

CCONSERVATION COMMISSION DETAILED AGENDA

Date: November 16, 2023

Time: 6:00 pm

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

DECISIONS

I. WETLANDS DECISIONS – Public Hearings

1. 505 Main Street– NOI – Commercial property redevelopment – DEP File #300-XXXX

- Owner: Jenny Bounphasaysonh Applicant: STL Group, LLC
- Representatives: R. Mendez, Graves Engineering, Inc.
- Request: Issue Order of Conditions (OOC)
- Documents Presented: colored plans
- Project Summary:
 - Redevelopment of a commercial property including removal of existing building and parking areas and the construction of a new building, parking areas and associated stormwater management.
- Staff Notes:
 - Proof of abutter notifications required to open hearing.
 - Proof of legal ad received.
 - DEP file number not issued to date.
 - Site visit performed.
 - Project was filed in January of 2023 but was withdrawn. Project appears to have been revised since original submission. Narrative does not include details on revisions from original plan but appears rain garden revised to move further from wetlands.
 - Project site is not located within Priority & Estimated Habitat.
 - Site is within buffer zone to a Bordering Vegetated Wetland located just off the property. FEMA Map included. Shown near a Zone AE. Engineer to confirm that site is not within elevations for BLSF. Property is outside of Riverfront Area associated with the Quinebaug River.
 - Streams are located east and west of the property. Both are culverted where parallel with the property. The eastern stream is over 200' away and the western one is within 100' at the culvert discharge. Staff checked the topo maps and shown as intermittent. Staff also checked stream stats and this stream doesn't meet criteria as perennial.
 - OOC previously issued here for different development. OOC has expired and no work was conducted under it. It was recorded and a request for a Certificate of Compliance will need to be submitted to release the deed from the title before any new work starts. Staff recommend that the Applicant have the owner start this process.
 - As project includes an increase of impervious surface, the project is considered a new project per MA Stormwater Standards. Staff are pleased to see the use of the bioretention basin for stormwater management. Stormwater report and supporting documentation appears to cover standards. O&M plan includes use of salt alternatives. Snow storage area shown on the plan. Project is within a Zone II wellhead area which is a critical area and stormwater management requirements indicate to have been met for this.
 - Project includes new paved parking areas within the 50' no new structure setback. There is some existing and deteriorating/remnant pavement within this area. Per Bylaw Regs definitions a structure includes: "Any man-made or man-assembled impervious or partially impervious combination of materials and includes but is not limited to buildings, asphalt driveways, retaining walls, patios, swimming pools, sheds (decks, porches), framework, or any part thereof existing on, above or below the level of land or water."
 - Plan shows asphalt pavement covered with brush. This area has a significant amount of Japanese knotweed growing within it. The proper removal of the invasive is recommended.



Conservation Agent
Rebecca Gendreau

Assistant
Erin Carson

Conservation Commission Members
Ed Goodwin
Erik Gaspar
Roy Bishop
Karsten Stueber
Ted Winglass

308 Main Street.
Sturbridge, MA
01566
T 508/347-2506

www.sturbridge.gov

- Project would require a waiver. Waiver was not requested. Applicant should review waiver requirements and provide the required information in order for the board to consider it. Can project be revised to eliminate some of paved areas at rear of lot to meet standards? The removal of the back two parking spots could allow for the rain garden to be elongated and for the outlet discharge and outlet protection to be removed from the 25' no disturb. This could be a good alternative towards a waiver. The area of the outlet discharge is within what a vegetated area in the 25' no disturb and would appear to be a new disturbance. Mitigation would be required. Are there opportunities to increase tree cover on lot which could shade paved parking areas?
- Applicant has an open OOC for 423 Main Street. Project should be ready to close out. A Request for a Certificate of Compliance needs to be submitted to close out that project.
- Board of Health comments-There is Town water and sewer here. The only comment on this project is that the pad for the dumpster does not appear to be large enough. We suggest review of dumpster sizes and to create a pad large enough to accommodate trash AND recycling dumpsters as required by State and local regulations
- Staff Recommendations: Continue hearing to allow applicant time to address items listed above & for DEP File # issuance.

2. 241 & 245 Main Street –NOI – Paving of a commercial parking lot – DEP File #300-XXXX

- Owner/Applicant: Sturbridge Service Center Representatives: R. Lussier, CMG Environmental
- Request: Issue Order of Conditions.
- Documents Presented: colored plan
- Project Summary:
 - Project includes paving a parking lot at a commercial facility.
- Staff Notes:
 - Proof of abutter notifications required to open hearing.
 - DEP file number not issued to date.
 - Proof of legal ad received.
 - Project site is not located within Priority & Estimated Habitat.
 - Site noted to be within buffer zone to a Bordering Vegetated Wetland, contains BLSF and small portion of site shown as Riverfront Area. CMG notes area adjacent to BVW associated with a tributary to Hobbs Brook. Review of area shows that is in fact Hobbs Brook. How was Riverfront Area established? Area appears ponded but part of Hobbs Brook.
 - The applicant would need to demonstrate that the areas lack riverine characteristics per the WPA. DEP previously provided the following comments on another project associated with Hobbs Brook where RA was not shown: “It is presumed that Riverfront Area extends onto the property from Hobbs Brook to the north and west. If the brook is inundated due to beaver activity mean annual high water should be determined using a combination of field indicators and aerial photos. If the applicant contends that the brook is a pond, definitive proof of lack of riverine characteristics must be submitted to the Commission and MassDEP (see 310 CMR 10.58(2)(a)(1)(h). If work is proposed in Riverfront Area the applicant must demonstrate that the project meets the performance standards in 310 CMR 10.58(4). An additional filing fee may be required if work is proposed within Riverfront Area.”
 - Portion of site shown as Zone A. Bordering Land Subject to Flooding corresponds with the 100-year floodplain. Zone A FEMA flood zones cannot be used to define the limit of BLSF. The location of BLSF should be established using the criteria in 310 CMR 10.57(2)(a)(3). Any work within BLSF must meet the performance standards contained in 310 CMR 10.57(4).
 - Full depth pavement restoration proposed to include removal of 6’ of subsurface and 4’ of pavement.
 - Site visit conducted. Some of the areas shown as historic pavement are gravel areas. Project would appear to result in increase of impervious surfaces over existing conditions and needs to meet standards for new development.
 - Project shown as redevelopment for stormwater standards. This doesn’t appear accurate based on existing conditions. Much of site is currently gravel. Site is also noted as a towing facility which is a Land Use with a High Pollutant Load and BMPs are needed for control of pollutants associated with this use. Site noted only proposed to be re-paved. Therefore, no changes in runoff stated. Stated that paving will decrease sediment runoff. Gravel (2-3” stone) shown downgradient of proposed pavement. No BMPs proposed for infiltration or treatment. It appears that the owner’s intent to upgrade the site is in good intent, however, due to the resource areas present stormwater standards and WPA and SWB criteria need to be met. Adding BMPs for infiltration and treatment would be a benefit and appears required.

- Engineer to verify BLSF limits, RA limits and design project to meet criteria outlined in Regulations and with stormwater standards.
- Keith Beecher of the ACOE contacted staff with concerns in regards to property line discrepancies and encroachment onto ACOE land. He also contacted CMG staff. This will need to be addressed. Email attached.
- Staff Recommendations: Continue project to address comments and for DEP File #.

3. 274 Big Alum Road - NOI -Repair of historic boat notch - DEP #300-XXXX

- Owner/Applicant: Virginia Roscioli Representatives: n/a
- Request: Issue an OOC
- Documents Presented: sketch plan
- Project Summary:
 - Project includes the restoration of a former boat notch.
- Staff Notes:
 - Proof of abutter notifications required to open hearing.
 - Proof of legal ad received.
 - DEP file number not issued to date.
 - Site visit performed.
 - Project occurs on Bank, Land Under Water and is within the SWB 25' no disturb area. Project appears within Bordering land Subject to Flooding.
 - Project site is not located within Priority & Estimated Habitat.
 - Project noted as restoration of boat notch that will be a wetland improvement. Area was a historic boat house that had dry staked stone walls. Boathouse is gone. According to the owner it has fallen in over time. Area had naturalized. All vegetation within the area and immediately surrounding was removed since staff site visit. Removal of vegetation was discussed with staff at that time and brush clearing in that area does not meet criteria outlined in bylaw and was not exempt per the bylaw and wouldn't be exempt per WPA. Vegetation is within resource area and 25' no disturb. This is a violation.
 - Intent is to rebuild staked stone walls (as needed) and remove material and vegetation to allow boat parking. Vegetation that has grown in the area was removed. All work is within resource areas and within the SCC's no disturb area.
 - Applicant is requesting waiver on local filing fees. See letter in application packet. SWB Regs allow fee waivers as noted: "Waivers. The Conservation Commission may waive the local filing fee for an application or request filed by a government agency, and may waive the filing fee for a request for determination of applicability filed by a person with no financial connection to the subject property. Said request for waiver shall be made at the time of submittal of the application."
 - Applicant is requesting limited project status for restoration. SWB Limited project status is found: <https://ecode360.com/35319765#35319765>.
 - WPA limited project status requirements are found at 321 CMR 10.53.
 - Doesn't appear that project meets criteria for limited project.
 - Any work on Bank must meet the performance standards contained in 310 CMR 10.54, performance standards for BLSF and LUW. Additional information on extent of impacts and meeting performance standards needed. Elevations required to establish BLSF. Property contains an altered bank associated with dock. Bank is presumed to be important for wildlife habitat unless demonstrated otherwise and under the WPA 10% or 50 feet can be impacted. Property on Bank is shown as 151.5' from Town GIS. Therefore approx. 15 feet could be allowed which may have already been used for dock. 70' proposed to work on. Amount of LUW impact needs to be calculated. Wildlife habitat evaluation could be required for impacts above allowed thresholds for Bank and could be required for LUW & BLSF.
 - Additional information is needed to evaluate this request. Applicant should seek assistance from professionals to assist with resource area documentation and for compliance with permitting standards that is required. Leaving the area as is would appear to be more beneficial for resource areas than clearing area out for boat parking.
- Staff Recommendations: Continue to allow Applicant to provide additional information and for DEP File # issuance.

