

CONSERVATION COMMISSION AGENDA

Date: May 4, 2021

Time: 6:00 pm

NOTE: Items may be taken out of order at the Chair's discretion.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting law, G.L. c. 30A Section 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number people that may gather in one place, this meeting of the Sturbridge Conservation Commission will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation can be found on the Town's website at <https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting>. For this meeting, members of the public who wish to listen and or watch the meeting may do so either online via the Town's on demand video broadcast, on cable television on channel 191, or dial into the meeting at 774-304-1455, enter 1428# for the meeting number and 12345 for the access code. (This phone number is only active for the public during public meetings). No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post of the Town's website an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible after the meeting.

DECISIONS

I. WETLANDS DECISIONS

1. 93 Shore Road – RDA – Landscape Improvements

- Owner/Applicant: Tim Bonin Representatives: M. Lavigne, Ground Effects
- Request: Seeking a negative DET
- Documents Presented: colored plans
- Jurisdiction: Buffer Zone
- Project Summary:
 - Construction of a pervious patio and retaining wall within an existing developed lawn associated with a single family house.
- Staff Notes:
 - Receipt of legal ad posting and abutter notifications received.
 - Site visit performed on April 27, 2021.
 - Work is located within 50 ft of Bank and LUW. No work is proposed within the 25 ft No Disturb.
 - Silt fence and wattles proposed between work and wetlands.
 - No tree removal proposed.
 - Staff Recommendations: Vote to issue a Negative #3 & a Positive #5 (subject to local bylaw): The work described in the Request is within the Buffer Zone, as defined in the regulations, but 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:
 - Standard conditions for erosion control measures

2. 59 Bennetts Road – NOI – Raze and Rebuild of a SFH, associated site work – DEP File #300-XXXX

- Owner/Applicant: Dale Perry Representatives: L. Jalbert, Jalbert Engineering
- Request: Issue Order of Conditions.
- Documents Presented: colored plans & site photos
- Jurisdiction: Buffer Zone
- Project Summary:
 - The project includes the razing of a seasonal cottage and the construction of a 3 story single family house and the installation of well and a septic system within the buffer zone of Bank and LUW and the buffer zone to a BVW.



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

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- Staff Notes:
 - Receipt of legal ad posting and abutter notifications received.
 - **DEP has not provided a file number for this project.**
 - Site visit performed on April 27, 2021.
 - Site plan has been revised since original submittal to include abutter's well and BVW located to the east on DFW land which both were not shown.
 - Notes from site visit:
 - Existing cottage is located on top of a steep drop off which has tree stump roots holding embankment. It is unclear from the plan if this area will be altered/excavated.
 - Native vegetation along existing cottage (mountain laurel) is within the LOW and would appear to need to be removed.
 - It would appear that the large deciduous trees and surrounding vegetated areas will be impacted by the project. The application notes that no trees are to be removed, however, they are close to the LOW and staff would anticipate that the oak on the southern boundary will most likely be impacted when the foundation is dug and requested to be removed during work and the installation of the well will affect that tree and associated vegetation.
 - No parking noted on the plan.
 - Structure will be located further from the lake however the new structure is still located within the 50 foot No New Structure Setback. This would require a waiver from the board to construct the new structure.
 - The applicant is proposing stormwater infiltration for roof runoff. The representative should confirm that all roofs will discharge to the drip strips. Does not appear that stormwater BMPs are proposed beneath the deck which is proposed within 25.5 FT of the lake.
 - New structure will be an increase of the overall square footage on the site.
 - It is unclear if grading will be required. What is proposed for ground cover within disturbed areas?
 - Where will work stockpiling occur?
 - Appears that a variance from BOH will be required for the septic system as it is proposed within the setback to the abutter's well. A request for a variance should be submitted as if it is not approved then the system and project cannot be constructed.
 - Town Planner comments-This application is scheduled with the ZBA for the May 19th meeting. I do not see any concerns with the proposal. The front set back will be slightly more non-conforming, but the other zoning requirements are met by the proposal.
- Staff Recommendations: Continue the public hearing as there is no DEP File #. Staff also recommend that an application for the BOH variance is submitted and reviewed prior to the Commission voting on this project. Staff recommend that options are explored to minimize disturbance on the site and to allow for plan revisions if requested. Hearing should be continued to at least June 1, 2021 to provide sufficient time to address these comments unless they can be addressed by May 11, 2021 for the May 18, 2021 meeting.

3. 28 Camp Road and 704 Main Street-NOI- Construction of a new SFH and associated site work-DEP file #300-XXXX

- Owner/Applicant: Virgil Van Gerven Representatives: M. Farrell, Green Hill Engineering
- Request: Issue an Order of Conditions
- Documents Presented: colored plans & site photos
- Jurisdiction: Buffer Zone
- Project Summary: The construction of two driveways, a single family house and the installation of a well and a septic system within the buffer zone of Bank and LUW and the buffer zone to a BVW.
- Staff Notes:
 - Receipt of legal ad posting and abutter notifications received.
 - Site visit performed on April 27, 2021.
 - **DEP has not provided a file number for this project.**
 - Project as shown within the buffer zone to Bank, BVW and LUW. Additional work may be located within or adjacent to other resource areas. Properties contain two identified potential vernal pools.
 - NOI is the result of a cease and desist issued on 4-9-21. Work was stopped and erosion and stabilization controls set in place. Instructed to file NOI for all work and perform wetland delineation.
 - Application does not include all work including the proposed driveway from Route 20 and additional work which has been completed which is to be restored. These items all need to be shown on the plan including restoration details.

- Application does not include BVW data sheets or review by wetland scientist. Site must be reviewed and all wetlands within 200 feet of all proposed work must be shown.
 - No BMPs shown for roof runoff and/or driveway runoff infiltration. Driveway from Camp Rd is steep and primarily drains towards the resource areas.
 - Plans must also include all buffer zones, 25', 50' 100' & 200'.
 - Site visit notes:
 - Additional clearing noted on ACOE land within 100 feet of the lake– which includes mature tree, shrub and sapling removal.
 - Staff Recommendations: Continue the public hearing as a DEP File # has not been issued for wetland delineation and for plan revisions. Staff recommend that a plan is developed to restore areas of disturbance. Hearing should be continued to at least June 1, 2021 to provide the project team time to address comments and revise the submittal.
- 4. 238 Walker Road –NOI-Construction of a new SFH and associated site work- DEP File #300-XXXX**
- Owner/Applicant: John Cloutier Representative: M. Farrell, Green Hill Engineering
 - Request: Issue an OOC.
 - Documents Presented: colored plans
 - Jurisdiction: Buffer Zone
 - Project Summary:
 - The applicant is proposing to construct a single family house, well, septic and associated appurtenances on a forested lot.
 - Staff Notes
 - Receipt of legal ad and abutter notifications.
 - **DEP has not provided a file number for this project.**
 - Site is located within Priority Habitat (PH). The NOI reflects that the project is not within PH. NOI needs to be submitted to NHESP for review and comment. Also appears to require MESA filing.
 - Site is 14.73 acres and contains additional wetlands. Wetlands delineated within jurisdiction of work on site.
 - Work is within buffer zone of a BVW and Bank associated with an intermittent stream which flows beneath Walker Rd. via a culvert on the northern portion of the site.
 - Site visit performed on April 27, 2021.
 - BVW data sheets not submitted with application.
 - No concerns with majority of wetland line as shown. Area on site explored for wetland status. Area topography noted and appears that some flow may head into this area from the BVW however no indicators of hydrology noted and area does not appear to meet criteria for jurisdiction.
 - The area is questionable and may not meet jurisdiction. Staff would recommend that a BVW data sheet be completed for this area and the delineated wetlands and be submitted for review and documentation. Regardless if the area meets criteria for jurisdictional, work should be cited away from this area as it slopes towards the wetland. On the site visit, staff and the engineer discussed shifting the limit of work and developed areas away from this area to leave it in its natural state and provide a vegetated buffer from developed areas.
 - Plans must include all buffer zones, 100' not labeled and the 200' not shown.
 - Staff Recommendations: Continue the public hearing as a DEP File # has not been issued and the project has not been filed with NHESP filing. Staff recommend that the board require additional information in regards to wetland delineation and request and plan revisions as discussed. Hearing should be continued to at least June 1, 2021 to provide the project team time to address comments and revise the submittal.
- 5. 122 Main Street – cont'd NOI – redevelopment of a Gas Station/Convenience Store -- DEP File #300-1093**
- Owner/Applicant: Swaminarayan Realty Representative: S. Gioiosa, SITEC
 - Request: Issue an OOC.
 - Documents Presented: n/a
 - Jurisdiction: Buffer Zone
 - Project Status Summary: Project includes the redevelopment of an existing gas station with convenience store to include installation of fuel tanks, new canopies and additions to the commercial building. Project was last discussed at the April 6, 2021 meeting. The SCC requested additional a peer review for stormwater management.
 - Staff Notes:
 - Staff sent out RFPs to 3 engineering firms. One firm declined to submit due to potential conflict. Two proposals provided to the board for review. Sherman & Frydryk proposal does not include a site visit. Staff requested it to

be revised to include a site visit. Proposal was revised. Graves was recently selected to perform another review for the board and can perform review and reporting within 3 weeks of receipt of signed proposal. Sherman within 2 weeks. Both firms are capable of performing the review.

- Staff Recommendations:
 - Either firm is capable. Recommend Sherman and Frydryk due to quicker turnaround timeframe and cost. They will need to review and confirm can meet the town's new timeframe.

6. 104 Westwood Drive – NOI – Shoreline wall and Landscape Improvements – DEP File #300-XXXX

- Owner/Applicant: Steve Hennigen Representative: M. Thibeault, Landscape Evolution
- Request: Issue OOC.
- Documents Presented: colored plans & site photos
- Jurisdiction: Buffer Zone
- Project Summary
 - Applicant is proposing upland boulder retaining walls, a permeable pavers patio located adjacent to the bank, stone steps and planting areas.
- Staff Notes
 - Receipt of legal ad posting and abutter notifications received.
 - **DEP has not provided a file number for this project.**
 - Site visit performed on April 27, 2021 by staff.
 - Site is steep and currently a lawn associated with a developed lakefront single family house lot.
 - A DOA was issued last year for a new deck associated with the house.
 - Appears that work has been recently completed on the shoreline stone retaining wall and a dock has been installed. Staff inquired about the wall and were provided with photos showing that a wall existed and that a seasonal float dock was previously in place The wall has been repaired within the past few years and a new seasonal dock has been installed.
 - Staff have discussed with the representative revisions to be made and submitted to cover the additional work. Application should be revised to include any unpermitted work which has been done and must meet performance standards for Bank and LUW. Dock requires BOS-Harbormaster approval as is seasonal.
 - Project appears to be in Bordering Land Subject to Flooding (BLSF) and impact is not quantified in the NOI or narrative. The applicant must also demonstrate that flood waters will not be deflected to abutters.
 - Site plan should include buffer zones (25 & 50ft from top of Bank). Options should be explored to minimize work within the 25 Ft. No Disturb Setback and for shoreline wall and/or show alternative analysis for where proposed.
- Staff Recommendations: Continue the public hearing as a DEP File # has not been issued and to address the comments to May 18, 2021 or June 1, 2021 if additional time is needed.

7. 34 Cedar Street – NOI – Construction of a new SFH and associated site work – DEP File #300-XXXX

- Owner: Robert Zimmerman Applicant: Kenneth Mollicone Representative: J. Tallman, SITEC
- Request: Issue OOC
- Documents Presented: colored plans, site photos
- Jurisdiction: Buffer Zone
- Project Status Summary:
 - The applicant is proposing to construct a single-family house, and associated appurtenances on a primarily forested lot.
- Staff Notes
 - Receipt of legal ad posting and abutter notifications received.
 - **DEP has not provided a file number for this project.**
 - Site visit performed on April 27, 2021.
 - Site visit notes:
 - Revise wetland line at A7. The line should be shifted approx. 20 ft to the west.
 - Site appears to be historical fill likely created when the school driveway was installed.
 - The northern portions of the site convey stormwater from Cedar St. to the wetland. These areas should not be disturbed nor converted to yard. The plan shows grading these areas. Is grading necessary here?

- Side slopes (north and south side of upland area) drop off to upland areas however areas drain to the wetlands and convey flow from the road and school driveway. Impacts to these areas can have a significant impact to the wetland. Alteration to these areas should be avoided.
- Limit of work is shown within 26 ft of the BVW.
- Staff had previously discussed the filing with the project engineer and expressed concerns of proximity to wetland and small upland area on site. At that time, staff also discussed revisions to include BMPs for roof runoff and driveway infiltration and to reduce areas of disturbance. BMPs added for roof runoff and trap-rock dike incorporated for swale runoff to include driveway runoff.
- Staff requested information pertaining to if the lot meets the upland requirements outlined in the zoning bylaw 4.03.
- DPW Comments: Builder has to contact the DPW for driveway permit at: dpw@sturbridge.gov.
- Staff Recommendations:
 - Staff recommend that the plans are revised to modify the wetland flag as discussed, modify buffer zones due to flag change, include driveway stormwater mitigation adjacent to the driveway, avoid grading/disturbance along slopes, move limit of work to top of slope, and extend split rail along new LOW to Cedar St.
 - Continue the public hearing as a DEP File # has not been issued and to address the comments to May 18, 2021.

