

CONSERVATION DEPARTMENT DETAILED AGENDA

Date: June 15, 2021

Time: 6:00 pm

DECISIONS

I. PUBLIC HEARINGS

1. Sturbridge Conservation-Regulation Changes

- Staff Notes:
 - Proof of legal ad provided.
 - The Town recently undertook a project to merge all bylaws and regulations into one cohesive document which was approved at Annual Town Meeting on 6-7-21.
 - Changes were presented to the SCCC. Changes are primarily administrative with no substantive changes made to the regulations. Fee amounts have been removed from the regulations so fees can be changed without modification to the regulations. The SCC is required to hold a public hearing to accept the regulation changes after town approval.
 - Regulation changes can be found at:
https://www.sturbridge.gov/sites/g/files/vyhlif3881/f/uploads/codification_-_wetland_regulations.pdf
- Staff Recommendations: Vote to close the hearing and approve the SWB Regulation changes.

2. 360A Brookfield Road – RDA – Parking Lot Improvements

- Owner/Applicant: Tantasqua Regional-Rick Wetherbee Representatives: none
- Request: Determination
- Documents Presented: colored site plan
- Jurisdiction: Buffer Zone and Riverfront Area
- Project Summary:
 - Full asphalt reclamation and repaving of the existing parking lot and driveway to the school.
 - All work will be contained within the existing footprint. No expansion of impervious surfaces proposed.
 - Applicant is proposing to adjust drainage structures within the parking lot and driveway.
 - Stockpiling is not proposed on site.
- Staff Notes:
 - Proof of legal ad received. Receipt of abutter notifications required.
 - Project is located within the buffer zone and developed RA and is not exempt from the WPA or the SWB. However, no expansion of impervious or drainage changes are proposed.
 - Stormwater BMPs discharge to resource areas.
- Staff Recommendations: Vote to close the hearing and issue a:
 - Negative #3: 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:
 - All drainage structures shall be protected during work. Silt sacks must be installed on the catch basins within the existing parking lot area and the driveway.
 - Sedimentation controls shall be installed and maintained for work in close proximity to wetlands. To be established with the Conservation Agent (CA).
 - Standard conditions for erosion control measures, pre-construction and post-construction CA review and signoff.
 - Positive #5 (subject to local bylaw) with the conditions as noted above.



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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- 3. 134-148 Lake Road-Request to Amend an Order of Conditions, DEP #300-1067-Additional pavement to Lake Road**
- Owner/Applicant: Big Alum Lake Association Representatives: Thomas Clark
 - Request: Amend current Order of Conditions
 - Documents Presented: n/a
 - Jurisdiction: Buffer Zone
 - Project Summary:
 - Original OOC issued to improve stormwater along unpaved portion of Lake Rd. Project was constructed and now they would like to pave 450 feet of the roadway.
 - Staff Notes:
 - Proof of legal ad and abutter notifications received.
 - Review by a P.E. for compliance with the stormwater standards would appear to be necessary. P.E. is currently reviewing.
 - Substantial drainage improvements were implemented. Staff would anticipate that the implemented improvements would suffice to meet redevelopment standards for the addition of the pavement to the gravel road surface but must refer to an engineer.
 - Paving the roadway would reduce sediment runoff, decreasing the likeliness of sediment reaching the lake and decrease O&M activities associated with the stormwater BMPs to remove sediment.
 - Work will not occur any closer to resource areas and will result in an improvement to the lake overall.
 - Staff Recommendations: When appropriate, vote to close the hearing and issue an Amended Order of Conditions with the following special conditions.
 - Original OOC conditions still apply.
 - An as-built plan shall be provided documenting changes with the request for a Certificate of Compliance.
- 4. 59 Bennetts Road – *continued* NOI- DEP File #300-1103**
- Owner/Applicant: Dale Perry Representative: L. Jalbert, Jalbert Engineering
 - Request: Issue an OOC.
 - Documents Presented: n/a
 - Jurisdiction: Buffer Zone
 - Project Status Summary:
 - This project was continued from May 4, 2021 to allow for the Applicant to address the SCC’s comments and to allow for submission to the BOH for a variance request.
 - Staff Notes
 - No new information has been received.
 - Staff Recommendations: As no new information has been received, staff recommend that the hearing be continued to the next meeting on July 20, 2021. If a continuation is not granted, staff would have to recommend denial of the application for insufficient information and failure to meet performance standards.
- 5. 28 Camp Road – *continued* NOI – construction of new SFH, septic system, well 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: updated plans
 - Jurisdiction: Buffer Zone
 - Project Status Summary: Project started without permitting and was issued a cease and desist. BMPs were installed on site to manage stormwater. An NOI submitted and was continued to allow for additional documents and revisions to the project to be included.
 - Staff Notes:
 - Revised plan received.
 - Work on 704 Main Street was removed from the application. This included the driveway from Main Street. The citing of the driveway would require additional planning and may be proposed in the future.
 - Revised plan includes the proposed barn, house stormwater runoff infiltration, restoration work and buffer zones in addition to the SFH, driveway and associated appurtenances as previously shown.
 - Restoration work includes restoring BZ impacts created during land clearing activities and restoration of the hydrologic channel connecting the BVWs. In addition, boulders are proposed to restrict ATV use of the former forestry roads on the site in the vicinity of the BVW and hydrologic channel.

