

CONSERVATION COMMISSION AGENDA

Date: June 1, 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. PUBLIC HEARINGS

1. 76 South Shore Drive – RDA –Installation of a permanent floating raft

- Owner/Applicant: Peter Mimeault Representatives: N/A
- Request: Confirm if the work is subject to WPA or SWB bylaw
- Project Summary: Applicant has requested Chapter 91 approval to leave an existing floating dock in the water year round. The floating dock will be anchored by weights which will rest on the lakebed. MA DEP requests documentation of Commission approvals.
- Staff Notes: The applicant currently has an existing temporary dock which has wheels. That structure will be replaced by the floating dock w/ weights. The current system has approvals through the local Harbormasters. The dock anchors (weights) would not appear to be a significant change and would be a de minimus impact.
- Staff Recommendations: Vote to close the hearing and issue a Negative Determination # 3 and a Positive #5 w/ approval. Any changes to the proposal may require further review.

Pine Lake RV Management Services-SB, LLC, Enforcement Order Pine Lake RV Resort, 30 River Rd. DEP File #300-1021

- Summary: This item was last discussed at the May 18, 2021 meeting. The SCC has requested how the Violator plans to come into full compliance with the Enforcement Order (EO). The Violator had committed to fully addressing the EO but now the applicant's representatives have indicated that they are not planning on addressing the off-site wetland resource areas which have been impacted by the project. The SCC wants to know how they will address off-site impact areas. The SCC expects full compliance with the EO. The Violator was not present to discuss and the representatives need to discuss this with him. The SCC anticipates an answer at this meeting on addressing this item.
- Staff Notes: Off-site wetland impacts were documented during construction of the resort which have not been addressed. It is a violation of the WPA to not comply with an unappealed EO. The independent assessment is required to determine the extent of impact and what restoration activities may/would be required to restore the wetlands.
- Staff Recommendations: No additional extensions should be granted for EO compliance. If the EO will not be complied with the SCC should refer the non-compliance of the EO to Town Counsel and formally request DEP assistance. The SCC can also begin fining.

2. 30 River Road-Request to Amend an OOC- DEP #300-1021

- Owner/Applicant: RV Management Representatives: S. Morrison, EcoTec



**Conservation
Agent**

Rebecca Gendreau

**Administrative
Assistant**

Erin Carson

**Conservation
Commission
Members**

Ed Goodwin

Steven Chidester

David Barnicle

Steve Halterman

Erik Gaspar

308 Main Street.

Sturbridge, MA

01566

T 508/347-2506

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- Request: Amend current OOC
- Documents Presented: site plans
- Project Status Summary:
- Staff Notes:
 - Revised plans were submitted to include the planting restoration areas which were on the former approved plans.
- Staff Recommendations: Vote to close the hearing and issue an Order of Conditions with the following special conditions.
 - All previous conditions to apply.
 - Final as-built plan to be submitted with Certificate of Compliance Request to include updated resource areas (Bank and Riverfront Area) and the proposed drainage structure requested under new NOI.
 - Revised O & M Plan to be submitted with plan showing all storm-water BMPs and Restoration Planting Areas to be submitted with Certificate of Compliance Request.
 - Landscape plantings must be installed in compliance with the approved plans and have a survival rate of 75% of after 2 growing seasons.

3. 30 River Road – *continued* NOI-All work to complete the site- DEP File #300-1102

- Owner/Applicant: RV Management Representative: S. Morrison, EcoTec
- Request: Issue an OOC.
- Documents Presented: n/a
- Jurisdiction: Riverfront Area, Buffer Zone
- Project Status Summary: Project was continued from the previous meeting. The proposed work includes: 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. Revised plans and narrative submitted.
- Staff Notes & Recommendations:
 - The wetland restoration is required as part of an Enforcement Order (EO). This NOI does not cover full compliance with the SCC's EO but primarily covers the portions of the EO to rectify this property. The SCC previously requested that an independent party document the impacts and develop a restoration plan. Staff would recommend that an independent qualified PWS assess the site pre and post cleanup and provide recommendations to the board as previously instructed in the EO. The property owner's representative can oversee the work as it is being conducted.
 - Staff would recommend issuing an OOC for the work covered on this property to address the EO with the following conditions:
 - Standard OOC conditions.
 - Include NHESP Comments.
 - An erosion control blanket shall be installed over exposed areas of the duck pond to exposed surfaces until the seed germination and stabilization. This is necessary as high flow events could result in significant erosion. The erosion control blanket shall not contain any nylon netting or nylon mesh backing, which is found to be a hazard to local wildlife.
 - All work including restoration must be completed this year.
 - An independent qualified PWS shall assess the impacted wetland resource areas pre and post cleanup/remediation on the SCC's behalf and provide recommendations on restoration activities to the board. The reviews will include a pre and post site visit and a pre and post report. The SCC shall review the recommendations and provide instruction to the permit holder which shall be incorporated into the remediation activities.
 - The SCC will solicit proposals and select a PWS. The SCC will provide the proposals to the Permit Holder for review. The independent PWS shall be selected by the SCC and funded by the Permit Holder. Funds shall be provided to the SCC within two weeks of the SCC providing the selected proposal to the Permit Holder. A separate fund shall be established. Any remaining funds and interest shall be returned to the Permit Holder.