8. 126 Arnold Road– cont'd NOI-Clear cut a wooded lot to convert to agricultural use – DEP File #300-1093

- Owner/Applicant: Matt Sosik Representative: N/A
- Request: Issue COC.
- Documents Presented: colored plans, letter from abutters
- Jurisdiction: Buffer Zone, Riverfront Area
- Project Status Summary: Project was discussed at the April 6, 2021 meeting. The SCC requested additional information in the form of revisions to the project plans.
- Staff Notes:
 - Written comments from an abutter received. Included.
 - Project was revised to incorporate board and staff comments.
 - Areas of selective cutting removed near the A series wetland (northern wetland) and limit of work shifted from the original proposal to approx. 100 ft in some areas;
 - Limit of clearing moved near the C series wetland (north). LOW was not shifted for the intermittent stream in this area. Small section enters the 50 ft BZ and extends to the 25 ft BZ.
 - Proposed naturalized area shown between 25 to 50 ft BZ along the C series wetland. Applicant proposes to clear area but not stump to provide sunlight to western proposed agricultural area. Boulders will be set in place at the 50ft BZ here.
 - Intermittent stream noted on plan vs. drainage swale as instructed on the southern property boundary. LOW revised to 50 ft as requested.
 - P.E. stamped plan received.
 - SWPPP submitted to EPA and project plans reflect phasing to the project to minimize areas of disturbance open at one time.
 - Naturalization Zone: The applicant has indicated “that there are actually very few trees within the 25-50’ zone and most trees that are within that area are outside of 35’. I believe having the permanent buffer zone of 50’ is a nice compromise. To your concern, that wetland will continue to be heavily treed via the trees that are inside the 25’ buffer (and those that are inside the BVW itself). Those trees are mature and healthy and will continue to provide a lot of shade to the wetland itself.”
 - Use of outer Riparian (Riverfront Area) is allowable provided that an agricultural commodity is being produced. If a commodity is not proposed to be produced here than use/conversion of the area must meet the performance standards for 321 CMR 10.58.
 - Large undisturbed vegetated BZs will be left near most of the wetlands and the area will be revegetated. Staff do not anticipate any long term significant changes for stormwater runoff and the phased approach for construction will limit potential for runoff issues.
- Staff Recommendations:
 - The board should discuss the naturalized area and revisions to see if they have any concerns. It appears that the request is a one-time use.
 - Otherwise, it appears that the applicant has worked to address the board and staff comments.

- If the board is satisfied with the revisions, staff recommend that the project is approved with the following conditions:
 - Standard construction conditions.
 - Approved SWPPP prior to the start of work.
 - Perpetual conditions should be noted for RA agricultural and any potential conversion to other uses. Any proposed changes and/or work would require a new NOI filing and would have to meet the performance standards for 321 CMR 10.58.
 - Additional standard perpetual conditions should be noted for herbicide, fertilizer and pesticide use; additional alterations, no dumping, no sedimentation into wetlands, etc.

9. 30 Main Street and 20 Fiske Hill Road – cont'd NOI– Development of a residential and commercial cul-de-sac and associated site work-DEP File #300-1086

- Owner/Applicant: Matt Sosik Representative: P. Engle, McClure Engineering
- Request: Issue Issue an OOC
- Documents Presented: n/a
- Status Summary: Review of the NOI was continued to allow for vernal pool survey and plan revisions.
- Staff Notes:
 - Vernal pool survey underway. Revised plans have not been received. Understanding that they are waiting on comments from MA DOT.
 - Continuation request has been received from applicant representative to May 18, 2021.
- Staff Recommendations:
 - Continue the public hearing to May 18, 2021.

10. 650 & 680 Route 15 – cont'd NOI-Proposed development of a nursery and tree farm to include a perennial stream crossing – DEP File #300-1092

- Owner/Applicant: M. Kubricky, Landing Rock Representative: P. Engle, McClure Engineering
- Request: Issue COC.
- Documents Presented: N/A
- Project Status Summary: The SCC requested additional information in the form of peer reviews for stormwater compliance and compliance with the WPA and SWB. Peer reviewers have been selected and have recently been authorized to start.
- Staff Notes:
 - Continuation request has been received from applicant representative to May 18, 2021.
- Staff Recommendations:
 - Continue the public hearing to May 18, 2021.

11. 231, 233, and 235 Cedar Street – cont'd ANRAD– DEP File #300-1090

- Owner/Applicant: Michael and Gail Young Representative: P. McManus, EcoTec,
- Request: Issue ORAD
- Documents Presented: colored plans and EcoTec., Inc 4-20-21 Letter
- Status Summary: Review of the ANRAD was continued to allow for submission of additional information to support delineation as shown.
- Staff Notes:
 - New information has been received. Letter from Eco Tec, Inc., dated 4-20-21, and Overlay 1988 Plan, dated 4-20-21.
 - Site visit performed on April 27, 2021.
 - Additional site recon performed and overlaid on original plan. See attached letter for details on site recon.
 - Property owner proposes to remove Lot 6 and therefore no new driveway to be installed; install pipes under existing driveways on Lots 5 & 7, and proposed restoration locations on Lots 5 & 7 which had been required by Superseding OOC.
 - Requesting board to issue ORAD as is w/understanding that it is a BVW not an ILSF and indicates that NOI(s) will be filed within 120 days to restore wetlands which may include additional work proposed by new property owners when/if the properties sell.
 - Wetland flag revision requested at the site visit.

- Staff Recommendations:
 - Impact calculations for BVW impact for driveways on Lots 5, 7 & 8R (237 Cedar St.) should be calculated and documented for the board to ensure that the impact thresholds outlined in 321 CMR 10.55 have not been exceeded and to document for any future potential work in which BVW impact may be requested. Staff would not anticipate that the thresholds have been exceeded as Lot 6 drive hasn't been constructed. This should be documented in an OOC for any future property owners as additional impacts may not meet permitting standards and/or may be limited.
 - A pipe must be installed under the driveway for 237 Cedar St. to keep the hydrological connection with the BVW.
 - Remove pipes which from the front wetland to the rear wetland as proposed.
 - An agreement should be put in place to ensure that the work will be completed, however, it should be resolved in a timely fashion as the wetland connection is not being provided and there is nothing in place to ensure that any future property owners will/would be required restore the pat wetland impacts. Staff recommend that an NOI is submitted now to bring the site into compliance. The ORAD should not be issued stating that it is a BVW until it is a BVW (hydrological connections in place). An NOI can be filed now to install the pipes and restore the wetland.
 - Staff were unable to check with the BOH regarding the well. The representative should get something in writing from the BOH in regards to compliance with their regs. The well was never permitted by the SCC. The board should discuss if the well located within the 25 foot No Disturb Zone and potential historic wetland is a concern and what the outcome of this should be.
 - Recommend continuing the ANRAD public hearing to a later date and requiring the submission of a NOI for the restoration work and pipe connections. Once work is completed then the ORAD should be issued.

12. 30 River Road – Request to Amend an Order of Conditions– DEP File #300-1021

- Owner/Applicant: RV Management Representative: S. Morrison, EcoTec
- Request: Amend current OOC
- Documents Presented: colored plans
- Project Summary: Applicant is requesting approval of amended plans which reflect stormwater modifications on site completed to date to address the Enforcement Order.
- Staff Notes:
 - Receipt of legal ad posting received.
 - Site visit performed April 27, 2021.
 - NHESP comments not received to date.
 - Plans reflect stormwater BMP changes made on entirety of the site.
 - Drainage analysis has been submitted for stormwater BMP improvements.
 - Letters have been received from contractors stating that they have been completed per the approved plans. Some state to the best of their ability.
 - Lenard Engineering witnessed video and manual inspection of the underground infiltration chamber system. Appears some may not have been able to be installed exactly per plans due to groundwater or other reasons. However, they appear to be functioning.
 - Infiltration chambers not installed in RV camping area near the wastewater treatment area. Drywells were installed and the overflow was tied into the Rt. 15 drainage system which ultimately discharges to the DOT system associated with the intersection at Rt. 15 and River Rd. and the Rt. 84 drainage system. Area is not within SCC buffer zone, however, Rt. 15 drainage and Rt. 84 drainage ultimately discharges into the Quinebaug River. No pre-treatment BMPs appear to have been installed within this system.
 - New NOI submitted for additional stormwater BMP to install and additional work to complete. This is to be discussed at the next public hearing.
- Staff Recommendations:
 - New bridge which has been installed should be shown on the plan.
 - Restoration Areas have not been completed as proposed. Restoration Areas should be shown on any plans which are to supersede the approved/amended OOC plans and documents in an effort to keep one plan set for all the site.
 - Wetland delineation will have to be revised after the temporary dam is removed to document the new stream and Riverfront Area. This was a DEP comment when the original dam removal was discussed. This can be shown on an As-built plan which can be conditioned to be submitted once completed and with a request for a Certificate of Compliance. Additional stormwater BMP to be installed should be shown on a final as-built plan and the O & M Plan should be revised to reflect a final plan set and this structure.
 - All previous conditions including perpetual conditions should still apply.

- Revised O & M Plan included. Should include reference to a plan which has all stormwater BMP locations.
- Discuss plan for plantings as it does not appear that they completed the plan as proposed and are not proposing to complete the plan as approved. Majority of restoration work was a result of violations which occurred on site. See new NOI for discussion on plantings. Mitigation Planting plan included for reference
- Recommend revise plans to show bridge and the restoration areas. Restoration areas need to be implemented to the board's satisfaction.
- Continue hearing to provide for plan revisions as discussed and to wait for NHESP comments.

13. 30 River Road – NOI–Additional site work to complete the project- DEP file #300-XXXX

- Owner/Applicant: RV Management Representative: S. Morrison, EcoTec
- Request: Issue OOC
- Documents Presented: Colored Plans, Plantings table provided with EcoTec letter (dated 2-11-21) and EcoTec Mitigation Planting Plan (last revised 4-18-19)
 - Project Summary: Work to include: installation of water quality swale at outlet 6; restoration of on-site stream and removal of the temporary dam, completion of mitigation planting and removal of the asphalt grindings in the vicinity of the pool.
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- Staff Notes:
 - Receipt of legal ad posting received.
 - DEP has not provided a file number for this project.
 - NHESP comments not received to date.
 - Site visit performed on April 27, 2021.
 - Water Quality Swale: Revisions to the submitted plans for work discussed on site to include moving the water quality swale closer to the BVW. As discussed now, the swale will be located within the developed areas on top of the existing slope. Project team should concur that that plan is what is shown on the plan. Alternative option discussed on site by contractor to move swale closer to the wetland.
 - Stream Restoration: Plan provided to restore on-site stream and remove temporary dam. Stream restoration to occur by hand. Impacts to on-site and off-site wetlands result of dam failure and erosion control failures on site during work. Silt and sediment impacts to resource areas. Stream restoration should include all impacted resource areas. Some areas of accumulation should be addressed prior to removal of the Pine Lake flashboards to ensure that further sediment migration off site does not occur. The larger spoil piles to be addressed first. Also, the temporary dam needs to be inspected and monitored before Pine Lake is lowered. The sand bags were broken on site and sand visible. Staff requested this to be addressed and have been notified that it has been done. The stream off-site below River Rd. should be included as it was also impacted. Property owner had previously been contacted and had no concerns with access. Property access denied for the downstream pond which had multiple documented siltation events. Recommend notification prior to start and coordination of details during work. A final report is proposed to be submitted after work.
 - Duck Pond Area Restoration: Area would benefit from install of erosion control blankets over seeded areas to minimize any migration of materials. Blankets which include plastic mesh shall not be used. A final report is proposed to be submitted after work. Qualified wetland scientist should perform monitoring of this area for at least one growing season. Inspections should occur more frequently initially. Recommend weekly inspections for 1 month after work is completed; once stabilized inspections can be less frequent but should continue to the next growing season.
 - Mitigation Plantings: The mitigation planting plan is missing many of the plantings as shown in the table (included with Eco Tec letter dated 2-11-21). The # of plantings purchased does not correlate with the # of plantings in the restoration areas. This may be because they are planted outside of the restoration areas throughout the campground. The # of proposed plantings as outlined in the NOI application are far below the amount which need to be planted. The table lists: 75 trees have been planted throughout the restoration areas. The table shows 201 proposed. The report states 216. It appears that either 126 or 141 saplings are still required. The table lists 278 shrubs to be planted within the restoration areas and 158 which have been planted. The NOI states 303 listed to be planted. It appears that either 120 or 145 shrubs are still required. The mitigation planting plan was a result an EO.
- Staff Recommendations:
 - Continue public hearing to allow for DEP File # and comments and NHESP comments ad to address board comments.
 - Revised O & M Plan included. Should include reference to a plan which has all stormwater BMP locations.
 - Water quality swale at outlet 6 should be located within previously developed areas.

- Stream Restoration: Approve with comments noted above when appropriate.
- Duck Pond Restoration Area: Approve with comments noted above when appropriate.
- Mitigation Plantings: Mitigation Planting Plan must be followed as outlined and as approved for the Amended OOC.

14. 150 Charlton Road – *continued* ANRAD– DEP file #300-1088

- Owner: Cobra Realty Trust Applicant: J. Procon, Interstate Towing Representative: G. Krevosky, EBT Environmental
- Request: Issue ORAD
- Documents Presented: n/a
- Project Status Summary: The SCC requested additional information in the form of a peer review for wetland delineation. Peer reviewer has been selected and have recently been authorized to start.
- Staff Notes:
 - Continuation request has been received from applicant representative to May 18, 2021.
- Staff Recommendations:
 - Continue the public hearing to May 18, 2021.

II. WETLANDS DECISIONS

15. Cedar Lake –Request for Minor Project modification-DEP File#300-726

- Owner/Applicant: Cedar Lake Association Representative: N/A
- Request: Modify OOC
- Documents Presented:
- Staff Notes:
 - Change request for use of ProcellaCOR.
 - Board has approved similar one-time request for other lakes and reviewed and discussed chemical use then. Board granted extension request recently but informed them that a new NOI needs to be submitted for revised management strategies as permits are approx. 20 years old and strategies have changed.
- Staff recommendations: Approve one time use request.

