zone only. Minimal earth work is anticipated. Some footings may be replaced. All work to be done by hand. Footings do not currently exist in resource area nor are proposed.

- Staff Recommendations: Close hearing, staff recommend approval of the project through issuance of an OOC. with the following conditions:
    - Standard OOC conditions.
    - Remove excavated material off site.
- 5. 96 Gladding Lane – NOI-Repair of an existing septic system for a single family home-DEP File# 300-1125**
- Owner/Applicant: Mark and Laurie Palmer      Representative: M. Farrell, Green Hill Engineering
  - Request: Issue an Order of Conditions
  - Documents Presented: colored site plans
  - Project Summary: Proposed work to include upgrading the current cesspool with a compliant Title V septic system on a lakefront lot.
  - Jurisdiction:
  - **Buffer Zone** 10.53(1): General Provisions
    - “For work in the Buffer Zone subject to review under 310 CMR 10.02(2)(b)3., the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area. ... where prior development is extensive, may consider measures such as the restoration of natural vegetation adjacent to a Resource Area to protect the interest of [the Act]. ... The purpose of preconstruction review of work in the Buffer Zone is to ensure that adjacent Resource Areas are not adversely affected during or after completion of the work.”
  - Staff Notes:
    - Proof of abutter notifications required. Proof of legal ad required.
    - Project site is not located within Priority or Estimated Habitat.
    - DEP File # issued with no comments.
    - Site visit performed.
    - Site contains a bordering vegetated wetland and Bank work is proposed within the jurisdictional buffer zone.
    - System is proposed within 50 feet of a BVW. As proposed would require a variance. The system should be relocated outside of the 50 foot BZ as it appears possible.
    - Disposing of leaves and ashes noted over the bank to the BVW. The ash must be removed. Representative informed on site of this.
  - Staff Recommendations: Continue hearing. Revise system location and remove ash. When appropriate, staff recommend approval of the project through issuance of an OOC. with the following conditions:
    - Standard OOC conditions.
    - Sedimentation controls shall be installed as shown on the plan and maintained during work.
- 6. 9,26, & 28 Goodrich Road – NOI-Raze and rebuild of a SFH, build out of a small cottage on an existing foundation and leach field to service 3 cottages-DEP File# 300-XXXX**
- Owner/Applicant: Mark Farrell and Christina Partridge      Representative: M. Farrell, Green Hill Engineering
  - Request: Issue an Order of Conditions
  - Documents Presented: colored site plans
  - Project Summary: Proposed work to include raze and rebuild at 28 Goodrich, rebuild on an existing foundation and installation of a septic tank at 26 Goodrich, and installation of a leach field at 9 Goodrich to service 26, 28, and 30 Goodrich Road.
  - Jurisdiction:
  - **Buffer Zone** 10.53(1): General Provisions
    - “For work in the Buffer Zone subject to review under 310 CMR 10.02(2)(b)3., the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area. ... where prior development is extensive, may consider measures such as the restoration of natural vegetation adjacent to a Resource Area to protect the interest of [the Act]. ... The purpose of preconstruction review of work in the Buffer Zone is to ensure that adjacent Resource Areas are not adversely affected during or after completion of the work.”
  - Staff Notes:
    - Proof of abutter notifications required. Proof of legal ad required.
    - Project site is not located within Priority or Estimated Habitat.
    - DEP has not issued a File # or comments.
    - Site visit performed.
    - Site contains Bank and jurisdictional buffer zone.

- Expansion noted within the 50 foot no new structure setback however an additional structure will be removed within the setback and an infiltration area is proposed there to manage stormwater. Additional information on the infiltration area is needed. The other structure will be located outside of the setback and primarily on an existing foundation. The septic will be shared among 3 properties within the 200 ft BZ but outside of the 100 ft BZ. 4 trees and a portion of another oak requested to be removed. Bank and site are well vegetated w/ substantial trees on shrubs along the bank. Additional native shrubs proposed.
- Staff Recommendations: Hearing must be continued as no DEP File # issued. Applicant to provide written alternatives to structure and compliance for waiver.

**7. Lot 3, 20 Fiske Hill Road & 30 Main Street (Future Road named Berry Farm) – NOI-Construction of a 71 lot manufactured housing community-DEP File# 300-XXXX**

- Owner: M. Sosik      Applicant: Justin Stelmok      Representative: B. Madden, LEC Environmental
- Request: Issue an Order of Conditions
- Documents Presented: colored site plans
- Project Summary: Project includes construction of a private roadway network, 71 manufactured house lots, a clubhouse, parking, and associated stormwater management measures.
- Staff Notes:
  - Proof of abutter notifications required. Proof of legal ad required.
  - Project site is not located within Priority or Estimated Habitat.
  - DEP has not issued a File # or comments.
  - Site visit performed. Site development and resource areas flagged.
  - ANRAD recently completed. Property contains 3 documented vernal pools which project VP BZs within the work area. Work also within the BZ to BVWs.
  - Application filed with the Planning Board. Peer review to be conducted and coordinated through Planning Dept. with input from Conservation for stormwater design and roadway design.
- WPA: Jurisdiction: Buffer Zone 10.53(1): General Provisions
 

“For work in the Buffer Zone subject to review under 310 CMR 10.02(2)(b)3., the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area. ... where prior development is extensive, may consider measures such as the restoration of natural vegetation adjacent to a Resource Area to protect the interest of [the Act]. ... The purpose of preconstruction review of work in the Buffer Zone is to ensure that adjacent Resource Areas are not adversely affected during or after completion of the work.”
- Local Jurisdiction:
  - Zoning Bylaw Chapter 300-4.1: A 500 ft BZ has been added to the plan as work is proposed within the Zoning Bylaw Chapter 300-4.1 which requires all work on slopes of 8% or greater to be reviewed by the SCC.
  - SWB Regs 1.4:
 

**Vernal pool buffer,** the first 100 feet is to be considered the minimum "no disturb" buffer. This buffer zone may be extended to 200 feet based on site conditions and impacts to critical wildlife habitat needed to keep the pool viable.”
  - SWB Regs: 365-5.6 Vernal Pools:
 

“Where a proposed activity involves work within 200 feet of any certified vernal pool, the Commission shall presume that the area is significant to protect: groundwater, water quality, wildlife habitat and/or rare species habitat.”

“General performance standards. Any work with in the 200-foot buffer zone to a vernal pool shall not cause a significant adverse impact to any function of a vernal pool. It shall not result in a measurable decrease in extant wildlife populations or biological community composition, structure and species richness of the site or in the vicinity, exclusive of the present or future state of adjacent or nearby property, or impair, damage or reduce in value for wildlife purposes identified specific habitat features. The Commission shall take into account indirect effects, including but not limited to effects of nearby human activities, on a case-by-case basis.”
- Narrative includes impact calculations within the 200-foot VP BZ. This would be useful to see in a chart and have the impacts within 100-200 ft broken out separately as the 100 ft BZ is a no disturb area. BZ Impact calculations between 0-100 feet, 100-200 ft and 200-500 ft should also be shown for the board’s review. Impacts associated with the subdivision roadway should also be included in the VP BZ calculations as this is on the same property and under the same ownership.



- Appears work could be cited to be located outside of the 200-foot VP Habitat completely. No alternative analysis provided demonstrating that this is not possible. Lots recently subdivided and entrance to this lot only provided at this location. 16 house lots, or portions thereof, are located within the 200 ft VP BZ.
  - Project has been through MEPA and a Certificate was issued. Staff had inquired as the project plans indicate additional impervious surface impacts than previously disclosed. Subdivision increased from 65 to 71 lots. Plans state 7.5 acres of impervious surface with 3.7 acres stated for structures. Staff were informed that the structure calculations were included in the 7.5 impervious calculations. The applicant may seek opinion from MEPA to ensure that the project does not require further review at this time.
  - Staff Recommendations:
  - Requesting additional information in form of a peer review of the application and to perform a wildlife habitat evaluation and evaluation of the project impacts on VP performance standards as outlined in 365-5.6. Staff request that Oxbow Associates be retained to perform the work as they completed the ANRAD if this is acceptable by the board and applicant.
  - VPs to be certified if they have not already been done so.
  - Continue hearing to allow for additional information.
- 8. 53 Hillside Drive – *continued* RDA – (Request for Determination of Applicability)**
- Owner/Applicant: John Rowley      Representative: P. Engle, McClure Engineering
  - Request: Issue a Determination
  - Documents Presented: Peer review report
  - Project Status Summary: Hearing had been continued to allow for third party review of site.
  - Staff Notes:
    - Peer review completed. Soils were borderline hydric throughout area in question. However, not hydric. Plant community upland. Therefore, overall area not an IVW. Small IVW located on site recommended to be delineated. No WPA jurisdiction noted on site or within vicinity. Reviewer questioned status as ILSF. Does not feel it should be jurisdictional. Water pools up and flows from one another then down gradient. Area noted as a shallow swale overall. Area of question noted to be able to support VP habitat. Pond on site does appear to be a VP. No work proposed within the BZ to the pond.
  - Staff Recommendations:
    - Overall, the board should consider working to set parameters on ILSF regulated under the SWB.
    - At this time, staff would hesitate recommending ruling this area out under the current SWB Reg language as the area contains many ponding areas which have been observed to overflow and connect (albeit temporarily) to each other to before overflowing off site. The board should first set parameters if they see valuable to do so. This area does appear to provide temporary storage for run-off allowing for infiltration into the substrate. Filing would cause lateral displacement of the ponded water onto the property to the south. So there would appear to be some value for flood control, storm damage prevention, etc.
    - Staff would recommend that that the board consider approval of the project once the IVW is delineated and provided that alternatives are examined to minimize impacts to the area and flood storage capacity is mitigated. The driveway should be cited to be as far as possible from the IVW. An appropriate filing for this work would be a local NOI.
    - With that in mind staff would recommend to: Close hearing and issue a DOA:
      - Positive #1 the area described is an area subject to the Act...requires filing a Notice of Intent.
      - Positive #3 the work...is subject to the Act...requires filing a Notice of Intent.
      - Positive #5 the area and/or work described ...subject to review of the SWB. is subject to
- 9. 231, 233, 235 Cedar Street—*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.
  - 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 is not to be completed this Fall, then the public hearing should be continued to the Spring or after work is anticipated to be completed as ORAD cannot be issued until work completed and revised plan received.
- 10. 263 New Boston Road—*continued* RDA (Request for Determination of Applicability)**

- Owner/Applicant: Ken Leblanc      Representatives: G. Krevosky, EBT Environmental
- Request: Issue a Determination
- Documents Presented: n/a
- Project Status Summary: Project was continued to allow the applicant's representative to review the area identified as a potential vernal pool.
- Staff Notes: Monitoring has begun. Staff performed a joint site visit on 4-5-22. Very minimal water observed. No obligate or facultative species observed. Monitoring has been continued and reporting to be submitted. Discuss end date for monitoring. Final reporting to be submitted for review.
- Staff Recommendations: Continue hearing, if requested, to allow for monitoring and reporting to the next meeting: 5-12-22.

**11. 150 Charlton Road- continued NOI- Development of a commercial building, truck parking, and supporting infrastructure for a tow truck facility- DEP File #300-1115**

- Owner/Applicant: Interstate Towing      Representative: G Krevosky, EBT Environmental
- Request: Issue OOC
- Documents Presented: n/a
- Project Status Summary: Project was continued from the last hearing to allow the applicant to respond to peer review, staff and board comments.
- Staff Notes: New information received on 4-14-22 at 3:35. Sufficient time not provided to provide to peer review.
- Staff Recommendations: Continue to next hearing to provide sufficient time for peer review, staff review and board review.

