

- A maintenance plan describes to maintain the saplings at that 12', scheduled to occur about every 5 years. This area will be a mechanically controlled vegetation area without pesticides. This project is designed to meet the State stormwater regulations. The sheet flow to each basin will have no direct point of discharge to wetlands.
- This will be 2 projects as its 2 separate pieces of properties, although owned by same people, but each parcel is in held by different legal names.
- Predominate vegetation: White Pine, Autumn Olive (invasive) and other invasives in the area.
- The solar panels are within the 200' BZ. To use a grass solar seed mix under the panels, not pea stone as other solar farms have done. The seed mix helps with absorption. DB: If you are stripping off the top soil, how does it re-grow? JC: It will get stockpiled and re-installed. DB: OK but notate it on the plan. Used 2-3" and 4-6" test holes, plan indicates sandy gravel mix with some top soil.

Commission comments, questions:

- GC: Topography of land: much of it drops to the detention basins, or will it be scalloped out? ML: Yes it will be scalloped out.
- GC: Plan indicates each detention basin is 440"l x 45"w x 2'd located in between the two property lines, why is the property line between each basin? ML: Under the new MA Solar Guidelines under net metering, you are allowed 1 megawatt AC for each parcel. Since there are 2 parcels, then 1 megawatt goes onto each property. JC: I believe it's based back to keeping more "green". Net metering is used to categorized private land, which these are; therefore you are allowed 1 megawatt per parcel.
- GC: Utility Company? JC: National Grid on both parcels.
- GC: Setbacks: 100' property setback was used at Hobbs Brook, so are we putting a property line here to get 2 megawatts and then ignore the 100' setback from property line? ML: The panels meet setback. The detention basins don't need to meet the setback as they are not a structure. Planning is reviewing and will be using Quinn Engineering for peer review. We are meeting the zoning requirement, but squeezing many things into the plan. GC: Is this the best configuration? ML: Yes with 2 property lots. If it was one large single lot, then we could reconfigure better. The Green Communities Act, allows a town to incorporate other items with open space and solar. DB: Why did you choose net metering vs. the SREQ? ML: The SREQ program is no longer available. DG: Why is the basin so shallow? ML: Easier to maintain and mow. GC: Is this the best drainage system? ML: It's the least expensive and easier to maintain.
- GC: Concern with amount of tree cutting. Can we have a better plan with less impact to wetlands since your requesting the taking of trees down at the south and west? Perhaps pull the cutting back to 100'? ML: This area is beyond the DEP jurisdiction. The 100' would be beyond the DEP guidelines, but you will get shading at the 50'.
- EG: The Commission is concerned for cooling and sun when trees get cut. For example, look at the limit of clearing, can the hay bale line be moved to the 50' BZ from the cutting line and 25' BZ? DB: Are you using wood chips? Wood chip berms helps the hay bale line for long term project but then it's removed from the edge of BZ at completion of the project.
- DB: Wood strand mix? ML: It's a New England erosion control restoration mix and New England wildlife mix as shown on EC-1. However, I will clarify locations of each on the plan.
- We filed with NHESP. ML: MA NHESP issued a negative determination for conservation and suggested to file a MESA. The MESA application is on file with them. Endangered species line is not in the mapped work zone, it's only shown since it's on the property. ML will get a copy to GC via email.

Audience Comments:

- Sandra Cole, resident on Pine View, Retirement Co-op. What effect will this solar farm have in terms of my view? ML: Ref L2 on plan, shows a cross section of the view from Retirement Co-op looking to solar site. There is 100' of large trees, then a 100' of 12' (max. height) trees, then 80' to the fence line. It's a very flat area. SC: Will I see the panels? ML: You may see a glimpse of panels at this time of year, but don't anticipate you will see the panels. SC: Are you aware that the Co-op just purchased another parcel of land from Gary Galonek for new mobiles and a new well. ML: I'm aware but there is no effect to the well as per your engineer. SC: Being abutters, why were we only notified 2 days ago? ML: The Sturbridge Retirement Co-op, is the legal abutter and they received the notification as they are the legal owner. SC: How many panels? ML: 7000 3'x5', all 4'ht panels between both parcels.
- Peter Zeh, 42 Old Farm Rd suggested for having to look at these things, perhaps the owner could taper the trees. JK: Can't really do this easily, as you would have to climb each tree to taper. P. Zeh: Other towns have now mandated this type of cutting.
- EG: Wants to keep the shade and the quality of the wetlands. DB: Fence is buried on plan. ML: Yes, but Planning brought up the 6" open space under fence, which will now be changed on the plan. DB: 12' lighting poles: there are 2 poles on site, lit straight down, uni-directional light? ML: Yes, it's for emergency purposes or night service that is required. It's a motion sensor light. It isn't specified on plans as to the level of the sensor. ML: It will be specified on

plan. DB: Regarding the sequence of construction, you forgot to include agent in the process. ML: This change will be made to plan.