16. Walker Pond – Request for Permit Extension-DEP File#300-925

- Owner/Applicant: Walker Pond Association Representative: N/A
- Request: Issue 3 year extension of OOC.
- Documents Presented:
- Staff Recommendations: Grant one time three year extension. New NOI must be submitted for revised management strategies moving forward.

17. 15 Old Hamilton Road – Request for Tree Removal

- Owner/Applicant: Randy Daniels Representative: N. Jolin, Robinson Tree
- Request: Issue SWB letter permit
- Documents Presented: site photos
- Jurisdiction: Buffer Zone
- Staff Notes:
 - Site visit performed.
 - Trees are dead and/or dying.
- Staff Recommendations: Staff recommend approval, no stump or root removal included. No replacements appear necessary due to amount of trees on site.

18. 4 Crescent Way – Request for Tree Removal

- Owner/Applicant: Joan Rougemont Representative: N/A
- Request: Issue SWB letter permit
- Documents Presented: site photos
- Jurisdiction: Buffer Zone
- Staff Notes:
 - 2 large pine trees to be removed. Located on top of slope to a BVW. Trees are close to the house and drop limbs on house and patio. Staff site visit conducted. No concerns with the removal. Appear to be a safety concern. Many trees in area. Crane removal proposed.
- Staff Recommendations: Approve removal. No replacements required. No stump or root removal.

19. 10 Crescent Way – Request for Tree Removal

- Owner/Applicant: Janet and Stephen Reed Representative: N/A
- Request: Issue SWB letter permit

- Documents Presented: site photos
- Jurisdiction: Buffer Zone
- Staff Notes:
 - 1 large pine to be removed. Located on top of slope to a BVW. Tree recently split and dropped large limb in develop area. Staff site visit conducted. No concerns with the removal. Appear to be a safety concern. Many trees in area. Crane removal proposed.
 - Staff Recommendations: Approve removal. No replacements required. No stump or root removal.

III. ADMINISTRATIVE DECISIONS

20. Leadmine Property Special Use

- Request to place audio recorders on Leadmine property to understand bird and insect community. SCC approved same use in 2019. Recommend approval. DFW has been notified.

21. Plimpton Property Special Use

- Request to use portion of property for Archery Shoot. SCC approved same use in past several times. Recommend approval. Opacum has been notified.

22. Minutes of 4/6/21 to be approved

- Documents Presented: draft minutes
- Staff Recommendations: Vote to accept the 4/6/21 minutes.

UPDATES

IV. OLD BUSINESS

23. 205B and 205C Podunk Pike Enforcement Order

- Documents Presented: n/a
- Project Status Summary: At the March 2, 2021 meeting the SCC discussed this outstanding EO. The SCC provided the Violators an additional time to come into compliance. A letter was issued to the violators on March 16, 2021 providing an additional 21 days to come into compliance or the matter may be referred to legal counsel and/or fining may begin. At the SCC's 4-6-21 meeting representatives of 508 International informed the board that a plan will be submitted to address the EO.
- Staff Notes:
 - Revised trail plan submitted on 4-29-21.
 - Staff Recommendations: Staff recommend tabling the discussion to the 5-18-21 meeting as the plan was not submitted with advance notice for review (7-day policy deadline). Staff will review and provide initial comment to them.

24. 118 Leadmine Lane-Enforcement Order- DEP File #300-684

- Documents Presented: n/a
- Project Status Summary: At the March 2, 2021 meeting the SCC discussed this outstanding EO. The SCC provided additional time to the Violator to address the outstanding issues as they hired a new consultant. Also continued at the 4-6-21 meeting. A plan to address the lower lot was submitted but not in advance of the meeting.
- Staff Notes: Staff have been informed that the new representative has completed the restoration work on the upper portion of the lot. Staff requested a report outlining the restoration work. Staff also requested that the lower lot plan include stormwater BMPs as previously discussed. Staff have been informed that both will be submitted.
- Staff Recommendations: Staff recommend tabling the discussion to the 5-18-21 meeting to allow for submission of report and revised plan. Both must be submitted 7 days in advance of the meeting for staff and board review.

V. ADMINISTRATIVE UPDATES

25. Committee Updates

- CPA
- Trail Committee
- Open Space Committee
- Lakes Advisory Committee

VI. NEW BUSINESS

26. Department of the Army Letter, Westville Dam Master Plan

27. Agent's Report

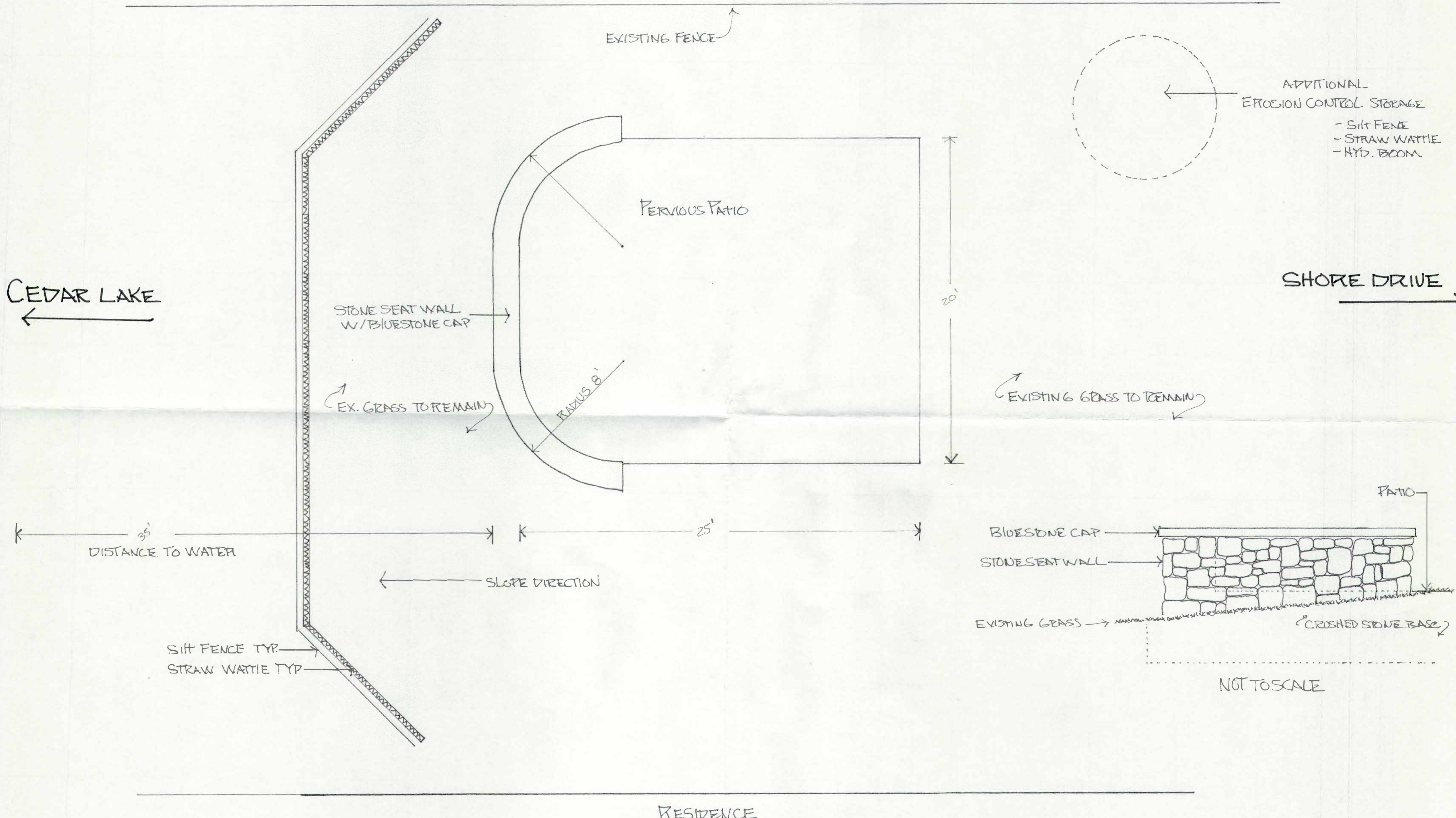
28. Next Meeting-May 18, 2021 and Site Visit Schedule-May 11th, 9-12

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

93 Shore Drive



93 Shore Drive



PATIO BASE CONSTRUCTION

PATIO SURFACE (PERVIOUS)

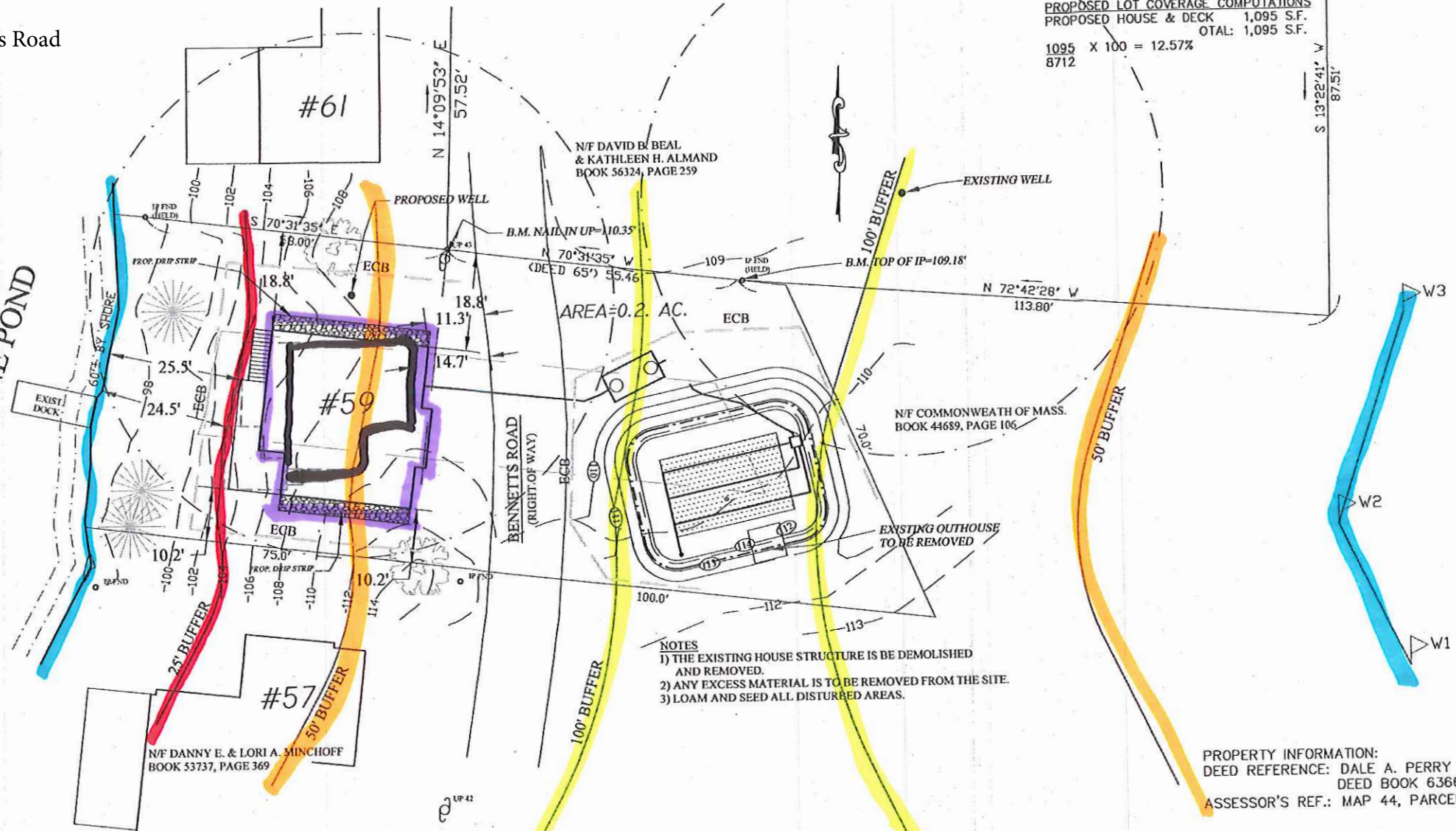
2"	3/8"±	TRAP ROCK
4"	3/4"	TRAP ROCK
8"	1 1/2"	TRAP ROCK

BONIN RESIDENCE 93 SHORE DRIVE	
SCALE: 1/4" = 1'	APPROVED BY:
DATE: 3/3/2021	DRAWN BY: MBL
REVISD	
PROPOSED PERVIOUS PATIO	
GROUND EFFECTS LLC.	
DRAWING NUMBER	L-P-5

59 Bennetts Road

PROPOSED LOT COVERAGE COMPUTATIONS
PROPOSED HOUSE & DECK 1,095 S.F.
OTAL: 1,095 S.F.
 $\frac{1095}{8712} \times 100 = 12.57\%$

LEADMINE POND



AREA=0.2 AC.

- NOTES
- 1) THE EXISTING HOUSE STRUCTURE IS BE DEMOLISHED AND REMOVED.
 - 2) ANY EXCESS MATERIAL IS TO BE REMOVED FROM THE SITE.
 - 3) LOAM AND SEED ALL DISTURBED AREAS.