**12. 174 Charlton Road-- RDA (Request for Determination of Applicability)-Restoration of Riverfront**

- Owner: G5 Enterprises      Applicant: Jeremy Procon, Interstate Towing      Representatives: G. Krevosky, EBT Environmental
- Request: Issue a Determination
- Documents Presented: n/a
- Project Summary: Restoration of RA as part of mitigation for project at 150 Charlton Rd.
- Staff Notes:
  - Proof of abutter notifications required. Proof of legal ad required.
  - Project site is not located within Priority or Estimated Habitat.
  - Project should be filed as a NOI for all work on this property associated with the project on 150 Charlton Rd. Due to proximity of resource areas and work in RA conditions including BMPs are required in addition to monitoring which should be done through issuance of an OOC.
- Staff Recommendations: Close hearing and issue a DOA:
  - Positive #1 the area described is an area subject to the Act...requires filing a Notice of Intent.
  - Positive #3 the work...is subject to the Act...requires filing a Notice of Intent.
  - Positive #5 the area and/or work described ...subject to review of the SWB. is subject to

**13. 235 Podunk Road- continued 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
- Project Status Summary: Project review has been continued since the Fall of 2021. Continued at the last meeting.
- Staff Notes: Staff have not been contacted and no new information has been received.
- Staff Recommendations: Issue Determination: Positive #2b resource areas not confirmed; Positive #4 work described on the plan is within area subject to the Act...therefore file a NOI...; and a Positive #5 subject to the SWB.

**14. 235 Podunk Road- continued Sturbridge Bylaw NOI- Construction of a Single family home and associated site work**

- Owner/Applicant: AH & DB Custom Homes      Representative: M DiPinto, Three Oaks Environmental
- Request: Issue local OOC
- Project Status Summary: Project review has been continued since the Fall of 2021. Continued at the last meeting.
- Staff Notes: Staff have not been contacted and no new information has been received.
- Staff Recommendations: Close hearing and issue a denial for lack of information.

**II. WETLANDS DECISIONS**

**III. ADMINISTRATIVE DECISIONS**

**15. Minutes of 3/31/22 to be approved**

**16. Leadmine Mountain Conservation Area-Special Use-4/30/22**

17. Leadmine Mountain Conservation Area-Special Use-May 1-June 18
18. Heins Farm Conservation Area-Special Use 7/12/22 & 7/26/22

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**UPDATES**

**IV. OLD BUSINESS**

**V. ADMINISTRATIVE UPDATES**

19. Committee Updates: CPA, Trails, Open Space, and Lake Advisory

**VI. NEW BUSINESS**

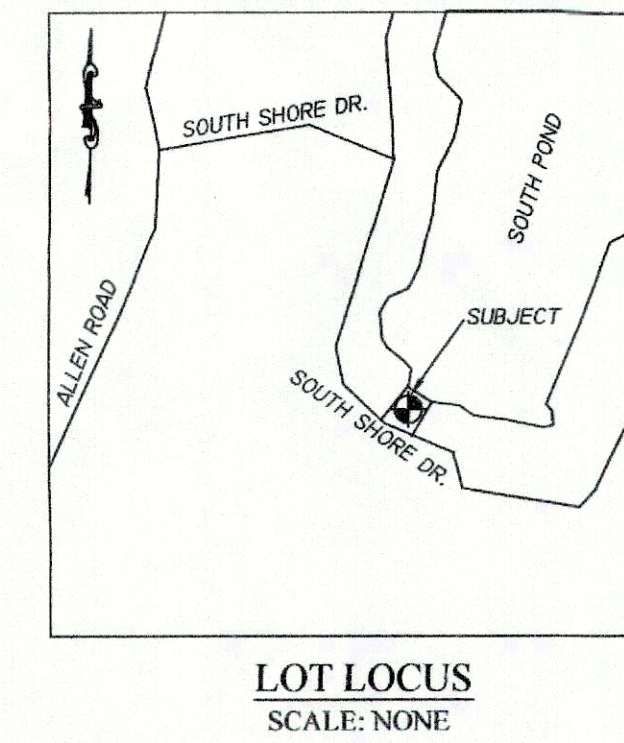
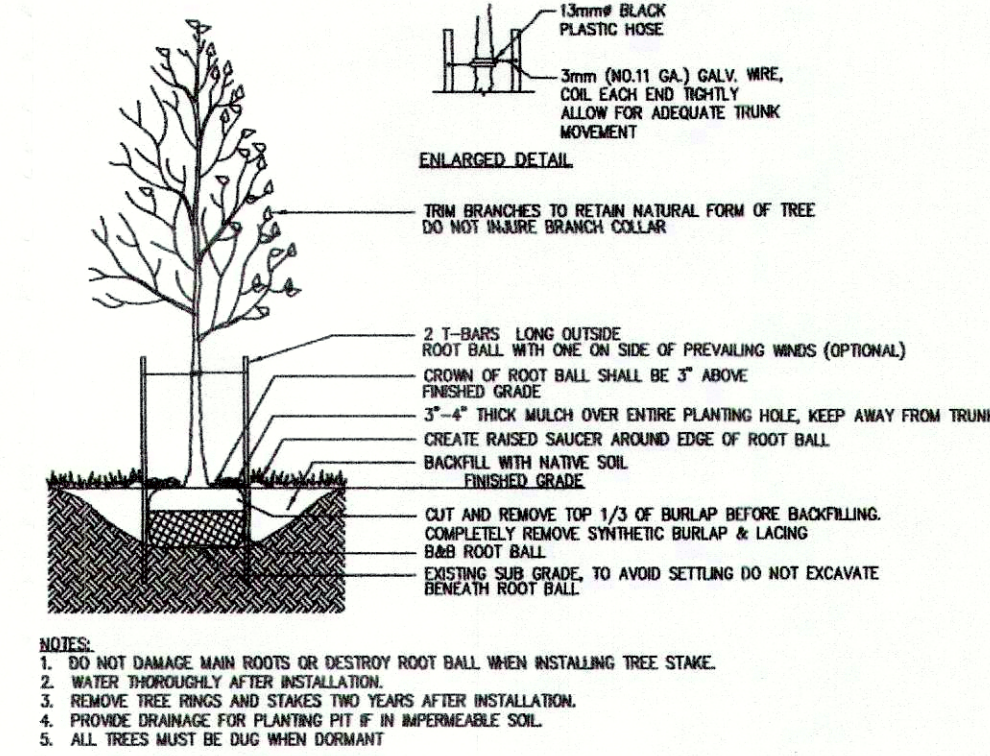
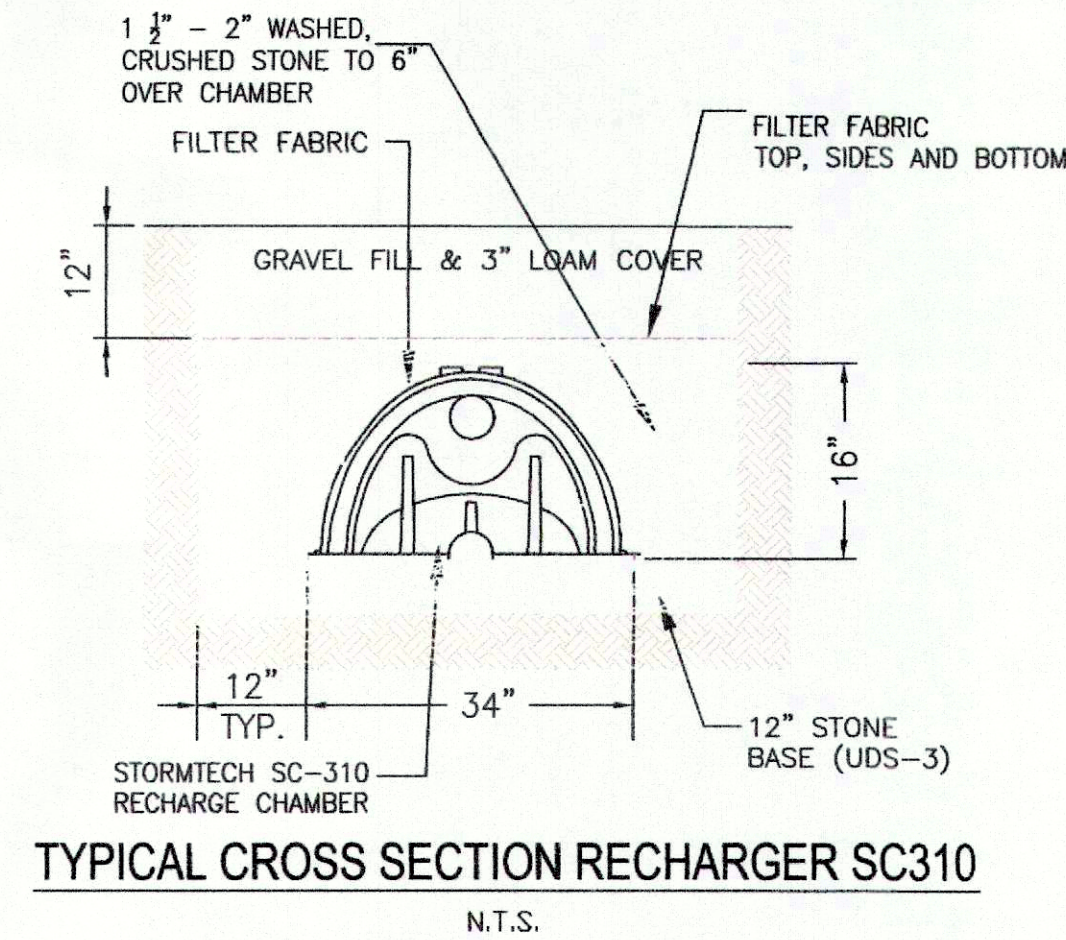
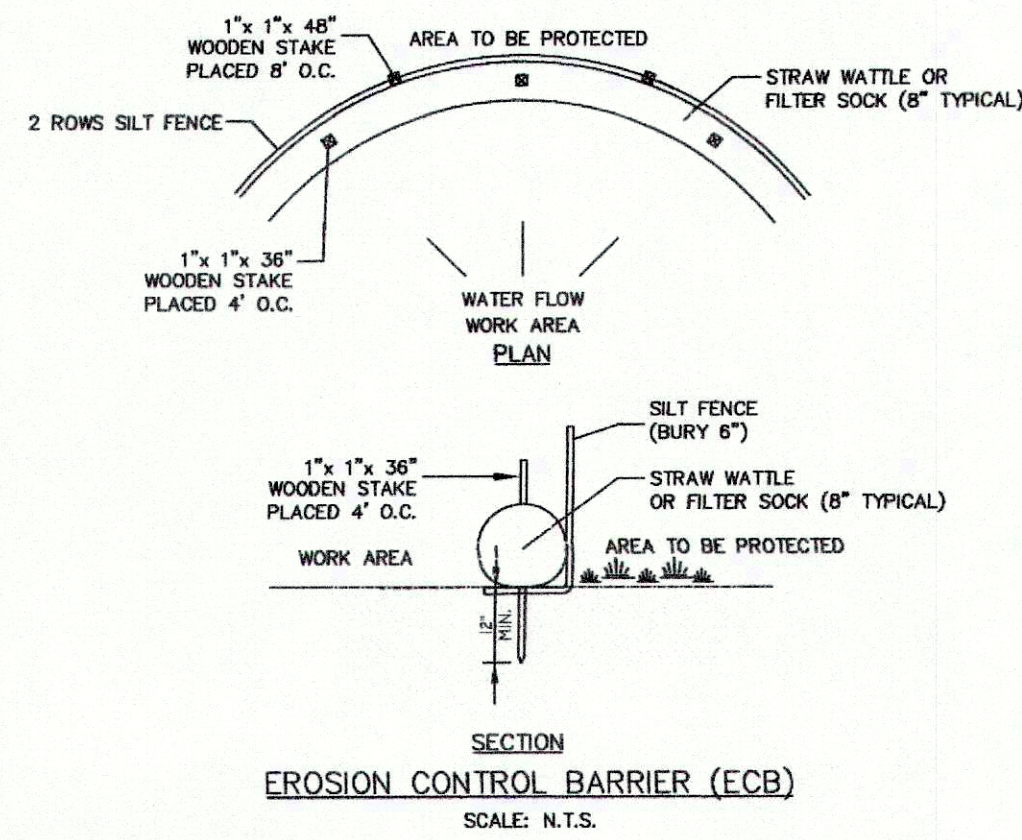
20. Agent's Report
21. Next Meeting-May 12, 2022 and Site Visit Schedule- May 3, 2022 9am-12 pm