- The proposed stone in the channel will reduce erosion which was observed. Varied sized stones should be utilized. No rip rap. This work should be overseen by a qualified professional and done in the dry. No equipment shall be permitted in any resource area.
 - Site was reviewed for additional wetlands. Two additional wetlands which include two identified PVPs are located over 200 feet away.
 - Staff Recommendations: Provided the BVW data sheets are submitted, staff would recommend that the hearing is closed and to issue an Order of Conditions. If an Order of Conditions is to be issued, the special conditions should include:
 - Standard OOC conditions.
 - Landscape plantings must be installed in compliance with the approved plans and have a survival rate of 75% of after 2 growing seasons.
 - Condition for perpetual maintenance of stormwater BMP structures.
 - Professional oversight for channel restoration work; work in the dry and no rip rap.
- 6. 238 Walker Road – *continued* 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: updated plans
 - 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 have been informed that a filing has been made with the NHESP. No comments received to date.
 - 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 the next meeting is July 20, 2021. When appropriate, staff recommend approval of the project with conditions.
- 7. 122 Main Street – *continued* NOI –Redevelopment of a Gas Station/Convenience Store – DEP File #300-1093**
- Owner/Applicant: Swaminarayan Realty Representatives: S. Gioiosa, SITEC
 - Request: Issue OOC.
 - Documents Presented: n/a
 - Jurisdiction: Buffer Zone
 - Project Status Summary:
 - Project was continued to provide the representative time to reply to the peer reviewer’s comments on the stormwater management system.
 - Staff Notes:
 - Staff have discussed the peer review comments and addressing these comments with the representative. A reply was to be submitted but has not been received yet.
 - Staff Recommendations: Continue the hearing to provide the representative time to address comments.
- 8. 30 Main Street/20 Fiske Hill Road – NOI – Development of residential and commercial cul-de-sac subdivision – DEP File #300-1086**
- Owner/Applicant: Mathew Sosik Representatives: Peter Engle, McClure Engineering
 - Request: Issue Order of Conditions.
 - Documents Presented: updated site plans
 - Project Status Summary:
 - Revised project materials received for review.
 - New materials for review include:
 - Revised plans last revised 5-28-21
 - LEC Report 6-3-21
 - McClure Letter dated 5-27-21
 - Revised Stormwater Management Report Revision 2 dated 5-27-21