PROPERTY INFORMATION:
 DEED REFERENCE: DALE A. PERRY *Lorana*
 DEED BOOK 63664, PAGE 52
 ASSESSOR'S REF.: MAP 44, PARCEL 59

59 Bennetts Road

View from the street



lakeside



59 Bennets Road

current
parking
area



future septic
system



left front of
property

area of well
installation



28 Camp Road



PROPOSED LIMIT OF WORK
NO WORK OR TREE CUTTING BEYOND

EDGE OF 100R WETLAND BUFFER
NO WORK WITHIN 100R OF WETLANDS
WITHOUT COM FILING

APPROXIMATE LOCATION OF
656 CONTOUR. NO FILLING OR
GRADING BELOW WITHOUT
PRIOR USA ARMY CORPS APPROVAL

PROPOSED AREA OF PREPARED
FILL WITH PREPARED SAND AS PER
SUPPLEMENTAL SCHEDULE OF ELEVATION

PROPOSED AREA OF EXCAVATION
REMOVE TOP AND SUB SOIL
FILL WITH CLEAN COARSE SAND TO ELEVATION
AS PER PREPARED DETAILS
SAND FILL MUST MEET TITLE 5 SAND SPEC

PROPOSED STAKED STRAW WATTLES
NO WORK DOWNHILL OF WATTLES

PROPOSED 4 BEDROOM
HOUSE

PROPOSED 1500GAL 3 COMPARTMENT
SEPTIC TANK W/ EFFLUENT FILTER
BRING INLET OVER INLET AND
OUTLET TO FINISH GRADE

PROPOSED 7'30" LONG LINES SET 1.5' O.C.
W/ 2" OF SAND ALL AROUND
TOTAL C-31 SAND BED SIZE IS 34.1' x 17' W

APPROXIMATE
PROPOSED VALVE PIPES (LOW WATER)
SET 18" DEEP TO 24" DEEP W/ 2" OF SAND
SAND FILL MUST MEET TITLE 5 SAND SPEC

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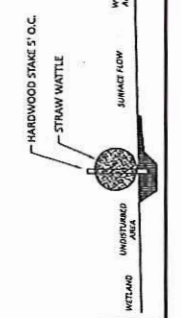
NOTE:
MAGNETIC MARKING TAPE OR AN APPROVED
EQUIVALENT SHALL BE USED TO MARK ALL
COMPONENTS AND PIPES IN THIS SYSTEM

LEGEND

- PROPERTY LINE
- EROSION CONTROL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WATER LINE
- SEWER LINE
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- AS-BUILT FINISH GRADE
- PERC HOLE
- TEST PIT
- CONTROL
- WETLAND FLAG



PROPOSED STAKED STRAW WATTLE BARRIER



- WETLAND PROTECTION MEASURES:
- STAKED STRAW WATTLES SHALL BE INSTALLED AS SHOWN ON THE PLAN. THEY SHALL BE INSPECTED BY THE LOCAL CONSERVATION COMMISSION, IF REQUIRED, BEFORE CONSTRUCTION.
 - THE 100% BUFFER ZONE ALL DISTURBING OF SOIL SHALL BE MINIMIZED.
 - ALL DISTURBED AREAS SHALL BE LOADED, SEEDED AND MULCHED AT A SOON AS POSSIBLE DATE.
 - NO STORAGE OF MATERIAL SHALL BE DOWN HILL OF THE STRAW WATTLES.
 - ALL NECESSARY PERMITS SHALL BE OBTAINED BEFORE WORK.
 - OWNER AND CONTRACTOR SHALL ADHERE TO ANY ORDERS ISSUED BY THE LOCAL CONSERVATION COMMISSION.



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

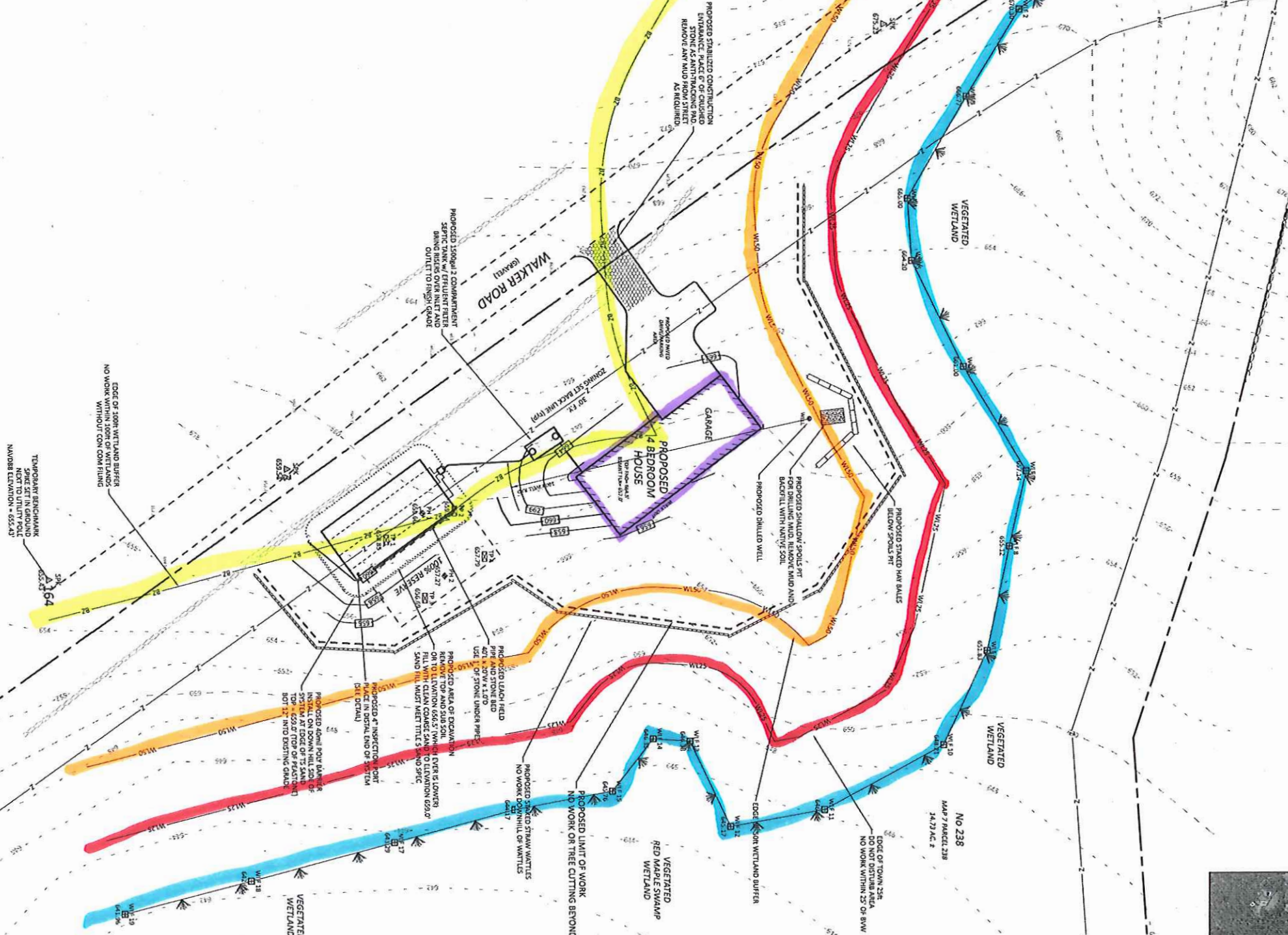
WORKING TO PROTECT OUR WATER RESOURCES
PERC TESTING SEPTIC DESIGN WETLAND PERMITTING ENVIRONMENTAL CONSULTING

PROPOSED SITE PLAN
NEW CONSTRUCTION
VIRGIL & KIM VAN GERVEN
28 CAMP ROAD
STURBRIDGE MA
13 APRIL 2021

Tree removal near the lake



238 Walker Road



THE ELEVATION FOR THIS PLAN IS SET TO THE NAVORS DATUM
 THE ELEVATION FOR THIS PLAN WAS ESTABLISHED UTILIZING A GEA RTK GNSS RECEIVER
 RTK CONNECTIONS WERE PROVIDED BY MAASDOT
 MAJOR NETWORK

Prepared For:

& Michelle Hennigan

Westwood Drive

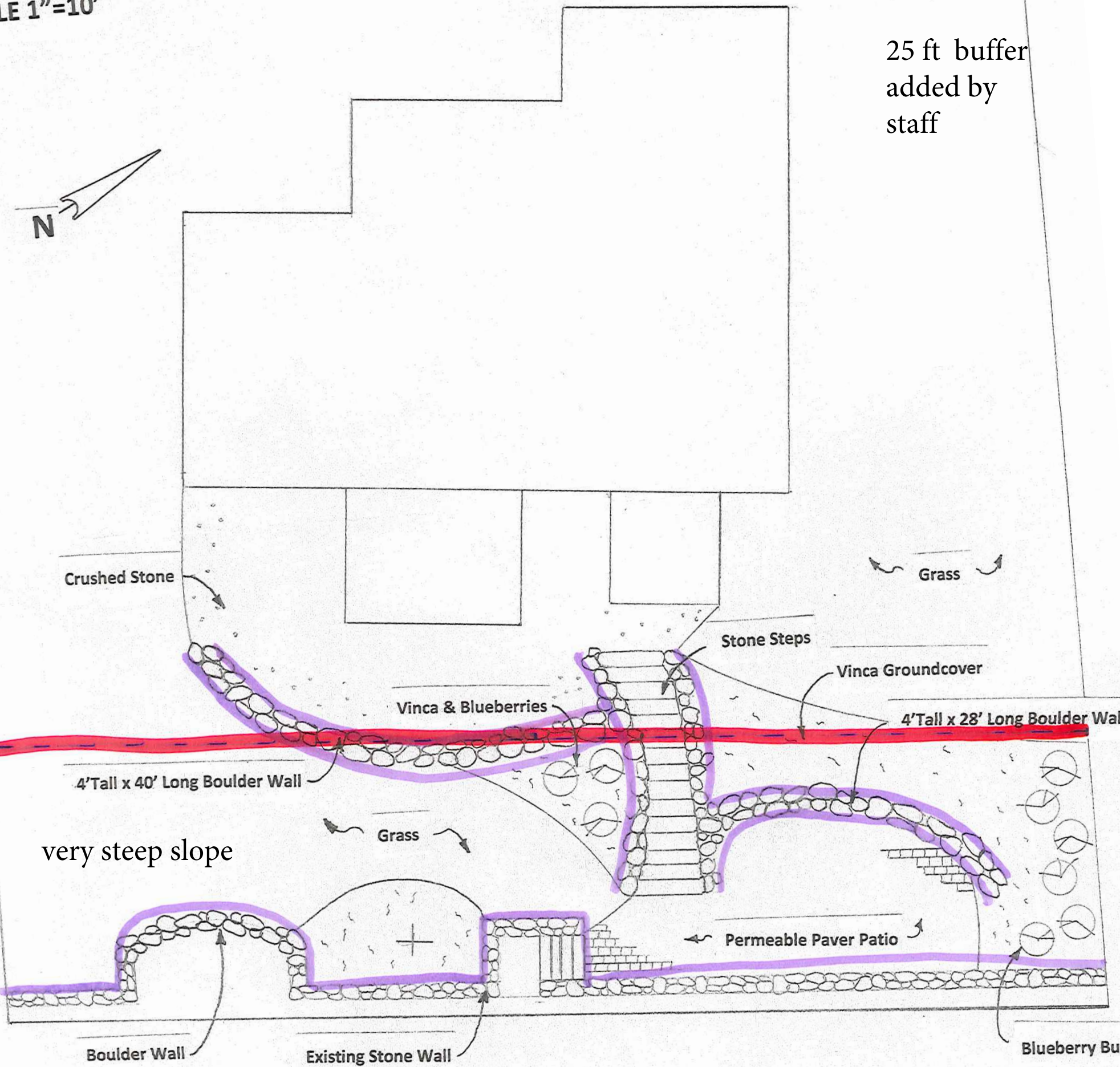
Bridge, MA

Scale 1"=10'

Landscape Evolution
Design & Construction
92 Wales Road • Holland, MA 01521 • 1-888-347-9439