4. 28 Camp Road – cont'd NOI – Construction of a new SFH and associated site work -- DEP File #300-1101

- Owner/Applicant: Virgil Van Gerven Representative: M. Farrell, Green Hill Engineering
- Request: Issue an OOC.
- Documents Presented: n/a
- 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:
 - The project was continued to allow engineer to address SCC comments and to complete the application package.
 - Staff have met with the engineer to discuss revisions. The second driveway to Main St. will be removed from the project at this time.
 - No new information/materials have been received to date.
 - Staff Recommendations: Continue the public hearing as no new information has been received. Hearing should not be continued to June 15, 2021 unless all information can be received by June 8, 2021. An additional site visit will need to be performed to verify resource areas after the plan is received. The next meeting is July 20, 2021.
- 5. 238 Walker Road –cont’d NOI –Construction of a new SFH and associated site work– DEP File #300-1100**
- Owner/Applicant: John Cloutier Representatives: M. Farrell, Green Hill Engineering
 - Request: Issue OOC.
 - Documents Presented: colored plans-revised
 - Jurisdiction: Buffer Zone
 - Project Summary
 - Construction of a SFH and associated appurtenances.
 - Staff Notes:
 - Project was continued from May 4, 2021 to address comments, revise the plans and to file w/ NHESP.
 - A revised plan has been received. LOW moved to the 50 ft BZ, well and house shifted.
 - BVW data sheets have not been received as required.
 - Staff Recommendations: Continue the public hearing as BVW data sheets and NHESP comments are required and have not been received. Hearing should not be continued to June 15, 2021 unless all information can be received by June 8, 2021. The next meeting is July 20, 2021.
- 6. 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 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 May 4, 2021 meeting and continued to allow for a peer review of the storm-water management.
 - Staff Notes: Peer review report received. Conclusion of review: The Applicant shall provide the following:
 - *Long-Term Pollution Prevention Plan (Standard 4)*
 - *An alternative treatment train for the storm-water generated at the fuel islands (Standard 5)*
 - *Redevelopment Checklist (Standard 7)*
 - *Long-Term Operations and Maintenance Plan (Standard 9)*
 - *Illicit Discharge Compliance Statement (Standard 10)*
 - Staff Recommendations:
 - Applicant to provide the additional information required. The redevelopment checklist should list all alternative options and reasons why those options are not feasible on the site for the board’s consideration.
 - Continue the public hearing so the materials can be provided to June 15, 2021. Required materials due by June 8, 2021.
- 7. 104 Westwood Drive – cont’d NOI – Shoreline wall and Landscape improvements-DEP File #300-1099**
- Owner/Applicant: Steve Hennigen Representative: M. Thibeault, Landscape Evolution
 - Request: Issue OOC
 - Documents Presented: revised plans
 - Jurisdiction: Buffer Zone, BLSF, LUW & Bank
 - Project Summary: Project includes an upland boulder retaining walls, a permeable pavers patio located adjacent to the bank, stone steps and planting areas. It was noted that additional work was/had occurred on the property including new dock install and repairs to an existing shoreline wall.
 - Staff Notes
 - Application was to be revised to include the additional work.

- Revised materials received including: revised plan, dock sketch and profile plan.
- Project does not appear to result in BLSF impacts as materials will be removed in this area.
- The shoreline wall was an existing manmade stone wall (no mortar). The repairs to the wall did not change the composition of the wall. Therefore, bank impacts appear insignificant.
- Work is proposed within the 25 ft no work setback; however, this area is currently sparse lawn and steep which is subject to erosion from daily use. The project will reduce erosion and includes mitigation plantings.
- New dock is a seasonal structure which does not adhere to the Bank and is on wheels. The impact of the wheels to LUW would be insignificant.
- Staff Recommendations: Vote to close the public hearing and approve the project through the issuance of Orders of Conditions w/ the following conditions:
 - Standard OOC conditions.
 - No work below the high water line to occur outside of lake drawdown.