- EcoTec Letter dated 6-7-21
- Staff Notes:
 - Bulleted list of project changes provided by engineer:
 - “Removal of second exit lane from the proposed subdivision roadway out onto Main Street (per MassDOT).
 - Addition of a left turn lane into the proposed subdivision roadway from Main Street, which includes a slight widening on Main Street towards the property frontage within the existing Right of Way to accommodate the additional lane (per MassDOT).
 - Addition of sidewalks along the frontage of the property on Main Street (per MassDOT).
 - Addition of a crosswalk across the proposed subdivision road at Main Street (per MassDOT).
 - Removal of Wetland D culvert and replacement of the culvert with a stream channel which will discharge to a drop inlet catch basin in the location of the existing manhole which the culvert is currently tied into, in order to maintain existing drainage patterns (agreed to by MassDOT).
 - Revision of 2 wetland flags associated with Wetland D per Art Allen peer review.
 - Slight modification to the infiltration basin to relocate further from Wetland C.
 - Addition of rain garden/ bioretention area at outfall 1 for additional water quality treatment and infiltration prior to Wetland C.
 - Proposed removal of existing berm/crossing between Wetlands B and C and restoration of wetland area.
 - Identification of vernal pool within Wetland A with associated buffer zones.
 - Looping of proposed water main from the proposed Cul de sac to Fiske Hill Road (per Sturbridge Water Dept.).”
 - Revised materials have been submitted for peer review. Peer review reports received from EcoTec, for WPA and SWB compliance. Changes still under review by Pare for stormwater compliance.
 - EcoTec Report: project will require a waiver for work within 25 feet and notes that the ILSF would appear to be jurisdictional under the SWB.
 - Staff spoke to Pare Corp. and the stormwater peer review will be completed soon.
- Staff Recommendations:
 - Plans should be revised to include the SWB ILSF.
 - The applicant is required to demonstrate that the project will not result in a significant adverse impact on the resource areas including vernal pool habitat. In addition, the project engineer should demonstrate that the project (in particular) the changes to drainage will not adversely affect the on-site wetlands and the interests that they serve. The entirety of the roadway is proposed eventually discharge to the C Series wetland. In addition, any future development on Lot 2 will also discharge stormwater to this wetland. With the increase of large precipitation events the designed systems could be of a concern. The applicant should demonstrate how the volume of water which is to discharge from the stormwater basin and rain garden and the effects which that could present on the wetland. Increased flooding of the wetland could not only impact the functions of the wetland but could present flooding to adjacent developed house lots. This with the addition of a stormwater system to be cited on Lot 2 could present a significant impact to the wetland and downstream areas.
 - The applicant is required to demonstrate that there are no practicable alternatives to the proposed project with less adverse impacts on the protected resources and interests (SWB Regs Section 1.2). This should be fully demonstrated. It would appear that there are alternatives to developing both residential areas and commercial areas with less impacts. The current layout of the lots and roadway would appear to present challenges to developing the lots and may create a self-imposed hardship for development of such lots.
 - A waiver to the SWB setback requirement would appear to be required for the project. The applicant would be required to demonstrate that a waiver could be issued (SWB Regs Section 1.1). A review of alternatives would appear necessary to issue a waiver.
 - Staff recommend continuing the public hearing to July 20, 2021 to allow the applicant to address comments. If the applicant does not agree to a continuation, staff would recommend denial of the application for insufficient information and failure to meet performance standards.

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

- Documents Presented: Restoration Report & Plan
- Status Summary: EO compliance discussion was extended to provide additional time for submission of items to bring the project back into compliance. Documents received: Restoration Report (dated 6-4-21) with associated documents & Proposed Site Restoration Plan (last revised 5-31-21)
- Staff Notes:

- Completed Restoration Work: Appears majority of wetland and buffer zone work on upper lot has been completed. Appears still need 6 hemlock trees from receipt. Waiting on germination of seed mix (as of last site visit).
- Proposed Restoration Work: Plan submitted to bring project into compliance includes: complete removal of the gravel parking area across the street with upland and wetland restoration; streambank restoration, roof runoff infiltration; removal of portions of the paved parking areas and driveway stormwater BMPs.
- Plan is an improvement over existing conditions. It does not fully address the board's concerns with the amount of pavement to be left; however, it does remove the parking across the street which is immediately adjacent to the wetland.
- Staff Recommendations:
 - Upper wetland restoration work: Wetland restoration requires monitoring and planting of hemlock trees.
 - Lower restoration: Board will have to consider removal of parking across the street in place of additional pavement. Provided stormwater mitigation is appropriate for paved surfaces, this may be a good option as it will restore previously altered wetlands.