104 Westwood Drive

25 ft buffer
added by
staff



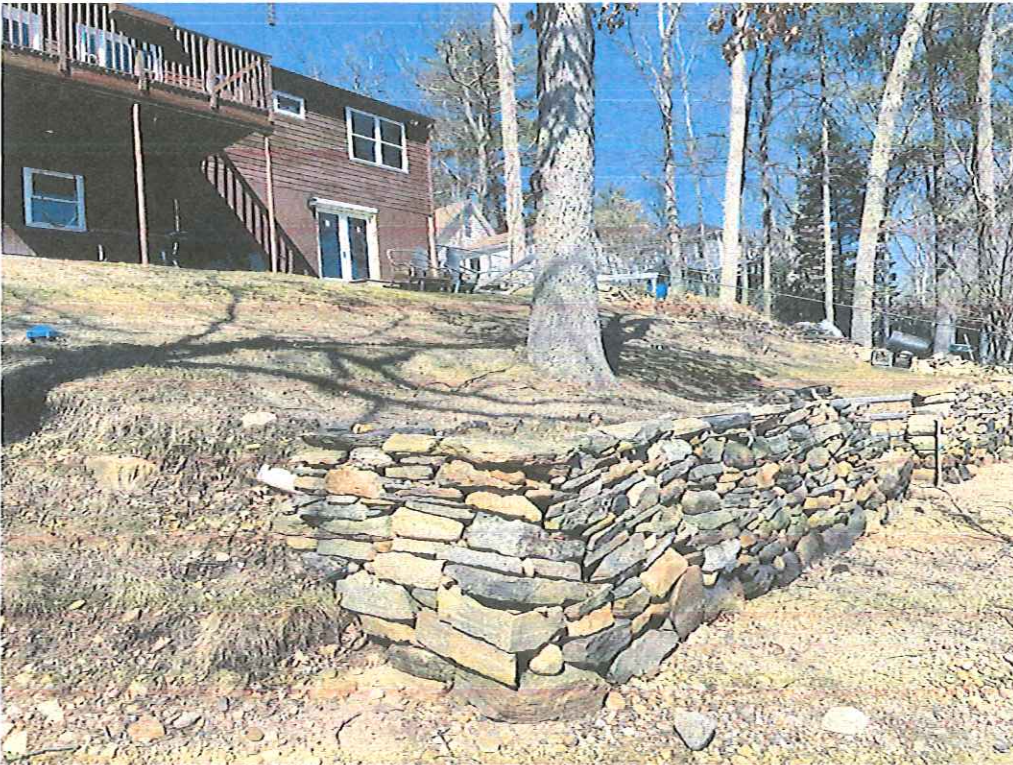
Cedar Pond

104 Westwood



104 Westwood Drive

Historic photos provided by Homeowner





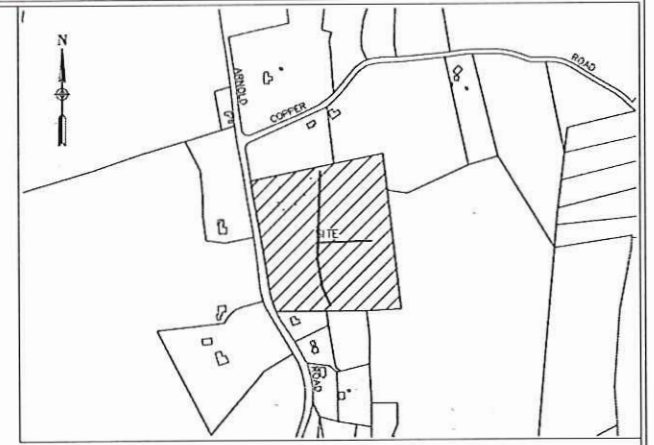


34 Cedar ST



126 Arnold Road

Green line represent
limit of work and
Erosion Controls



Lot Locus
Scale: 1"=500'

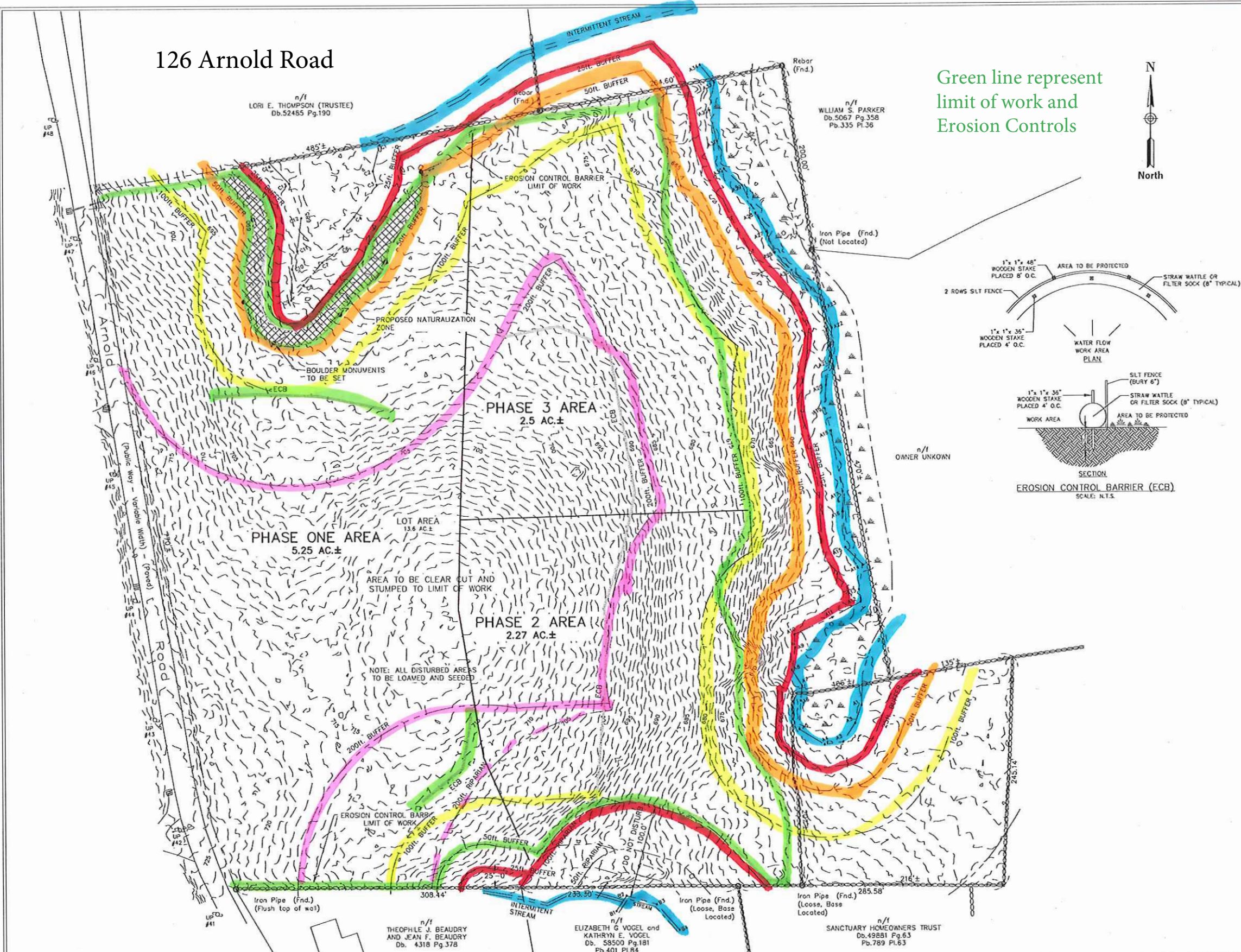
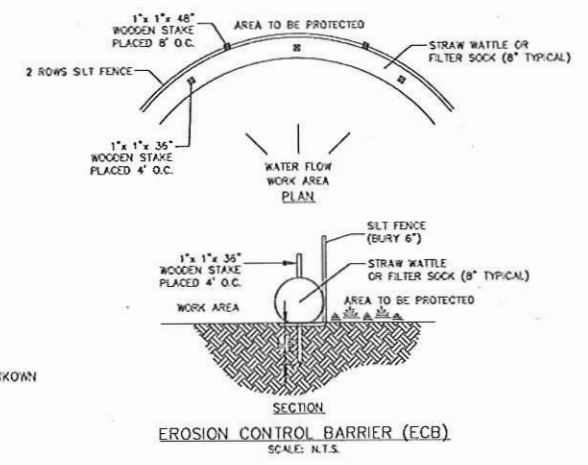
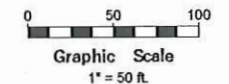
Town of Sturbridge Zoning
Zone - Suburban Residential
Area - 3/4 ac
Frontage - 125 ft.
Front - 30 ft.
Side - 15 ft.
Rear - 15 ft.
Max. Building Height - 35 ft.
Max. Lot Coverage = 15%

- NOTES**
1. Topography shown was depicted from NOAA - LIDAR, 2013 thru 2014 flight and download at 1ft. contour data.
 2. Boundary lines shown was from field monumentation located on Dec 30, and 31, 2020 and Jan 2, 2021. Boundary Lines are approximate and a boundary survey is recommended.
 3. Wetland boundary was delineated by Three Oaks Environmental on DEC. 28, 2020

- PLANTING NOTES**
PROPOSED PLANTINGS OF THE DISTURBED AREA TO BE:
1. WINE GRAPE VINEYARD
 2. ORCHARD FRUIT TREE'S
 3. CHRISTMAS TREE'S
 4. REMAINING TO BE MEADOW/HAY FIELD

- STABILIZATION NOTES**
1. ALL DISTURBED AREA TO BE LOAMED AND SEEDED.
 2. SLOPES WITH GRADES GREATER THAN 8% TO BE SEEDED WITH A MULCH BINDER.

Parcel Information:
Owner: MATTHEW S. SOSIK AND JANICE K. SOSIK
Db.63491 Pg.101
Parcel ID: 123-02014-126



REVISIONS							
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APVD
4/5/21	AB	1	4/1/21	SELECT CUTTING, INTERMITTENT STREAM, MOVED ECB AT SOUTH	AB	AT	LSJ
4/28/21	AT	2	4/28/21	REVISE WORK AREA, ADD PHASES, INT. STREAM SOUTH	AT	LSJ	LSJ

Trifone Design Associates, Inc.
Architectural Designers
Civil Engineers
103 Shore Road
Sturbridge, MA 01566
E-mail: trifonedesigns@live.com
Tel: 508-333-6862

AGRICULTURAL RECLAMATION PLAN
PREPARED FOR:
MATTHEW S. SOSIK AND JANICE K. SOSIK
SITE LOCATION:
126 ARNOLD ROAD
STURBRIDGE, MA 01566
DEP FILE NO. 300-1094
PLAN DATE: 01/16/2021
DWG NO: 287-086
C-01
SHEET 1 OF 1
REVISION 2

April 7, 2021.

From: Sanctuary Trustees

Michael Benjamin 13 Evergreen Lane 781-258-2566
michhenbenjamin@aol.com

Michael Leo 18 Hunter Lane 508-347-5921
mleo928@yahoo.com

Judith Sroka 16 Evergreen Lane 508-347-1727
srokaemail@yahoo.com

To: Sturbridge Conservation Commission

Erin Carlson – Administrative Assistant

ecarlson@sturbridge.gov

Rebecca Gendreau – Conservation Agent

rgendreau@sturbridge.gov

RE: 126 Arnold Road

Having been on the telephone audio portion of the recent meeting on the evening of April 6th, I was unable to voice my comments and concerns as a Trustee of our Sanctuary 43 acres of conservation and wetlands.

Thank You to both Rebecca and Erin who took my call on separate occasions to assist.

A representative of our group is planning on also being part of the May 4th continuance of the File #300-1094 at hand.

I will try to highlight our questions and concerns regarding this proposal below:

- Our primary concern stems from the pond that abuts said project. At the SE end of that pond, part of our conservation land, there is an earthen, beaver dam which controls flow of a stream that ends up running under Route 20 next to the Yankee Candle building. That stream has, every 10-20 years flooded that area.
- During the meeting of April 6th, I did hear concern regarding potential runoff and mitigation from ground water runoff but heard no specifics from the petitioner or his engineers on mitigations considered and why they would be the best method.
- We know that the Arnold Road end of Cooper Road is very prone to flooding and some would say, has never been properly addressed. Is this a potential additional issue for that area?
- We feel that engaging in clearing 12-13 acres of this parcel at one time has risks that have yet to be fully understood.
- Given this, if a return to farmland permit is what is at hand, we would suggest the Commission start with a 2–3-acre allowance, where potential impact would be minimal and a 3-year review to follow to consider any further clearing.

- The dialogue I did hear on April 6th, had a number of possible uses for this new farmland; hayfields, vineyards, tree farm, etc. What exactly is the end use the developer is seeking?
- The newest proposal I received on April 7, has no showing of the pond and subsequent runoff I have been referring to. Why not?

Thank You for your consideration. As trustees for the 24 homeowners who share in supporting our 43 acres, we feel obliged to bring these concerns to the forefront sooner than later and look forward to hearing back.

Thank You and Best Regards,

EcoTec, Inc.
ENVIRONMENTAL CONSULTING SERVICES
102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

April 20, 2021

Sturbridge Conservation Commission
308 Main St
Sturbridge, MA 01566
c/o Conservation Agent, Rebecca Gendreau: rgendreau@sturbridge.gov

Re: ANRAD – Cedar Street (Owner/ Applicant: Michael Young)

Subject: Document Review and Site Findings

Dear Commission Members:

As requested by the Commission, and with the assistance of Commission staff, I have conducted a review of wetlands-related records in Commission files pertaining to the Cedar Street (Young) property that is the subject of the ANRAD currently under review by the Commission. At my request, the owner/ applicant also conducted a thorough review of his files in an effort to recover any pertinent documents. The purpose of this review was to document the permitting history of the site. Following my record review, I re-inspected the site to compare the work approved to current site conditions. I summarize the results of these investigations below.

