

CONSERVATION DEPARTMENT DETAILED AGENDA

Date: September 21, 2021

Time: 6:00 pm



DECISIONS

I. PUBLIC HEARINGS

1. 13 Jameison Ave – RDA-Paving of a gravel driveway

- Owner/Applicant: Town of Sturbridge Representatives: none
- Request: Issue Determination
- Documents Presented: site locus and color photographs
- Jurisdiction: Buffer Zone to a Bordering Vegetated Wetland
- Project Summary: Pave an existing gravel driveway within a cemetery.
- Staff Notes:
 - Proof of legal ad and abutter notifications received.
 - Driveway is approx. 350 feet long by 14 feet wide and is located approx. 80-100ft from the wetland edge.
 - Project is located within the buffer zone and is not exempt from the WPA or the SWB.
 - Driveway will be crowned and stormwater allowed to infiltrate into the adjacent lawn areas of the cemetery which is relatively flat. No runoff is anticipated to enter the resource area.
- 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:
 - Sedimentation controls shall be installed and maintained during work in the vicinity of Jameison Rd.
 - Standard conditions for erosion control measures, pre-construction and post- Positive #5 (subject to local bylaw) with the condition noted above.

2. 55, 75 Farquhar Road & 61 River Road- NOI- approx. 0.7-mile expansion of the Grand Trunk Trail with roadway improvements-DEP File#300-XXXX

- Owner/Applicant: Town of Sturbridge Representative: J. Bains, Eastern Federal Lands Highway Division
- Request: Issue OOC
- Documents Presented: site plan
- Jurisdiction: Buffer Zone and Riverfront Area
- Project Summary:
 - Project includes the expansion of the Grand Trunk Trail approx. ¾ of a mile. The project will be located on ACOE, private and town owned lands. The trail expansion begins at the Ed Calcutt Bridge and will terminate along a section of Farquhar Rd. The trail is primarily aggregate except along Farquhar Rd where it will be paved. The project also includes the roadway improvements including modifications to the intersection at Farquhar Rd. And River Rd. and repaving.
- Staff Notes:
 - Proof of legal ad and abutter notifications received.
 - DEP File # and comments have not been received to date.
 - Staff have assisted with the design and permitting for this project. Options to review alternative analysis and minimize impacts has been explored as part of the design process. Project narrative includes an alternative analysis.
 - Project is located within Priority Habitat. Staff have been coordinating with the NHESP. NHESP had preliminarily reviewed the project plans and did not have concerns with the proposed trail location. Timing restriction or turtle protection plan will be required for work during the turtle's active season. Project filed with NHESP. NHESP comments have not been received to date.

Conservation Agent

Rebecca Gendreau

Administrative Assistant

Erin Carson

Conservation Commission Members

Ed Goodwin

Steven Chidester

David Barnicle

Erik Gaspar

308 Main Street.

Sturbridge, MA

01566

T 508/347-2506

www.sturbridge.gov

- Project will include impacts to RA and Buffer Zone. Majority of impacts are within previously disturbed RA, which is the existing rail bed, on ACOE land. Rail bed has been used for the trail to minimize impacts to RA. Trail has been cited/re-located to minimize impacts to RA and BZ.
- Staff Recommendations: Continue the hearing as DEP and NHESP comments have not been received. When appropriate, vote to close the hearing and issue an Order of Conditions with the following special conditions.
 - Standard OOC conditions.
 - Conditions for SWPPP prior to start of work.
 - NHESP conditions when received.

3. 106 Westwood Drive– NOI- Landscape Improvements-DEP File #300-1109

- Owner/Applicant: Nicholas Salvatore Representative: L. Jalbert, Jalbert Engineering
- Request: Issue an OOC.
- Documents Presented: colored plan
- Jurisdiction: Bank, BLSF, LUW and Buffer Zone
- Project Summary: Applicant proposes landscape improvements on a developed lakefront lot include upland retaining walls and steps, the removal of 2 pine trees and a new shoreline wall and steps into the water.
- Staff Notes:
 - Abutter notifications have not been received.
 - Proof of legal ad received.
 - DEP File # and comments have been received to date. DEP notes that a Chapter 91 license may be required for shoreline wall impacting Bank of a Great Pond. It is the applicant’s responsibility to contact DEP Waterways to secure permitting if required.
 - Site visit performed. Bank appears primarily naturalized. Some areas of bank disturbance noted.
 - Profile plan required to demonstrate no LUW impacts and that height of proposed wall is not higher than the existing Bank. Total linear feet of Bank impacts disclosed on NOI as 52 feet of temporary impacts. Project indicates 25 ft. based on fee calculations. This should be clarified and be clarified if temporary or permanent impacts. Would appear permanent not temporary.
 - Bank: Additional information including a Wildlife Habitat Assessment may be required for new shoreline wall should the area be deemed significant for wildlife habitat pursuant to 321 CMR 10.54(4)(a)(5).
 - BLSF: NOI indicates no additional fill within the flood zone but then states a decrease in storage. BLSF impacts shown as 100 sq. ft. Clarification should be provided. Flood storage cannot be lost unless compensatory storage is provided.
 - Board should evaluate need for tree replacement and need for wildlife habitat assessment. If the bank is natural, then it would appear that a wildlife habitat assessment would be required for the disclosed Bank impacts. An alternative analysis should be provided outlining options explored to look at more natural design options (bio-engineering) versus a revetment style wall. Staff recommend more natural approaches to provide fisheries and wildlife habitat which is one of the interests of the WPA and the SWB.
 - The buffer zone is steep in areas and the proposed stairs and retaining wall in the upland areas would appear to be beneficial to prevent erosion and provide a use area for the homeowners. Provided no materials added to the flood zone then this would appear to be acceptable. If the flood zone is requested to be leveled for use, then they would have to remove material versus building up this area to meet performance standards.
 - The proposed bank alterations as shown would not appear to meet performance standards as is primarily a natural bank w/out demonstrating that the bank is not significant for wildlife habitat. The bank north of the dock could benefit from stair installation to lessen impacts associated with use. The engineer should review what is allowed without having to perform a wildlife habitat assessment. It would appear that stairs could be installed to meet their objectives and the standards w/out further information. The bank to the south of the dock appears fairly stable and may benefit from allowing vegetation to grow here.
- Staff Recommendations: Request additional information as noted above to demonstrate meeting the WPA and SWB performance standards and clarification of impact calculations. Continue the hearing to allow additional information to be provided.