9. 118 Leadmine Lane – continued NOI – Construction of a SFH, well, and septic system – DEP File #300-1073

- Owner: G. Kellaher Applicant: A. Kellaher Representative: G. Krevosky, EBT Environmental
- 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. Site was recently stacked out and plan revised to include a drainage swale along the driveway.
- Staff Recommendations: Recommend that this is continued until July 20, 2021 as that should give the property owner time to implement the plan if approved by the board. 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. Site visit should be scheduled prior to next meeting to view staked areas and completed restoration work.

II. WETLANDS DECISIONS

10. 3 Cherrybrook Circle– Request for Certificate of Compliance-DEP File #300-218

- Original Applicant/Permit Holder: Robert Waraika Requester: Michele Kasabula
- Request: Issue a CoC
- Staff Notes:
 - Staff performed a review of this file and additional files for this property.
 - Discovery of open OOC was part of a real estate transaction. It appears that DEP File #300-218 was not for the construction of the house but included the roadway and two additional houses on the lot prior to subdivision of the original property. Therefore, this OOC carried with the deed of this property. DEP File #300-837 was for the construction of the SFH and associated appurtenances. A CoC has been issued for that OOC.
 - Staff performed a site visit. Staff noted that some areas outside of the LOW had been being maintained and informed the property owner and made new property owner of the perpetual conditions which apply to the property. Current owners were not aware of the OOCs and conditions.
- Staff Recommendations: Issuance of a partial CoC releasing 3 Cherrybrook Circle from DEP File #300-218. Staff also recommend that a follow up inspection is performed to ensure that the perpetual conditions of DEP File #300-837 are being complied with.

11. 27 Valley Road-Tree Removal

- Owner/Applicant: Nancy Jolin Requester: Nick Jolin
- Request: Issue a Letter Permit
- Project Summary: Requesting to remove two trees within 25- 50 feet of the lake.
- Staff Notes:
 - Site visit performed and arborist report received. Maple tree is in decline and oak tree has severe lean and evidence of decline at the base of the tree. There are 5 additional mature trees between the lake and the trees to be removed.
- Staff Recommendations: Approve the removal of the two trees with replacement of two native deciduous trees to be planted between the parking area and the lake. Replacement trees should be a species which can grow and eventually replace the canopy which will be lost when these trees are removed.

12. 70 Holland Road-Wetland Bylaw Letter Permit

- Owner/Applicant: David Pettercan Requester: same
- Request: Issue a Letter Permit
- Project Summary: Project includes full depth removal of the driveway and replacement of asphalt within the same footprint as the existing driveway.
- Staff Notes:
 - Project would appear to meet exemption under the WPA (replacement of SFH driveway). Jurisdictional under the SWB.
 - Due to the immediate proximity of wetlands, protective measures during work would appear to be required.
- Staff Recommendations: Approve the project under the SWB with the following conditions:
 - Sedimentation controls shall be installed and maintained for work in close proximity to wetlands. To be established with the Conservation Agent (CA).
 - Standard conditions for erosion control measures, pre-construction and post-construction CA review and signoff.

III. ADMINISTRATIVE DECISIONS

13. Wetlands Protection Fund use for FY 2022 – Vote

- Request: Vote on sum of \$5,544.00 to use from the Wetland Protection Fund to partially fund the Administrative Assistant salary for Fiscal Year 2022
- Staff Notes: WP Funds have historically been used to partially fund this position. The WP Fund is funding 5 hours a week this year. Last year it was used to fund 10. The position is 30 hours a week with 25 being funded by the general fund.
- Staff Recommendations: Vote to approve use of WP Funds for FY 22 in the amount of \$5,544.00

14. Minutes of 6/1/2021 to be approved

- Documents Presented: draft minutes
- Staff Recommendations: Vote to accept the 6/1/21 minutes.