Record Research

The following materials were obtained from the Commission's and/or owner's records:

Plans:

Plan of Property Surveyed for Oliver L. Howlett
Cedar Street, Sturbridge, MA
Jalbert Engineering, Inc. Revision 1 - 03/06/1987

Howlett Realty Lot 7 – Cedar Street, Sturbridge, MA
Sanitary Sewage Disposal System
Jalbert Engineering, Inc. 02/24/1988

Neal Leblanc
Cedar Street, Sturbridge, MA
Sanitary Sewage Disposal System- New (Lot 5)
Jalbert Engineering, Inc. - 02/13/1988

April 20, 2021

Re: Cedar Street (Owner/ Applicant: Michael Young): Document Review and Site Findings

Page 2 of 5

Documents:

- Well Completion Report, Lot 7 – Cedar Street, Sturbridge, MA - 06/30/2000
- Sturbridge Board of Health Memo – Percolation Test Results, Lots 5, 5A – Cedar Street, Sturbridge, MA - 06/06/1988
- DEQE Comment Letter - File #300-129 and #300-130 – 05/06/1988
- Sturbridge Conservation Commission Comment Letter - File #300-129 and #300-130 – 04/25/1988
- Superseding Order of Conditions, Lots 7, 8 & 9 – Cedar Street, Sturbridge, MA
- File #300-130 - 04/01/1988
- Superseding Order of Conditions, Lots 5 & 6 – Cedar Street, Sturbridge, MA
- File #300-129 - 04/01/1998
- Letter from Monatague, Desautels & Neal to DEQE, Lots 5 -9, Sturbridge, MA – File #300-129 and #300-130 – 03/09/1988
- Letter from Jalbert Engineering, Inc. to Montague, Desautels & Neal, Lots 5 -9 Including Cedar Street, Sturbridge, MA – File #300-129 and #300-130 – 03/07/1988
- Letter from Monatague, Desautels & Neal to DEQE for Extension, File #300-129 and #300-130 – 01/15/1988
- DEQE Comment Letter, Lots 5, 6, 7 & 8 – Cedar Street, Sturbridge, MA
- File #300-129 and #300-130 - 12/15/1987
- Letter from Sturbridge Conservation Commission - Appeals of Oliver Howlett & Neal LeBlanc -11/13/1987
- Sturbridge Conservation Commission – Appeal of Order of Conditions, File #300-129 and #300-130 – 11/03/1987
- DEQE Request for Superseding Order of Conditions – Lots 7, 8 & 9, Cedar Street, Sturbridge, MA – 10/21/1987
- Montague, Desautels & Neal Appeal Letter - File #300-129 and #300-130 - 10/08/1987
- Order of Conditions - File #300-130 - 09/23/1987
- Lycott Environmental Research, Inc. Wetlands Evaluation Letter - Cedar Street, Sturbridge, MA dated - 08/14/1987
- Letter from Monatague, Desautels & Neal, Lots 5, 6, 7, 8 & 9, Cedar Street, Sturbridge, MA – 08/06/1987
- Sturbridge Conservation Commission Enforcement Order, Cedar Street, Sturbridge, MA – 07/09/1987
- Sturbridge Conservation Commission Enforcement Order, Lot 239 – Cedar Street, Sturbridge, MA – 07/01/1987
- Lycott Environmental Research, Inc. Wetlands Resource Evaluation Report, Cedar Street, Sturbridge, MA - 06/23/1987
- Enforcement Order to Oliver L. Howlett – Cedar Street – Lot 239 Westerly Side - 05/26/1987

I believe that I have provided to the Commission any of the listed documents not already in the Commission's files but would be happy to provide copies of anything in the above list that you require to complete your file.

April 20, 2021

Re: Cedar Street (Owner/ Applicant: Michael Young): Document Review and Site Findings

Page 3 of 5

In addition to reviewing the record documents, at my request, Mr. Young contracted with Jalbert Engineering to prepare an overlay plan that depicts:

- 1987 wetland boundaries (flagged by Lycott, surveyed by Jalbert);
- Current wetland boundaries (flagged by me, October 2020);
- Approved driveways on lots 5 and 7;
- Approved wetland replication areas (to mitigate for driveway crossings).

A copy of the overlay plan is enclosed. The Commission should note that the 1987 wetland flagging was conducted under the vegetation-only provisions in effect at that time, while my 2020 wetland delineation was based on the current methodology requiring a dominance by wetland indicator species and an indicator of wetland hydrology (e.g., hydric soils).

Summary of wetlands permitting on the site and current conditions:

Two Superseding Orders of Conditions (“SOCs”) were issued by Massachusetts DEQE (predecessor agency to the current MassDEP) in 1988 approving construction of driveways (and possibly other work) on lots 5 through 9 (lots 5 through 7 are the subject of the ANRAD and lot 8 is occupied by the Young residence). We have been able to locate plans referenced in the SOC for the approved work on lot 5 and lot 7 only. Important findings of SOC, other DEQE correspondence, review of the plans, and my follow-up site inspection resulted in the following findings and conclusions:

- DEQE concluded that the subject wetland is a Bordering Vegetated Wetland (“BVW”);
- 12-inch cross culverts were to be installed at the low points of the proposed driveways;
- BVW replication was to be constructed on the east side of the wetland (toward Cedar Street) as follows:
 - Lot 5: 1,980 sf;
 - Lot 7: 684 sf;

My site inspection indicates that these wetland replication areas were not constructed. This conclusion is based upon the presence of substantial trees at the replication area locations, and the lack of apparent grading work at those locations.

- The extent of the wetland in the vicinity of the proposed replication areas, based upon current BVW delineation methodology is:
 - Lot 5: My current wetland boundary and the 1987 wetland boundary are very similar;
 - Lot 7: My current wetland boundary extends significantly closer to Cedar Street than the 1987 wetland delineation.

The Jalbert Engineering overlay plan that includes the 1987 and my current wetland boundary, approved driveways and replication areas is attached, and the pertinent section pasted below (not to scale);

- A pipe that had been installed connecting the subject wetland to the BVW to the rear (west) was to be partially removed. The DEQE documents do not specify the location of this pipe;

A pair of 4-inch diameter plastic pipes is located near the rear (west) corner of lots 6 and 7. Leaf litter immediately downgradient of the pipes did not indicate the presence of any flow from the pipes. The eastern terminus of these pipes was not located

April 20, 2021

Re: Cedar Street (Owner/ Applicant: Michael Young): Document Review and Site Findings

Page 4 of 5

Proposed Path Forward:

Mr. Young is not a builder/ developer and intends to sell the property to someone with the means and expertise to complete the required permitting and construction. He proposes to stipulate for the record that:

1. The A/C/D wetlands near Cedar Street as well as the B wetland located to the west will all be recognized and designated as BVW, to be memorialized in the requested Order of Resource Area Delineation (“ORAD”);
2. Because no driveway currently exists on lot 6, in an effort to move the matter forward, Mr. Young proposes that he commit to construction on lots 5 through 7 of only two houses, upgrade of driveways within existing driveway footprints and related work, with lot 6 land being combined into lot 5 and/or lot 7 (i.e., no additional driveway would be proposed for lot 6);
3. Within 120 days after issuance of the ORAD a Notice of Intent that includes the following items, and possibly proposed house construction and related work, will be submitted to the Commission:
 - a. a detailed specification for wetland replication on lots 5 and 7 for replication areas at least as large as those required in the SOCs. The lot 5 replication area can be constructed at the approved location, however based upon the recent BVW delineation, the lot 7 approved replication is within the BVW and it will need to be relocated;
 - b. Details of proposed culverts to be installed in the lot 5 and 7 driveways;
 - c. Excavation and removal of at least 20 linear feet of the 4-inch pipes, with backfill using native soil.

I look forward to working with the Commission regarding this site. Please do not hesitate to contact me to schedule a site walk or if you have any questions concerning this or other matters.

Sincerely,



Paul J. McManus, PWS
President

Enclosure:

- Section of overlay plan – not to scale
- Overlay plan – full scale plan

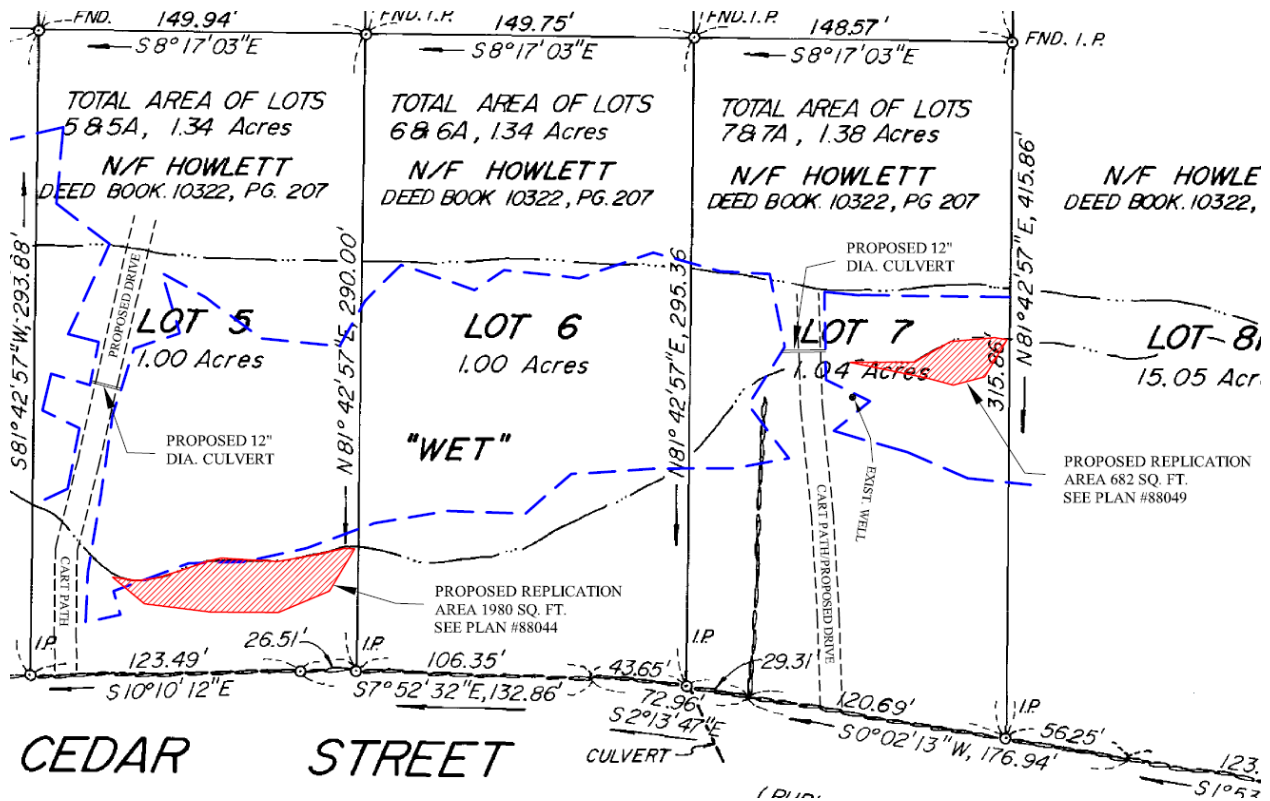
C: Michael Young
Jalbert Engineering

April 20, 2021

Re: Cedar Street (Owner/ Applicant: Michael Young): Document Review and Site Findings

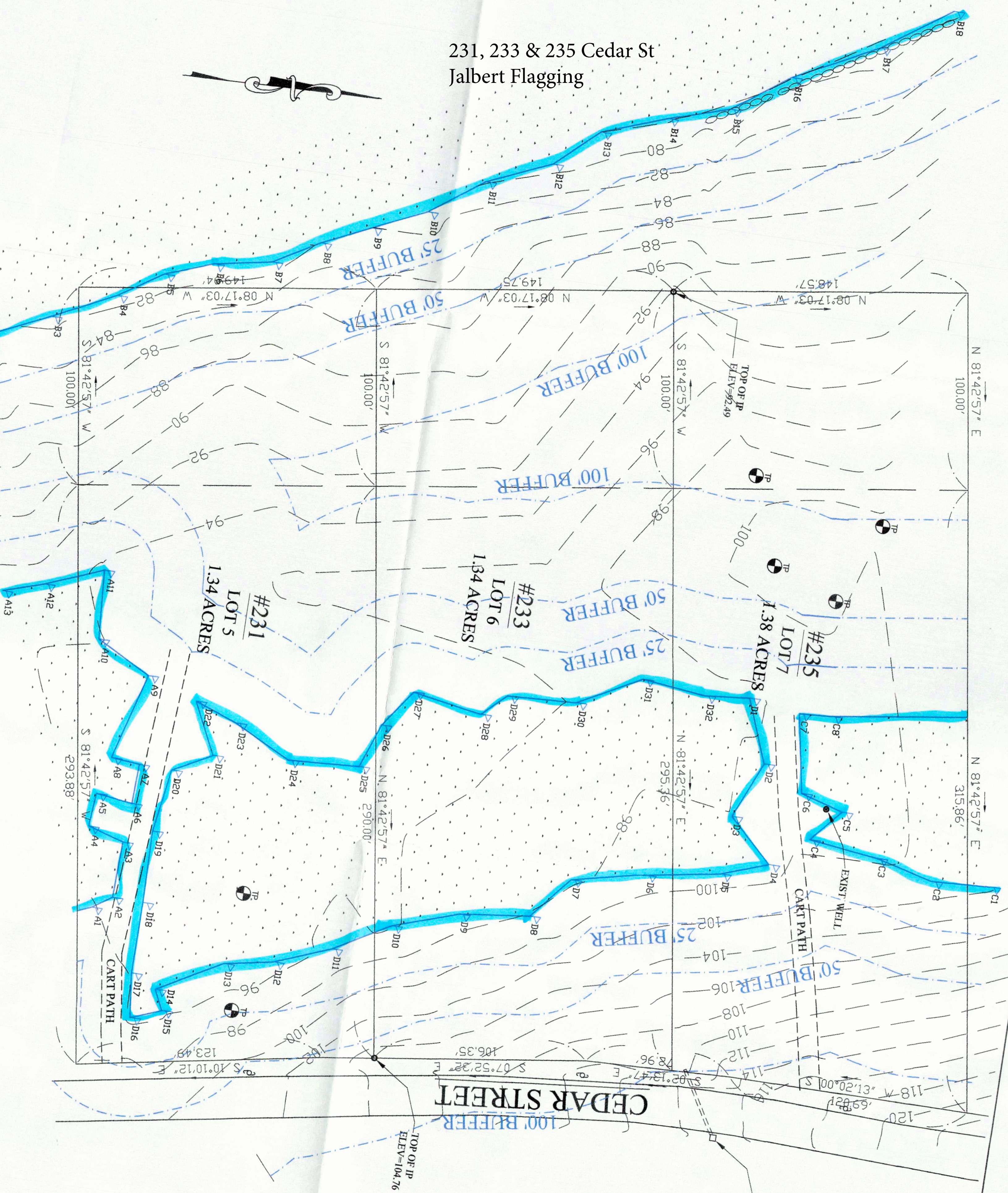
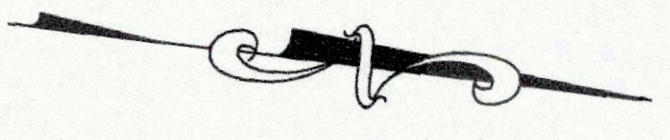
Page 5 of 5