8. 650 and 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: Mark Kubricky, Landing Rock LLC Representative: P. Engle, McClure Engineering
- Request: Issue OOC
- Documents Presented: Graves Peer Review Report & Oxbow Peer Review Report
- Project Status Summary: Peer reviews were required for storm-water compliance and compliance with the SWB & the WPA.
- Staff Notes:
 - Applicant shall provide a response to the peer review comments.
 - A site visit was conducted on May 25, 2021.
 - Staff feel that the Alternative Analysis is insufficient for documenting alternatives pursuant to Riverfront Area under 321 CMR 10.58 and the SWB Regs Section 5.5. There must be no practicable alternative and substantially equivalent economic alternative to the proposed project with less adverse effects on the interests. Storm-water structures and the roadway could be cited to minimize impacts within RA. Staff recommend that this is explored.
 - Additional resource area delineation and topo survey would be required to document the best citing of the perennial stream crossing to evaluate if this is the best crossing location.
 - It appears that there are options to avoid the two additional wetland crossings proposed. The applicant has not fully demonstrated that they have fully explored options to avoid the crossings and/or meet these performance standards. Accessing from adjacent parcels would appear to eliminate all of the proposed wetland impacts. Documentation that these options have fully been explored (i.e. variances could be issued and/or documenting the extent of wetlands in Holland has not been provided. There are historic forestry roads which appear to come from Butterworth Rd. which could be used.
 - A full build out of the nursery/farm has not been provided. It was noted that areas would be cleared and grubbed for the nursery. Areas of disturbance must be noted on the plan.
 - Staff recommend that the SCC request that DFW sample this stretch of the stream to assess for coldwater fisheries. The submitted report was not from DFW and was completed in 2004. Staff have communicated with DFW and they may be able to add this to their summer survey list. The area may not be suitable but relying on historic data is insufficient. This is especially important as stormwater structures will eventually discharge to the stream.
 - The property owner has adjacent property in Holland, MA and in CT but have stated that they do not own the additional adjacent parcel in Holland. Staff research shows that Landing Rock LLC was one of the owners who may have sold this parcel to Verdant LLC. Landing Rock LLC should verify that they are not associated with Verdant LLC who owns that parcel. Verdant Grove LLC is a Delaware based LLC with an address in MN. Verdant LLC is also known as Veiro Health which has obtained the Holland parcel is noted as cultivation land/pre-development. Selling this parcel may have created a hardship for access.
 - Staff are concerned with the conflicting information received in regards to the proposed uses of the property, subdivision and/or sale or lease. Staff and consultants have received conflicting information. Staff recommend clarification on the uses and/or sale of the property. Staff had been informed that there was a purchaser of the property for an organic tree farm/nursery. Now staff are told that this may be a year to year lease. A consultant was informed that there was no lease proposed and that the property may be sold to a prior owner.
 - Staff have been informed that the road portion of the project is approx. A \$750k to 1M. This is a large investment for the property owner to undertake for a year to year lease. This is a large investment for an organic nursery and a large roadway for this use. 680 Route 15 is a 6 acre parcel within disturbed RA. The nursery could be cited here w/

some access to additional upland on 650 Route 15 for the use. There is also an additional storm-water basin located within the middle of the site for the nursery/garage area. It doesn't appear necessary for the project as currently designed. As the applicant is current property owner, staff recommend that the potential purchaser/lease should participate in the discussions. A copy of a purchase and sale with the Farmer should be provided.

- In addition, the SCC was previously informally presented with the construction of a road here with no use disclosed. This was prior to the nursery/tree farm use as shown in the exact location of this new roadway. The ANRAD was only for these portions of the properties. It appears that there is a particular interest in accessing this portion of the site even before the tree farm.
- Due to all of these reasons, staff are concerned that there is an ulterior motive for this road which has not been disclosed.
- Staff Recommendations: Continue the public hearing to allow Applicant to reply to the comments. If a continuation is not granted, staff recommend denial for lack of information and failure to meet performance standards under the WPA and the SWB.