4. Big Alum Pond - NOI – Big Alum Pond Aquatic Vegetation Management Plan - DEP #300-XXXX

- Owner/Applicant: Big Alum Lake Association Representatives: A. McMenemy, GEI Consultants
- Request: Issue an OOC

- Documents Presented:
- Project Summary:
 - Project includes an aquatic vegetation management plan for Big Alum Pond.
- Staff Notes:
 - Proof of abutter notifications & proof of legal ad received.
 - DEP file number not issued to date.
 - Project site is not located within Priority & Estimated Habitat.
 - Current management plan and permit is required to be updated as management needs have changed. Therefore, new NOI filed for new plan. Staff thank the lake association for their efforts on updating the plan.
 - Past OOC and plan was for the use of Reward to target curly pondweed and an annual drawdown. Additional concerns have arisen since issuance in 2007 and the management strategies have changed.
 - Purpose of project is to remove/manage aquatic nuisance vegetation.
 - Plan noted to follow Final Generic Environmental Impact Report: Eutrophication and Aquatic Plant Management in MA (2004) and the Guidance for Aquatic Plant Management in Lakes and Ponds: As it Relates to the Wetland Protection Act (2004).
 - Project is filed as a Limited Project Ecological Restoration as project results in 8,494,000 feet of LUW impacts.
 - Lake is 200 acres. Total area to be treated is 75 acres (littoral zone). Max area to be treated in one application is 40 acres. Treatments are primarily proposed in April. Treatments at this time of year (early growing season) are stated as being more effective as plants are less established. Spot treatments as needed may be at other times of the year.
 - Treatments are proposed as granular or boat based herbicide drip technology.
 - Requesting that multiple active ingredients are listed in the OOC as different plant conditions may vary from year to year. Active ingredients listed: copper based products for filamentous algae and aquatic plants; diquat dibromide spot treatment for aquatic plants; fluridone (systemic herbicide) for lake-wide control and early season curly leaf pondweed management.
 - Specificities of yearly treatments noted to be developed each year based on results of previous surveys.
 - Flexibility within the plan is acceptable and recommended to avoid need for multiple permits and/or yearly permits. However, some additional parameters will be needed for the board to evaluate to ensure no impacts to resource areas under the WPA and SWB. Chemical treatments need to be evaluated by the board to ensure no significant impacts so the dosage amounts are important to know.
 - Staff recommend that additional detail be provided related to target plants and/or plant groups, amounts of chemical distribution (and/or max. amounts be established), target application rates and documentation supporting that these amounts have been documented to be safe for fish, wildlife and aquatic organisms. Each year's specific plan is to be submitted prior to treatment. Staff understand that the association has been monitoring target problem areas. Existing data on lake issues (plants, areas of concern, etc.) should be provided to demonstrate needs. Data on treatment plans (i.e. chemical and treatment uses used elsewhere with success, etc.) would be useful to demonstrate meeting permitting standards and safe for lake use. Are there any maps that can be included that show these areas and to assist with establishing areas (treatment sizes) and potential treatment amounts needed?
 - Includes drawdown w/ details on rates and drawdown restrictions. Details needed to demonstrate need for drawdown and target species it will assist with as part of plan. Drawdown noted as yearly at 30 inches but will be at 36" every 5 years. Each year, the name of the person responsible for drawdown should be provided to SCC and to DPW for work on the dam (town dam).
 - Post-treatment surveys proposed w/ reporting to con comm.
 - Emergent plant treatment noted to use 3 different herbicides: imazamox, triclopyr and glyphosate. Noted that BALA will notify con comm of yearly treatment plan. Submitting specifics yearly is good but details to include estimated amounts with a max amount proposed will be needed to demonstrate no impact proposed. Understood that this will/can vary but board needs to ensure no inadvertent impacts.
 - Permit should be issued for 5 years and noted in OOC.
- Staff Recommendations: Continue to address comments and for DEP #.

5. 595 Main Street & Rt. 20 ROW - Notice of Intent –DOT Rt. 20 Drainage Project –DEP File #300-1175

- Owner/Applicant: MA DOT and Blackington, LLC Representative: E. Olson, VHB
- Request: Issue OOC
- Documents Presented: n/a

- Project Summary: Project includes the repair and replacement of failed drainage structures.
- Staff Notes:
 - Detailed comments and revised plans provided a few meetings ago but hearing was continued to allow the project team to obtain final property owner signature. See staff notes and materials under SCC 10-26-2023 meeting.
 - Property signature received.
- Staff Recommendations: Provided that the board is satisfied, staff recommend that the hearing is closed.
 - Approve the project pursuant to the WPA with the following conditions:
 - Standard OOC conditions.
 - Perpetual conditions for long term O & M activities
 - Prior to start of work, develop and submit for review a control of water procedure/plan for stormwater during construction.
 - Replacement mitigation plantings as proposed.
 - Applicant required to demonstrate that plantings (trees and shrubs) have survived for one year after installation. This shall include a review by a professional/qualified landscaper or certified arborist. A monitoring report shall be prepared for the plant restoration areas. The report shall be submitted by the professional demonstrating the health of the landscape plantings after one growing season.

6. 200 Haynes Street – *continued SWB* Notice of Intent-Construction of a commercial solar facility with associated appurtenances

- Applicant: Sturbridge PV LLC Owner: 30 Swift LLC
- Representative: BSC Group
- Request: Issue OOC.
- Documents Presented: n/a
- Project Summary: Project includes the construction of a commercial solar array on an approx. 14-acre parcel.
- Staff Notes:
 - Project was continued to allow both peer reviews to be initiated.
 - Site visit conducted.
 - Documents received (both posted for review):
 - CMG Report
 - Ecosystem Solutions Report
 - Revised plan and BSC comment letter received on Nov. 30th.
 - Both documents have been provided to project team for review. Additional off-site review needed to complete wetland peer review which should be conducted soon.
 - Staff had been informed that the project team is reviewing comments and will be working to address. Documents received on Nov. 30th. Staff anticipate that an update will be provided at this meeting and a continuance requested to provide time to address comments and finish wetland peer review.
 - Responses provided to stormwater review and some plan edits made. Representatives should go over this. This will be provided to CMG.
 - Staff do not anticipate concerns with delineation that would affect the project. Verification for accuracy of projected buffer zones onto the site is needed. All wetland flags need to be shown on the plan.
 - Construction sequence plan needed. Project is large and should be phased to minimize having large areas of open exposed soils especially with steep slopes. Peer review notes concerns with these types of projects and erosion and includes recommendations.
- Staff Recommendations: Continue to allow project team to address comments and final wetland review.

7. 72 Paradise Lane- *continued NOI* – Construction of a cantilevered dock - DEP File #300-XXXX

- Owner/Applicant: R. Muscaro Representative: M. Lavigne, Ground Effects
- Request: Issue an OOC
- Documents Presented: plans
- Jurisdiction: Buffer Zone, Bank, SWB Regs.: 365-1.1 & 1.2 (<https://ecode360.com/35319582#35319582>)
- Project Summary:
 - Project includes the installation of a singular cantilevered dock, 32 feet long by 6 ft wide
- Staff Notes
 - Project was continued to address board comments and for DEP File #.

- Board members wanted to visit site who had not been there.
- No new information has been received.
- Board discussed mitigation needs for waiver requirement.
- DEP has not issued a file # for the project.
- Staff Recommendations: Continue for DEP File # issuance. Once DEP # issued and any concerns have been addressed, Commissioners should determine if it is appropriate to close the hearing and issue an Order of Conditions. If an Order of Conditions is to be issued, the special conditions should be discussed. Staff would recommend the following conditions:
 - Vote to approve and issue an Order of Conditions pursuant to the SWB with the following special conditions:
 - Standard OOC conditions.
 - No work to occur in water. Work on Bank to occur during drawdown if water conditions are within the work area.
 - All excavated materials to be immediately removed from the site.
 - Areas to return to existing conditions.
 - Mitigation plantings to be installed at time of project construction or if that time is not suitable for plantings then by the beginning of June of the following year.
 - Applicant to demonstrate that plantings have survived one growing season.
 - Applicant is required to receive all other permitting including a Chapter 91 license as required.
 - Vote to approve and issue an Order of Conditions pursuant to the SWB with the following special conditions:
 - SWB only - Require a surety deposit during work to ensure conditions are met. Funds to be returned upon issuance of a Certificate of Compliance. Based on the mitigation requirements and previous deposits required, staff recommend \$2,500.