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**OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR**

**ADJOURN**



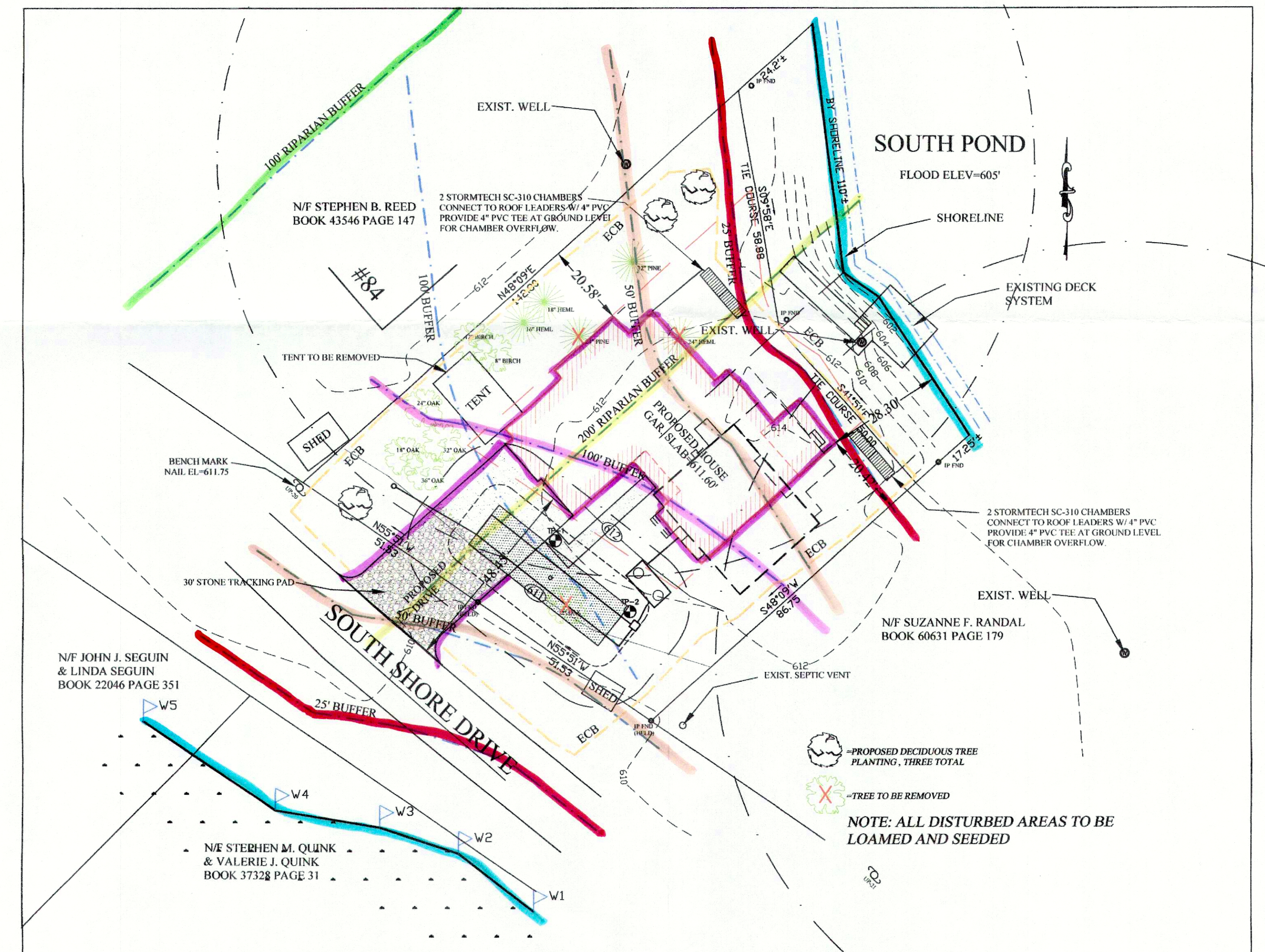
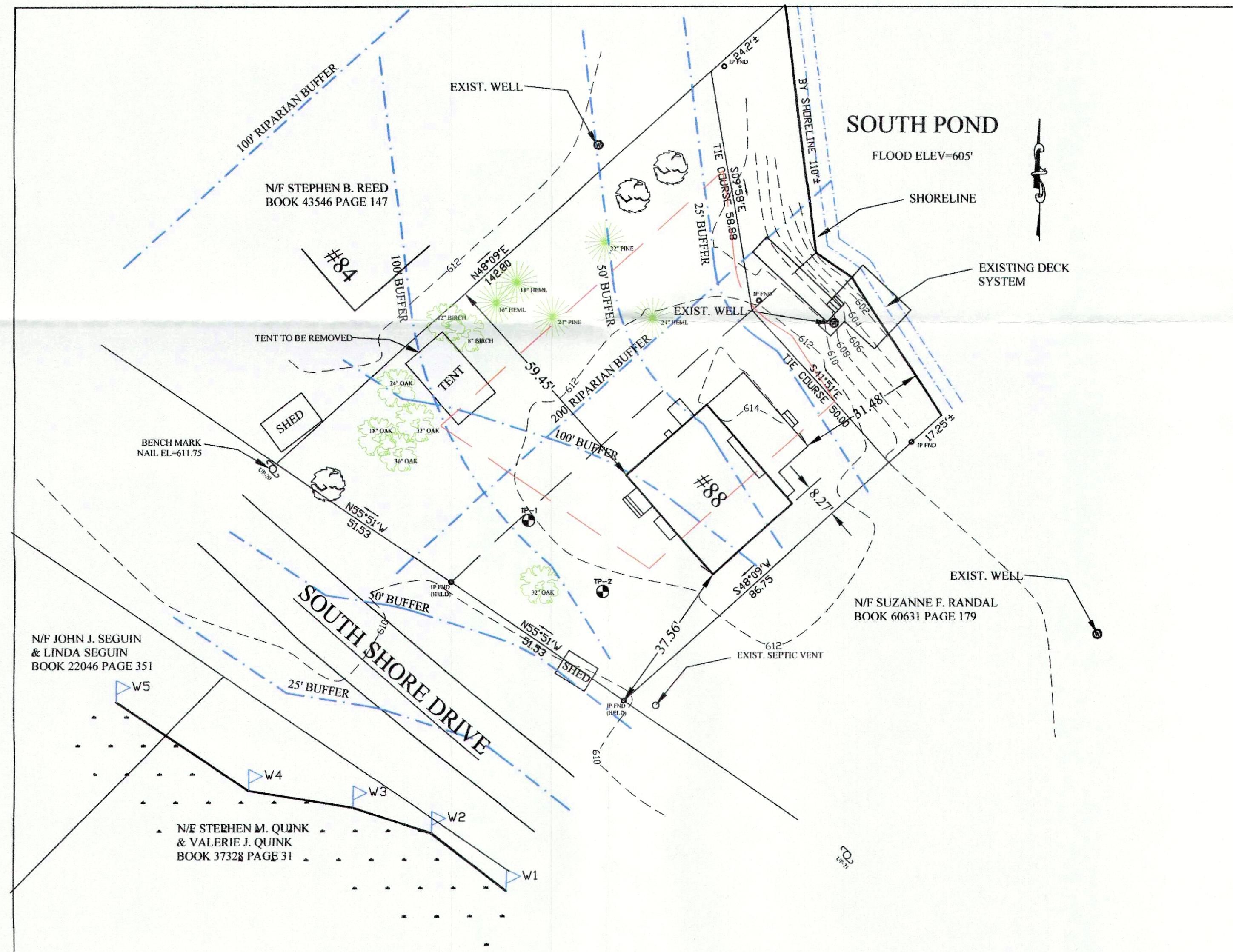


STURBRIDGE ZONING: RURAL RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 1 ACRE	AREA: 0.31 ACRES	AREA: 0.31 ACRES
FRONTAGE: 150'	FRONTAGE: 103.06'	FRONTAGE: 103.06'
FRONT YARD: 30'	FRONT YARD: 37.56'	FRONT YARD: 48.45'
SIDE YARD: 20'	SIDE YARD: 8.27/59.45'	SIDE YARD: 20.58/20.42'
REAR YARD: 20'	REAR YARD: 31.48'	REAR YARD: 28.30'
%COVERAGE: 15	%COVERAGE: 11.72	%COVERAGE: 18.49

EXISTING LOT COVERAGE COMPUTATIONS  
 EXISTING HOUSE & DECK 1184 S.F.  
 EXISTING DECK SYSTEM 344 S.F.  
 EXISTING SHED 55 S.F.  
 TOTAL 1583 S.F.  
 1583 X 100 = 11.72%

PROPOSED LOT COVERAGE COMPUTATIONS  
 PROPOSED HOUSE & DECK 2442 S.F.  
 EXISTING SHED 55 S.F.  
 TOTAL: 2497 S.F.  
 2497 X 100 = 18.49%

- = Wetland line
- = 25 ft buffer
- = 50 ft buffer
- = 100 ft buffer
- = 100 Riparian
- = 200 Riparian

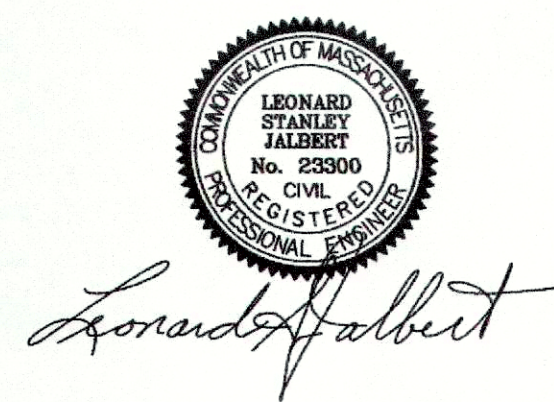


EXISTING SITE PLAN

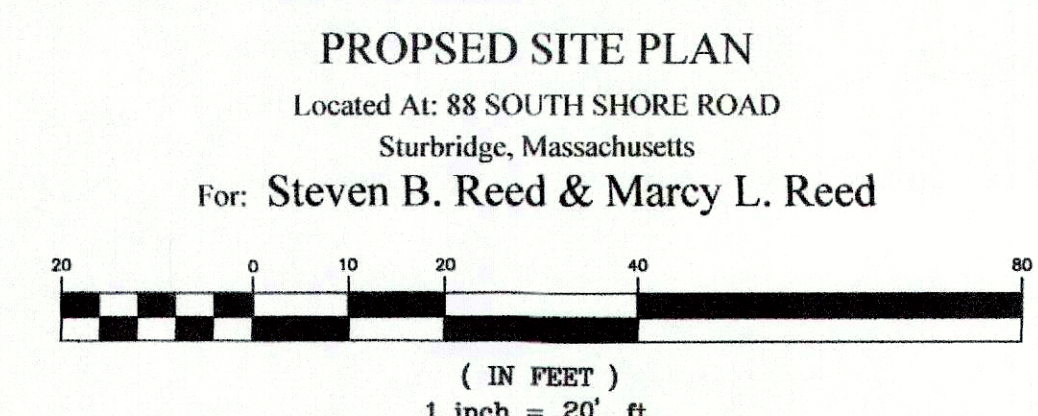
PROPOSED SITE PLAN

PLAN REFERENCE  
 BOOK 249 PLAN 70  
 DEED REFERENCE  
 BOOK 43635 PAGE 26

ORIGINAL	DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
DRAFTED BY:	2/17/22	AMT						
CHECKED:		LSJ						
SUPERVISOR:		LSJ						
REVIEWED:		MLJ						
REVIEWED:								
REVIEWED:								



JALBERT ENGINEERING, INC.  
 CIVIL ENGINEERS & SURVEYORS  
 54 Main Street  
 Sturbridge, Massachusetts 01566-1244  
 Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136  
 Fax: (508) 347-7962



PLAN DATE:  
 2/17/22  
 DWG NUMBER  
 21046  
 SHEET 1 OF 2



STURBRIDGE ZONING: SUBURBAN RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 3/4 ACRE	AREA: 0.18 ACRES	AREA: 0.18 ACRES
FRONTAGE: 125'	FRONTAGE: 56.84'	FRONTAGE: 56.84'
FRONT YARD: 30'	FRONT YARD: 19.9'	FRONT YARD: 19.9'
SIDE YARD: 15'	SIDE YARD: 2.8/10.3'	SIDE YARD: 2.8/10.4'
REAR YARD: 15'	REAR YARD: 7.7'	REAR YARD: 7.7'
%COVERAGE: 15	%COVERAGE: 35.56	%COVERAGE: 36.42

LOT IS SERVICED BY TOWN SEWER AND PRIVATE WELL

EXISTING LOT COVERAGE COMPUTATIONS

EXISTING HOUSE	2005 S.F.
EXISTING GARAGE	720 S.F.
EXIST. SHED	63 S.F.