9. 150 Charlton Road – cont'd ANRAD –DEP File #300-1088

- Owner: Cobra Realty Trust Applicant: Jeremy Procon, Interstate Towing Representative: G. Krevosky, EBT Environmental Consultants
- Request: Issue ORAD
- Documents Presented: n/a
- Project Summary: Approval of resource area delineation.
- Staff Notes:
 - A site visit was performed with the peer reviewer. No concerns noted with the delineation except the spoil pile located adjacent to the IVW. The SCC noted that there could be IVW under the pile.
 - Staff discussed the concern with the potential for addition IVW on site and ORAD issuance. Options exist to address this concern.
 - The back portion of the lot is to be excluded from the ORAD and the plan needs to be revised to reflect this.
 - Staff reviewed prior permits and wetland line is not accurate for cleanup and cannot be used to clarify if additional IVW is present.
 - Concrete culvert carrying perennial stream on site is shown on permit plans for DEP File #300-525 (174 Charlton Rd project).
 - As an NOI will be forthcoming, staff recommend coordination with staff to discuss concept plans for site development prior to fully engineering a plan to assist with early comment and recommendations.
- Staff Recommendations: When appropriate (revised plan received), issue an ORAD approval under the WPA with the following condition:
 - IVW present on site which is jurisdictional under the SWB. All other resource areas approved under the SWB except the IVW. The area beneath the spoil pile adjacent to the IVW is inspected post-removal for jurisdictional wetlands and the new line (if identified) must be formally added to the site plan with proposed wetland restoration for approval under the SWB.

118 Leadmine Lane– Enforcement Order –DEP File #300-684

- Summary: This item has been continued for multiple meetings to allow time for the Violator to submit a plan to address the final items on site. A draft plan had previously been submitted but a final revised plan was to be submitted.
- Staff Notes: Staff and the SCC performed a site visit on May 11, 2021. Upper lot wetland restoration work has been completed per consultant. Staff requested a report documenting this. Lower lot draft plan was presented. A revised final plan and a report was to be submitted. No new information has been received to date.
- Staff Recommendations: Institute a deadline for plan submission to address the remaining EO items (orders). Staff recommend that the plan and restoration report is submitted by June 8th for discussion at the next meeting. It appears that they are working to address the EO items however materials have not been submitted for the meetings. If the materials are not submitted, the SCC can refer the matter to Town Counsel, request DEP assistance and/or begin fining. No permits for new work to be issued until all EO items are satisfied.

10. 118 Leadmine Lane– cont'd NOI –DEP File #300-1073

- Owner: G. Kellaher Applicant: A. Kellaher Representative: G. Krevosky, EBT Environmental Consultants
- Request: Issue OOC
- Documents Presented: n/a
- Project Summary: Project was continued as all EO items must be addressed before any new permits are issued.

- Staff Recommendations: Recommend that this is continued until July 20, 2021 as that should give the property owner time to reach compliance. If the applicant does not agree to the continuation, staff would recommend denial of the application for insufficient information and failure to meet performance standards.

11. 263 New Boston Road – cont'd ANRAD

- Owner/Applicant: Kenneth Leblanc Representative: G. Krevosky, EBT Environmental Consultants
- Request: Issue Determination
- Project Summary:
 - Project was continued from May 18, 2021 per request of the representative to provide additional information. Seeking site inspection through the RDA to view two wetland areas described in the RDA and see that there are no pooling areas on the lot.
- Staff Notes:
 - No new information has been received.
 - As stated in the last meeting, staff recommend that the wetlands are delineated soon and shown on a plan to begin initial discussions on any potential project which may be proposed on site. The presence of wetlands and the steep slope off New Boston Rd will present challenges for access to the site, which may or may not be able to meet permitting standards regardless of potential vernal pool habitat. Recommend coordination with staff to discuss early on in the design phase and filing an ANRAD once wetlands are delineated
- Staff Recommendations: Vote to close the hearing and issue the following Determination:
 - Positive #1: The area described in the referenced plan(s) is an area subject to protection under the Act. Removing, filling, dredging, or altering of the area requires the filing of a Notice of Intent.
 - Positive #5: The area and/or work is subject to review and approval by the Sturbridge Conservation Commission pursuant to the Sturbridge wetland Bylaw.
 - Additional documentation supporting that the wetlands do not support vernal pool habitat would be required for a determination on the status of vernal pool habitat on the property.

II. WETLAND DECISIONS

12. 150 Charlton Road-Request for Certificate of Compliance – DEP File #300-665

- Original Applicant/permit Holder: William Babineau Requester: Cobra Realty Trust
- Request: Issue Certificate of Compliance
- Project Summary: This request was continued as there were outstanding conditions in the permit. Stream sampling and site restoration was required.
- Staff Notes:
 - Stream sampling was conducted by CMG and a report has been provided. Stream samples were conducted to analyze conductivity and the presence of MTBE. CMG's opinion, "The non-detection of MTBE and the normal conductivity results for this stream sample suggest that the historic gasoline release at the abutting 149 Charlton Road (former Village Automotive facility) is not impacting the stream."
 - Restoration plan includes the removal of spoil piles on both 150 and 174 Charlton Rd and restoration with a native appropriate seed mix.
 - The permit for the site is expired. A permitting pathway is required for the restoration activities to be completed.
- Staff Recommendations: To facilitate the restoration activities in a timely fashion, an Enforcement Order should be issued for the completion of those activities. As part of the EO, the area beneath the spoil pile adjacent to the IVW shall be inspected post-removal for jurisdictional wetlands by a qualified wetland scientist. The new line (if identified) must be formally added to the site plan with proposed wetland restoration for approval under the SWB. Work to be completed within 30 days. Alternative option, file a NOI for the restoration activities separately for the development plan. An EO seems appears most efficient.

