

STURBRIDGE CONSERVATION COMMISSION

October 4, 2012

7:00 p.m. Open Meeting

Quorum check

Members present: Dave Barnicle, Chairman, Ed Goodwin, Joe Kowalski and Calvin Montigny.

Members absent: Donna Grehl.

Also Present: Glenn Colburn, Conservation Agent, Elaine St. Onge, Wesley Sargent, Daniel and Shannon St. Onge, Donald Pease, Ron Chernisky, Donald Frydryk, Kent Pecoy, Peter Levesque, Mark Farrell, Leonard Jalbert and Alfred Trifone.

Committee Updates

CPA, SLAC, PLAC, Trails Committee (TC), Trails Master Plan Steering Committee (TMPSC):

- EG stated there was a CPA meeting this past Monday evening which they discussed the proposal by the BOS to make changes to the CPA.
- DB stated the TC meets next week.
- DB stated the TMPSC meets late October.
- DB stated SLAC is meeting tonight.

Approval of Minutes:

MOTION: By CM, seconded by JK to approve the 9/6/12 Minutes.

Vote: 3/1 abstention by EG.

Motion: By CM, seconded by JK to approve the September 20, 2012 Minutes.

Vote: 3/1 abstention by EG.

Walk In's:

Ron Chernisky-92 McGilpin Road:

- Ron Chernisky at 92 McGilpin Road stated he is proposing to convert an area about 125' x 145' to remove the over growth and put grass in for his horses to graze. RC stated he came upon large boulders while digging which he is proposing to build a small retaining wall and put in a hay bale line and showed pictures to the Commission. RC stated there is a pile of loam on top of the wetland prior to him being at this residence which he would like to restore the wetland and move the loam to another area.
- EG suggested this be a two part project.
- GC stated he will call the resident to schedule a site visit.
- CM asked what type of seed will be used.

- RC stated he is proposing to seed with a pasture mix and lay hay on top the same day as excavation.

Public Hearings

7:30 Public Hearing: (Public Hearing to open October 4, 2012) Notice of Intent DEP # 300-872 submitted by Pioneer Engineering on behalf of Daniel & Shannon St Onge for a proposed demolition and construction of a single family house and associated site work and improvements at 62 Mt. Dan Road.

- GC stated the Commission did a site visit 9/28/12 along with the Representatives and the owners of this property. GC stated he has concerns with extreme sloping, the proposed wall and stairs in the 25' and the proposed house in the 50' and suggested moving out of the 25' and 50' buffer.
- Peter Levesque from Pioneer Engineering stated after meeting informally with the Chairman of the Commission the proposed structure has been moved back 10' so its 42' from the waters edge and the deck is 30' back from the water's edge. PL stated the existing cottage is 1275 square feet; 8' from the water's edge. PL stated he is proposing a 1449 square foot two story single family home with a deck in front (water side), a new well and retaining walls around the home . PL stated a detached garage is proposed on the other side of the road, drainage improvements on the property with supplemental plantings along with 5 rain gardens.
- Kent Pecoy, the builder for this property stated moving out of the 50' would mean significant ground water infiltrating into the cellar hole. KP stated he is proposing that the water on the property run towards Mt. Dan Road into grass swales on both sides of the home and into the rain gardens. KP stated he is proposing a 12' cellar wall vs. an 18' wall.
- EG asked about a crawl space.
- JK asked about the tree assessment in the northeast corner.
- PL stated the trees in the northeast corner are proposed for removal.
- EG asked the amount of grass that is proposed on the site.
- PL stated the front (lake side) is proposed to be grassed. PL stated pervious pavers are proposed under the deck.
- DB suggested shade plantings.
- EG asked the total square footage of the house with the deck.
- PL stated 2100 square feet.

MOTION: By EG, seconded by JK to close the Public Hearing and issue an Order of Conditions under the MA Wetland Protection Act and the Sturbridge Bylaw for DEP #300-872 as presented.

Discussion:

- CM suggested an engineered plan for the permeable paved patio.
- Donald Frydryk, Consultant stated part of the plan under the deck is proposed to be screened in.
- EG suggested getting an amended plan for the screened in porch.

Vote: 4/0.

- DB stated in order for the approval to move forward the Commission get the amended plan within 10 days. DB asked about timing for the project.
- KP stated asap.

7:45 p.m. Public Hearing: (Public Hearing to open October 4, 2012) Notice of Intent DEP #300-871 submitted by Green Hill Engineering on behalf of Stephan & Denise Campiglio for proposed work associated for repair to the Septic system a 1 Cooper Road.

- GC stated his concerns are stabilization and recommended jute netting.
- MF stated this is for a proposal for repair to a Septic system, replacing the septic field and keeping the existing tanks.

MOTION: By CM, seconded by JK to approve the septic design as presented for DEP #300-871.