4. 100 Paradise Lane-continued NOI-Raze and Rebuild of a SFH-DEP File#300-1108

- Owner/Applicant: Michael Detarando Representative: L. Jalbert, Jalbert Engineering
- Request: Issue OOC
- Documents Presented: n/a
- Jurisdiction: Buffer Zone and Bank

- Project Status Summary: Project was continued as the SCC had questions and as the DEP File # had not been issued. SCC raised concerns with the amount of impervious surface proposed on the site and requested that options are explored to reduce impervious areas. Concerns were also raised in regards to the loss of tree cover on site. It was requested that options are explored to mitigate/replace trees on the site. Additional filing fees required by DEP for category 5 (bank impacts associated w/ dock and shoreline work) project to be submitted.
- Staff Notes:
 - DEP has issued a file # and comments. Comments include that project is noted as buffer zone only but include Bank impacts. DEP notes that a Wildlife Habitat Assessment may be required pursuant to 321 CMR 10.54(4)(a)(5).
 - A revised plan has been received which includes replacing a portion of the proposed impervious driveway with pervious pavers. Additionally, 8 deciduous trees are proposed throughout the site.
 - In regards to DEPs comments, staff have requested additional information related to the Bank work. Work includes the enhancement of the natural bank with additional boulders where erosion is occurring and the replacement of existing damaged stairs. Narrative provided.
 - Based on the work, it would not appear that a wildlife habitat evaluation would be required as outlined in 321 CMR 10.54(4)(a)(5) as this is primarily a bank enhancement project and will not result in a significant impact to wildlife habitat. Only a few sections for boulder enhancement. Stairs to be replaced in the same location. Project includes additional plantings to enhance the 25 foot No Disturb Zone.
 - The additional filing fee has not been received for the category 5 (Bank work part of the project). This has been brought to the representative's attention and requested on multiple occasions. Technically, the application is incomplete until received. Staff again recently reminded the representative.
 - It appears that the applicant has taken steps to address the board's concerns. The SCC should evaluate the revised plan to see if it addresses the raised concerns. Staff recommend an O & M plan for the pervious pavers per the manufacture's recommended maintenance recommendations.
- Staff Recommendations: If the missing information is submitted (filing fee) then the board can vote on the project otherwise it is still incomplete. If missing information is not submitted, then project needs to be continued so they can provide it or denied for lack of information.

5. 30 Woodlawn Drive – NOI – Replacement of a failed septic system– DEP File #300-1110

- Owner/Applicant: Hibbard Family Trust Representatives: J. Dubois, DC Engineering
- Request: Issue Order of Conditions.
- Documents Presented: colored plan
- Project Summary: Installation of a new septic to replace a failed system.
- Staff Notes:
 - **Abutter notifications have not been received.**
 - Proof of legal ad received.
 - DEP File # and comments received. Comments include that BVW data information is missing. Required to be provided. Staff have requested and received.
 - Site visit performed. BVW delineation does not appear accurate. Delineation needs to be completed by a PWS. Tree clearing has already occurred and portions of developed property are saturated and have wetland vegetation growing within it. It appears that the yard may have been expanded in this area and a rubber mulch has been installed.
 - Based on field observations new septic would not meet required 50' setback from wetland.
- Staff Recommendations: Staff recommend that the SCC require that a PWS review the site and flag the wetlands. The saturated areas of yard with wetland vegetation need to be reviewed. No work shall be occurring on the site. Areas of alteration shall be noted by PWS. A restoration plan may be required for impacts to the 25' no disturb and wetlands. Issue letter to property owner noting observations, requirements and a cease and desist from any other work activities. Continue public hearing to allow for PWS to review site and plan modifications. Once PWS reporting received, a site visit should be conducted to review site and see what may be required to restore impacts if needed. Continue hearing to October 19, 2021 to allow time for PWS to visit site. Request information to be submitted before 10-12-21 so a site visit can be conducted on 10-12-21.

6. 231, 233, & 235 Cedar Street – continued ANRAD (Abbreviated Notice of Resource Area Delineation– DEP File #300-1090

- Owner/Applicant: Michael and Gail Young Representatives: P. McManus, EcoTec
- Request: Issue ORAD
- Documents Presented: n/a

- Project Status Summary: Hearings have been continued to allow restoration work to be approved and completed.
- Staff Notes: ANRAD was continued as work needed to be completed to bring site back into compliance. Pre-construction meeting held on 9-14-21 and work is scheduled to begin.
- Continuation request received to 11-2-2021 to facilitate work and survey for asbuilt submission.
- Staff Recommendations: Continue hearing to 11-2-2021 as requested.

7. DEP #300-1067-Amend permit to include paving of roadway

- Owner/Applicant: Thomas Clark, Big Alum Lake Association Representatives: Steve Pikul, Bertin Engineering, Inc.
- Request: Amend current Order of Conditions
- Documents Presented: revised sketch plans and narrative
- Jurisdiction: Buffer Zone to Bank and LUW
- Project Summary:
 - Original OOC issued to improve stormwater along unpaved portion of Lake Rd. Project has constructed, additional improvements made and modifications to the plan as they decided to pave the roadway to reduce silt.
- Staff Notes:
 - Site visit was conducted with engineer staff, applicant and members of the board.
 - Appears changes are an improvement to pre-existing conditions.
 - Sketch revision and narrative received. Engineer will be submitting a red-lined as-built and narrative.
- Staff Recommendations: Staff recommend that as all work is completed and is demonstrated to be an improvement that the SCC approve the changes once engineer's plan received.

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: n/a
- Project Status Summary: Project has been continued since the 6-1-2021 meeting to allow the proponent to work to address the peer review comments, staff comments and the board's comments.
- Staff Notes:
 - Staff were informed that a written request for a 1-month continuation will be submitted as they are requesting additional time. Continuation to be requested to work on responses and owner wants to assess what potential impacts the proposed horse park may have on his property. Multiple continuances have been granted since 6-1-2021. Staff have requested that an update be provided with the request so the board is updated on what has been worked on since the 6-1-2021 hearing.
- Staff Recommendations: Recommend granting a continuance if received. However, if a continuance request is not received, then the board would have to vote on the information which has been provided to date. Staff would have to recommend that the project is denied pursuant to the WPA and SWB for lack of information and failure to meet performance standards. If a continuance is granted, staff would recommend that the board vote on the information in front of them if no new information has been received unless reasoning is provided for the delays.

9. Lot 3 - 30 Main Street – ANRAD (Abbreviated Notice of Resource Area Delineation)-DEP File #300-XXXX

- Owner/Applicant: J. Stelmok Representative: P. Engle, McClure Engineering
- Request: Issue an ORAD
- Documents Presented: n/a
- Project Summary: Request for Resource Area Delineation approval.
- Staff Notes:
 - Abutter notifications have not been received.
 - Proof of legal ad received.
 - This lot is a portion of Fiske Hill East Subdivision which is a proposed 55+ community. Staff have started to initiate RFP's for peer review.
- Staff Recommendations: Vote to require additional information in the form of a peer review of the wetland delineation to include evaluating all wetlands for vernal pool habitat. Continue the public hearing to Oct. 5, 2021 to allow board to review requests.

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

- Summary: Restoration work had previously been approved by the SCC to bring this project back into compliance. Staff have been notified that work has been completed. A report has been submitted summarizing activities and confirming that work has been completed.
- Staff Notes: Staff have reviewed the site and it appears that work has been completed per the approved plan. Wetland replication required monitoring as outlined in the SCC's 7-22-21 letter. Full release of the EO noted not to be done until all replication monitoring has been completed.
- Staff Recommendations: Recommend releasing the cease and desist issued on the property to allow the proposed NOI to be reviewed and permitted when the SCC is ready. Staff recommend not releasing the EO until replication monitoring completed. OOC's DEP File #300-684 are still open. A request for a CoC had previously been submitted. CoC should not be released until monitoring completed as this was a condition. Stamped as-built will be required to release CoC.