- EG: Peer review by Art Allen, will it be paid for by Bertin Engineering. ML: Yes.

Requested continuation to next meeting December 18th for 7:45 To have site visit done this week before weather hits.

Timeframe: Soon .

7:30 Notice of Intent, DEP #300-920, 38 Hamilton Road, Ky Nguyen. Wetland crossing for driveway. Construction of a SFH, septic system, and associated site work in the buffer zone. Mike Loin, Bertin Engineering representing owner, Ky Nguyen.

Agent Briefing: DEP had no comments.

Scope: ML: Recently the owner submitted an RDA to cross wetland for perc test. We were given a positive determination by Commission. The MA DEP recommended to file a NOI to install SF residence. There is a small area of 404 SF of fill in a wetland.

- Owner changed the driveway location to the narrowest point of the wetland, added a wire backed silt fence and straw wattles along the edge of both sides of the wetlands crossing.
- Graded the back area with a swale and rip rap for the driveway run off. The crossing will be lined with boulders with (2) 12" ADS pipes, placed at the level of the wetland crossing. As for the area near the well, we will dig a small sump to de-water. A silt fence and secondary line of hay bales will be put in place as this section will be rebuilt. The septic will be in the front yard, 404' SF crossing. A paved apron for driveway curb cut is required.

Commission comments, questions:

- GC: Regarding the old issues on the RDA, the lot was subdivided in 1988 after the WPA went into effect. There were lots of wetlands on the side and front. The area on the ANR plan states a non-buildable lot. When we looked at the RDA recently, the reconfigured lots initially could have been divided differently to avoid a wetlands crossing and felt it wasn't a buildable lot as it stood, therefore suggested to file an NOI.
- Utilities? ML: They will be underground for the full length of the driveway. If it will be a 12' wide drive, how do you get a fire truck up – maybe consideration to get a turnaround. 2:1 wetland replication. Therefore with a 414 SF, with 820 is the replication area. Who did the wetland line and methodology? ML: It's a combination of vegetation and soils, the wetland delineation done over a year ago. GC wants to see worksheets on this; ML will get info to GC. EG: Wants the delineation for the 12' wide drive as have some concern with the encroachment. ML will mark the driveway and mark the house for the site visit.
- DG: Tree clearing? ML: Minimal trees to be removed.
- EG: You will have to put in a driveway then do a perc? ML: DEP states that because it's considered minimal work, the owner should be allowed to cross a wetland to do a perc. EG: Art Allen is the wetlands consultant and should be on site during the replication.

Audience Comments: Cheryl Fordy, 42 Hamilton. We abut (to the left side) and currently have water problems around my house. We are opposed to this as it will create more water.

Request for a continuation to next meeting on December 18th at 8:15. Site visit Tuesday, and will meet ML at 9:15 on site. Bertin will have property staked by Monday; the drive, the well and the corners of house.

7:45 Notice of Intent, DEP #300-897, 21 New Boston Road, Om Shri Ambika, LLC. Redevelopment of commercial property, construction of hotel, restaurant, and bank in the buffer zone. Jay Patel, owner, Ed Neal and Pat Doherty.

The rain garden catches the first flash of the "water quality" storm, and then rest is for storm water control and feels that it would work. DB: Is there a maintenance plan for the rain garden? PD: Yes. DB: Street sweeping and TSS removal? Can it be properly maintained? PD: Yes.

Agent Briefing: Reviewed calculations and they seem acceptable. The Vernal Pool calculations seemed odd. PD: Not much from this site affects the vernal pool and it's a small forested area. GC: We are requesting a copy of the stormwater pollution plan and the maintenance of the pre-treatment storm sceptors. This should be added to the deed.

DB: Lighting of the vernal pool? PD: There will be shielding on the back side of the light near the vernal pool. It will be a 12' high, acorn mounted light which will be dark sky compliant. The spread is minimal. Will maintain the 100' of the no disturb area which is currently heavily wooded.

EG: Within 50' of the lake, the owner will have a vegetative specialist provide a plan marking the invasive and discuss the removal. Concom will need a copy of the following plans: a snow removal plan that protects the lake, a building plan sequence and how to keep the site stable while currently being developed. PD: Yes, for example, Phase I, the bank has excess fill and hotel needs fill, then it will be loomed and seeded within 90 days. **Audience Comments:** Paul Rosenbloom, New Boston Road, we fully support this great project for Sturbridge.