TOTAL 2,788 S.F.

$2,788 \times 100 = 35.56\%$   
7,840

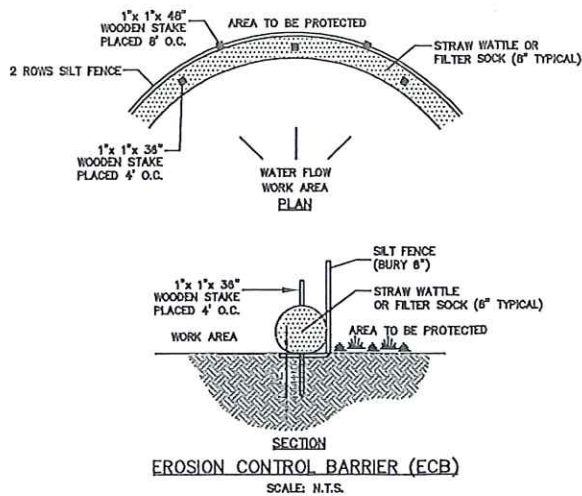
PROPOSED LOT COVERAGE COMPUTATIONS

EXISTING HOUSE	2005 S.F.
EXISTING GARAGE	720 S.F.
EXIST. SHED	63 S.F.
NEW STAIRS	67 S.F.

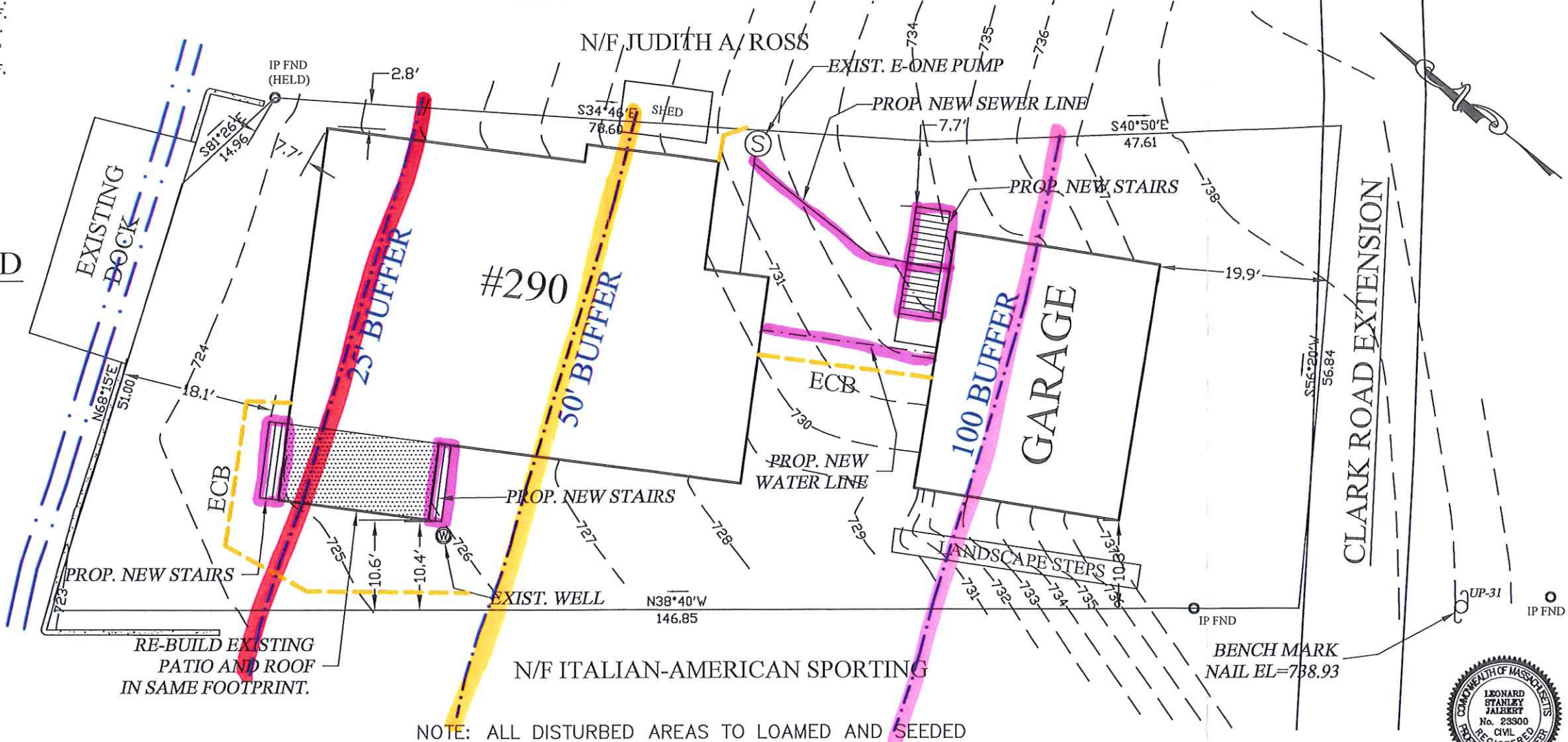
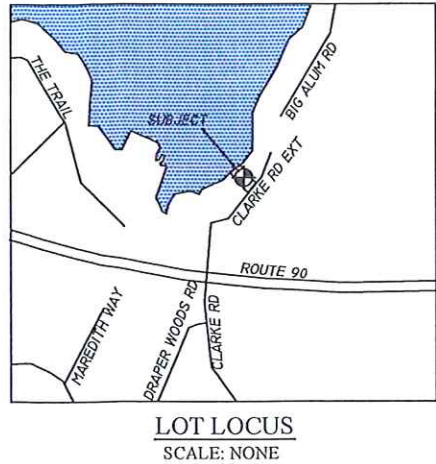
TOTAL 2,855 S.F.

$2,855 \times 100 = 36.42\%$   
7,840

BIG ALUM POND  
MHW EL=721.78



= 25ft buffer  
 = 50ft buffer  
 = 100ft buffer



NOTE: ALL DISTURBED AREAS TO LOAMED AND SEEDED

PROPERTY INFORMATION:  
ASSESSOR'S REF.: MAP 14, PARCEL 290  
DEED REFERENCE; BOOK 62677, PAGE 110



*Leonard Stanley Jalbert*

ORIGINAL		REVISIONS				
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D
2/8/22	AMT					
DRAFTED BY:	AMT					
CHECKED	LSJ					
SUPERVISOR	LSJ					
REVIEWED	MLJ					
REVIEWED	<i>LSJ</i>					
REVIEWED	<i>LSJ</i>					

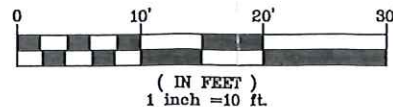


JALBERT ENGINEERING, INC.

CIVIL ENGINEERS & SURVEYORS

54 Main Street  
Sturbridge, Massachusetts 01566-1244  
Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136  
Fax: (508) 347-7962

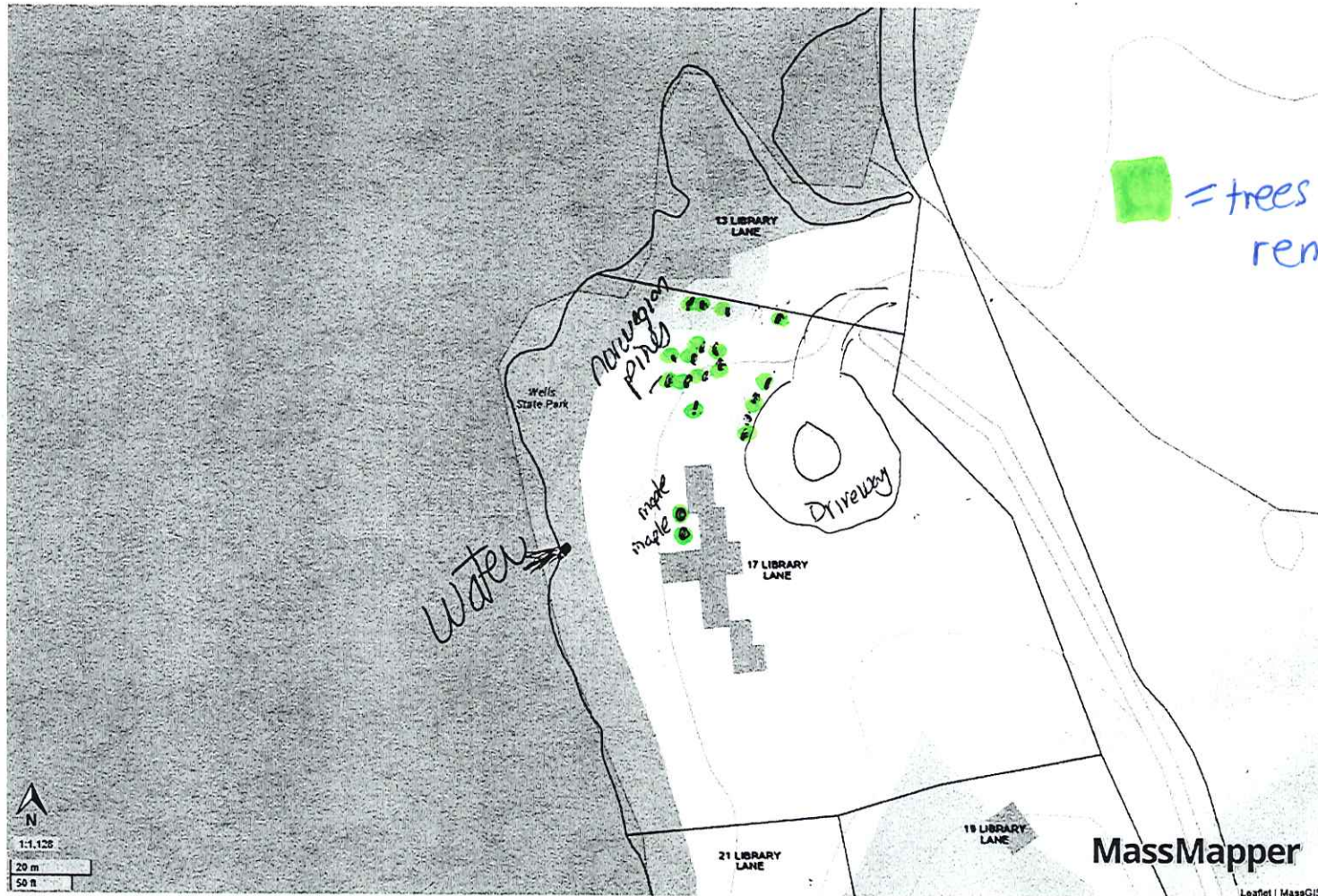
PROPOSED SITE PLAN  
STEVEN M. AND MEAGHAN E. TARDANICO  
290 CLARKE ROAD EXTENSION  
STURBRIDGE, MASSACHUSETTS