10. 89 Leadmine Lane (formerly part of 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: colored site plans
- Project Summary: Project has been continued as all EO items must be addressed before any new permits are issued.
- Staff Notes:
 - Restoration activities on 89 & 118 Leadmine Lane have been completed. A revised plan has been submitted to address some of the outstanding questions.
 - Two plans are available for review. The original engineer is not working on this project anymore. A new engineering firm has been hired to assist with completion of permitting. The new plan details changes requested by the SCC which include managing driveway runoff and roof runoff from the house and the removal of the vista pruning area and the new proposed tree line. The new plan references the original plan for the septic system and to be used for proposed contours.
 - It appears that they have addressed the concerns. Management of the stormwater runoff is important as we have seen significant erosion along Leadmine Lane in this area. Adequate BMPs during work along the driveway will be required.
- Staff Recommendations: If the board is satisfied, staff recommend that the SCC vote to close the public hearing and approve the project through the issuance of Orders of Conditions referencing both site plans. The OOC will need to specifically reference each plan and activities. Conditions should include: standard OOC conditions, conditions for wetland replication monitoring, submission of a plan to include BMPs for erosion control along new driveway during work, and perpetual conditions for maintenance of stormwater management.

II. WETLANDS DECISIONS

11. 194 & 196 Lake Road- *continued* -Tree Removal Request

- Owner/Applicant: Brock Colwell Requester: same
- Request: Issue approval
- Project Summary: Removal of 11 trees
- Staff Notes: Site visit performed and certified arborist evaluation requested and received. Trees note as healthy however due to age and size viewed as a hazard due to proximity of homes and use areas.
- Staff Recommendations: Approval of the request due to safety concerns. Staff recommend a replacement plan to include:
 - In vicinity of tree 1: at least 2 3-gallon native wetland shrubs
 - Within the vicinity of trees 7-10: at least 3 to 4 native trees to be a mix of white pine and either oak or maple trees of diameter size of 1 inch or greater. Allow stumping if needed for installation. Trees shall be spaced appropriately and shall not be located any further from the lake.
 - Plants are to be installed within 2 months of removal and must survive for 2 growing seasons.

12. 51 Technology Park- Request for Certificate of Compliance-DEP File #300-1029

- Applicant/permit holder: Dileo Gas Requester: same
- Request: Issue a COC
- Staff Notes: Site visit performed. Various aspects of the stormwater system require minor modifications such as elevation of swales, check dams, etc. in order to properly function. Staff have conveyed this to the engineer. Otherwise, the site work appears in compliance.
- Staff Recommendations: Postpone issuance until the modifications have been made.

13. 22 Mountain Brook Road –Request for Certificate of Compliance-DEP File #300-0899

- Applicant/Permit Holder: Sturbridge DPW Requester: Jeffery Chasse
- Request: Issue a COC
- Project Summary: OOC was for roadway and drainage improvements along Mountain Brook Rd., Long Ave. and Shore Ave.
- Staff Recommendations: Issue partial CoC for 22 Mountain Brook Road.

14. 26 Mountain Brook Road –Request for Certificate of Compliance-DEP File #300-0899

- Applicant/Permit Holder: Sturbridge DPW Requester: Jeffery Chasse
- Request: Issue a COC
- Project Summary: OOC was for roadway and drainage improvements along Mountain Brook Rd., Long Ave. and Shore Ave.
- Staff Recommendations: Issue partial CoC for 26 Mountain Brook Road.

III. ADMINISTRATIVE DECISIONS

15. Minutes of 7/20/21, 8/3/21/ 7 8/13/21 to be approved

16. Reorganization of the Board FY 2022

UPDATES

IV. OLD BUSINESS

17. Update- MA DOT Cedar Lake Turnpike Enforcement Order

V. ADMINISTRATIVE UPDATES

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

VI. NEW BUSINESS

19. Special Land Use Permit Application-Leadmine Mountain Conservation Area-Trails Committee

20. Project Modification Request-6 Picker Road, DEP File #300-1062

21. Agent's Report

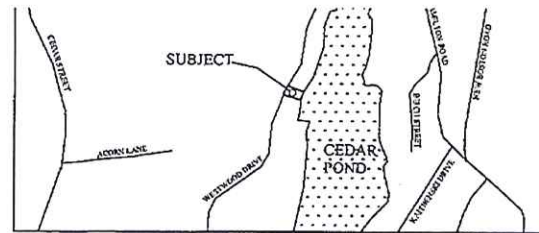
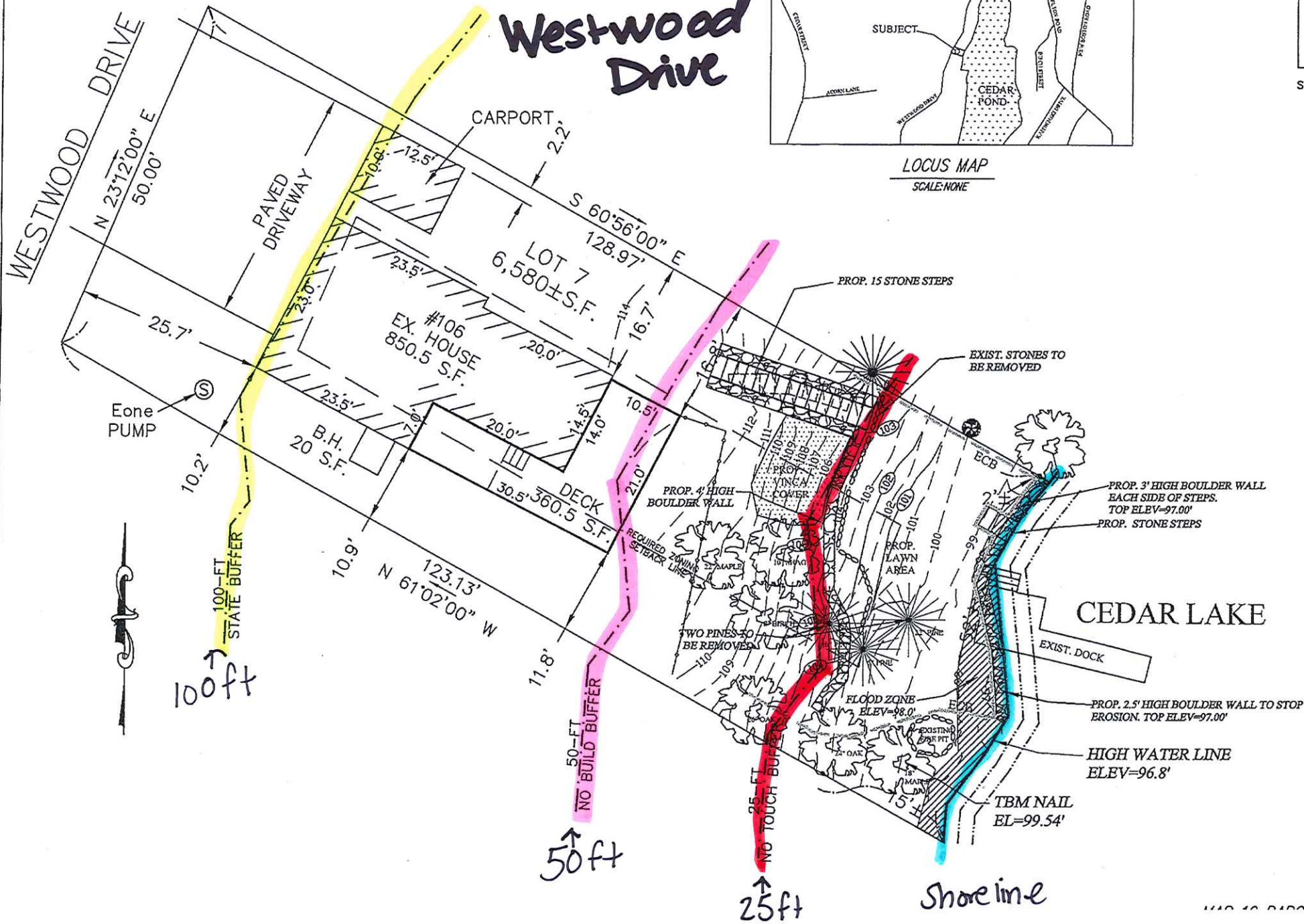
22. Next Meeting-October 5, 2021 and Site Visit Schedule-September 28, 2021 9-12 pm

OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR

ADJOURN

106 Westwood Drive

WESTWOOD DRIVE
 N 23°12'00" E
 50.00'



FRONT YARD
 SIDE YARD
 REAR YARD
 %COVERAG

SITE IS SERV

EXISTING HOUSE
 DECK
 CARPORT

1356
 6'

1' WOOD
 PLACE
 SILT FENCE

1'x1' WOODEN
 PLACED

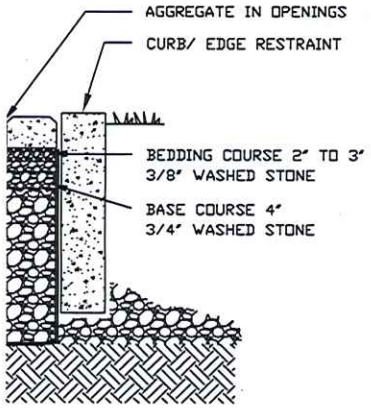
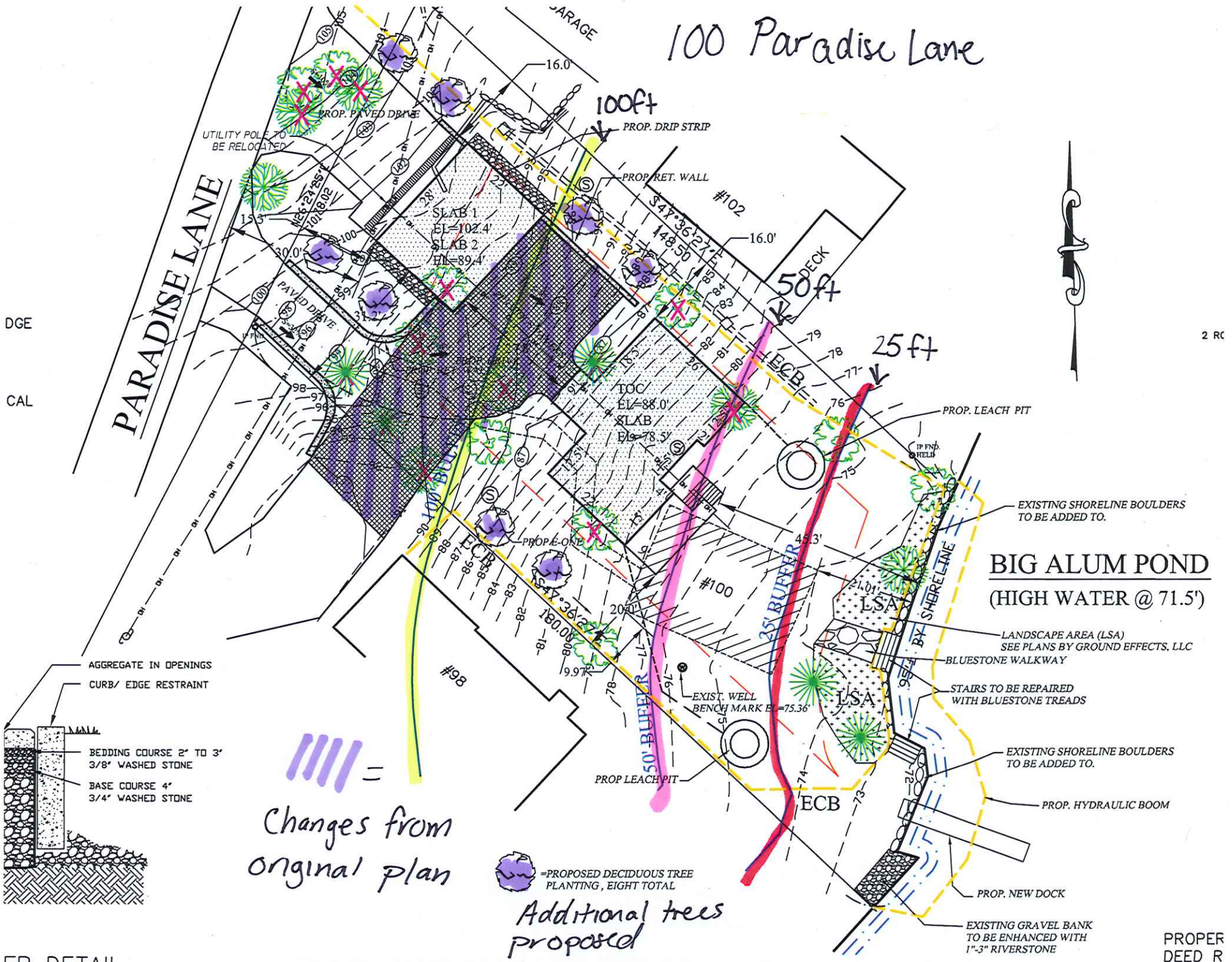
442 10 01000 100