13. 55 Bennetts Road-Request for Certificate of Compliance – DEP File #300-969

- Original Applicant/permit Holder: Gayle Smith Requester: Scott and Amy Gerrish
- Request: Issue Certificate of Compliance
- Staff Notes:
 - Letter of substantial compliance received from engineer and as-built plans.
 - Site inspection performed by staff. As-built plan needs to be updated to reflect changes made to structure, replacement stairs to lake, platform by the lake and to reflect planting plan/tree removal. Some trees not removed and no replacement trees noted on site.
 - Staff requested that the engineer document deviations from the plan on an as-built for the board to assess.
- Staff Recommendations:

- No action at this time. Await updated plans. Add to agenda when received.

14. 180 New Boston Road-Request for Certificate of Compliance – DEP File #300-460

- Original Applicant/Permit Holder: Robert Moss Requester: Karen Davis
- Request: Issue Certificate of Compliance
- Staff Notes:
 - CoC request was continued from March 2, 2021 as restoration and plantings was required on site. The implemented project varied from what was approved.
 - Staff worked with the new property owner to address restoration activities. Restoration work was completed and implemented on site. Staff performed a site visit to confirm.
- Staff Recommendations:
 - Issuance of a partial CoC for 180 New Boston Rd., Lot E as shown on the plan, with the following perpetual conditions:
 - # 23, 26, 27 and 28

15. Emergency Authorization-Hall Road Culvert

- Requester: Sturbridge DPW Location: Hall Road
- Request: Ratify Issued Emergency Authorization
- Documents Presented: n/a
- Project Summary: A sink hole was created in Hall Rd over the culvert pipe carrying an unnamed perennial stream. The CMP has failed in a section. The DPW added a plate over the road but needs to repair the pipe asap. They plan to add couplings to the culvert as a repair with the intent to replace in the future.
- Staff Notes: Staff have performed a site visit and discussed with the Chair. An Emergency Authorization was issued on May 25, 2021 to allow or the work w/ conditions.
- Staff Recommendations: Ratify issuance of the Emergency Authorization.

16. Emergency Authorization-Hall Road Beaver Trapping

- Requester: Sturbridge DPW Location: Hall Road
- Request: Ratify Issued Emergency Authorization
- Project Summary: A beaver dam has recently been installed and is increasing causing flooding adjacent a pump station.
- Staff Notes: Conservation and BOH staff have performed site visits. The site is a BVW and is not suitable for a water flow device. The water level is not high enough behind the dam for the device and the dam cannot increase or it will flood the pump station. Staff discussed with the Chair. An Emergency Authorization was issued on May 21, 2021 to allow for breaching the dam.
- Staff Recommendations: Ratify issuance of the Emergency Authorization.

III. ADMINISTRATIVE DECISIONS

17. Minutes of 5/18/21 to be approved

- Documents Presented: draft minutes
- Staff Recommendations: Vote to accept the 5/18/21 minutes

UPDATES

IV. OLD BUSINESS

18. 508 International and Sellew, A., Enforcement Order 27 Ladd Road

- Summary: Restoration activities were approved for the site. We have been informed that the bridge structure was removed and asked for permission to seed the areas. We were also notified that no additional activities are occurring on site and a site inspection can be scheduled. They also requested permission to seed the areas of disturbance.
- Staff Notes: Staff informed them that seeding was requested and can be completed. Follow monitoring and reporting conditions in the permit.
- Staff Recommendations: Schedule site visit to inspect restoration.

19. 508 International and Jennings, B. and I., Enforcement Order 205B and 205C Podunk Pike

- Summary: The SCC provided additional time for the violators to seek compliance with the EO prior to referring the matter to Town of Sturbridge’s legal counsel. Additional documentation to seek compliance has been received which includes:
 - Site plans, “Wetland Location Plan at 508 International Sturbridge, MA Prepared for 508 Base, LLC”, prepared by Summit Engineering & Survey Inc., last revised 4-29-21; Letter from EBT Environmental Consultants, Inc., dated 5-11-21; Letter from Donald J. O’Neil, dated 5-11-21
- Staff notes:

- Site plans documenting the restoration of 2,990 sq. ft. of impacted wetlands on 205B Podunk Pike and the re-routing of trails outside of the shown SCC's 200 ft. jurisdiction on both 205B and 205C Podunk Pike. Existing trails on both properties proposed to be discontinued and to be "corded off/blocked from use".
- Appears all trails within the shown 200' McKinstry Brook RA on 205B Podunk pike will not be utilized. Trails within RA should be restored as RA is a resource area. RA area impact calculations should be provided and shown on the plan.
- Staff cannot speak to all wetland jurisdiction on site. The SCC may want to consider that a PWS assist the SCC with documenting compliance with the EO. The PWS should review/verify the extent of jurisdiction and work on the extent of the properties to verify that all work within jurisdiction has been documented within wetlands, RA or BZ before final sign off.
- Staff recommend that additional details be provided on how the trails will be blocked from use (i.e. define the corded off/blocked). Will the trails be restored?
- Additional details/commitment for wetland restoration monitoring appear required. Wetland restoration must be monitored for at least 2 years and 75% success rate of plantings are required. The SCC can require 5 years of monitoring. Staff recommend only 2 years of monitoring if 75% success has been received by that time. This must be conducted by a wetland scientist and shall be included in a narrative to be committed to.
- EBT Letter states that wetlands, RA and Buffer Zone to be restored. Site plan only shows wetland restoration. EBT letter only includes table and detail for wetland impact not BZ or RA impact restoration. Plan should be updated to include RA restoration and BZ restoration. The SCC previously requested that the 25 ft. BZ be restored.
- Staff feel that the wetland restoration appears adequate for those direct impacts but RA and BZ areas to be restored also. Overall removal of the trails within jurisdiction is favorably received.
- The SCC should seek an independent PWS to verify that the EO is being addressed as the SCC and staff have not fully walked both properties.
- Staff recommendations: Allow shown wetland restoration to proceed in order to have this started as soon as possible, a revised plan shall be submitted detailing RA and BZ restoration and initiate a PWS to verify EO compliance as noted. The SCC shall provide a deadline for submission of a revised restoration plan.

20. 508 MEPA

- Summary: A member of the board has requested there be a discussion in regards to MEPA and the 508 International Complex.

21. Vote Reconsideration Procedures

V. ADMINISTRATIVE UPDATES

22. Committee Updates: CPA, Trail Committee, Open Space Committee, and Lakes Advisory Committee

VI. NEW BUSINESS

23. Agent's Report

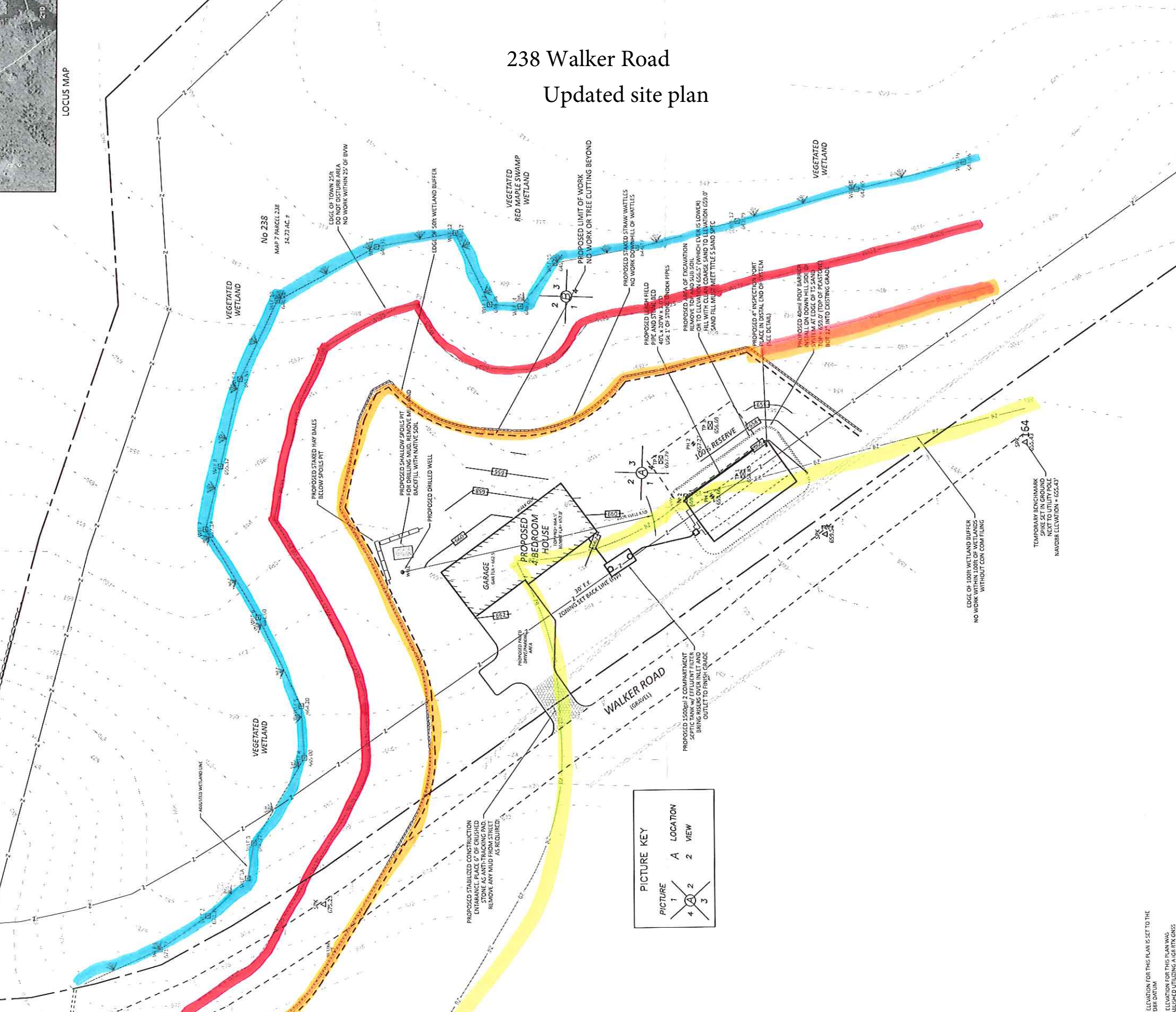
24. Next Meeting-June 15, 2021 and Site Visit Schedule-June 8, 9-12 pm

OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS BEFORE THE MEETING
ADJOURN

238 Walker Road

Updated site plan

LOCUS MAP



No 238
MAP 7 PARCEL 238
14.73 AC ±

EDGE OF TOWN 25' BUFFER AREA
NO WORK WITHIN 25' OF BW

EDGE OF SOIL WETLAND BUFFER

VEGETATED RED MAPLE SWAMP WETLAND

PROPOSED LIMIT OF WORK
NO WORK ON TREE CUTTING BEYOND

PROPOSED STATED STREAM WATTELS
NO WORK DOWNHILL OF WATTELS

PROPOSED LUSH FIELD
PIPE AND STABILIZED
48" x 30' STABILIZED
USE 1" OF STONE UNDER PIPES

PROPOSED AREA OF EXCAVATION
REMOVE TOP AND SOIL
OR TO ELEVATION (655.2' WHICH EVER IS LOWER)
FILL WITH CLEAN GRADE SAND TO ELEVATION 659.0'
SAND FILL MUST MEET TITLE 5 SAND SPEC

PROPOSED 4" INSPECTION PORT
PLACE IN DISTAL END OF SYSTEM
(SEE DETAIL)

PROPOSED 40mil POLY BARRIER
INSTALL ON DOWN HILL SIDE
SYSTEM AT EDGE OF 15' SAND
BUFFER AND 15' FROM
DOT 12" INTO EXISTING GRADE

PROPOSED STAGED HAY DALES
BELOW SPOILS PIT

PROPOSED CHANNEL SOILS PIT
FOR DRILLING AND REMOVE MUD
BACKFILL WITH NATIVE SOIL

PROPOSED DRILLED WELL

PROPOSED 4-BEDROOM HOUSE
TOWNHILL-1603
SUBMITTAL PER PLAN

GARAGE
GAR 1614-1603

PROPOSED PAVED DRIVEWAY AREA

30' F.T.
ZONING SET BACK LINE (ZSR)

WALKER ROAD
(GRAVEL)

PROPOSED 1500gal 2 COMPARTMENT
SEPTIC TANK W/ EFFLUENT FILTER
BRING RISERS OVER INLET AND
OUTLET TO FINISH GRADE

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

TEMPORARY BENCHMARK
NEAREST TO UTILITY POLE
NAVD88 ELEVATION = 655.47

PROPOSED STABILIZED CONSTRUCTION
ENTRANCE PLACE 6" OF CRUSHED
STONE AS ANTI-TRACKING PAD.
REMOVE ANY MUD AS REQUIRED

PICTURE KEY

| | | |
|---------|----------|------|
| PICTURE | LOCATION | VIEW |
| 1 | A | 2 |
| 4 | 2 | 3 |

ELEVATION FOR THIS PLAN IS SET TO THE
DISE DWTUM
ELEVATION FOR THE PLAN WAS
OBTAINED UTILIZING A GRTX GNS

Westwood Drive



Landscape Evolution

Design & Construction

92 Wales Road • Holland, MA 01521 • 1-888-347-9439

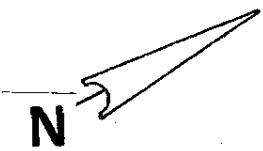
Site Plan Prepared For:

Steven & Michelle Hennigan

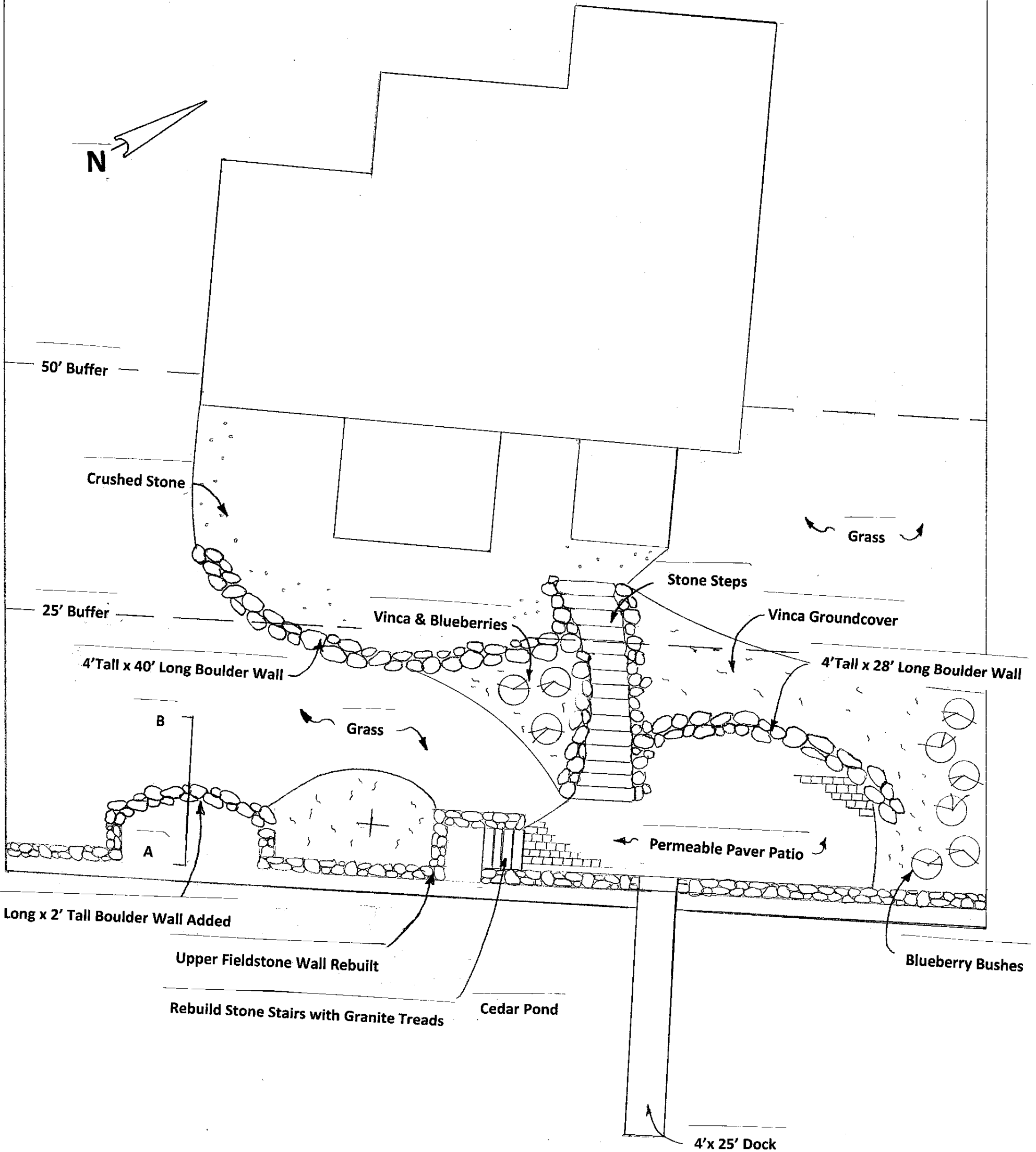
104 Westwood Drive

Sturbridge, MA

SCALE 1"=10'



N



50' Buffer

Crushed Stone

25' Buffer

4'Tall x 40' Long Boulder Wall

B

Grass

A

15' Long x 2' Tall Boulder Wall Added

Upper Fieldstone Wall Rebuilt

Rebuild Stone Stairs with Granite Treads

Cedar Pond

Permeable Paver Patio

4'x 25' Dock

Stone Steps

Vinca & Blueberries

Vinca Groundcover

4'Tall x 28' Long Boulder Wall

Blueberry Bushes

Grass