PLAN DATE: 2/8/22	
DWG NUMBER  21150	



Property Tax Parcels

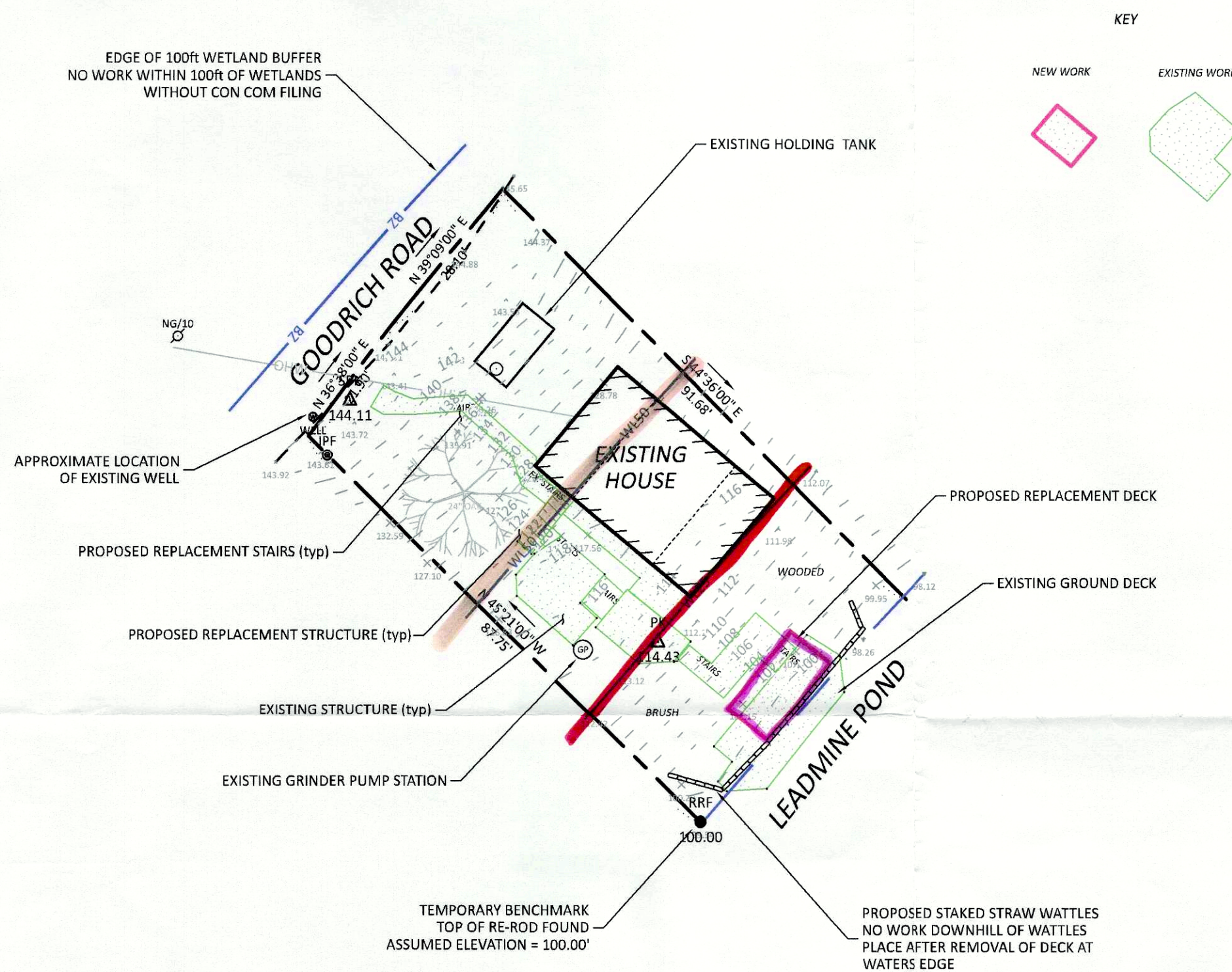






# SITE PLAN

1" = 20'



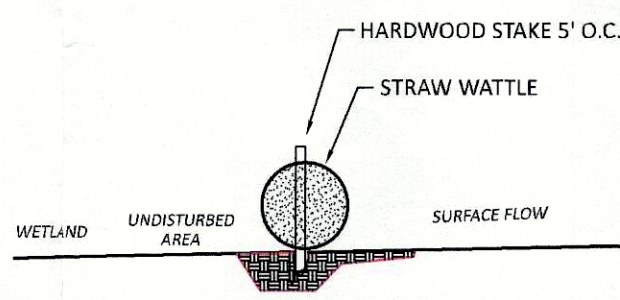
THE PURPOSE OF THIS PLAN IS TO PERMIT THE REMOVAL AND REPLACEMENT OF THE EXISTING STAIRS, LANDINGS AND DECK FOR AN EXISTING HOME ON LEADMINE POND

## THE PROPOSED WORK IS:

1. REMOVE OR REPAIR BY HAND THE EXISTING STAIRS, DECKS, LANDINGS AND FOOTINGS.
2. REPLACEMENT OF REMOVED STAIRS, DECK AND LANDINGS AS SHOWN ON THE PLAN.
3. ALL FOOTINGS/SUPPORTS FOR THE PROPOSED WORK SHALL BE DUG BY HAND.

## PROPOSED STAKED STRAW WATTLE BARRIER

(nts)

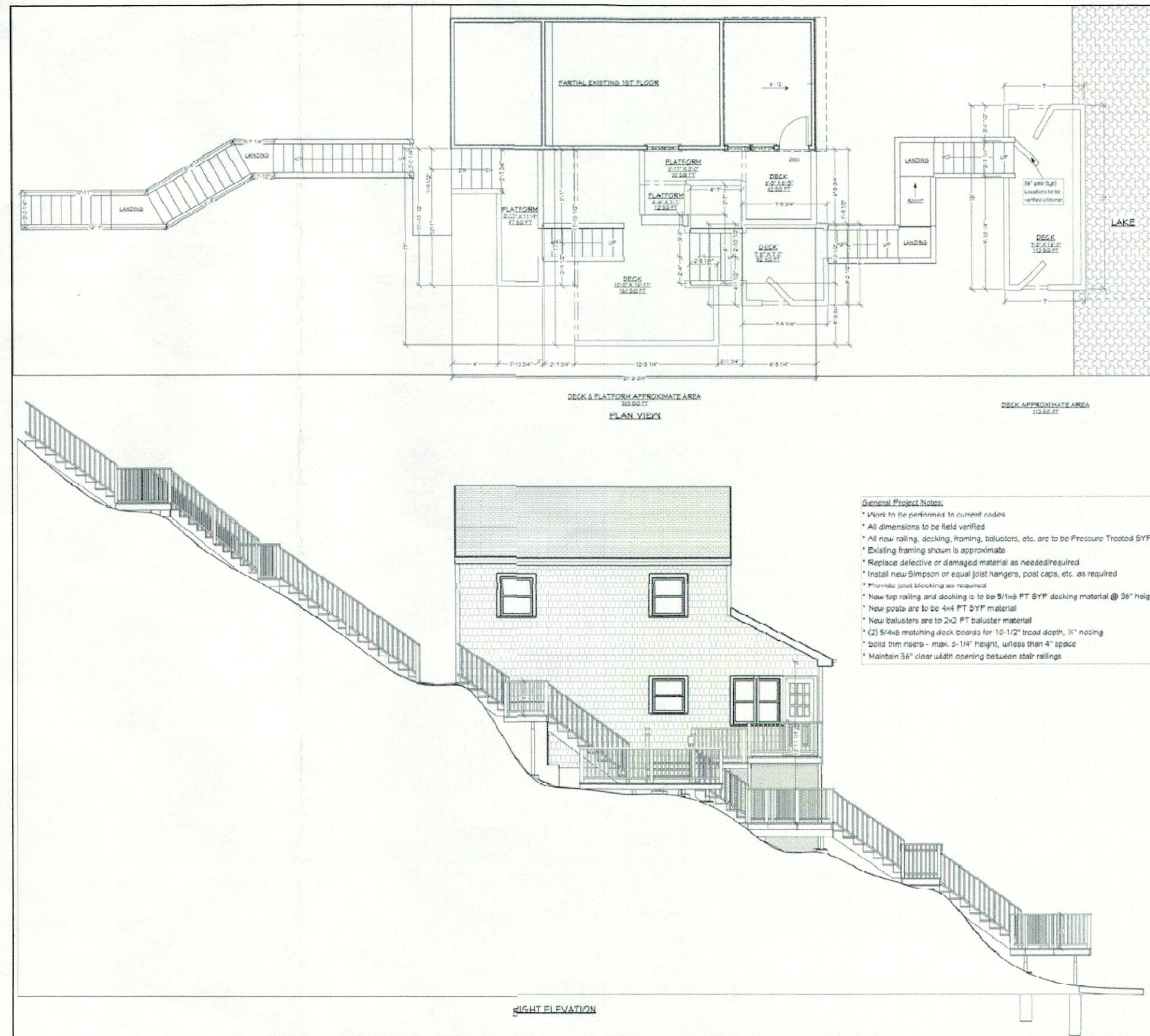


## WETLAND PROTECTION MEASURES:

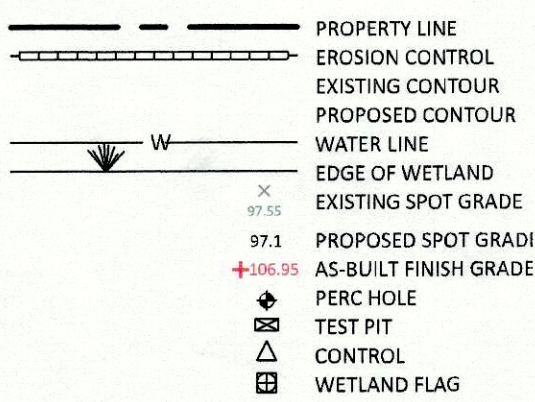
- 1) STAKED STRAW WATTLES SHALL BE INSTALLED AS SHOWN ON THE PLAN. THEY SHALL BE INSPECTED BY THE LOCAL CONSERVATION COMMISSION, IF REQUIRED, BEFORE CONSTRUCTION.
- 2) WITHIN THE 100R BUFFER ZONE ALL DISTURBING OF SOIL SHALL BE MINIMIZED.
- 3) ALL DISTURBED AREAS SHALL BE LOAMED, SEEDED AND MULCHED AS SOON AS POSSIBLE.
- 4) NO WORK OR STORAGE OF MATERIAL SHALL BE DOWN HILL OF THE STRAW WATTLES.
- 5) ALL NECESSARY PERMITS SHALL BE OBTAINED BEFORE WORK COMMENCES.
- 6) OWNER AND CONTRACTOR SHALL ADHERE TO ANY ORDERS ISSUED BY THE LOCAL CONSERVATION COMMISSION.