100 Paradise Lane

DGE
CAL

2 RC

PARADISE LANE



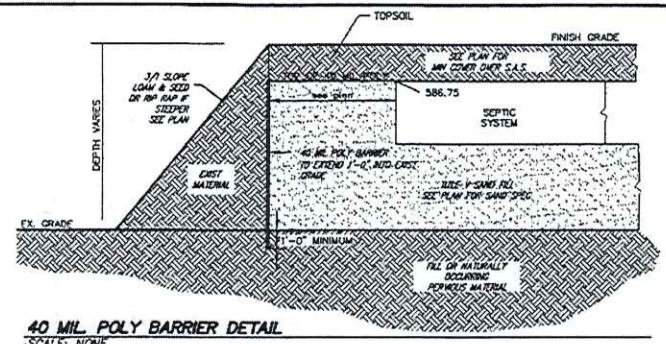
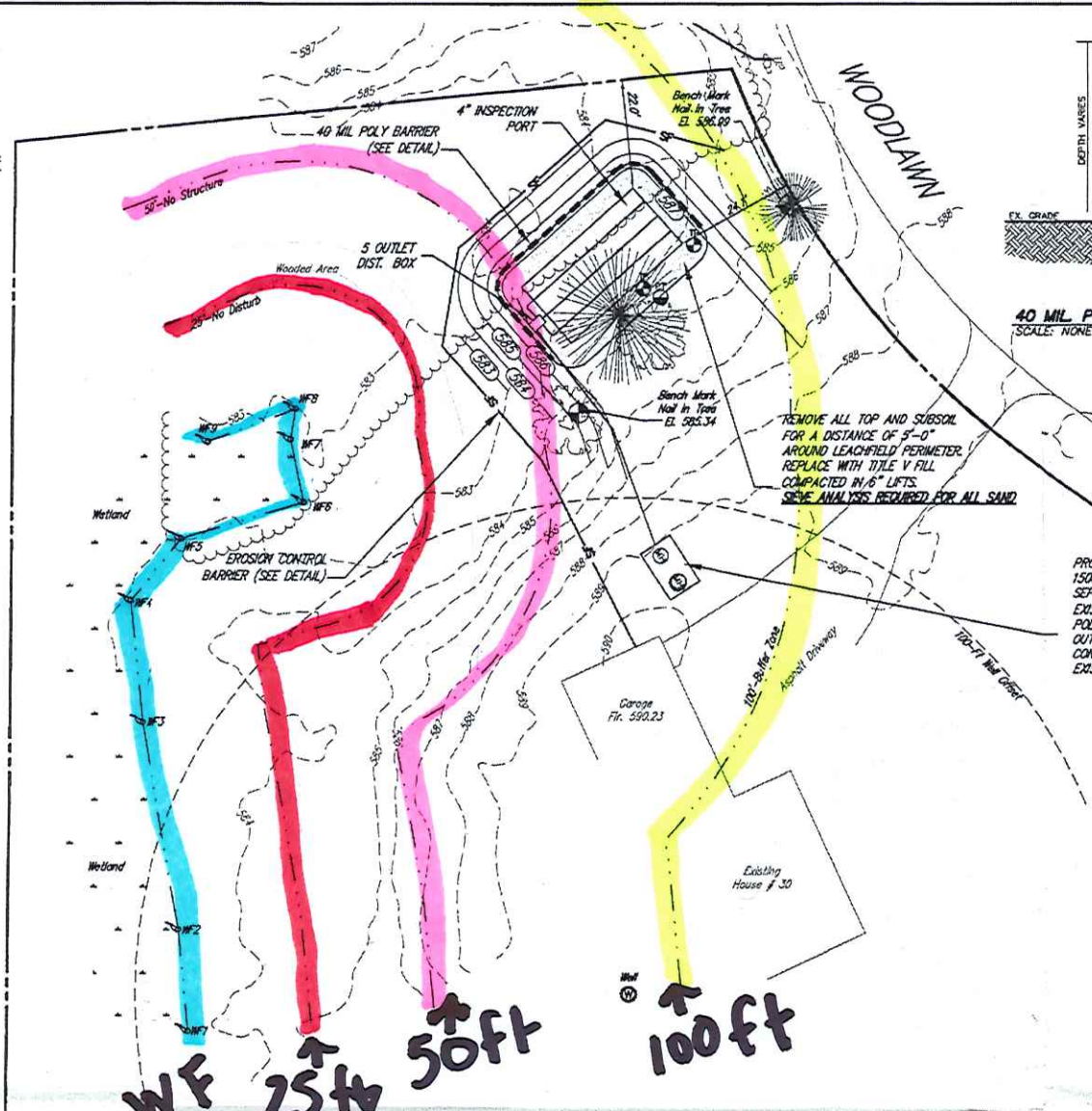
Changes from original plan

Additional trees proposed

BIG ALUM POND
(HIGH WATER @ 71.5')

PROPER DEED R

REFERENCE MEASUREMENT
MANSION 5-18-15

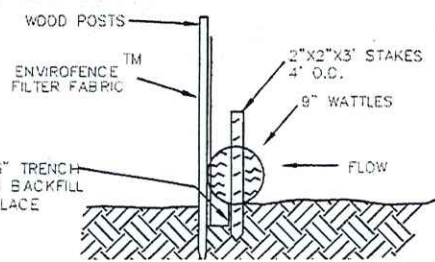


REMOVE ALL TOP AND SUBSOIL FOR A DISTANCE OF 5'-0" AROUND LEACHFIELD PERIMETER. REPLACE WITH TITLE V FILL COMPACTED IN 6" LIFTS. **SEWE ANALYSIS REQUIRED FOR ALL SAND**

PROPOSED 1500 GALLON SEPTIC TANK TO REPLACE EXISTING TANK #1/ POL. YELCOK PL-68 OUTLET FILTER CONTRACTOR TO VERIFY EXISTING INVERT ELEVATION