UPDATES

IV. OLD BUSINESS

15. 150 Charlton Road-Request for Certificate of Compliance-DEP File #300-665

- Staff Notes: The project representative contacted staff to inform that the spoil stockpiles within RA on the adjacent parcel have been in existence prior to the restoration activities. Therefore, they do not want to remove them as part of this proposal. Staff recommended that they would need to present this to the board as it has already been proposed and discussed for removal as part of the EO to be issued for removal.

V. ADMINISTRATIVE UPDATES

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

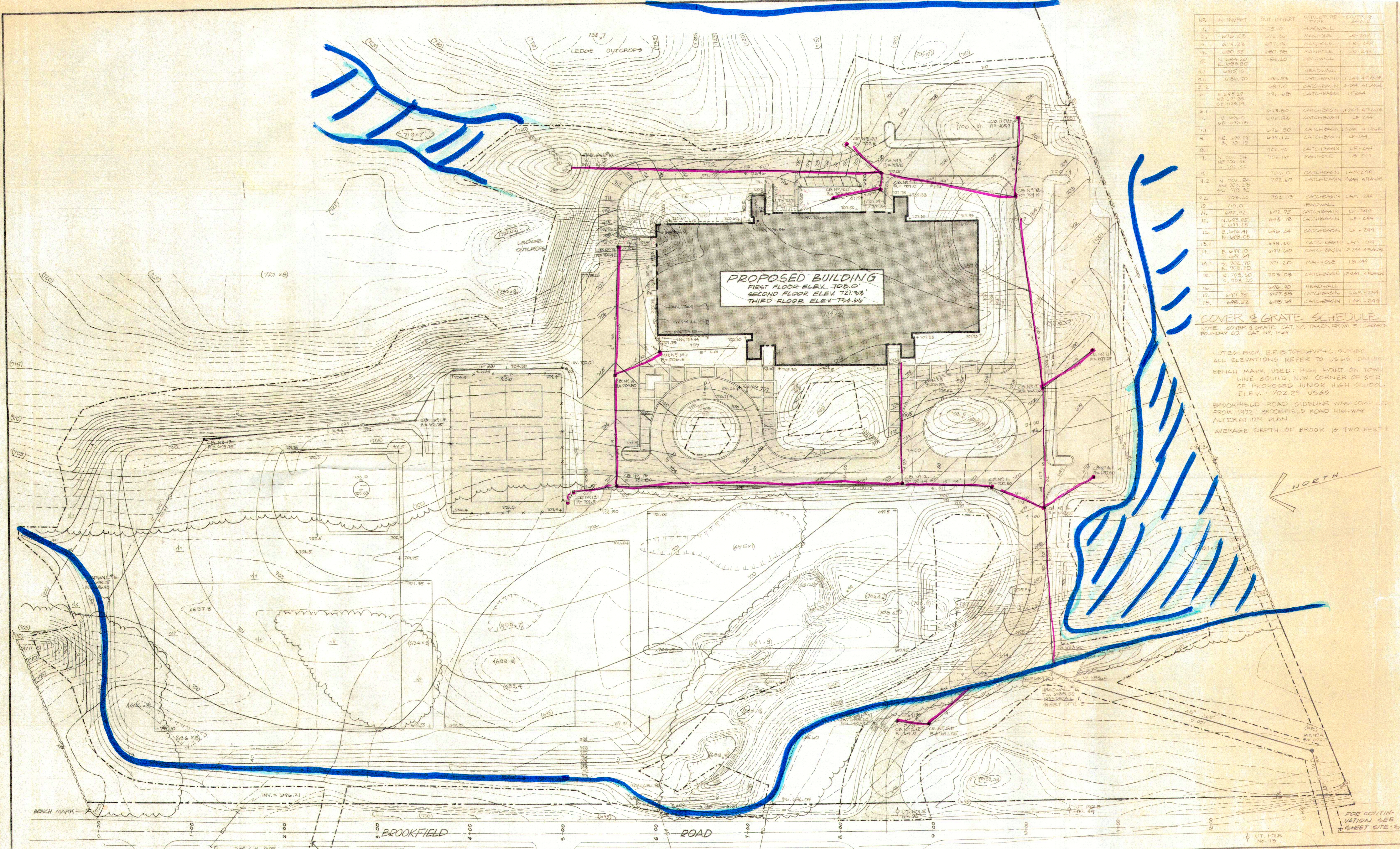
VI. NEW BUSINESS

17. Agent's Report

18. Next Meeting-July 20, 2021 and Site Visit Schedule-July 13, 2021 9-12 pm

OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR

ADJOURN



NO.	IN INVERT	OUT INVERT	STRUCTURE	COVER & GRATE
1.		175.10	HEADWALL	
2.	676.55	676.50	MANHOLE	LB-244
3.	679.29	679.00	MANHOLE	LB-244
4.	680.58	680.50	MANHOLE	LB-244
5.	N. 684.20 E. 688.80	688.20	HEADWALL	
5.1	685.10		HEADWALL	
5.11	686.70	686.50	CATCH BASIN	LF-244 FRAME
5.12	687.0	687.0	CATCH BASIN	LF-244 FRAME
6.	E. 688.29 N. 691.05 S. 689.19	691.05	CATCH BASIN	LF-244
6.1		693.80	CATCH BASIN	LF-244 FRAME
7.	S. 696.70	695.85	CATCH BASIN	LF-244
7.1		696.80	CATCH BASIN	LF-244 FRAME
8.	N. 699.29 S. 701.10	699.12	CATCH BASIN	LF-244