Motion: to close the public hearing and issue an OOC, which will contain special conditions as noted above: DB 2nd: CM

Discussion: none. Vote – 5-0

8:00 Request for Determination of Applicability, 20 Birch St, Martha Girouard. Repairs/improvements to stormwater drain. (cont. from 11/20/14)

Applicant has asked to cont. to spring time due to family matters. Commission granted.

8:15 Notice of Intent, DEP #300-918. 66 Shepard Road, Pablo Sanchez. Replacement septic system in the buffer zone. (cont. from 11/20/14) Representing the homeowner, Mike Loin, Bertin Engineering and Wil Sanchez, the owner's brother.

The commission requested the owner to define the swale, and shift the septic over 5'. Due to these changes now 2 trees will remain. We feel we have addressed Commission's issues as requested at the last meeting as now revised on the plan. The BOH approved the septic. The swale is 6"d, grassed and leveled. DB wants measurements of the swale on the plan, not the contours as currently shown. ML will update the plan. Water won't go into the neighbor's yard and won't impact the root system of the trees. May need to remove 3 maple trees, but our hopes not to have to do that.

Motion: To close the public hearing and issue an OOC under the MA WPA and Town of Sturbridge Bylaws with special conditions of include swale dimension and remove trees if needed on the plan: DG 2nd: DB Discussion: None Vote: 5-0

New Business:

Trails Committee proposal to install two gates on Leadmine Mountain Conservation Area. Not discussed.

Request for Certificate of Compliance:

63 Beach Ave, DEP#300-451, David Aho. (cont. from 11/20) Property owner to propose work to bring site into compliance with Order of Conditions issued in Sept 2001. Not discussed.

Minor Amendments to Orders of Conditions: Not discussed.

Letter Permits:

27 Preserve Way, Matthew Nichols, 11 trees.

Agent Briefing: We are to determine if removal of any of these trees will it impact the wetland? GC went back earlier tonight to take more pics of trees. The hemlock removal won't affect light into wetlands as it shades the road. There are many trees with heavy tree cover. GC showed various trees that provide shade and understory, and feels that removal will not affect light into the shading of the wetlands. If the owner takes the trees down then it will help with the smaller trees growth. DB Wants some to stay/some go. DG: wants the large one to stay in back. CM: Ok to remove close proximity to house. JK: Out of the 11 trees, one is not healthy. Hemlocks could be saved, the one on the house. If they were all removed, I don't see that they would affect the wetlands. EG: Ok to cut the Hemlocks and the trees in the back. Trim the Pine tree.

Motion: Approval to cut (2) hemlocks, (1) pine and leave all trees in the except the one closest to the wetland can be removed: DB 2nd: CM Vote: 4-1 (DG opposed).

469 Main Street, Dunkin Donuts, 1 tree to remove and replace.

Agent Briefing: It's not a Town tree. This is an Ash tree; therefore we don't suggest replacing the tree with an Ash or Sugar Maple. CM suggested replacing with a Honey Locust which can handle higher salt. **Consensus to have removed.**

Correspondence:

- **Notification from National Grid** – Herbicide and Vegetation Management Plan is available for viewing in the office.
- **16 Cedar Lake** – Erik Evensen wants to sell a portion of this land along Cedar Lake to the Town for \$20K. **Consensus to reject to purchase.**
- **Tax Possessions** – List of properties was emailed to the commissioners. GC will highlight a few properties and look at on site visit 280 Paradise, Apple/Warren Rd, 36/38 Warren Rd

Election of Officers: EG – Chairman, DB – Vice Chairman. JK, CM and DG will remain on as Members. Vote: 5-0

Open Space Update: Not discussed

Agent Report: Not discussed

Site visit schedule: Tuesday, GC will coordinate.

Meeting Adjourned: 9:35 pm Motion: CM 2nd: EG Vote: Unanimous

Next Meeting: Thursday, December 18, 2014 at 7:00 pm

NOTE: Due to technical difficulties, a copy of tonight's meeting cannot be found on our Town's website.

The items listed, which may be discussed at the meeting, are those reasonably anticipated by the Chair.~ Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.~ For those items that will be discussed, the Conservation Commission will address its questions and concerns with a proponent before allowing the public to weigh in on the topic being discussed with the proponent.~ For public discussion of non-agenda items, such discussion will be handled during the Walk-in period or as allowed by the Chair.