30
Woodlawn
Drive

WF
25ft
50ft
100ft



**JEREMY S.
CROTEAU, P.L.S.**
PROFESSIONAL
LAND SURVEYOR
MA LIC. NO.: 48722

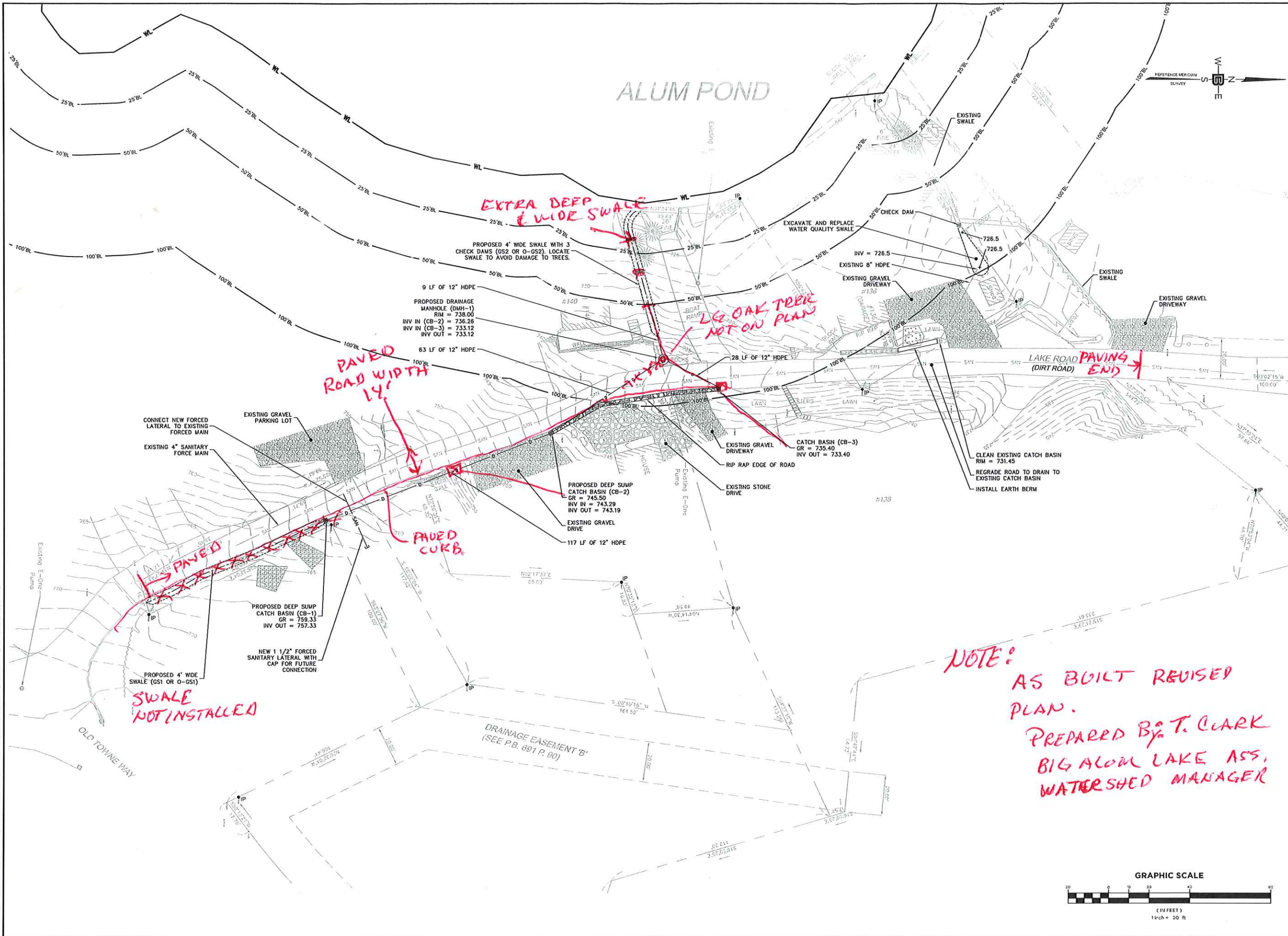
NORTH



Environmental Site Investigation, Inc.
3000 Riverside Ave., Suite 200
Worcester, MA 01602
Tel: 508-766-0659
Fax: 508-341-2127

508-766-0659
508-341-2127





ALUM POND

EXTRA DEEP & WIDE SWALE

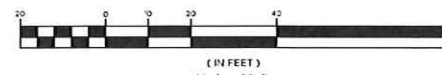
LE OAK TREE NOT ON PLAN

PAVED ROAD WIDTH 14'

NOTE:
AS BUILT REVISED PLAN.
PREPARED BY T. CLARK
BIG ALUM LAKE ASS.
WATERSHED MANAGER

SWALE NOT INSTALLED

GRAPHIC SCALE



39 ELM STREET
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F 508.765.0193
www.bertinengineering.com

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MA LIC. NO. 40595 NY LIC. NO. E0022
NH LIC. NO. 9368 RI LIC. NO. 6694

BRUCE A. FITZBACK, P.L.S.
PROFESSIONAL LAND SURVEYOR
MA LIC. NO. 37731
CT LIC. NO. 16970

NO.	DATE	REVISION
1	12-20-20	REDUCE NUMBER OF DRAINAGE STRUCTURES

ROADWAY DRAINAGE & EROSION CONTROL PLAN

ALUM LAKE SEDIMENT CONTROL

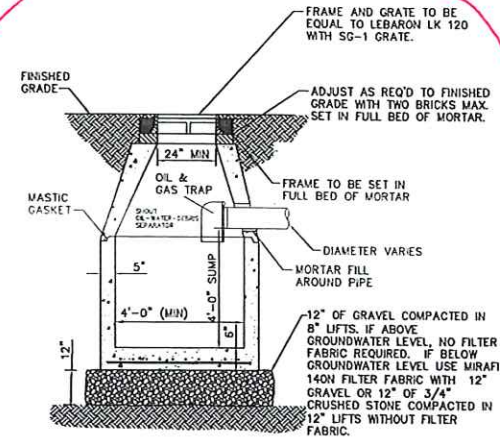
BIG ALUM LAKE ASSOC.
148 LAKE ROAD
STURBRIDGE, MA

THOMAS CLARK
148 LAKE ROAD
STURBRIDGE, MA 01518

DRAWN BY J.A.S.	CHECKED BY C.J.B.
SCALE 1" = 20'	PROJECT NO. 19M-185
DATE 03-24-20	REVISION NO. 1

EC-1

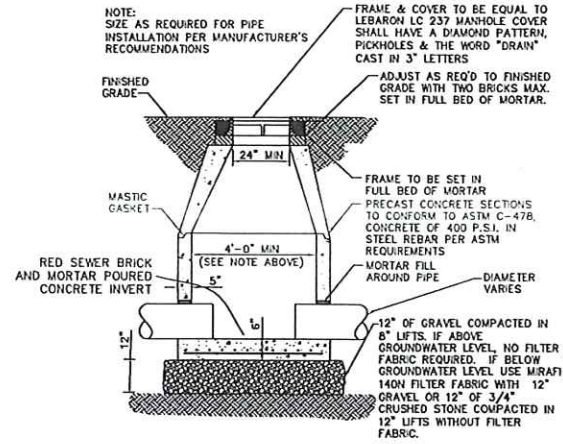
© Bertin Engineering Associates, Inc. 11111, 108.10.238E Job File: 2019.118M-185 Sturbridge, MA\Design\20 Civil\ADD\Drawg 19M-185-PL.dwg Jul 28, 2020 1:46pm adist



DEEP SUMP CATCH BASIN DETAIL

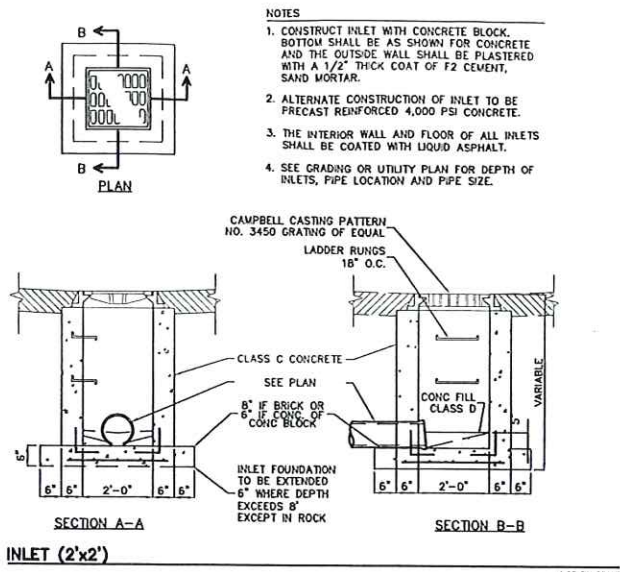
NOT TO SCALE

USED



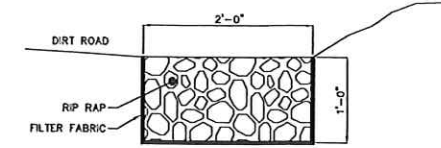
STANDARD DRAIN MANHOLE DETAIL

NOT TO SCALE



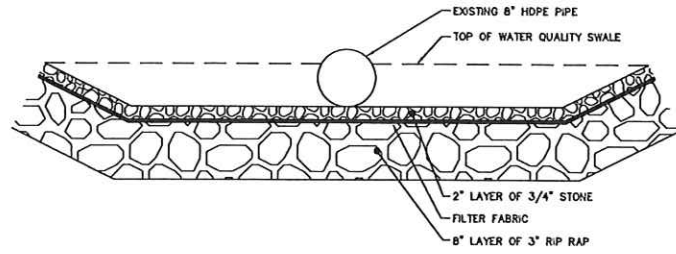
NOTES

1. CONSTRUCT INLET WITH CONCRETE BLOCK. BOTTOM SHALL BE AS SHOWN FOR CONCRETE AND THE OUTSIDE WALL SHALL BE PLASTERED WITH A 1/2\"/>