## ARCHITECTURAL DRAWINGS

(nts)

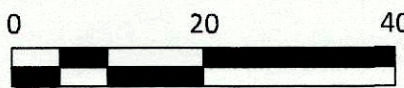


## LOCUS MAP



## NOTE:

MAGNETIC MARKING TAPE OR AN APPROVED EQUAL SHALL BE PLACED OVER ALL COMPONENTS AND PIPES IN THE SYSTEM

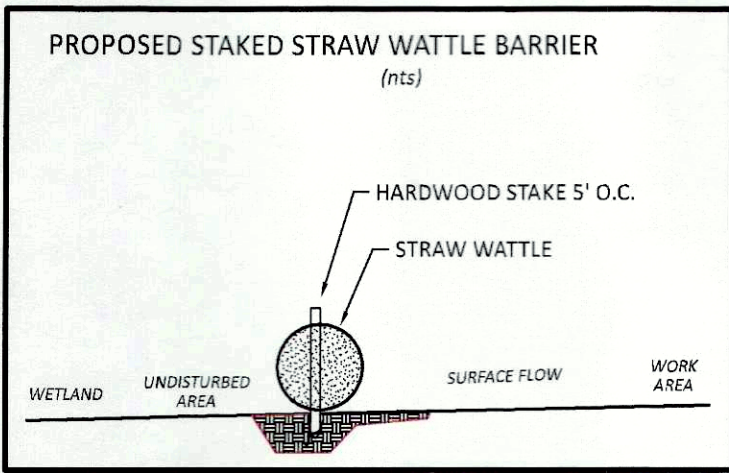
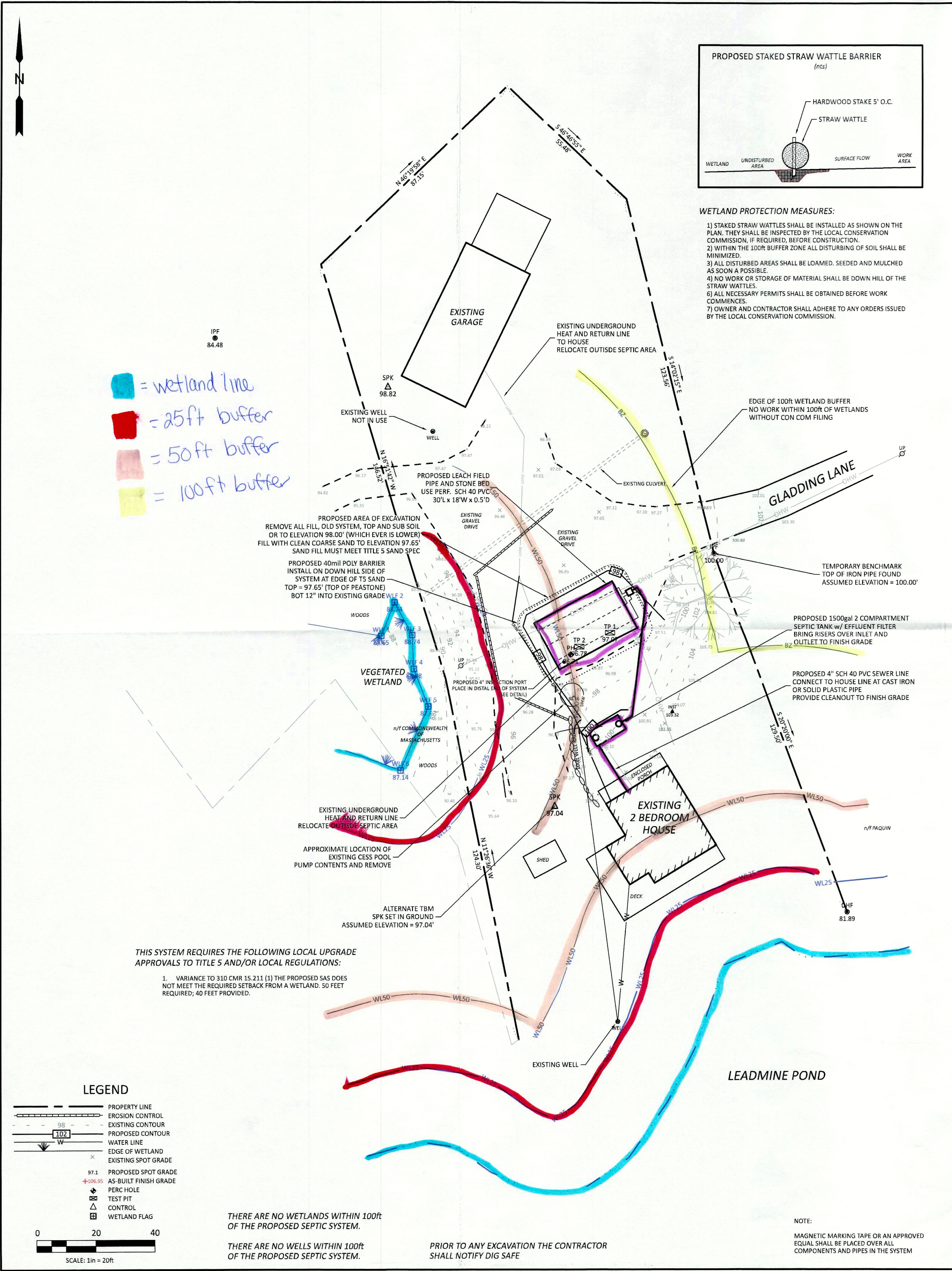


SCALE: 1in = 20ft

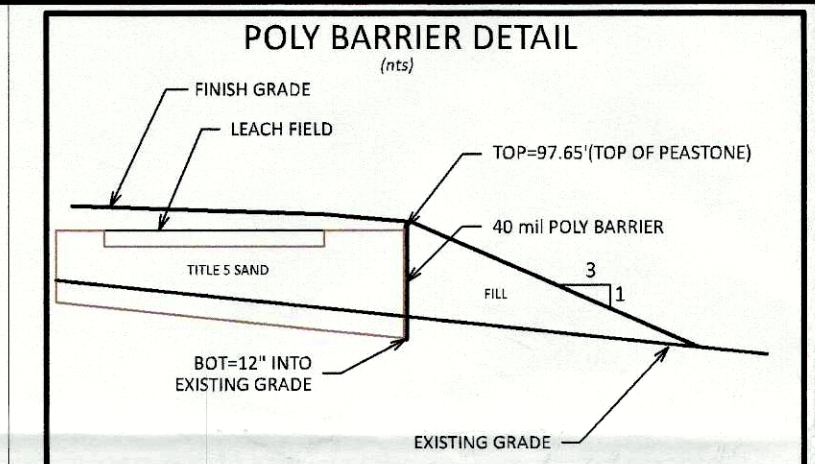
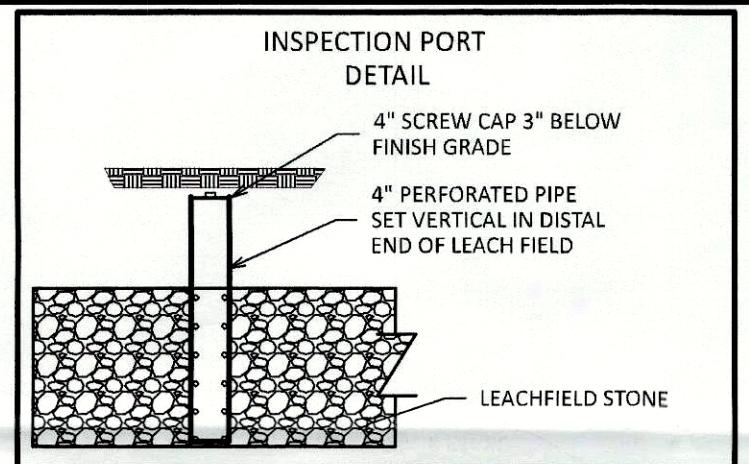
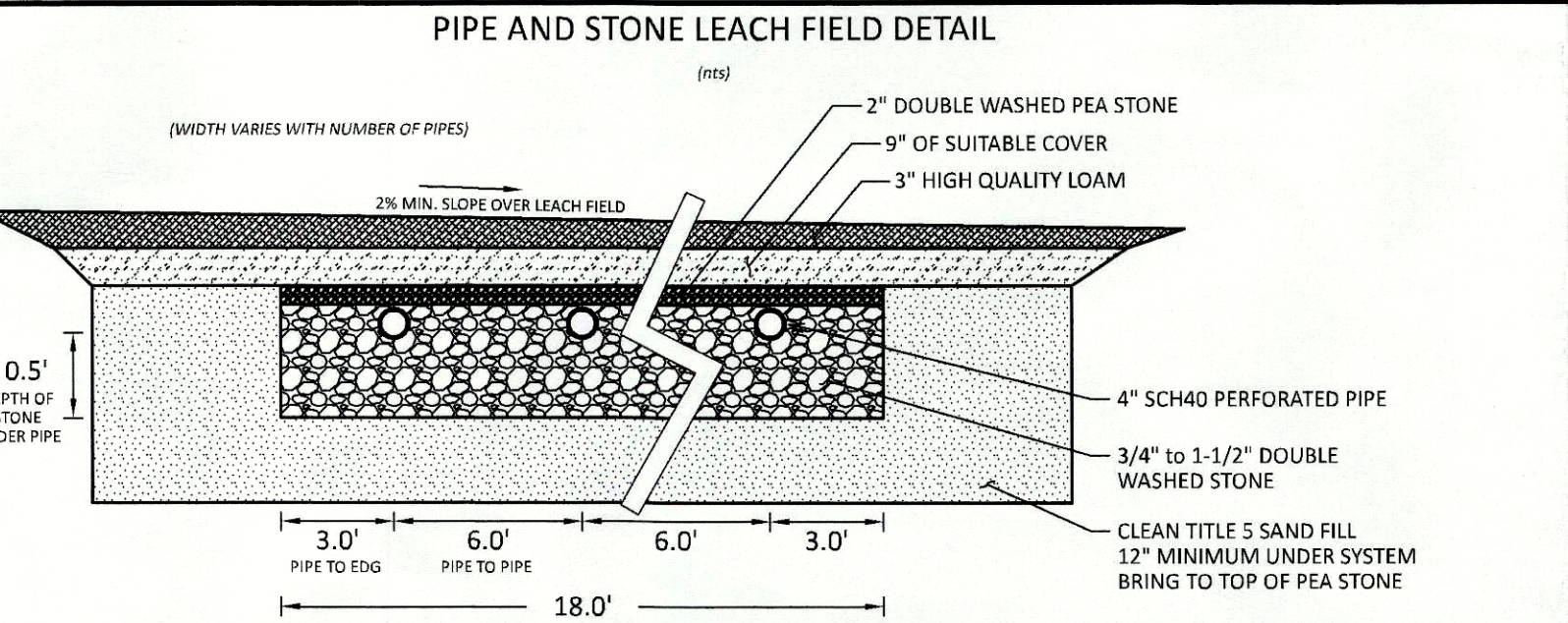
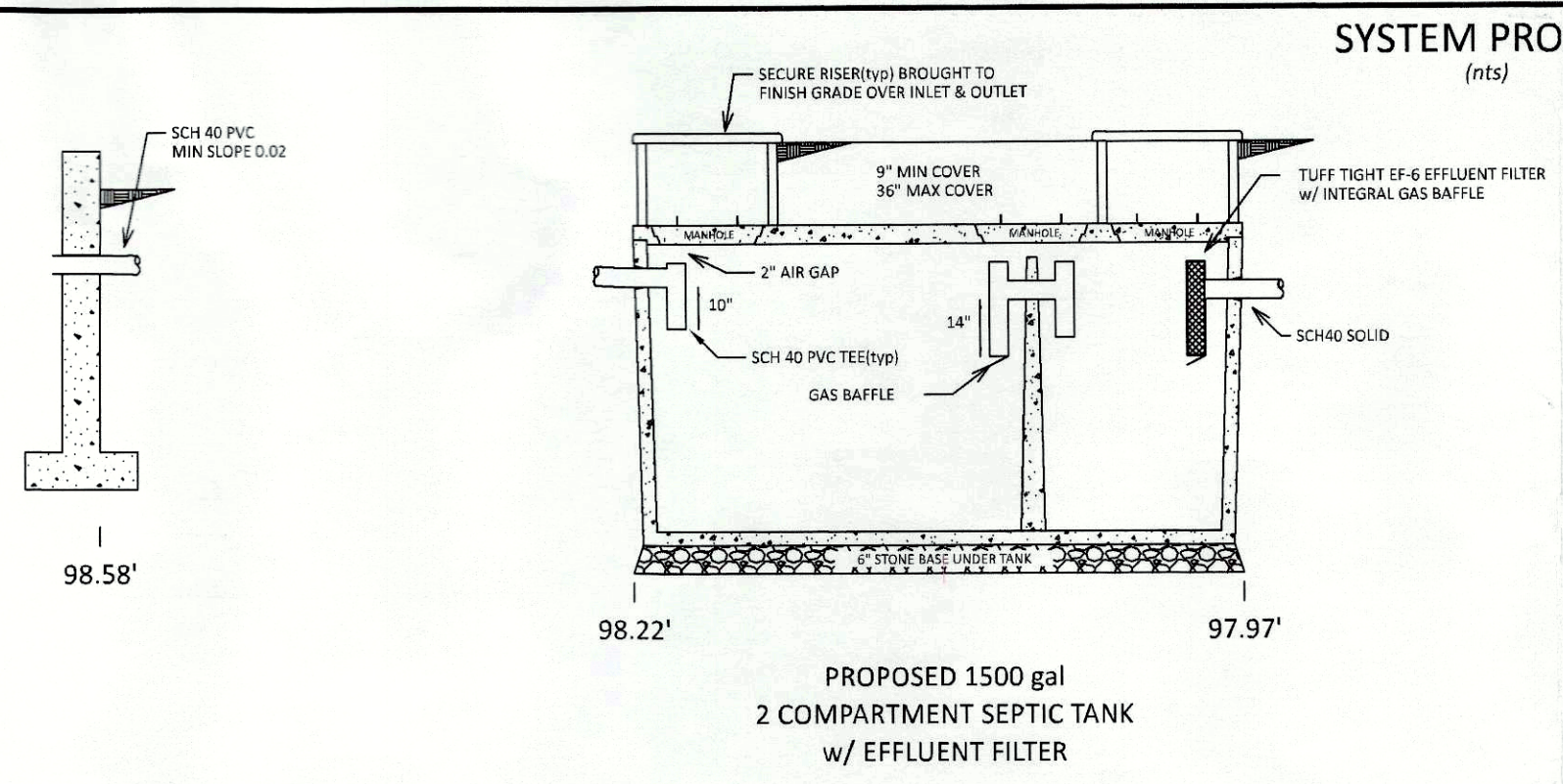
	<b>GREEN HILL</b>  <b>ENGINEERING</b> WORKING TO PROTECT OUR WATER RESOURCES	10 MAIN STREET STURBRIDGE, MA 01566 508-347-5226 (W) 508-347-9857 (F)	
	PERC TESTING SEPTIC DESIGN WETLAND PERMITTING ENVIRONMENTAL CONSULTING		
	<b>PROPOSED DECK/STAIRS PLAN</b>  ROBERT & BRENDA THOMAS 42 GOODRICH ROAD STURBRIDGE MA 24 FEBRUARY 2022		