8. 62 Mt. Dan - *continued* Notice of Intent – Construction of a cantilevered dock - DEP File #300-XXXX

- Owner/Applicant: Dan St. Onge Representative: M. Lavigne, Ground Effects
- Request: Issue an OOC
- Documents Presented: plans
- Jurisdiction: Buffer Zone, Bank, SWB Regs.: 365-1.1 & 1.2 (<https://ecode360.com/35319582#35319582>)
- Project Summary:
 - Project includes the installation of a singular cantilevered dock, 32 feet long by 8 ft wide
- Staff Notes
 - Project was continued to address board comments and for DEP File #.
 - Board members wanted to visit site who had not been there.
 - No new information has been received.
 - Board discussed mitigation needs for waiver requirement.
 - DEP has not issued a file # for the project.
- Staff Recommendations: Continue for DEP File # issuance. Once DEP # issued and any concerns have been addressed, Commissioners should determine if it is appropriate to close the hearing and issue an Order of Conditions. If an Order of Conditions is to be issued, the special conditions should be discussed. Staff would recommend the following conditions:
 - Vote to approve and issue an Order of Conditions pursuant to the WPA with the following special conditions:
 - Standard OOC conditions.
 - No work to occur in water. Work on Bank to occur during drawdown if water conditions are within the work area.
 - All excavated materials to be immediately removed from the site.
 - Areas to return to existing conditions.
 - Mitigation plantings to be installed at time of project construction or if that time is not suitable for plantings then by the beginning of June of the following year.
 - Applicant to demonstrate that plantings have survived one growing season.
 - Applicant is required to receive all other permitting including a Chapter 91 license as required.
 - Vote to approve and issue an Order of Conditions pursuant to the SWB with the following special conditions:
 - SWB only - Require a surety deposit during work to ensure conditions are met. Funds to be returned upon issuance of a Certificate of Compliance. Based on the mitigation requirements and previous deposits required, staff recommend \$2,500.

9. 328 The Trail – *continued* Notice of Intent Construction of 2 cantilevered docks & repair of shoreline wall - DEP File #300-XXXX

- Applicant/Owner: Rocco Falcone Representative: M. Lavigne, Ground Effects
- Request: Issue an OOC.
- Documents Presented: plans
- Jurisdiction: Bank, Buffer Zone, SWB Regs.: 365-1.1 & 1.2 (<https://ecode360.com/35319582#35319582>)
- Project Summary:
 - Project includes the installation of a two cantilevered docks and replacing an existing stone and mortar wall with a more natural bolder wall with planting pockets to enhance the natural look.
- Staff Notes
 - Project was continued to address board comments and for DEP File #.
 - Board members wanted to visit site who had not been there.
 - No new information has been received.
 - Board discussed mitigation needs for waiver requirement.
 - DEP has not issued a file # for the project.
- Staff Recommendations: Continue for DEP File # issuance. Once DEP # issued and any concerns have been addressed, Commissioners should determine if it is appropriate to close the hearing and issue an Order of Conditions. If an Order of Conditions is to be issued, the special conditions should be discussed. Staff would recommend the following conditions:
 - Vote to approve and issue an Order of Conditions pursuant to the SWB with the following special conditions:
 - Standard OOC conditions.
 - No work to occur in water. Work on Bank to occur during drawdown if water conditions are within the work area.
 - All work shall follow the submitted and approved plan. The replacement wall shall not exceed the footprint of the existing retaining wall.
 - All activities, which may be located within areas that are subject to high water conditions, shall only occur in the dry (during lake drawdown). If working in dry conditions is not possible, then a plan must be developed to protect resource areas during work. Such plan shall be provided to the Conservation Department for prior review and approval.
 - Toe of boulders must end at existing extent of wall.
 - Prior to the Pre-Activity Meeting, the limits of the existing shoreline shall be staked and photographed. The photographs shall be provided at the pre-activity meeting. Toe of boulders must end at wall. Stakes shall remain in place to guide as a visual locator of the limits of the shoreline. Post-construction photographs shall also be provided.
 - Applicant is required to receive all other permitting including a Chapter 91 license as required.
 - Require plantings as proposed. Landscape plantings must be installed in compliance with the approved plans. Applicant to ensure plantings survive and not covert landscaped areas.
 - All excavated materials to be immediately removed from the site.
 - Areas to return to existing conditions.
 - Mitigation plantings to be installed at time of project construction or if that time is not suitable for plantings then by the beginning of June of the following year.
 - Applicant to demonstrate that plantings have survived one growing season.
 - Applicant is required to receive all other permitting including a Chapter 91 license as required.
 - Vote to approve and issue an Order of Conditions pursuant to the SWB with the following special conditions:
 - Require a surety deposit during work to ensure conditions are met. Funds to be returned upon issuance of a Certificate of Compliance. Based on the mitigation requirements and previous deposits required, staff recommend \$2,500.

10. 324 The Trail – Notice of Intent Construction of 2 cantilevered docks - DEP File #300-XXXX

- Applicant/Owner: Matt Kibbe Representative: M. Lavigne, Ground Effects
- Request: Issue an OOC
- Documents Presented: plans
- Jurisdiction: Bank, Buffer Zone, SWB Regs.: 365-1.1 & 1.2 (<https://ecode360.com/35319582#35319582>)

- Project Summary: Project includes the installation of a two cantilevered docks and replacing a concrete wall with a stone wall in a 7-foot section of existing wall.
- Staff Notes
 - Project was continued to address board comments and for DEP File #.
 - Board members wanted to visit site who had not been there.
 - No new information has been received.
 - Board discussed mitigation needs for waiver requirement.
 - DEP has not issued a file # for the project.
- Staff Recommendations: Continue for DEP file # issuance. Once DEP # issued and any concerns have been addressed, Commissioners should determine if it is appropriate to close the hearing and issue an Order of Conditions. If an Order of Conditions is to be issued, the special conditions should be discussed. Staff would recommend the following conditions:
 - Vote to approve and issue an Order of Conditions pursuant to the WPA with the following special conditions:
 - Standard OOC conditions.
 - No work to occur in water. Work on Bank to occur during drawdown if water conditions are within the work area.
 - All work shall follow the submitted and approved plan. The replacement wall shall not exceed the footprint of the existing retaining wall.
 - All activities, which may be located within areas that are subject to high water conditions, shall only occur in the dry (during lake drawdown). If working in dry conditions is not possible, then a plan must be developed to protect resource areas during work. Such plan shall be provided to the Conservation Department for prior review and approval.
 - Toe of boulders must end at existing extent of wall.
 - Prior to the Pre-Activity Meeting, the limits of the existing shoreline shall be staked and photographed. The photographs shall be provided at the pre-activity meeting. Toe of boulders must end at wall. Stakes shall remain in place to guide as a visual locator of the limits of the shoreline. Post-construction photographs shall also be provided.
 - Applicant is required to receive all other permitting including a Chapter 91 license as required.
 - Require plantings as proposed. Landscape plantings must be installed in compliance with the approved plans. Applicant to ensure plantings survive and not covert landscaped areas.
 - All excavated materials to be immediately removed from the site.
 - Areas to return to existing conditions.
 - Mitigation plantings to be installed at time of project construction or if that time is not suitable for plantings then by the beginning of June of the following year.
 - Applicant to demonstrate that plantings have survived one growing season.
 - Applicant is required to receive all other permitting including a Chapter 91 license as required.
 - Vote to approve and issue an Order of Conditions pursuant to the SWB with the following special conditions:
 - Require a surety deposit during work to ensure conditions are met. Funds to be returned upon issuance of a Certificate of Compliance. Based on the mitigation requirements and previous deposits required, staff recommend \$2,500

11. 212, 216 & 226 Charlton Rd. - Notice of Intent –redevelopment of 3 single family house lots to a commercial development–DEP File #300-1172

- Applicant: Sturbridge Retail Management Representative: J. Kline, Stonefield Engineering
- Request: Issue OOC.
- Documents Presented: n/a
- Project Summary: Project includes the demolition of 3 residential homes to accommodate the construction of a 2,402 SF restaurant with drive thru and 5079 SF medical building with associated parking and stormwater structures.
- Staff Notes:
 - Project review has been postponed per request of applicant’s representative.
- Staff Recommendations: Continue project if requested.

II. WETLAND DECISIONS

12. 290 Clarke Road Ext. – Request for a Certificate of Compliance - DEP File #300-1123

- Permit Holder: S. Tardanico

- Requester: Jalbert Engineering
- Request: Issue COC.
- Staff Notes: Project included house and garage modifications, construction of a permeable driveway and site improvements. Site visit conducted. No concerns noted.
Staff Recommendations: Issue complete CoC with perpetual conditions: SCC #'s 47-52.

13. Emergency Request – 55 Champeaux Road

- Requester: Town of Sturbridge, Trails Committee
- Request: Grant emergency certification for the removal of failing culverts at a crossing. Water levels lowered recently and erosion concerns noted. Only exposed portions of pipe to be removed and erosion repaired. Pipes under earthen material not to be removed. Pipes will be removed off site and properly disposed of. After the fact NOI to be filed with additional trial projects proposed. See attached materials.
Staff Recommendations: Removal of pipes and repairs made while water is lowered will reduce impacts.

III. ADMINISTRATIVE DECISIONS

UPDATES

IV. OLD BUSINESS

14. 110 Brookfield Road Update

- Staff Notes: Required work on site completed and plan provided for review. Staff visited site to confirm. Plan appears to reflect what was discussed to be included. Staff informed property owner appears ready for recording. Last requirement was to record the plan at Registry as proposed. Plan recording needed for release of EO. Staff have been advised that it will be done and we'll be notified. If it is provided, it would appear that the EO would be ready to be released.