Section of Jalbert Engineering overlay plan – not to scale



PERENNIAL STREAM IS LOCATED
APPROXIMATELY 435' FROM THE SITE

231, 233 & 235 Cedar St Jalbert Flaggging



CEEDAR STREET

TOP OF JP
ELEV=104.76

118 W 13.20' S

S 02°13'47" E

S 07°52'22" E

S 10°10'12" E

S 81°42'57" W

N 81°42'57" E

N 81°42'57" E

N 81°42'57" E

N 08°17'03" W

N 08°17'03" W

N 08°17'03" W

S 81°42'57" W

S 81°42'57" W

S 81°42'57" W

S 81°42'57" W

S 81°42'57" W

N 81°42'57" E

N 81°42'57" E

N 81°42'57" E

N 08°17'03" W

N 08°17'03" W

N 08°17'03" W

S 81°42'57" W

S 81°42'57" W

S 81°42'57" W

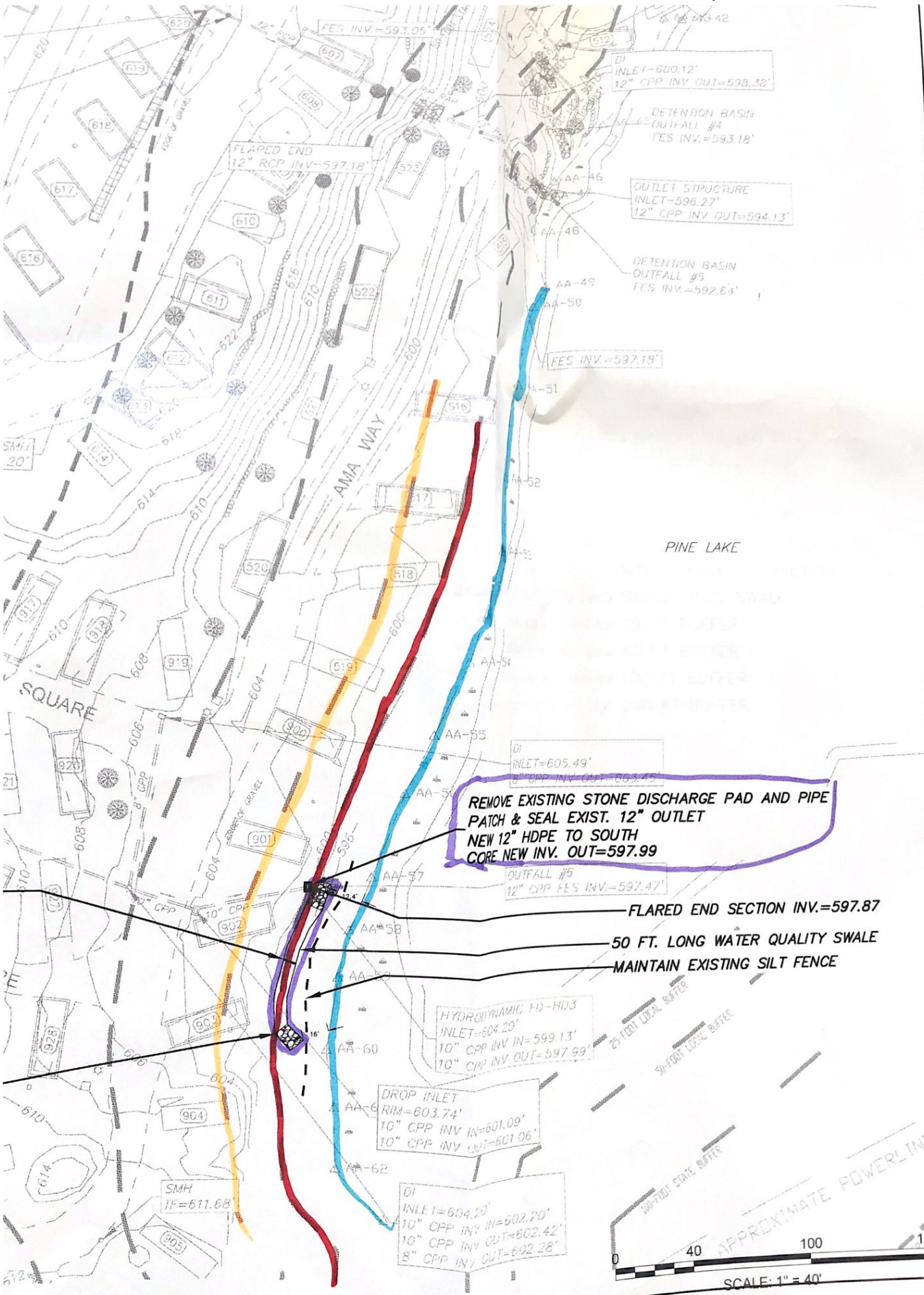
S 81°42'57" W

S 81°42'57" W

30 River Road Pool Parking Area Restoration

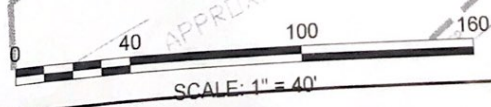


30 River Road Storm-water swale on Ana Way site #902



**REMOVE EXISTING STONE DISCHARGE PAD AND PIPE PATCH & SEAL EXIST. 12" OUTLET
NEW 12" HDPE TO SOUTH
CORE NEW INV. OUT=597.99**

**FLARED END SECTION INV.=597.87
50 FT. LONG WATER QUALITY SWALE
MAINTAIN EXISTING SILT FENCE**



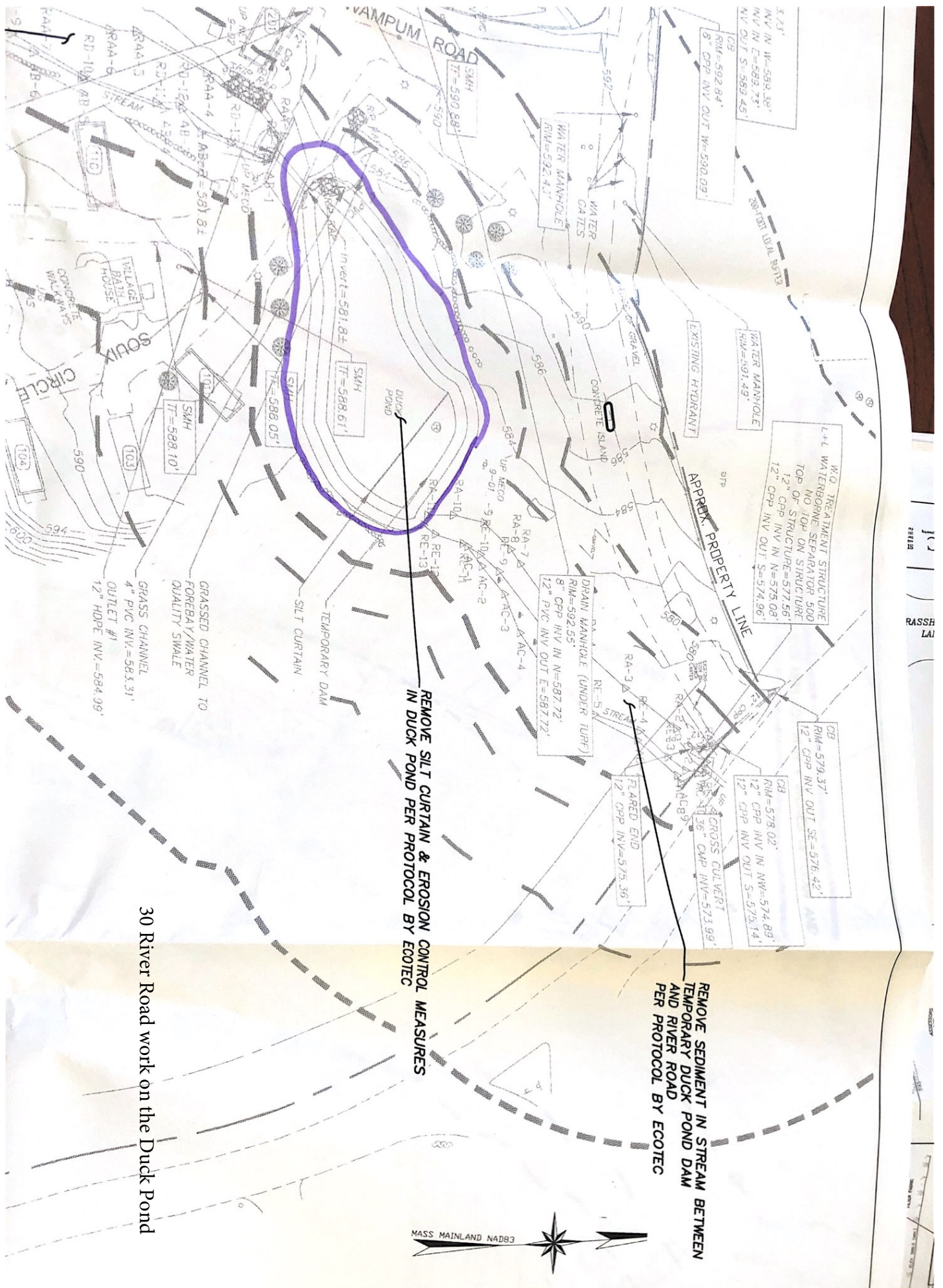
Drawing date:
April 1, 2021

Rev.	Date

SITE PLAN

Lenard Engineering, Inc.

Drawing
4
Job #



5.75' INV IN W=589.39' INV IN E=589.75' INV OUT S=589.45'

OB RIM=592.84' 5" CPP INV OUT W=590.09'

WATER MANHOLE RIM=591.49'

W.O. TREATMENT STRUCTURE
 L+L WATERBORNE SEPARATOR 500
 NO TOP ON STRUCTURE
 TOP OF STRUCTURE=577.56
 12" CPP INV IN N=575.08
 12" CPP INV OUT S=574.96'

APPROX PROPERTY LINE

DRAIN MANHOLE (UNDER TURP)
 RIM=592.55'
 8" CPP INV IN N=587.72'
 12" PVC INV OUT E=587.72'

OB RIM=579.37' 12" CPP INV OUT SE=576.42'

OB RIM=578.02' 12" CPP INV IN NW=574.89' 12" CPP INV OUT S=573.14'

FLARED END 12" CPP INV=575.36'

REMOVE SEDIMENT IN STREAM BETWEEN TEMPORARY DUCK POND DAM AND RIVER ROAD PER PROTOCOL BY ECOTEC

REMOVE SILT CURTAIN & EROSION CONTROL MEASURES IN DUCK POND PER PROTOCOL BY ECOTEC

30 River Road work on the Duck Pond



102
 28123
 RASSH LAI

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

**102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494**

MITIGATION PLANTING PLAN

**PINE LAKE RV RESORT
30 River Road
Sturbridge, Massachusetts**

Prepared For:

**RV Management Services-SB, LLC
P.O. Box 222178
Carmel, CA 93922**

Prepared By:

**Scott Morrison, PWS
EcoTec, Inc.
102 Grove Street
Worcester, MA 01605**

**August 8, 2018
(revised 4/18/19)**

The following planting lists have been prepared to ensure the appropriate vegetation be planted within the mitigation areas on the site as detailed below. The species chosen were made to ensure that the plants are well suited to the site conditions including shade, soils and hydrology. It should be noted that additional plantings around the buildings, landscaped areas and sites will have additional plantings installed. This protocol is intended to provide planting specifications for the mitigation areas.

This mitigation protocol was revised to address additional tree clearing and grading that occurred on the site after the Order of Conditions was issued. This also updates the roadway names, which have been changed.

The following understory plantings are proposed along the stream to increase wildlife habitat.

Plan Area 4

Planting Plan for Riverfront Area at Village Circle -Area B (6,240 sq. ft. +/-)

- Shrubs; 2 to 3' in height, container; 6' on-center average spacing 40 total
- Witch hazel (*Hamamelis virginiana*)
- Arrow-wood (*Viburnum dentatum*)
- Sweet pepper-bush (*Clethra alnifolia*)
- Winterberry (*Ilex verticillata*)
- Gray dogwood (*Cornus racemosa*)
- American hazelnut (*Corylus americana*)

This planting area consists of the area to the east of the duck pond. As required by the Conservation Commission the plastic on the dam will be removed, landscape timbers along the shoreline will be removed prior to the installation of the following plantings.