8.1		701.20	CATCH BASIN	LF-244
9.	N. 702.54 N. 704.58 N. 706.50	702.14	MANHOLE	LB-244
9.1		706.0	CATCH BASIN	LAM-244
9.2	N. 702.84 N. 703.25 S. 703.95	702.67	CATCH BASIN	LF-244 FRAME
9.21		703.20	CATCH BASIN	LAM-244
10.		710.0	HEADWALL	
11.		692.92	CATCH BASIN	LF-244
12.	N. 693.95 E. 693.45	693.78	CATCH BASIN	LF-244
13.	S. 696.41 N. 698.05	696.24	CATCH BASIN	LF-244
13.1		698.80	CATCH BASIN	LAM-244
14.	E. 699.10 S. 697.84	697.60	CATCH BASIN	LF-244 FRAME
14.1	S. 702.70 E. 702.20	701.20	MANHOLE	LB-244
15.	E. 705.30 S. 708.20	703.05	CATCH BASIN	LF-244 FRAME
16.		696.90	HEADWALL	
17.	697.75	697.50	CATCH BASIN	LAM-244
18.	698.52	698.49	CATCH BASIN	LAM-244

COVER & GRATE SCHEDULE
 NOTE: COVER & GRATE CAT. NO. TAKEN FROM E.L. DRAWING BOUNDARY CO. CAT. NO. P-14

NOTES: FROM E.P. TOPOGRAPHIC SURVEY
 ALL ELEVATIONS REFER TO USGS DATUM.
 BENCH MARK USED: HIGH POINT ON TOWN LINE BOUND. N.W. CORNER OF SITE OF PROPOSED JUNIOR HIGH SCHOOL ELEV. 702.29 USGS
 BROOKFIELD ROAD SIDELINE WAS COMPILED FROM 1972 BROOKFIELD ROAD HIGHWAY ALTERATION PLAN.
 AVERAGE DEPTH OF BROOK IS TWO FEET

GRADING & DRAINAGE PLAN - PART I

MORICE J. GARY

TANTASQUA REGIONAL JUNIOR HIGH SCHOOL

RICH, LANG & COTE, INC. ARCHITECTS

SIX ST. JAMES AVENUE - BOSTON, MASS. 02116

SCALE: 1"=40'-0" DATE: APRIL 12, '73
 DRAWN BY: G.S. REV.

RICHARD LANG

SHEET NUMBER
SITE-2