15. 392 Main Street Update

- Staff Notes: Revised plan received for restoration. Oil dumpster to be relocated off town property and new plan being submitted. Narrative for planting proposal to be submitted. Planting plan appears adequate. Provided that board is satisfied w/ restoration, an EO is to be issued to allow restoration work to be completed. Planned to be completed soon prior to deep frost. Staff recommend at least one growing season of monitoring for successful plantings w/ monitoring and reporting. Restoration is on town land. Discussed with TA and insurance requirements just needed from contractor. This has been provided to EBT.

V. ADMINISTRATIVE UPDATES

- Committee Updates: CPA, Trails, Open Space and Lakes Advisory

VI. CORRESPONDENCE

VII. NEW BUSINESS

16. Agent's Report

15. Next Meeting: Thursday Jan. 4, 2024 and Site Visit Schedule – Dec. 27, 2023

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

ADJOURN

SOIL TESTING DATA

TP-1	TP-2
0" Existing Grade=585.5± Ap, Topsoil, Sandy Loam	0" Existing Grade=583.5± Fill, 3" Minus Gravel, Loamy Sand
24" Bw, Sandy Loam	12" Sand Fill, 6" Minus Gravel, Sandy Loam
48" C, Sand, 50% Gravel Rounded (3-6")	48" C, Sand, 50% Gravel Rounded (3-6")
84" 578.5	58" 478.7

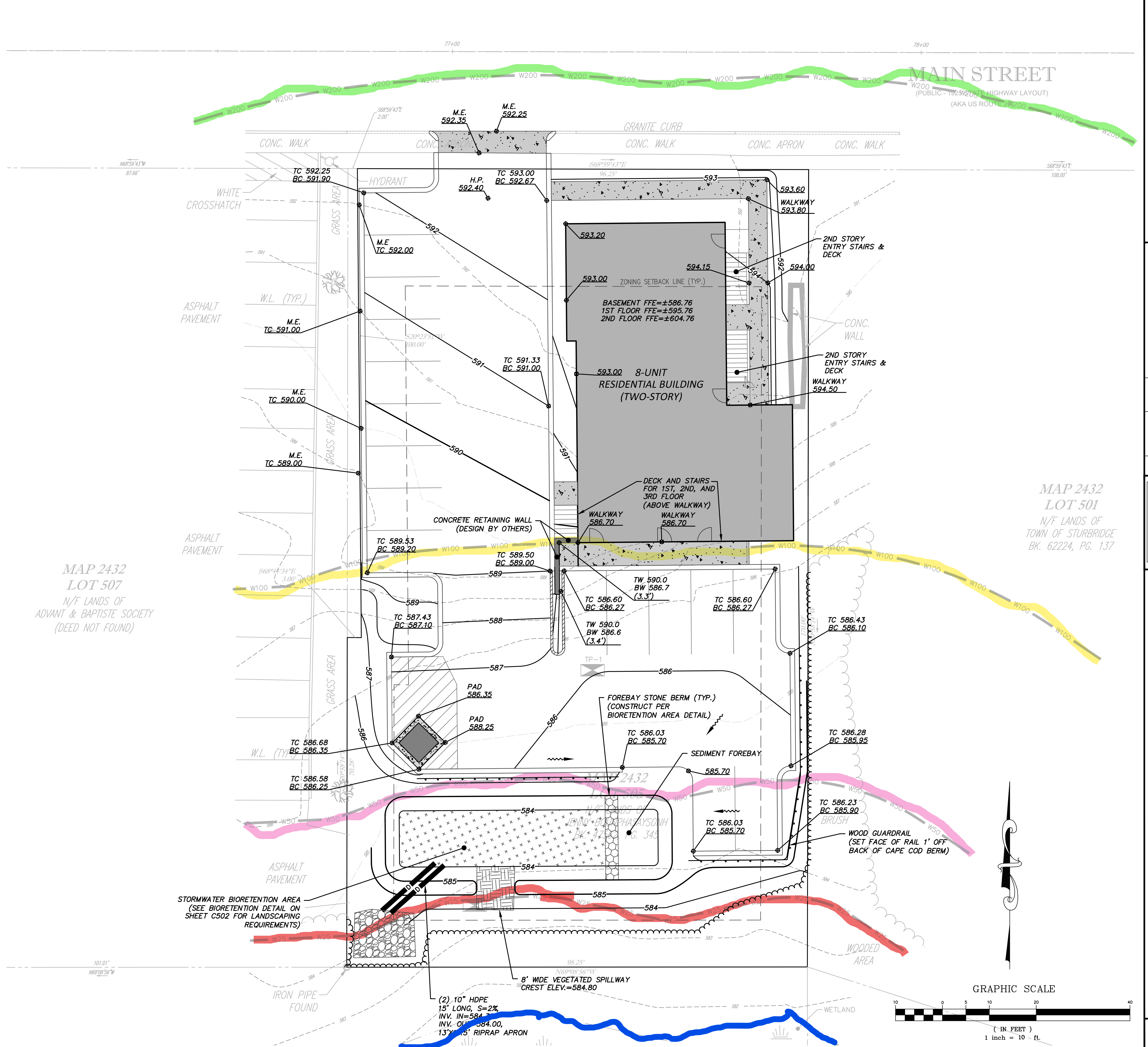
Weeping @ 65" (580.1)
ESHGWT @ 48" (581.5)

Weeping @ 48" (579.5)
ESHGWT @ 48" (579.5)

NOTES:
1) SOIL TESTING TEST PITS WERE CONDUCTED BY MICHAEL ANDRADE, P.E., MASSDEP SOIL EVALUATOR #SE2681, OF GRAVES ENGINEERING ON 12/08/22. TESTS PITS EXCAVATED BY CIESLA CONSTRUCTION WITH A TAKEUCHI TB135 MINI TRACK. TESTS PITS WERE PERFORMED FOR STORMWATER MANAGEMENT DESIGN PURPOSES ONLY.
2) ESHGWT= ESTIMATED SEASONAL HIGH GROUNDWATER TABLE

SHEET NOTES

- PROVIDE POSITIVE DRAINAGE IN ALL FINISH GRADED WORK AREAS INCLUDING AWAY FROM ALL BUILDINGS.
- ADJUST ALL STRUCTURES (MANHOLES, WATER GATE VALVES, SHUTOFFS, ETC.) TO PROPOSED FINISH GRADES WITHIN THE LIMIT OF WORK.
- ALL DISTURBED AREAS OUTSIDE OF PAVEMENT SHALL BE RESTORED WITH 6 INCHES OF LOAM AND SEEDED OR LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPING PLANS.
- ALL FINISHED GRASSED SLOPES EQUAL TO OR GREATER THAN A 3:1 SLOPE SHALL BE STABILIZED WITH AN EROSION CONTROL MATTING SUCH AS SC-150 BY NORTH AMERICAN GREEN, CURLEX II BY AMERICAN EXCELSIOR, OR ENGINEER APPROVED EQUAL. COORDINATE MATTING LOCATIONS WITH THE LANDSCAPE PLANS AND GROUND COVER MATERIALS.
- PROPOSED GRADES AS SHOWN SHALL BE CARRIED TO ALL PAVEMENT CORNERS HOWEVER GRADE ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR AS NECESSARY TO PROVIDE POSITIVE DRAINAGE FROM ALL CORNERS.
- SPOT GRADE KEY:
(E) = EXISTING GRADE TO BE MAINTAINED CB = CATCH BASIN
TC = TOP OF CURB FINISH GRADE HP = HIGH POINT
BC = BOTTOM OF CURB FINISH GRADE LP = LOW POINT
FFE = BUILDING FINISH FLOOR ELEVATION ME = MATCH EXISTING
VIF = VERIFY IN FIELD (CONTRACTOR)
TW = TOP OF WALL (FINISH GRADE)
BW = BOTTOM OF WALL (FINISH GRADE)
- SITE SOILS PER USDA-NRCS WEB SOIL SURVEY ARE POOTATUCK FINE SANDY LOAM (MAP UNIT 2A), AND CANTON FINE SANDY LOAM (MAP UNIT 420B). ON-SITE SOIL TESTING WAS CONDUCTED ON DECEMBER 8, 2022. SEE LOG THIS SHEET.
- ALL NEW PAVEMENT AND CONCRETE SURFACES SHALL BE CONSTRUCTED TO PROPOSED GRADES AS SHOWN AND SHALL BE SMOOTH AND UNIFORM ELIMINATING DEFORMITIES, DEPRESSIONS, PUDDLES, AND TRIP HAZARDS. PROVIDE POSITIVE DRAINAGE ON ALL NEW PAVEMENT AND CONCRETE SURFACES, AWAY FROM BUILDINGS, AND TO EXISTING CATCH BASINS, OUTFALLS OR OTHER COLLECTION POINTS.
- UNLESS NOTED OTHERWISE, PROPOSED WALKWAYS SHALL HAVE RUNNING (LONGITUDINAL) SLOPES NO GREATER THAN 4.5%. CROSS SLOPES OF WALKWAYS SHALL BE PITCHED TO DRAIN BUT NO MORE THAN 1.5%. NEW WALKWAYS SHALL MATCH (BE FLUSH WITH) EXISTING ELEVATIONS WHERE SHOWN OR NOTED WITH CHANGES IN LEVELS (ELEVATIONS) NO GREATER THAN 1/4-INCH, AND WITH FINISH GRADES OF EXISTING AND PROPOSED BIT. WALKS, CONCRETE PADS, ETC.
- UTILITY MATERIALS, CONSTRUCTION, AND TESTING SHALL COMPLY WITH TOWN OF STURBRIDGE STANDARDS.