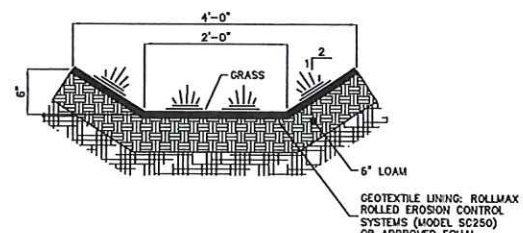
RIP RAP ALONG ROADWAY

NOT TO SCALE



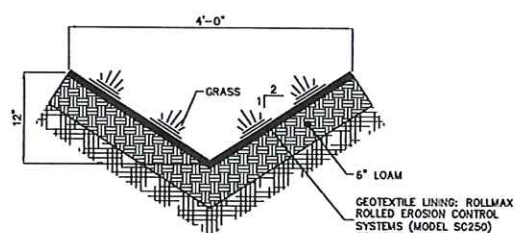
WATER QUALITY SWALE

NOT TO SCALE



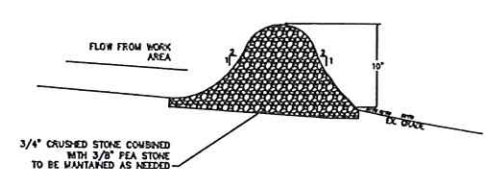
GRASS SWALE "GS1" (ALONG ROADWAY)

NOT TO SCALE



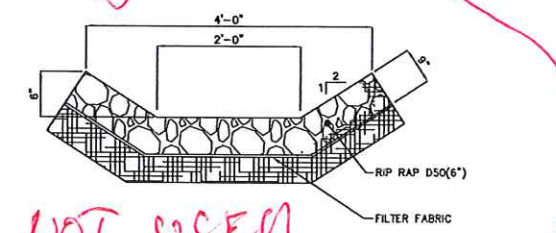
GRASS SWALE "GS2"

NOT TO SCALE



STONE CHECK DAM DETAIL

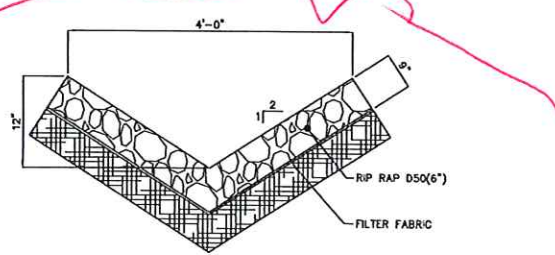
NOT TO SCALE



OPTIONAL GRANITE RIP RAP SWALE "O-GS1" (ALONG ROADWAY)

NOT TO SCALE

NOT USED



OPTIONAL GRANITE RIP RAP SWALE "O-GS2"

NOT TO SCALE

USED FOR LAKESWALE

39 ELM STREET
SOUTHBRIDGE, MA 01550
TEL: 508.765.0132
F: 508.765.0132
www.bertinengineering.com

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CIVIL • SURVEYING • TRAFFIC • STRUCTURAL • ENVIRONMENTAL • MECHANICAL • LANDSCAPE

CALISTO J. BERTIN, P.E.
PROFESSIONAL ENGINEER
CT LIC. NO. 12850 NJ LIC. NO. 28845
MA LIC. NO. 40595 NY LIC. NO. 60022
NH LIC. NO. 9368 RI LIC. NO. 6694

CJB

BRUCE A. FITZBACK, P.L.S.
PROFESSIONAL LAND SURVEYOR
MA LIC. NO. 37731
CT LIC. NO. 16970

DRAWING TITLE
ROADWAY DRAINAGE & EROSION CONTROL DETAILS

PROJECT
ALUM LAKE SEDIMENT CONTROL

BIG ALUM LAKE ASSOC.
148 LAKE ROAD
STURBRIDGE, MA

CLIENT
THOMAS CLARK
148 LAKE ROAD
STURBRIDGE, MA 01518

CERTIFICATE OF AUTHORIZATION
24GAZ8068500 / 21M4H00002200

DRAWN BY: J.A.S. CHECKED BY: C.J.B.

SCALE: 1" = 20' PROJECT NO: 19M-166

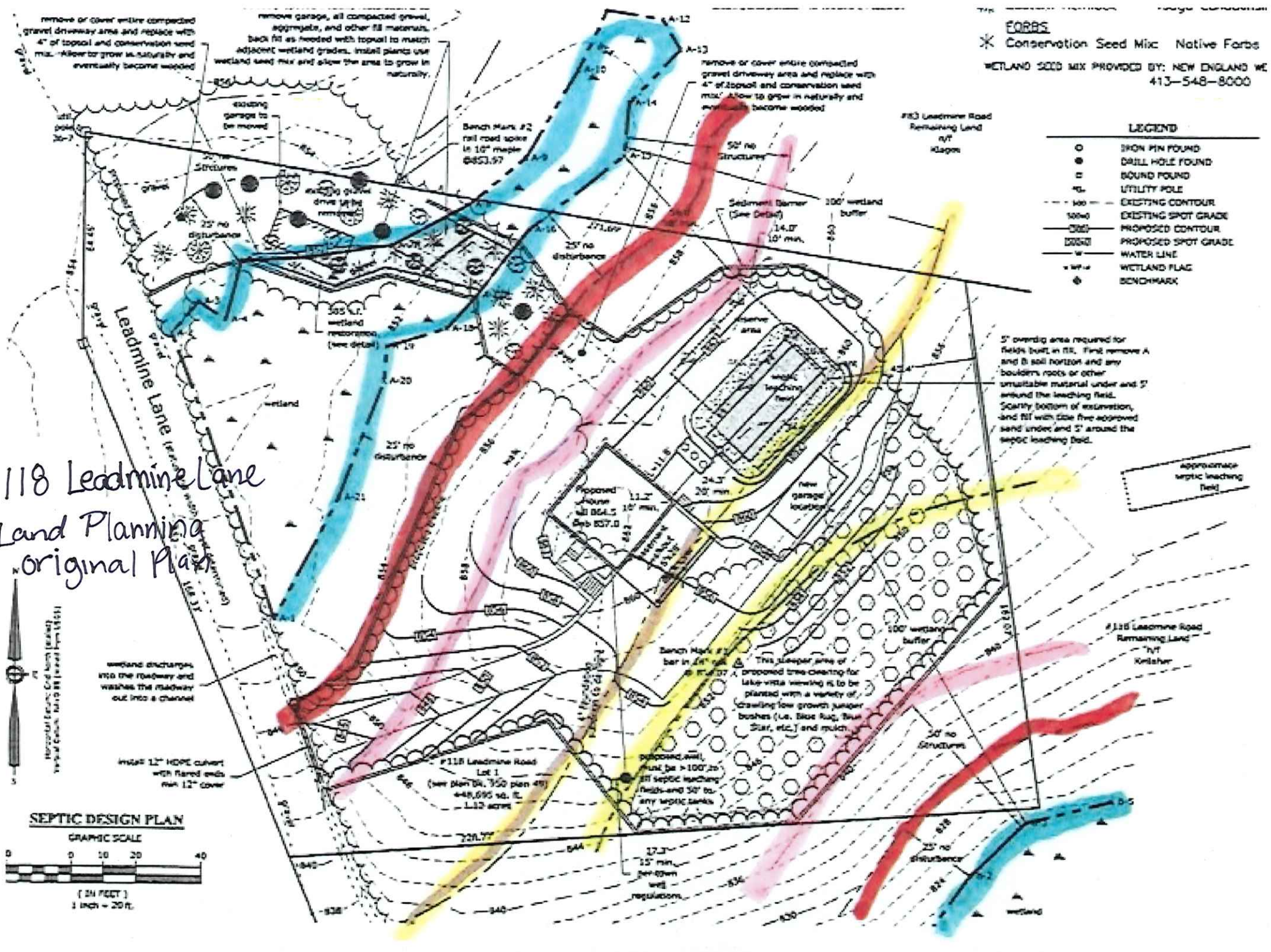
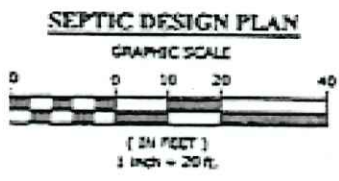
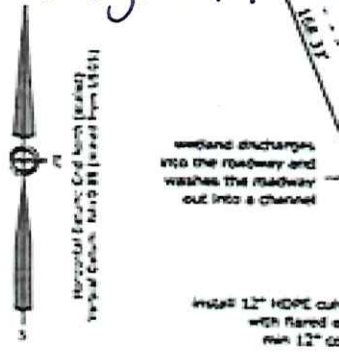
DATE: 03-24-20 REVISION NO: 0