MAP 44 PAR 42  
8/07-4/04/2022 12:30 PM SHEET 1 OF 1 JOB: 2022-009





- WETLAND PROTECTION MEASURES:**
- 1) STAKED STRAW WATTLES SHALL BE INSTALLED AS SHOWN ON THE PLAN. THEY SHALL BE INSPECTED BY THE LOCAL CONSERVATION COMMISSION, IF REQUIRED, BEFORE CONSTRUCTION.
  - 2) WITHIN THE 100' BUFFER ZONE ALL DISTURBING OF SOIL SHALL BE MINIMIZED.
  - 3) ALL DISTURBED AREAS SHALL BE LOAMED, SEEDED AND MULCHED AS SOON AS POSSIBLE.
  - 4) NO WORK OR STORAGE OF MATERIAL SHALL BE DOWN HILL OF THE STRAW WATTLES.
  - 6) ALL NECESSARY PERMITS SHALL BE OBTAINED BEFORE WORK COMMENCES.
  - 7) OWNER AND CONTRACTOR SHALL ADHERE TO ANY ORDERS ISSUED BY THE LOCAL CONSERVATION COMMISSION.



**DESIGN CALCULATIONS**

DESIGN CRITERIA:  
SINGLE FAMILY HOME NO GARBAGE DISPOSAL  
DESIGN PERC RATE: 20 mpi  
LOADING RATE: 0.53 gpd/ft<sup>2</sup>  
DESIGN FLOW:  
(2 BEDROOM(S)) (110 gpd/BEDROOM) = 220 gpd  
SEPTIC TANK:  
1500 gal REQUIRED - 1500 gal 2 COMPARTMENT PROVIDED  
SOIL ABSORPTION SYSTEM (SAS):  
REQUIRED: (220 gpd) / (0.53 gpd/ft<sup>2</sup>) = 415 ft<sup>2</sup>  
PROVIDED:  
1 BED(S) 30 ft L x 18 ft W x 0.5 ft D  
(1) 30 ft x 18 ft = 540 ft<sup>2</sup>

**SOIL TESTING RESULTS**

DATE OF TEST: 17 NOVEMBER 2021  
SOIL EVALUATOR: MARK FARRELL  
WITNESS: KEN LACEY  
PERC RATE #1: 19 mpi PERC RATE #2:

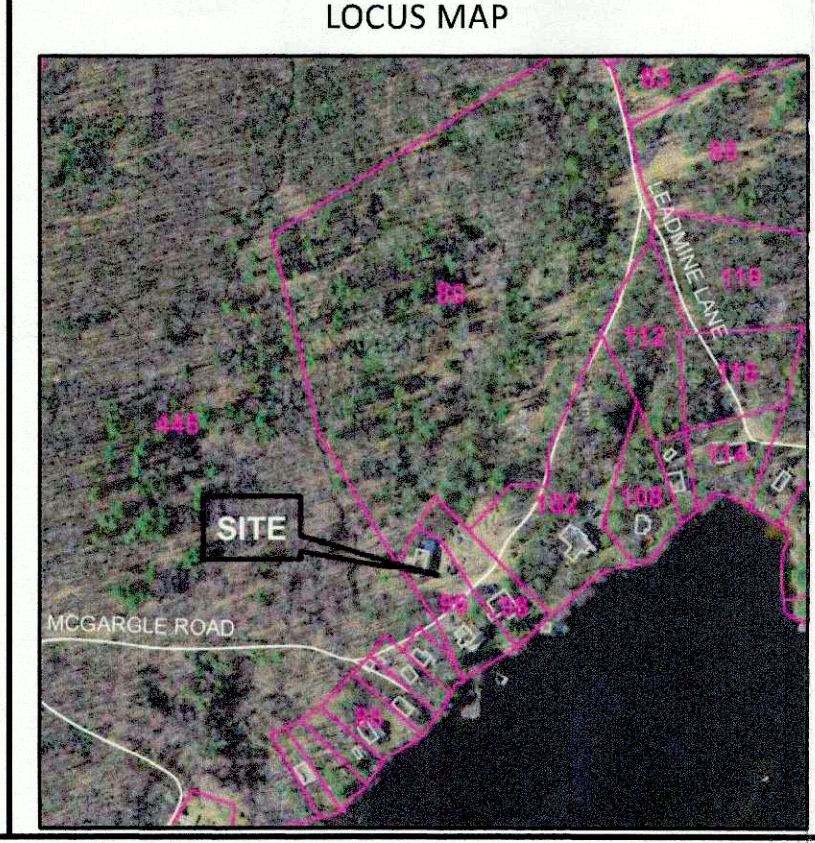
**SOIL LOGS:**

DEPTH	HRZ	TX	COLOR	MOTTLE/OTHER
0 - 16 in	FILL	A	SL	10YR 3/2
16 - 18 in	Bw	SL	10YR 6/8	
18 - 36 in	C	LS	7.5YR 6/6	COMMON 10YR 6/8 @ 54in

TP2 ELEVATION: 96.78' ESHW ELEVATION: 92.28'

DEPTH	HRZ	TX	COLOR	MOTTLE/OTHER
0 - 24 in	FILL	A	SL	10YR 3/2
24 - 30 in	Bw	SL	10YR 6/8	
30 - 54 in	C	LS	7.5YR 6/6	COMMON 10YR 6/8 @ 54in

- GENERAL NOTES**
- 1) ALL CONSTRUCTION PRACTICE AND MATERIALS MUST CONFORM TO 310 CMR 15 (TITLE 5) AS REVISED 9 SEPTEMBER 2016 AND/OR LOCAL REGULATIONS.
  - 2) CONTRACTOR IS RESPONSIBLE FOR VIEWING SITE BEFORE BIDDING JOB TO BECOME FAMILIAR WITH ALL ASPECTS OF THE JOB.
  - 3) CONTRACTOR SHALL VERIFY ALL INVERTS AND SETBACKS FROM WELLS, PROPERTY LINES AND WATER BEFORE BEGINNING WORK.
  - 4) IF CONDITIONS IN THE FIELD DIFFER THAN THOSE SHOWN ON THE PLAN, WORK SHALL STOP, AND THE DESIGN ENGINEER AND THE BOARD OF HEALTH SHALL BE CONSULTED BEFORE WORK CONTINUES.
  - 5) CONTACT THE DESIGN ENGINEER AND BOARD OF HEALTH FOR A REQUIRED BOTTOM INSPECTION BEFORE PLACING SAND OR STONE. CONTACT DESIGN ENGINEER AND BOARD OF HEALTH FOR FINAL INSPECTION BEFORE COVERING SYSTEM.
  - 6) THE CONTRACTOR SHALL INSURE ALL NECESSARY PERMITS HAVE BEEN OBTAINED BEFORE INSTALLING THE SYSTEM.
  - 7) NO PERMANENT STRUCTURES SHALL BE PLACED ON THE PROPOSED DISPOSAL SYSTEM.
  - 8) PROPERTY LINES ARE GRAPHIC ONLY AND ARE NOT TO BE USED TO ERECT FENCES OR SHEDS. NO PROPERTY SURVEY WAS DONE.
  - 9) THE DESIGN ENGINEER'S ONLY WARRANTY IS THE SYSTEM IS DESIGNED ACCORDING TO TITLE V UNLESS OTHERWISE NOTED.