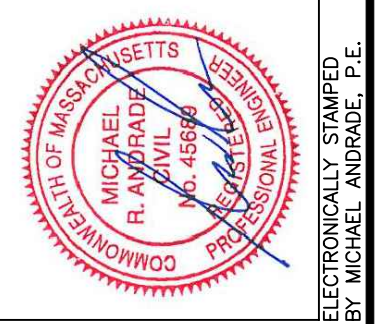


MAP 2432
LOT 507
N/F LANDS OF
ADVANT & BAPTISTE SOCIETY
(DEED NOT FOUND)

MAP 2432
LOT 501
N/F LANDS OF
TOWN OF STURBRIDGE
BK. 62224, PG. 137

GRAVES ENGINEERING, Inc.
100 GROVE STREET | WORCESTER MA 01605
T 508-856-0321 | F 508-856-0377
gravesengineering.com

NO.	DATE	BY	DESCRIPTION
2	11/03/23	MRA	ISSUED FOR PERMITTING
1	12/22/22	MRA	ISSUED FOR PERMITTING



GRADING & DRAINAGE PLAN
MULTI-FAMILY RESIDENTIAL PROJECT
505 MAIN STREET, STURBRIDGE, MA 01518

PREPARED FOR: STL GROUP LLC
P.O. BOX 688, STURBRIDGE, MA 01566

DATE: 12/22/22 SCALE: 1"=10'
DES. BY: ROM DRW. BY: ROM CHK. BY: MRA PRJ. NO.: 22152

C103



RESPONSIBILITIES OF OWNER/PERMITEE

THE OWNER/PERMITEE SHALL:
A. PROVIDE THE CONTRACTOR WITH COPIES OF LAND-USE PERMITS THAT OWNER HAS ACQUIRED.
B. INFORM ALL PARTIES INVOLVED WITH THE PROPOSED SITE WORK OF THIS PLAN'S OBJECTIVES AND REQUIREMENTS.

RESPONSIBILITIES OF CONTRACTOR

THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING EROSION OF THE SITE AND FOR PROTECTING ADJACENT STORM SEWERS AND WATERWAYS FROM SEDIMENTATION.
A. INSTALL, MONITOR, AND MAINTENANCE OF THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN.
B. COMPLY WITH ALL PERMIT REQUIREMENTS.

**ZONING INFORMATION TABLE - STURBRIDGE, MA
#241 & 245 MAIN STREET, STURBRIDGE**

PREPARED FOR: STURBRIDGE SERVICE CENTER, INC. CURRENT OWNER: STURBRIDGE REALTY CO, INC.
245 MAIN STREET P.O. BOX 1104
STURBRIDGE, MA 01566 STURBRIDGE, MA 01566

ASSESSOR'S MAP ID: 415-2935-241 & 245 DEED: BK 8067 PG 92

EXISTING ZONE: SUBURBAN RESIDENTIAL DISTRICT (SR)

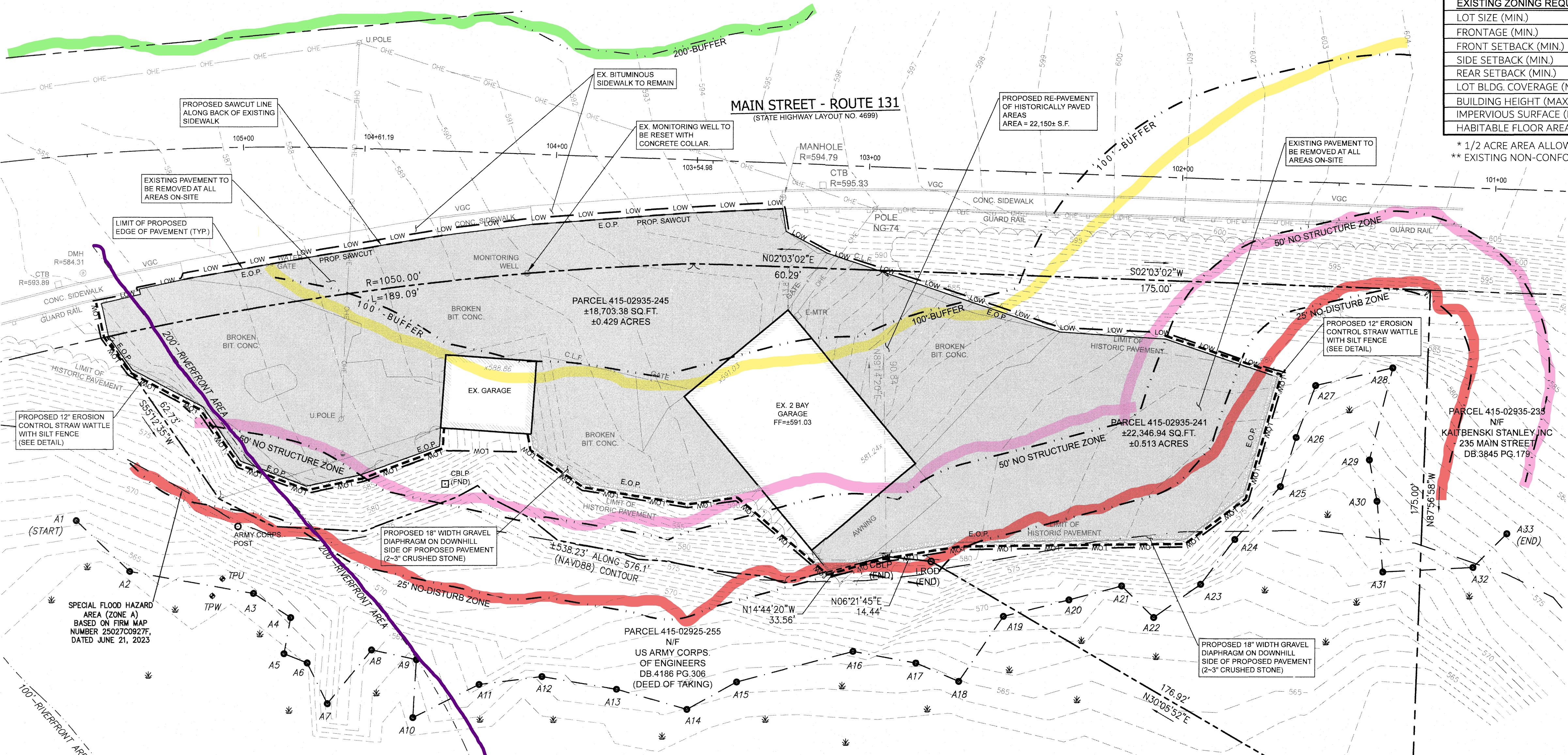
EXISTING USE: REPAIRS & USED CAR SALES (PER ACCESSORS CARD)

PROPOSED USE: REPAIRS & USED CAR SALES

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING (COMBINED)	PROPOSED
LOT SIZE (MIN.)	3/4 ACRE*	0.94 ACRES	0.94 ACRES
FRONTAGE (MIN.)	125 FT.	424.38 FT.	424.38 FT.
FRONT SETBACK (MIN.)	30 FT.	13.8 FT.± **	13.8 FT.± **
SIDE SETBACK (MIN.)	15 FT.	74.3 FT.±	74.3 FT.±
REAR SETBACK (MIN.)	15 FT.	7.8 FT.±**	7.8 FT.±**
LOT BLDG. COVERAGE (MAX.)	15.0%	3,384 S.F. (8.2%)	3,384 S.F. (8.2%)
BUILDING HEIGHT (MAX.)	35' (2 STORIES)	< 35 FT.	< 35 FT.
IMPERVIOUS SURFACE (MAX.)	N/A	-	-
HABITABLE FLOOR AREA (MIN.)	750 S.F.	3,384 S.F.	3,384 S.F.

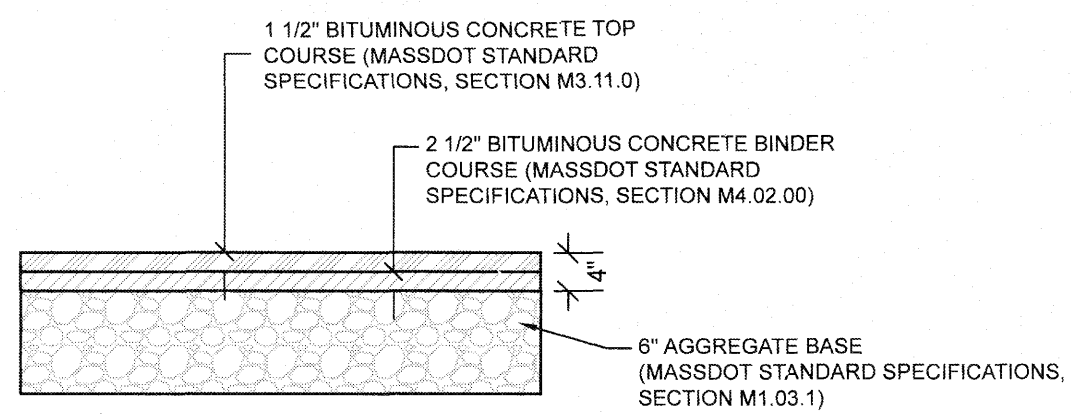
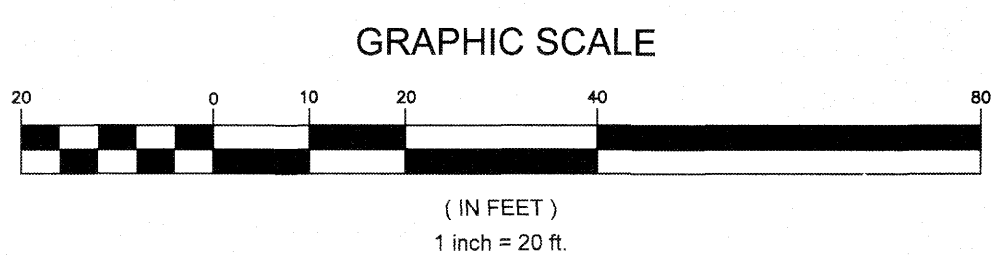
* 1/2 ACRE AREA ALLOWED IF LOT IS SERVICED BY TOWN WATER AND SEWER