Plan Area 3

Planting Plan for Area at the Duck Pond -Area B (5,970 sq. ft. +/-)

SPECIES; SIZE; SPACING	NUMBER
Saplings; 2" DBH or 6 to 8' height, container or balled, burlapped;	15 total (5 2" DBH and 5 at 6-8')
Sugar Maple (<i>Acer saccharinum</i>)	
Red Maple (<i>Acer rubrum</i>)	
Red Oak (<i>Quercus rubra</i>)	
White Pine (<i>Pinus strobus</i>)	
Shrubs; 2 to 3' in height,	25 total
Highbush blueberry (<i>Vaccinium corymbosum</i>)	
Arrow-wood (<i>Viburnum dentatum</i>)	
Sweet pepper-bush (<i>Clethra alnifolia</i>)	

Winterberry (*Ilex verticillata*)
 Meadowsweet (*Spirea latifolia*)
 Alternate-leaved dogwood (*Cornus alternifolia*)
 Serviceberry (*Amelanchier canadensis*)

This planting area consists of the area to the west of the duck pond, which included a house that was demolished and the lawn surrounding the house. These mitigation plantings will enhance area within 50-feet of the pond.

Plan Area 2

Planting Plan for Area at the Duck Pond -Area A (7,735 sq. ft. +/-)

<u>SPECIES; SIZE; SPACING</u>	<u>NUMBER</u>
Saplings; 6 to 8' height, container or balled, burlapped;	10 total
Sugar Maple (<i>Acer saccharinum</i>)	
Red Maple (<i>Acer rubrum</i>)	
Red Oak (<i>Quercus rubra</i>)	
White Pine (<i>Pinus strobus</i>)	
Shrubs; 2 to 3' in height,	40 total
Highbush blueberry (<i>Vaccinium corymbosum</i>)	
Arrow-wood (<i>Viburnum dentatum</i>)	
Sweet pepper-bush (<i>Clethra alnifolia</i>)	
Winterberry (<i>Ilex verticillata</i>)	
Meadowsweet (<i>Spirea latifolia</i>)	
Alternate-leaved dogwood (<i>Cornus alternifolia</i>)	
Serviceberry (<i>Amelanchier canadensis</i>)	

The Riverfront Area at the site entrance consists of very dense vegetation, which is proposed to be thinned as suggested by the Commission. Trees to be thinned will be marked in the field by a certified arborist and inspected by the Conservation agent before thinning occurs. Given the dense trees only a few native shrubs are proposed in this area.

Plan Area 1

Riverfront Restoration along Eastern Side of Site Entrance-Area A (5,998 sq. ft. +/-)

<u>SPECIES; SIZE; SPACING</u>	<u>NUMBER</u>
Shrubs; 2 to 3' in height, container; 6' on-center average spacing	10 total
Arrow-wood (<i>Viburnum dentatum</i>)	
Sweet pepper-bush (<i>Clethra alnifolia</i>)	
Winterberry (<i>Ilex verticillata</i>)	
Silky dogwood (<i>Cornus amomum</i>)	
Red-osier dogwood (<i>Cornus stolonifera</i>)	

This area has increased in size from the approved 3,500 s.f to the currently proposed 4,510 s.f of mitigation to re-naturalize additional previously disturbed Buffer Zone.

Plan Area 13

Planting Plan for Paul Revere Square Buffer (FKA Yogi Bear Sq.) (4,510 sq. ft. +/-)

<u>SPECIES; SIZE; SPACING</u>	<u>NUMBER</u>
Saplings; 6 to 8' height, container or balled, burlapped; 15' on-center avg.	15 total
Red Maple (<i>Acer rubrum</i>)	
Red Oak (<i>Quercus rubra</i>)	
White Pine (<i>Pinus strobus</i>)	
Saplings; 6 to 8' height, container or balled, burlapped; 15' on-center avg. to be installed within the wetland (fingerlike projection within Area 13)	3 total
Yellow Birch (<i>Betula alleghaniensis</i>)	
Shrubs; 2.5 to 3' in height, container; 6' on-center average spacing	20 total
Highbush blueberry (<i>Vaccinium corymbosum</i>)	
Arrow-wood (<i>Viburnum dentatum</i>)	
Sweet pepper-bush (<i>Clethra alnifolia</i>)	
Winterberry (<i>Ilex verticillata</i>)	
Silky dogwood (<i>Cornus amomum</i>)	
Herbaceous;	
New England Wetland Plants, New England Conservation/Wildlife	1 lbs.
Mix (or equivalent)-as needed on exposed soils	

Several camp sites along Revolution Drive (FKA Lake Shore Road) and Paul Revere Square (FKA Yogi Square) are proposed to be stabilized between the sites with planted earthen berms and mounds as well as planting on the slope to the rear of the sites. These berms are intended to mimic the previous conditions, but reduces the steepness of the slopes for long-term stabilization. These areas will be planted with a large number of native saplings and shrubs as detailed below. This will ensure erosion is addressed for the long-term and wildlife habitat is provided. The following specification is proposed for the stabilization of these slopes and berms.

Plan Area 12

Planting Plan for Paul Revere Square Slope (FKA Yogi Bear Sq.) (5,970 sq. ft. +/-)

<u>SPECIES; SIZE; SPACING</u>	<u>NUMBER</u>
Saplings; 6 to 8' height, container or balled, burlapped; 15' on-center avg.	15 total (with 50% conifers)
Red Maple (<i>Acer rubrum</i>)	
Red Oak (<i>Quercus rubra</i>)	
White Pine (<i>Pinus strobus</i>)	
Eastern white cedar (<i>Juniperus virginiana</i>)	

Balsam fir (<i>Abies balsamea</i>)	
Shrubs; 2.5 to 3' in height, container; 6' on-center average spacing	20 total
Highbush blueberry (<i>Vaccinium corymbosum</i>)	
Arrow-wood (<i>Viburnum dentatum</i>)	
Sweet pepper-bush (<i>Clethra alnifolia</i>)	
Winterberry (<i>Ilex verticillata</i>)	
Silky dogwood (<i>Cornus amomum</i>)	

The following saplings are proposed to be planted between Paul Revere Square and Puritan Way. A minimum of 5 of these plantings shall be planted to the north of of Paul Revere Square and west of Revolution Drive.

Plan Area 11
Planting Plan for Paul Revere Square/Puritan Way Area

SPECIES; SIZE; SPACING	NUMBER
Saplings; 6 to 8' height, container or balled, burlapped; 15' on-center avg.	25 total
Red Maple (<i>Acer rubrum</i>)	
Red Oak (<i>Quercus rubra</i>)	
White Pine (<i>Pinus strobus</i>)	
Eastern white cedar (<i>Juniperus virginiana</i>)	
Balsam fir (<i>Abies balsamea</i>)	

Substantial additional sapling and shrub plantings have been proposed to be added to this area. The approved project included 5,100 s.f. of 1:1 slope with a reinforcement mat and planted with grass. The grass has been eliminated, the slope reduced from 1:1 to 2:1 and the following plantings are proposed.

Plan Area 8
Planting Plan for Slopes on Revolution Drive and Mayflower Lane (FKA Lakeshore Dr.)
Slopes (15,330 s.f)

SPECIES; SIZE; SPACING	NUMBER
Saplings; 6 to 8' height, container or balled, burlapped;	64 total (40% conifers)
Sugar Maple (<i>Acer saccharinum</i>)	
Red Maple (<i>Acre rubrum</i>)	
Red Oak (<i>Quercus rubra</i>)	
Eastern white cedar (<i>Juniperus virginiana</i>)	
Balsam fir (<i>Abies balsamea</i>)	
White Pine (<i>Pinus strobus</i>)	
Shrubs; 1 to 3' in height,	50 total
Mountain laurel (<i>Kalmia latifolia</i>)	

- Witch-hazel (*Hamamelis virginiana*)
- Sweet pepper-bush (*Clethra alnifolia*)
- Serviceberry (*Amelanchier canadensis*)
- Highbush blueberry (*Vaccinium corymbosum*)

The following plantings are proposed to provide understory plantings to the west of Meadow Lane and east of the 2 to 1 slope. The intent of these plantings is to separate the camp sites with plantings and fill in areas of the understory with native shrubs.

Plan Area 7 and 10

Planting Plan for Sites on Mayflower Lane (FKA Meadow Lane)

SPECIES; SIZE; SPACING	NUMBER
Saplings; 2" DBH or Saplings; 6 to 8' height, container or balled, burlapped;	30 total with 15 of the 2"DBH (50% conifers)
Sugar Maple (<i>Acer saccharinum</i>)	
Red Maple (<i>Acer rubrum</i>)	
Red Oak (<i>Quercus rubra</i>)	
Eastern white cedar (<i>Juniperus virginiana</i>)	
Balsam fir (<i>Abies balsamea</i>)	
White Pine (<i>Pinus strobus</i>)	
Shrubs; 1 to 3' in height,	30 total
Mountain laurel (<i>Kalmia latifolia</i>)	
Witch-hazel (<i>Hamamelis virginiana</i>)	
Sweet pepper-bush (<i>Clethra alnifolia</i>)	
Highbush blueberry (<i>Vaccinium corymbosum</i>)	
Gray dogwood (<i>Cornus racemosa</i>)	
American hazelnut (<i>Corylus americana</i>)	

Two camp sites have been eliminated on the eastern side of Revolution Drive and these pre-existing sites will be replanted to re-naturalize the area.

Plan Area 9

Planting Plan for Revolution Drive (areas between camp sites) (3,550 s.f.)

SPECIES; SIZE; SPACING	NUMBER
Saplings; 2" DBH or 6 to 8' height, container or balled, burlapped;	24 total (4 per area with 2 of the 2"DBH between the sites)

Sugar Maple (<i>Acer saccharinum</i>)	
Red Maple (<i>Acer rubrum</i>)	
Red Oak (<i>Quercus rubra</i>)	
White Pine (<i>Pinus strobus</i>)	
Shrubs; 1 to 3' in height,	24 total (4 per berm)
Mountain laurel (<i>Kalmia latifolia</i>)	
Witch-hazel (<i>Hamamelis virginiana</i>)	
Sweet pepper-bush (<i>Clethra alnifolia</i>)	
Meadowsweet (<i>Spirea latifolia</i>)	
Alternate-leaved dogwood (<i>Cornus alternifolia</i>)	
Serviceberry (<i>Amelanchier canadensis</i>)	

The following plantings are proposed for the area where two (2) camp sites were removed between Revolution Drive and Pine Lake. This is mostly understory planting between the existing trees.

Plan Area 14
Planting Plan for Revolution Drive Waterfront Restoration (3,850 s.f)

SPECIES; SIZE; SPACING	NUMBER
Saplings; 6 to 8' height, container or balled, burlapped;	10 total
Sugar Maple (<i>Acer saccharinum</i>)	
Red Maple (<i>Acer rubrum</i>)	
Red Oak (<i>Quercus rubra</i>)	
White Pine (<i>Pinus strobus</i>)	
Shrubs; 1 to 3' in height,	20 total
Mountain laurel (<i>Kalmia latifolia</i>)	
Witch-hazel (<i>Hamamelis virginiana</i>)	
Sweet pepper-bush (<i>Clethra alnifolia</i>)	
Winterberry (<i>Ilex verticillata</i>)	
Alternate-leaved dogwood (<i>Cornus alternifolia</i>)	
Serviceberry (<i>Amelanchier canadensis</i>)	

Additional shrub plantings are proposed long the shorefront between the conference center and Pine Lake.

Plan Area 6
Planting Plan for Beach Conference Center Shorefront (5,145 square feet)

SPECIES; SIZE; SPACING	NUMBER
Shrubs; 1 to 3' in height,	24 total
Witch-hazel (<i>Hamamelis virginiana</i>)	
Sweet pepper-bush (<i>Clethra alnifolia</i>)	
Winterberry (<i>Ilex verticillata</i>)	
Meadowsweet (<i>Spirea latifolia</i>)	

Alternate-leaved dogwood (*Cornus alternifolia*)
Serviceberry (*Amelanchier canadensis*)

Additional saplings are proposed along the southern side of the Beach Conference Center. Two additional trees are proposed to be removed consisting of a small tree at the southwestern corner of the building and a tree to the east containing a speed limit sign. Both of these trees are damaged or in poor condition.

Plan Area 5
Planting Plan for Beach Conference Center South (1,855 s.f)

SPECIES; SIZE; SPACING	NUMBER
Saplings; 6 to 8' height, container or balled, burlapped;	5 total
Sugar Maple (<i>Acer saccharinum</i>)	
Red Maple (<i>Acer rubrum</i>)	
Red Oak (<i>Quercus rubra</i>)	
White Pine (<i>Pinus strobus</i>)	

Additional Details:

1. The above referenced plantings shall be distributed throughout the areas to allow the areas to appear natural, Plantings shall not be planted in rows;
2. This list includes a large number of plants that are suited for the mitigation areas. If nursery stock is not available these species can be substituted with similar native plants.
3. These plantings will be monitored for two growing seasons to ensure the plants are successful. Damaged plants shall be replaced.
4. All excavation contractors shall be made aware of this mitigation protocol and the Order of Conditions or Amended Order of Conditions.

Please also note that these plantings are specified for the mitigation areas. There are additional landscaped areas that will be planted as detailed on the site plans.

as of 8/25 — plantings continued

9/20 - 10/20

Plantings at Pine Lake RV Resort & Cottages

Area	Trees planted	OOC listings	Shrubs planted	OOC listings
#01		0		10
Not planted yet pending paving completion				
#02	5	10	15	40
#04		0	18	40
#05	5	5		0
#06		0	20	24
#07 & #10	23	30	20	30
#08 & #09	10	88	47	74
#11	12	25		0
#12	10	15	12	20
#13	5	18	12	20
#14	5	10	14	20
TOTAL	75	201	158	278

9/0 8/25

$75/201 = 37\%$

$158/278 = 56\%$

6/19	30	6/23	80
			<20>
7/17	30	7/21	75
8/10	25	8/13	40
	<u>75</u>		<u>175</u>

145

The Hayes x 114
508. 815 2143

Bigelow

Crescent Gate Tree Removal



15 Old Hamilton Road