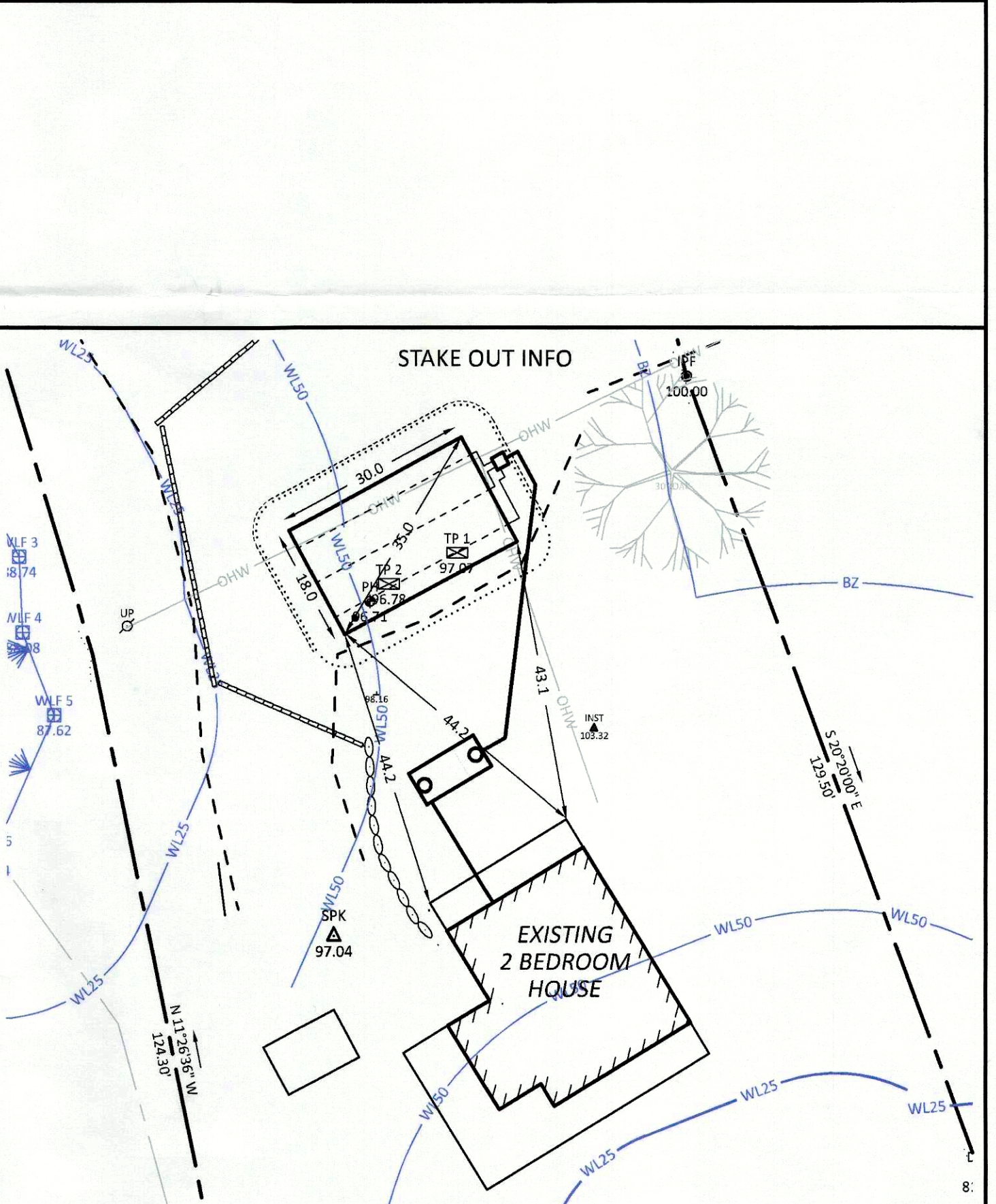
**SYSTEM PROFILE**

(nts)

	BEG INV	BOT	END INV
P-1	97.15'	96.50'	97.00'
P-2	97.15'	96.50'	97.00'
P-3	97.15'	96.50'	97.00'

**SCHEDULE OF INVERTS**

	BEG INVERTS		END INVERTS	
	PROP.	AS-BUILT	PROP.	AS-BUILT
HSE INV	98.58'			
ST TANK	98.22'		97.97'	
PC TANK				
D-BOX	97.82'		97.65'	
PIPE 1	97.15'		97.00'	
PIPE 2	97.15'		97.00'	
PIPE 3	97.15'		97.00'	
PIPE 4				
PIPE 5				
PIPE 6				
PIPE 7				
PIPE 8				



**GREEN HILL ENGINEERING**

WORKING TO PROTECT OUR WATER RESOURCES

PERC TESTING SEPTIC DESIGN WETLAND PERMITTING ENVIRONMENTAL CONSULTING

**PROPOSED SEPTIC SYSTEM**

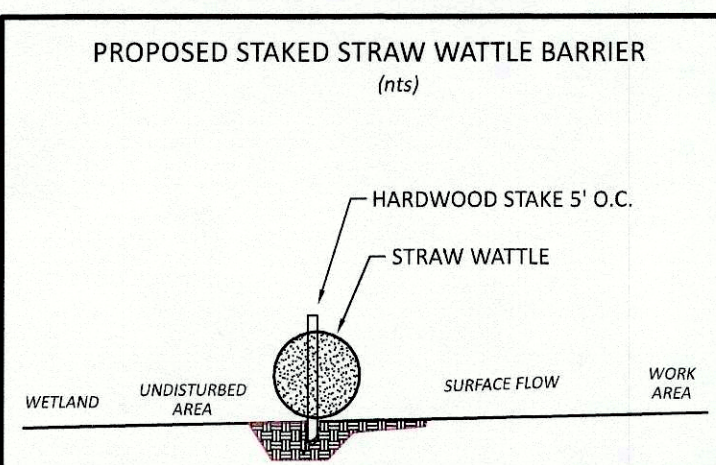
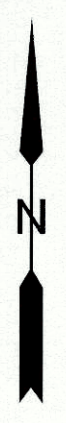
REPAIR  
MARK & LAURIE PALMER  
96 GLADDING LANE  
STURBRIDGE MA  
17 MARCH 2022

MAP 40 PARCEL 96

10 MAIN STREET  
STURBRIDGE, MA 01566  
508-347-5226 (W)  
508-347-9857 (F)

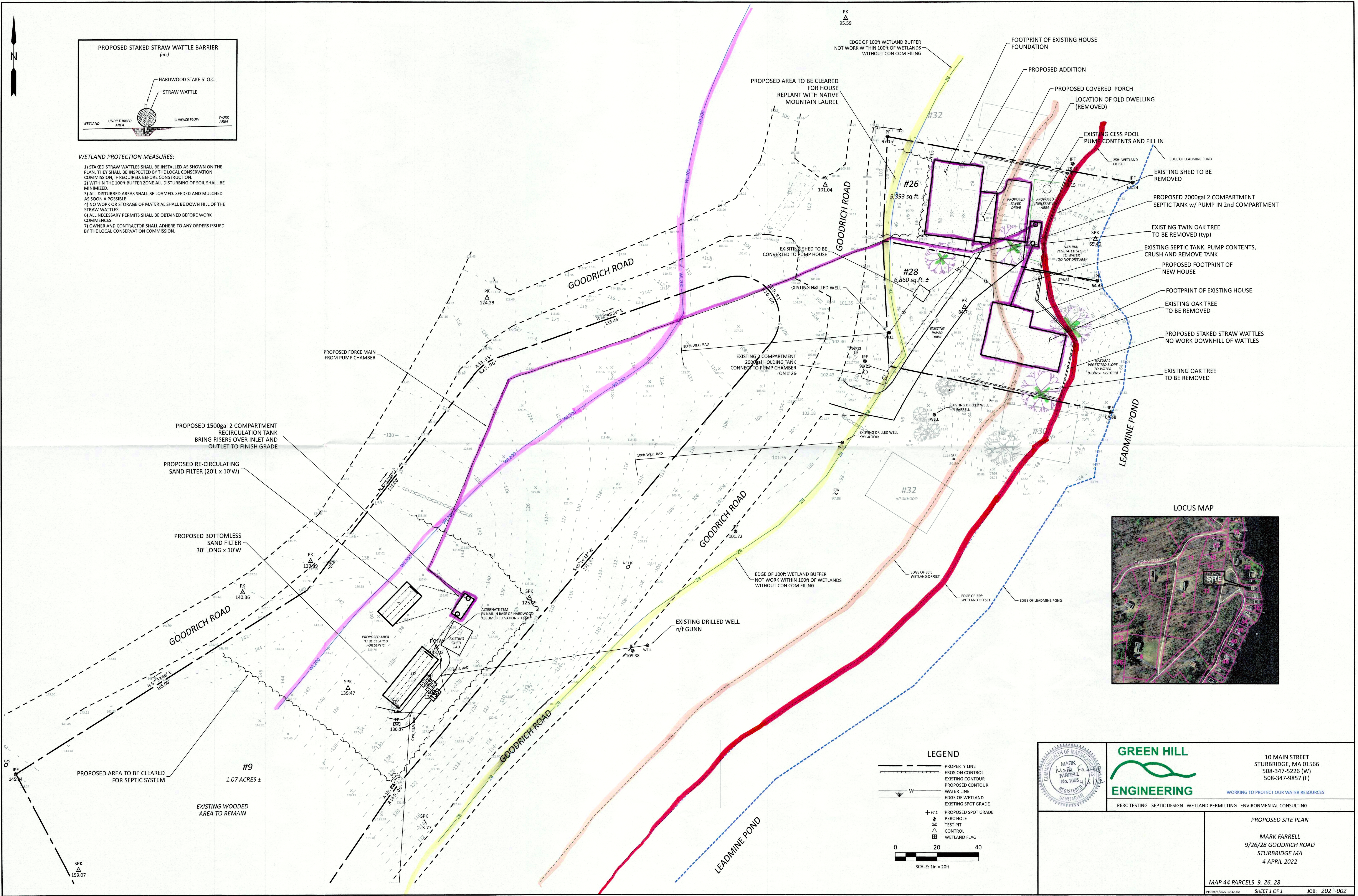
DATE: 02/27/2022 1:55 PM JOB: 2021-092





**WETLAND PROTECTION MEASURES:**

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**LEGEND**

- PROPERTY LINE
- EROSION CONTROL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WATER LINE
- EDGE OF WETLAND
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- PERC HOLE
- TEST PIT
- CONTROL
- WETLAND FLAG

0 20 40  
SCALE: 1in = 20ft

	<b>GREEN HILL</b>  <b>ENGINEERING</b> PERC TESTING SEPTIC DESIGN WETLAND PERMITTING ENVIRONMENTAL CONSULTING	10 MAIN STREET STURBRIDGE, MA 01566 508-347-5226 (W) 508-347-9857 (F)
	<b>PROPOSED SITE PLAN</b>  MARK FARRELL 9/26/28 GOODRICH ROAD STURBRIDGE MA 4 APRIL 2022	
MAP 44 PARCELS 9, 26, 28 SHEET 1 OF 1 JOB: 202 -002		



SHEETS C7,  
C11 & C15


SHEETS C8,  
C12 & C16

SHEETS C10,  
C14 & C18

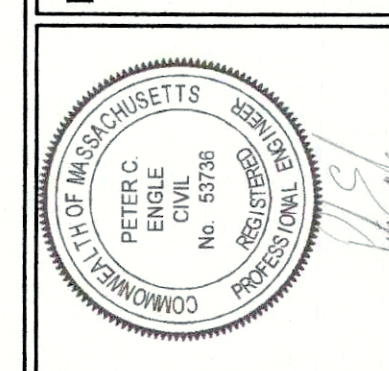
SHEETS C9,  
C13 & C17

AREA CALCS:  
TOTAL LOT: 41.6 ACRES±  
TOTAL DISTURBED: 17.3 ACRES±  
TOTAL UNDISTURBED: 24.3 ACRES±  
TOTAL IMPERVIOUS: 7.5 ACRES±  
TOTAL STRUCTURES/ LOT COVERAGE: 3.7 ACRES±  
TOTAL PASSIVE OPEN SPACE: 22.5 ACRES±  
TOTAL ACTIVE OPEN SPACE: 0.2 ACRES±

- wetland line
- vernal pool
- 100ft vernal pool buffer
- 200ft vernal pool buffer
- limit of work

HOR. SCALE IN FEET: 1"=80'			
			
REVISIONS			
REV	DATE	DESCRIPTION	MADE APVD

PETER C. ENGLE, P.E.  
PROFESSIONAL ENGINEER  
MA LIC. NO. 53736



**McCLURE**  
ENGINEERING, INC.  
119 Worcester Road  
Charlton, MA 01507  
Tel: (508) 248-2005  
Fax: (508) 248-4887  
Email: pengle@mcclureengineers.com

SPECIAL PERMIT AND SITE PLAN  
"BLUEBERRY HILL ESTATES"  
LOT 3 BERRY FARMS ROAD  
STURBRIDGE, MA 01566  
PREPARED FOR  
JUSTIN STELMOK  
557 SOUTHWEST CUTOFF  
WORCESTER, MA 01607

DRAWN BY:	WCN
DATE:	4/1/22
CHK BY:	CPM
SCALE:	1"=80'
PROJ. NO.	287-2118K

OVERALL LAYOUT /  
KEY PLAN

SHEET **C6** OF **30**

PERMITTING SET