DRAWING NO: **EC-2**

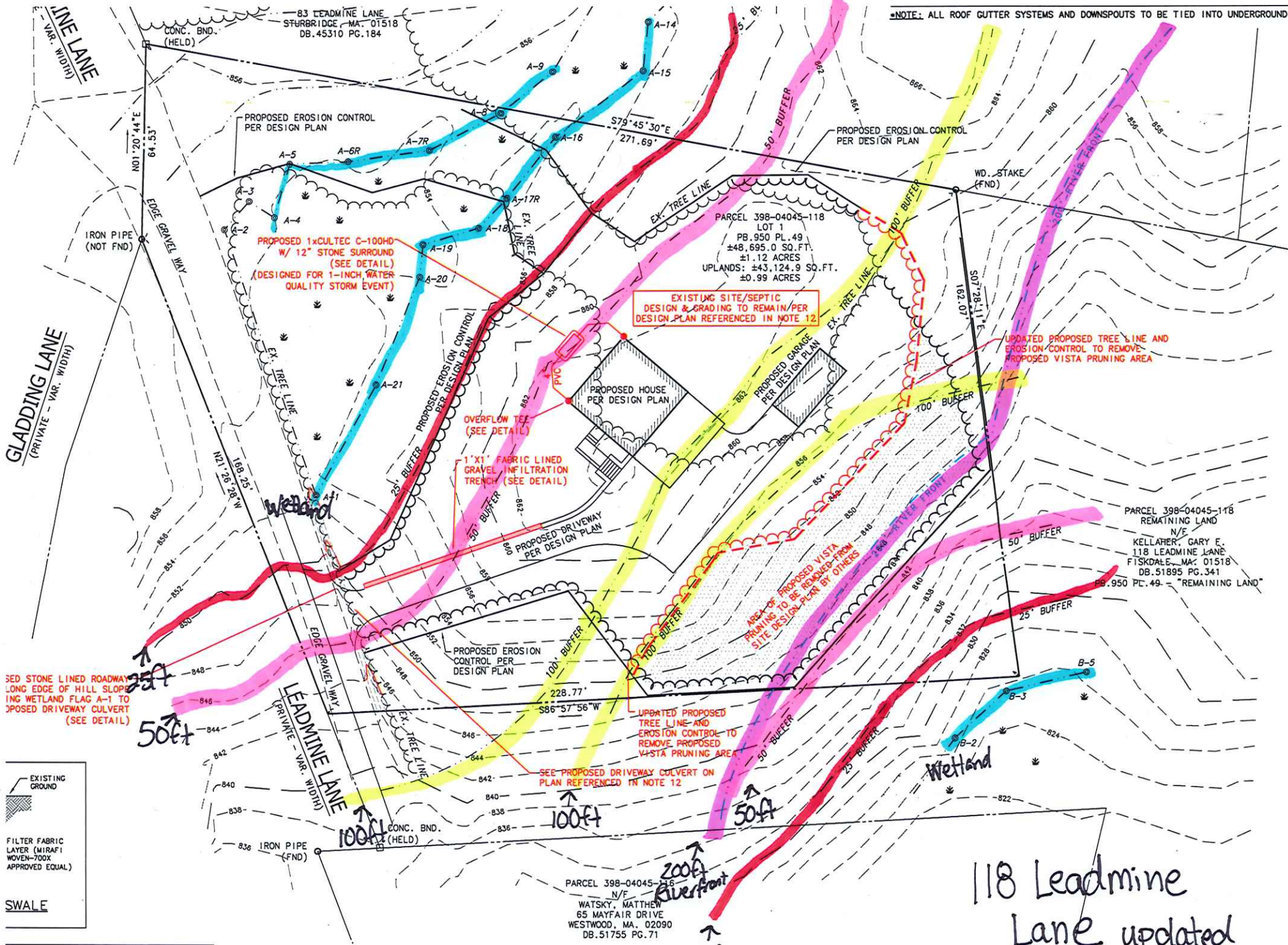
FORBS
 * Conservation Seed Mix Native Forbs
 WETLAND SEED MIX PROVIDED BY: NEW ENGLAND WC
 413-548-8000

LEGEND	
○	IRON PIN FOUND
●	DRILL HOLE FOUND
□	BOUND FOUND
⊕	UTILITY POLE
- - -	EXISTING CONTOUR
— — —	EXISTING SPOT GRADE
— — —	PROPOSED CONTOUR
— — —	PROPOSED SPOT GRADE
— — —	WATER LINE
— — —	WETLAND FLAG
⊕	BENCHMARK

118 Leadmine Lane
 Land Planning
 original plan



NOTE: ALL ROOF GUTTER SYSTEMS AND DOWNSPOUTS TO BE TIED INTO UNDERGROUND



SED STONE LINED ROADWAY LONG EDGE OF HILL SLOPING WETLAND FLAG A-1 TO PROPOSED DRIVEWAY CULVERT (SEE DETAIL)

EXISTING GROUND

FILTER FABRIC LAYER (MIRAFI WOVEN-700X APPROVED EQUAL)

SWALE

PARCEL 398-04045-118
 N/E
 WATSKY, MATTHEW
 65 MAYFAIR DRIVE
 WESTWOOD, MA. 02090
 DB. 51755 PG. 71

PARCEL 398-04045-118
 REMAINING LAND
 N/E
 KELLAHER, GARY E.
 118 LEADMINE LANE
 FISKDALE, MA. 01518
 DB. 51895 PG. 341
 PB. 950 PL. 49 - "REMAINING LAND"

118 Leadmine Lane updated plan

200ft
 Riverfront
 25ft

GLADDING LANE
 (PRIVATE - VAR. WIDTH)

LEADMINE LANE
 (PRIVATE - VAR. WIDTH)

50ft
 50ft

100ft
 100ft

SWALE