Vote: 3/1 abstention by EG.

8:00 p.m. Public Hearing: (Public Hearing to open October 4, 2012) Notice of Intent submitted by Jalbert Engineering on behalf of John and Suzanne Stagias for the demolition of an existing 2 story single family residence & carport and construction of a new 2 story single family residence with detached garage at 36 Mt. Dan Road.

- CM stated for the record that he has worked for the Stagias' in the past but any decisions he makes will be fair and objective.
- LJ stated this is a proposal to replace an existing 2 story structure with a car port with a new 2 story structure and an attic, adding the 7' between the existing house and carport into 1 structure. LJ stated there are no issues with erosion and this project is scheduled to go before the ZBA on October 17th.
- EG stated on his site visit today he observed sink holes in the lawn.
- DB asked how much excavation is proposed for this site.
- LJ stated very little excavation if nothing at all; the existing house is on ledge with concrete so he is proposing to drill holes with tie rods.
- DB asked about a crawl space.
- LJ stated there is crawl space proposed about 5-6' under the kitchen area.
- EG asked how much larger the new house is proposed to be.
- LJ stated the new house is proposed to be about 120-140 square feet.
- DB stated his opinion regarding the detached carport vs. one structure is new construction.
- LJ stated according to Town Council a ruling was made that a structure with an attachment or detachment is irrelevant.
- A resident from 26 Mt. Dan Road (not signed in) stated he has no problem with the proposed plan.
- John Stagias (not signed in) stated this project is not proposed to remove any trees.
- CM suggested taking the 3 stall garage out of this plan.

MOTION: By EG, seconded by CM to close the Public Hearing and issue an Order of Conditions under the MA WPA and Sturbridge Bylaw to include the amendment to the 9/14/12 plan as signed by LJ and not include the approval of the garage at this time.

Vote: 4/0.

8:15 a.m. Public Hearing: (Public Hearing to open October 4, 2012) Notice of Intent DEP #300-874 submitted by Fred Trifone of Trifone Design Associates on behalf of Gerald Giroux for the demolition of an existing single family residence and build a new single family in its approximate place at 89 Shore Road.

- GC stated he observed the site to be flat but non-conforming which the applicant has not yet filed with ZBA.
- FT stated the existing house is 24' x 37' and he is proposing to build a new home with attached garage with the house being 38' x 26'. FT stated the proposed deck will either be wood or plastic on 4 sonotubes with a pea stone base.
- JK asked about moving the proposed house back from the lake.
- DB asked if any trees are proposed to be removed and suggested plantings along the right and left side of the house.
- EG asked the size of the proposed garage.
- FT stated the size of the proposed garage is 22' x 24'.
- CM asked that all new construction be marked out.

MOTION: By EG, seconded by DB to approve this project provided the proposed house is no closer to the lake than the current structure.

Discussion:

- GC suggested continuing the Public Hearing until we see a revised plan that moves the house back or the applicant go before the ZBA.
- Vote to continue the Public Hearing.
Vote: 4/0.
- FT asked about a date for the site visit and stated he will have the site staked by next Wednesday.

Public Hearing continued to October 18th, 2012 @ 8:15 p.m.

OLD BUSINESS

Forest Cutting Plan-Hamilton Rod and Gun Club:

- GC stated Jim Dimao is requesting a site visit to look at 1 area of red pines along the shore proposed to be thinned.

Forest Cutting Plan-Leadmine Road:

- DB asked JK regarding the status of marking Leadmine Road property.
- JK stated he spoke with GC about going out to mark the property.

NEW BUSINESS

16 Eastern Ave.-Amendment:

MOTION: By CM, seconded by EG to approve the new well and amend the determination sketch provided by Fred Trifone.

Vote: 4/0.

Minor Amendments to Orders of Conditions

118 Leadmine Lane

DEP #300-684:

- GC stated this is a request for a 2 year extension which under the Permit Extension Act would extend it 4 years automatically.
- DB suggested a site visit.

118 Clarke Road-DEP #300-698-Request for a 3 year extension:

- GC stated under the new Permit Extension Act the request is automatically granted.

Letter Permits

50 Mount Dan Road-Tree Removal:

- GC stated the applicant is requesting to remove 2 dead Hemlocks and 1 Poplar tree which he observed on his site visit that the Hemlocks are dead and the Poplar tree is diseased.

Consensus by the Commission to remove the trees as submitted.

76 South Shore Drive-Tree Removal:

- GC stated this is a request for the removal of 5 trees which he observed either to be diseased or in poor condition.
- DB stated the root structure is proposed not to be touched.

Consensus by the Commission to remove the trees.

- EG abstained since he didn't go on the site visit.

MOTION: By JK, seconded by CM to adjourn @ 9:45 p.m.

Vote: 4/0.