** EXISTING NON-CONFORMING

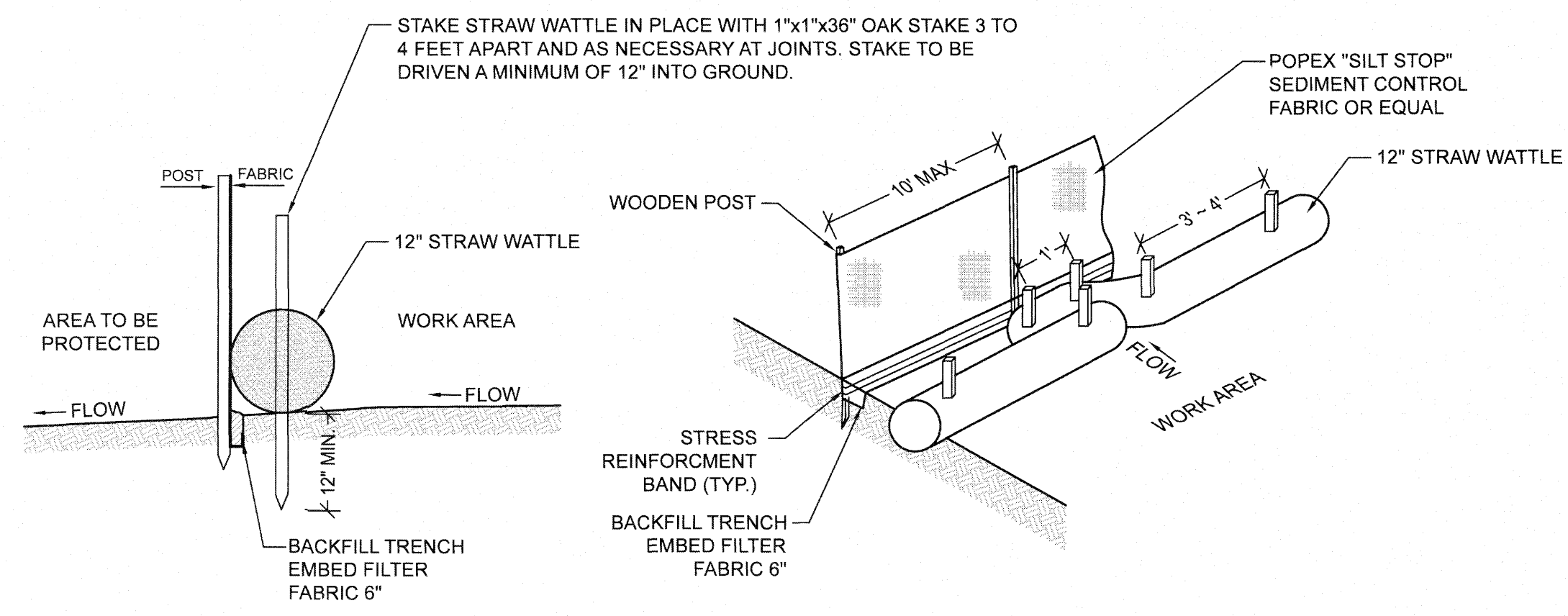


LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	ABUTTING PROPERTY LINE
	IRON PIPE
	MONUMENT
	UTILITY POLE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	CONTOUR LINE
	FENCE
	GUARDRAIL
	TREELINE
	EDGE OF WETLANDS
	WETLAND SYMBOL
	WETLAND BUFFER
	EROSION CONTROL BARRIER
	LIMIT OF WORK
	LOW



ASPHALT PAVEMENT DETAIL
NOT TO SCALE



STRAW WATTLE WITH SILT FENCE DETAIL
NOT TO SCALE

GENERAL SITE NOTES:

- SITE EXISTING CONDITIONS AND TOPOGRAPHY ARE BASED ON AN ON THE GROUND SURVEY BY EXISTING GRADE, INC. 62 RIEDELL ROAD, DOUGLAS, MA AS SHOWN ON PLAN "EXISTING CONDITIONS PLAN FOR 245 / 241 MAIN STREET, STURBRIDGE, MASSACHUSETTS 01566", DATED OCTOBER 9, 2023.
- WETLAND RESOURCE AREAS AS SHOWN WERE DELINEATED BY ECOTEC, INC., 102 GROVE STREET, SUITE 110, WORCESTER, MA 01605 IN JULY OF 2023 AND FIELD LOCATED BY EXISTING GRADE, INC. IN AUGUST OF 2023.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- PROPERTY APPEARS TO LIE PARTIALLY WITHIN FLOOD ZONE A, WITHOUT BASE FLOOD ELEVATION - BFE, PER FIRM MAP NO. 25027C0927F PANEL 927 OF 1075, LAST REVISED JUNE 21, 2023.

EROSION CONTROL NOTES:

- IF EROSION CONTROL MEASURES ARE DAMAGED BY CONSTRUCTION VEHICLES, ACTS OF VANDALISM, OR SEVERE WEATHER CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SEDIMENT IN THE VICINITY OF THE EROSION CONTROL MEASURES AND REPAIR THESE MEASURES TO A FUNCTIONAL CONDITION.
- IF DURING OR AFTER CONSTRUCTION, IT BECOMES APPARENT THAT EXISTING EROSION CONTROL MEASURES ARE INCAPABLE OF CONTROLLING EROSION, THE ENGINEER OR THE CITY MAY REQUIRE ADDITIONAL CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, ADDITIONAL WATTLES, SILT FENCE, SEDIMENT BASINS, MECHANICALLY ANCHORED MULCH, OR ENHANCED DEWATERING FILTRATION.
- NO CONSTRUCTION SHALL PROCEED UNTIL A WRITTEN PROPOSAL OF METHODS TO PREVENT CONSTRUCTION DEBRIS (PAINT, SPENT BLAST MATERIALS, OR OTHER MATERIALS FROM ENTERING A STORM SEWER, THE WETLAND, OR WATERCOURSE HAS BEEN SUBMITTED BY THE CONTRACTOR TO THE OWNER AND APPROVED BY THE OWNER, AND SUCH METHODS HAVE BEEN IMPLEMENTED AS THE OWNER DIRECTS. THESE MATERIALS SHALL BE COLLECTED AND DISPOSED OF IN AN ENVIRONMENTALLY SAFE MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS. THE OWNER MAY ORDER THE CONTRACTOR TO CEASE SUCH ACTIVITY TEMPORARILY IF, IN THE JUDGEMENT OF THE OWNER, WIND OR STORM CONDITIONS THREATEN TO CAUSE THE DEPOSIT OF SUCH MATERIALS INTO A WATERWAY.
- ALL TEMPORARILY FILL SHALL BE STABILIZED DURING USE TO PREVENT EROSION AND SHALL BE SUITABLY CONTAINED TO PREVENT SEDIMENT OR OTHER PARTICULATE MATTER FROM ENTERING A WETLAND OR WATERCOURSE. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS OR AS DIRECTED BY THE OWNER AND REVEGETATED. THE AREAL EXTENT OF TEMPORARY FILL OR EXCAVATION SHALL BE CONFINED TO THAT AREA NECESSARY TO PERFORM THE WORK, AS APPROVED BY THE OWNER.
- DUMPING OF OIL, CHEMICALS OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE CONTRACTOR SHALL PROVIDE MEANS OF CATCHING, RETAINING, AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL. ALL SPILLS OF SUCH MATERIALS SHALL BE REPORTED IMMEDIATELY BY THE CONTRACTOR TO APPROPRIATE CITY AND STATE AGENCIES.
- EPA-NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION ACTIVITIES NOT REQUIRED.
- INSPECTIONS: EROSION CONTROL SHALL BE INSPECTED WEEKLY OR AFTER A STORM EVENT WITH 0.25\"/>

DIG SAFE NOTE (1-888-344-7233):
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

REVISIONS

NO.	DATE	DESCRIPTION



NOTICE OF INTENT PLAN
241 & 245 MAIN STREET
STURBRIDGE, MA 01566

PROJECT: **STURBRIDGE SERVICE CENTER, INC.**
241 MAIN STREET
STURBRIDGE, MA 01606

PREPARED FOR: **STURBRIDGE SERVICE CENTER, INC.**
241 MAIN STREET
STURBRIDGE, MA 01606

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES

67 Hail Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906

CMG
EST. 2002

ISSUE DATE: 11/13/2023
DRAWN BY: MM | CHECKED BY: DTF
SCALE: 1" = 20'
PROJECT NO.: 2022-248

SITE PLAN & DETAILS

C-2.0

From: [Beecher, Keith W CIV USARMY CENAE \(USA\)](#)
To: [Rebecca Gendreau](#)
Cc: [Tetreault, Patrick A CIV USARMY CENAE \(USA\)](#); [Gagnon, Jared S CIV USARMY CENAE \(USA\)](#); [Vitello, Glenna L CIV USARMY CENAE \(USA\)](#); [Rand, William D CIV USARMY CENAE \(USA\)](#)
Subject: Sturbridge Service Center - 241 & 245 Main Street, Sturbridge
Date: Wednesday, November 29, 2023 2:05:27 PM

Rebecca – I spoke with the engineers at CMG...for this concern. I have sent CMG information to update his maps and his surveyors.... as mine and the town of Sturbridge indicate an encroachment with parking on the northwest side of the proposed paving area. I suspect it is around 2500 square feet. I would suspect you can't 'give him permission' to pave something that isn't 'yours', however, you should know that if you and the rest of the Conservation Commission would not want it paved we CERTAINLY WILL NOT override you and tell him to go ahead! As you can see on your assessor maps he has been parking cars there a long time...on that 2500 square foot area, without any formal permission form USACE.

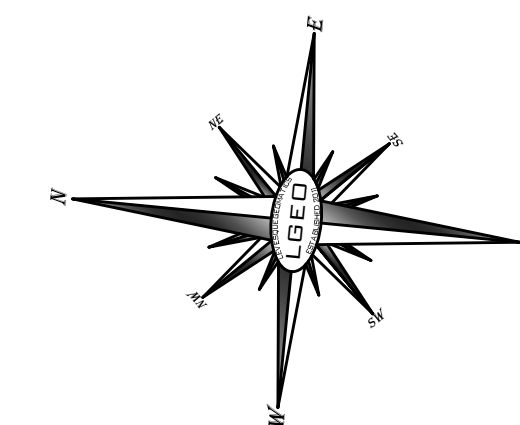
I would counsel to determine if he really wants to park things there...it would be best to just plant a row a trees along the property line and not bother with USACE. Albeit I'm happy to work with him. If he wishes to continue parking things there he'll need to request permission to do so. Now that the encroachment is identified, I'll need to rectify it.

And by the way is the Commission even going to allow him to park vehicles this near the wetland?

Does he have other possibilities that are more tenable? Once again, I do not ever wish to override you folks!!

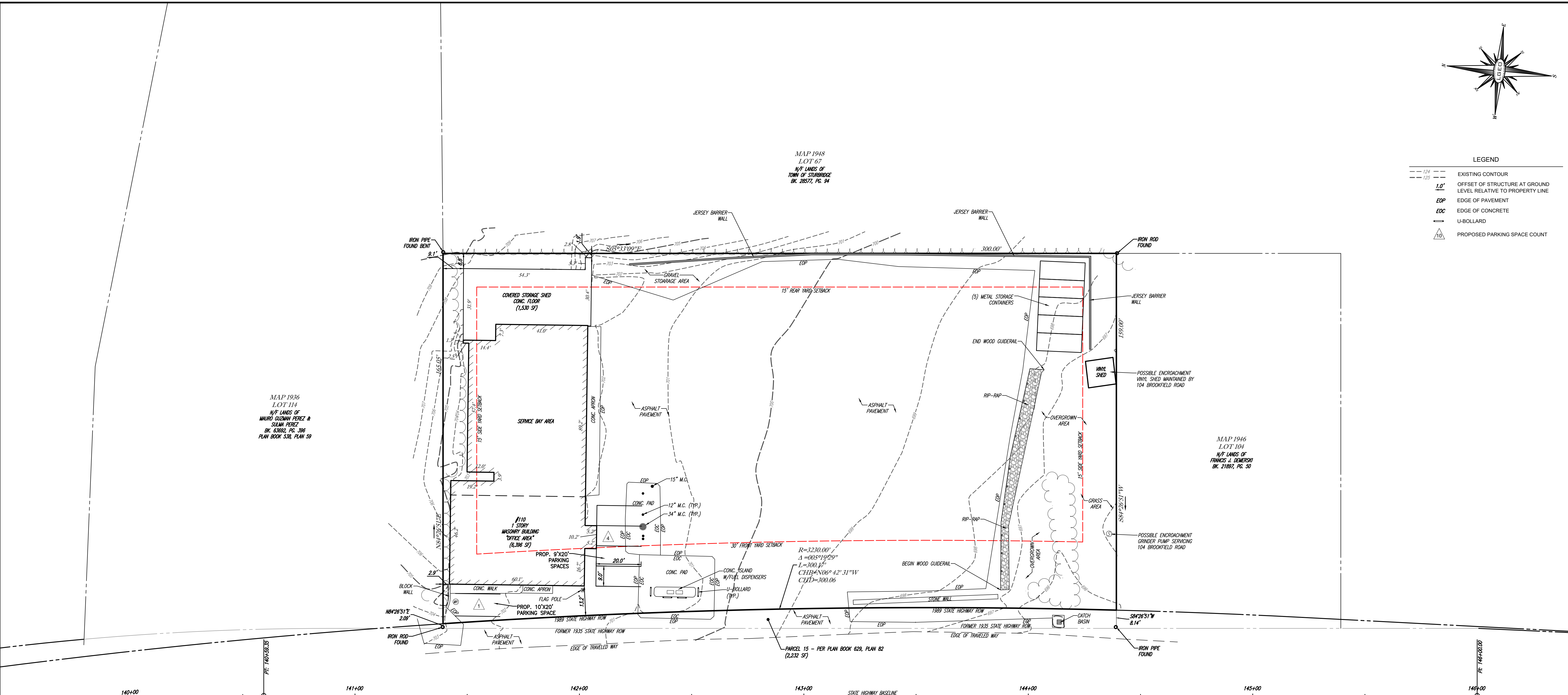
Keith

Mr. Keith W. Beecher
Project Manager
East Brimfield Lake
Westville Lake
Conant Brook Dam
24 Riverview Avenue
Fiskdale, MA 01518
(c) 508-341-6929
(o) 978-318-8405



LEGEND

---	EXISTING CONTOUR
---	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
---	1.0'
---	EDGE OF PAVEMENT
---	EDGE OF CONCRETE
---	U-BOLLARD
△	PROPOSED PARKING SPACE COUNT



- NOTES:**
- PROPERTY KNOWN AS MAP 1936, LOT 110 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
 - THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD '83) MAINLAND SYSTEM, BASED ON REAL TIME GPS OBSERVATIONS ON THE MaCORS REAL-TIME NETWORK.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - THE ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988' BASED ON RTK GPS OBSERVATIONS ON THE MaCORS REAL-TIME NETWORK.

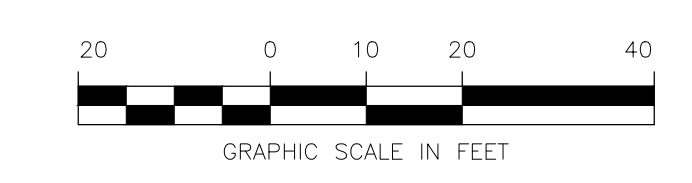
PLAN BOOK	PLAN
89	17
538	59
629	82

ZONING INFORMATION
SUBURBAN RESIDENTIAL DISTRICT
SOURCE: TOWN OF STURBRIDGE ZONING BYLAWS AS AMENDED OCTOBER 29, 2018

ITEMS	REQUIRED	EXISTING
MIN LOT AREA	32,670 SF	47,910 SF
MIN FRONTAGE	125'	300.17'
MIN FRONT YARD	30'	13.2'
MIN SIDE YARD	15'	2.9'
MIN REAR YARD	15'	1.9'
MAX. COVERAGE	15%	16.5%

REVISIONS:

REV	DATE	COMMENT
1	11/17/2023	REVISED TO SHOW ADDITIONAL LOCATIONS
2		
3		



PLOT PLAN
OF
MAP 1936, LOT 110
PREPARED FOR CRUISE CONTROL TRANSPORTATION
110 BROOKFIELD ROAD
TOWN OF STURBRIDGE
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:
LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041

SEAL:

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

PRELIMINARY 6/22/2022
JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

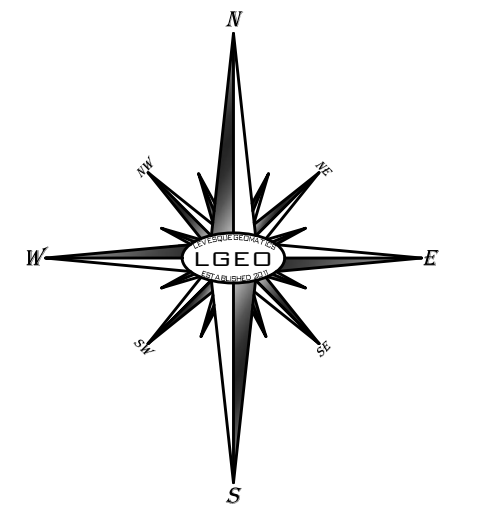
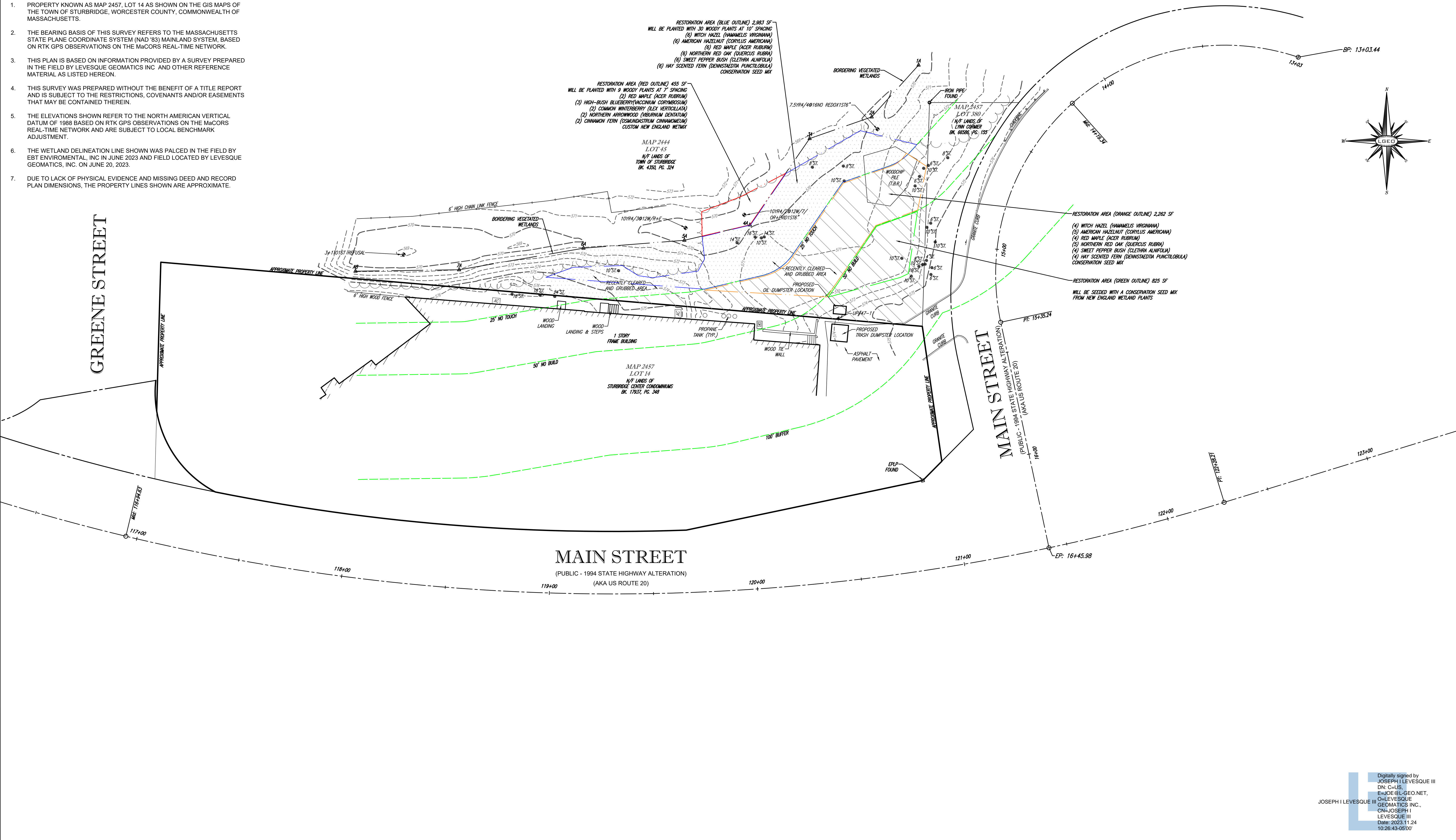
SCALE: 1" = 20'

PROJECT # JR05-002

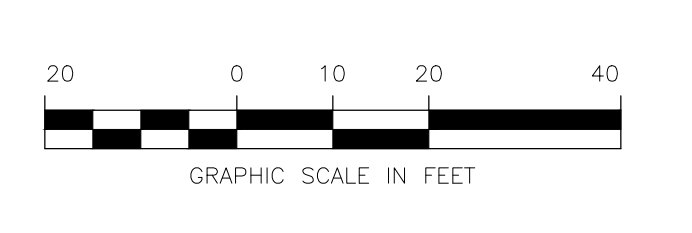
DATE JUNE 22, 2022

NOTES:

- PROPERTY KNOWN AS MAP 2457, LOT 14 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD '83) MAINLAND SYSTEM, BASED ON RTK GPS OBSERVATIONS ON THE MACORS REAL-TIME NETWORK.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THE ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON RTK GPS OBSERVATIONS ON THE MACORS REAL-TIME NETWORK AND ARE SUBJECT TO LOCAL BENCHMARK ADJUSTMENT.
- THE WETLAND DELINEATION LINE SHOWN WAS PALCED IN THE FIELD BY EBT ENVIRONMENTAL, INC IN JUNE 2023 AND FIELD LOCATED BY LEVESQUE GEOMATICS, INC. ON JUNE 20, 2023.
- DUE TO LACK OF PHYSICAL EVIDENCE AND MISSING DEED AND RECORD PLAN DIMENSIONS, THE PROPERTY LINES SHOWN ARE APPROXIMATE.

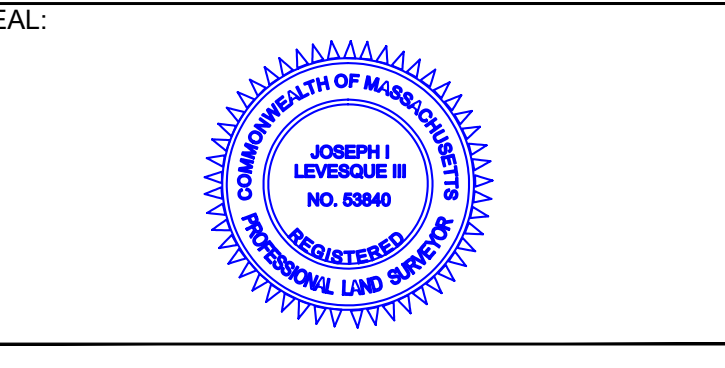


REVISIONS:		
REV	DATE	COMMENT
1	11/24/2023	REVISED TO SHOW DUMPSTER LOCATION
2		
3		



PARTIAL LOCATION & TOPOGRAPHIC SURVEY
OF
MAP 2457, LOT 14
PREPARED FOR GEORGE YIANTSDIS
392 MAIN STREET
TOWN OF STURBRIDGE
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:
LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041



Joseph I. Levesque III
11/24/2023
JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

SCALE: 1" = 20'
PROJECT # EBT-028
DATE AUGUST 29, 2023

Digitally signed by
JOSEPH I. LEVESQUE III
DN: C=US,
E=JOE@L-GEO.NET,
O=LEVESQUE
GEOMATICS INC.,
CN=JOSEPH I.
LEVESQUE III
Date: 2023.11.24
10:26:43-0500'

Long Pond Trails

Emergency Work Request

Emergency Work Request - Culvert Removal

Request:

- The trail committee requests approval to immediately daylight the existing culverts shown by double black lines on the map. To daylight the culverts, the trail committee would remove three 4ft sections from each culvert.

Why Now?

- It recently came to the committee's attention that the Long Pond water level is approximately 18 inch lower than normal. The water level was dropped to accommodate the Champeaux Road bridge/road repair. The trail committee would like to take advantage of the lowered water level and remove the culverts ASAP. It isn't clear how long the water will stay at this lowered level.
- **Northern Tree** has offered to do the work at no charge to the town before the ground freezes.



Emergency Work Request - Culvert Removal

Additional Information:

- The Trails Committee will still include the culvert removal as part of the NOI process for the Long Pond trail system.
- Opacum approved the removal of the culverts and has requested to review the NOI before it is submitted.
- Per the enclosed email from the Army Corps, they are aligned with the removal of the culverts.
- Northern Tree will also remove all of the culverts and bring to Palmer Paving where they will be recycled into blacktop.

Day light Culverts – shorten by three sections.

- Remove three sections both culverts (marked by an “X”), reducing culvert length to 16 ft.
- Apply riprap on slope around culvert openings. We are using rock from an existing pile onsite ranging in size from 6”to 18”. Pile was left over from MassPike construction.

Upstream



Downstream



Upstream Culverts

- Removal of upstream culverts would provide access to remove upstream debris blocking the culverts.
- Apply riprap slope around culvert openings to stop existing erosion.

Debris blocking culverts



Erosion around culvert opening



Downstream Culverts

- Downstream culvert sections have deteriorated creating a wide gap.
- Apply riprap slope around culvert openings to stop existing erosion.

Culverts separating



Army Corps Approval

Beecher, Keith W CIV USARMY CENAE (USA) <Keith.W.Beecher@usace.army.mil>
To: Thomas Chamberland <tchamberland301@gmail.com>

Wed, May 25, 2022 at 4:49 PM

Tom – seeing as you are just clearing some paths and reducing a pile of rubble to usable gravel, and not bringing in additional fill (short of some small amount of material to fill in the voids between the material you break up), and your reducing the obvious impact of human kinds impact on the area by removing two short (obtrusive and ugly) sections of pipe, I would have no problem with what you propose. It is all minor work...It would improve emergency fire access to 'the back 40' and emergency access for EMS for whatever befalls people out there. Who knows it may even be beneficial to MAPIKE if they ever had a nearby emergency.

Perhaps the Concom or other interested parties can come up with a kiosk on the 'Value of Wetlands' or 'Wetland Flora and Fauna' and lead some walks out there..who knows.

Any other needs may require higher levels of involvement with USACE., e.g. increased filling needs that come to light over the years. Remember, I said may!

Hope you all find this response helpful. Give my best to the trail folks, the Concom and Opacum folks....we never could have accomplished these good things without them!

Keith