



**7:15 Request for Determination of Applicability, 53 Beach Ave, Theresa & Raoul Ricard. Removal of boat ramp and timbers.**

Agent: As per the plan, to remove the boat ramp, asphalt and timbers. The lower section to be made similar to existing rest of the lake front. Sand will be put at the top and then lined with cobblestone to help with preventing erosion of this sand into the lake. Sod will be installed to help with the winter months until they can put in sand once its spring. **Motion: To issue a Negative Determination #2 under the MA WPA for work done without a Notice of Intent and to issue a Positive Determination #5 under the MA WPA and Town of Sturbridge Bylaws: DB 2<sup>nd</sup> JK Audience: No comments. Vote: 3-0. The applicant is to notify the Agent when they start work; probably next week.**

**7:30 Notice of Intent DEP #300-912, 20 Goodrich Rd, Mary Hartpence. Repair of a septic system in the buffer zone. Mark Ferrell, Green Hill Engineering is representing the applicant.**

**Agent Briefing:** Proposing a bottomless sand filter system, 53' from shore, with erosion controls located 33' from shore. MF: This is a repair of an existing septic system, for an existing 2 bedroom house. The original system doesn't pass Title V. Chose this type of system due to the overall small lot, and setback limitations of the well and Leadmine Pond. Straw waddles will be 33' from lake. No tree cutting will occur. GC: At the site visit, we did notice the depression of the catch basin and have some concerns that the owner may want to clean it out. May I suggest installing additional rip rap at storm water culvert discharge in the Buffer Zone. What is the operation/maintenance plan for this system? MF: A permit from the BOH will communicate that to the owner. Much like pumping a traditional system, you check alarms, pumps, flush lines, and will make adjustments as needed; twice a year with this type of system. The operator fills out the report and submits to the BOH. As far as operation: water goes through beds of sand before it goes to the ground. This is a more compact version of a conventional system as there is not a lot of room on this site. This sand used is a better quality than traditional Title V sand. GC: Will anything be recorded on the deed? MF: Yes: Title V gets recorded on the deed and it must note that it's a 2 bedroom system. The deed must also disclose that this is an alternative system. DB: Will rip rap be placed near the discharge? MF: Sure. DB: GC send note to DEP to clean out the catch basin. **Motion: To close the public hearing and issue an Order of Conditions under the MA WPA and the Town of Strubridge Bylaws, which will include special conditions as discussed above: DB 2<sup>nd</sup>: JK Discussion: None Vote: 3-0**

**7:45 Notice of Intent DEP #300-914, 187 & 189 Lake Road, John Argetus. Construction of a garage in the buffer zone.**

Lenny Jalbert, Jalbert Engineering is representing the applicant. Plans were revised. Pavement will remain minimal. Adding stone to stabilize one corner. Will be creating a stone swale to collect run off. The existing garage and concrete slab will be removed and replaced with gravel and stone in this area for a vehicle turn around. The building will be used for storage, located on sonitubes for support. Floor will be dirt. There will be a roof, and 3 sides enclosed; one side will remain open. Currently has town sewer. DB: How will you grade? LJ: Currently it's a 1:1 slope, but will change to 2:1 slope, to stop erosion. About 400 yards of material will be taken out and removed off site. There will be no stockpiling. GC: It's requested to remove 1 tree (overhanging red maple) with a 2:1 replacement. Since the site is losing habitat, instead of using mulch, we suggest brush in this area made up of small winterberry or conservation seed mix since this area won't allow for people traffic. LJ: Concerned with the soil. Perhaps we could do loom and conservation mix. Audience comments: None. **Motion: To close the public hearing and issue an Order of Conditions under the MA WPA and the Town of Sturbridge Bylaw, which will include special conditions as noted that the area of disturbance is 15' from the tree which will be the no touch zone : DB 2<sup>nd</sup>: JK Vote 3-0. Timing of the project to start ASAP.**

**8:00 Notice of Intent DEP #300-897, 21 New Boston Road. (cont. from 4.17.14) Proposed hotel development.**

Pat Dorehty, Midpoint Engineering representing the applicant  
Brief recap of the project: Midpoint submitted proposal in February. Delineated land subject to flooding, with a finding of a vernal pool. Revised plans. With this revision, it required relief from ZBA for parking spaces due to setback. Parking was up to 23' to setback where a 50' setback is required. This is an 8 acre parcel, near Cedar Pond, with a BVW, a vernal pool, and 200' buffer from resource areas. There are existing forested areas and old paved area and foundateion from previous matal. Plan shows footprints of the building with a parking area for 79 spaces along with a gravel parking lot.  
Original proposed project: 77 room hotel, restaurant (200 seats) and a bank with 2 drive through lanes.  
Current proposed project: Revised plans show

- the parking and bank are now located more than 100' from vernal pool.
- a100' no disturb to the vernal pool
- a 25' no disturb to BVW
- a 50' no structure

- hotel & parking within 200' of the Buffer Zone
- 4.9 acre disturbance, 2.1 acre are within the buffer zone due to rearranging building locations.
- Continuing to manage stormwater as stated before; 2 systems north and south and the parking lot into an underground system. Restaurant and parking lot will flow into an underground chamber and recharge system. Basement will walk out to 14' to grade to have a stormwater rain garden system here.

#### Commissioners Questions, Comments:

GC: Clarification question: there is no stormwater discharge to the vernal pool. PD: No. The vernal pool is a depression, functioning with groundwater.

DB: What do you mean by reconducted? PD: Not proposing to change. The new structures have pitched roofs, parking will be graded with low points to catch basins which will flow to the underground chamber system much like a leach field. DB: The Storm sceptor will include? PD: 2 Chambers. GC: Where will the roof run off go? PD: Straight to the infiltration system. EG: Any detail of drainage to parking lot? PD: Flows right to left. The low points to catch basins, that go to a storm sceptor that goes into larger chambers. EG: Plow plan? PD: Yes, they will have one. General questions were asked if invasive species or Cedar Lake exposure would be addressed by the applicant with this project, but the general feeling was to concentrate on enforcing the WPA at this time. The Commission also feels this plan is a strong improvement. **PD: requested a continuation to the next meeting on 11/20. Continuation granted.**

#### Old Business:

- **272 Big Alum Road, Julie Morrill, Joseph Candelaria. DEP #300-823.** Drainage issue. Lenny Jalbert representing applicant. **Agent Briefing:** There has been some serious ice build-up that affected the road. The applicant has been contracting with Escape Estates, starting next week and hope to be done at the end of November. The parking area will connect to a drainage system, then to a catch basin to help eliminate the run off. DB/GC are concerned that the swale will fill up and the same problem will occur near the parking area. Suggested a French drain behind the parking area that goes into that catch basin will be installed. DB: Who cleans the catch basins? JM/JC: The residences do it. EG: Suggested that the residents may want to see Mt. Brook Rd as they did a great job to solve these kind of problems. Joel Casaubon: Abutter had the same problem with the hill seeping water. Put in French drains around the property and it solved the problem. I drive over the road daily and agree that the problem should be addressed. Applicant will put in French drain system. Consensus reached. GC will draft a memo of understanding for the French drain and work can start tomorrow.
- **Trails and trail marking:** Wooden markers suggested by GC. DB is concerned with getting "Trek Sturbridge Logo" onto the product. If we go to wood signage throughout the forest, maybe hard to show the public the color of dots and names of trails. Current signs are metal. Proposed new signage is metal. Lasts a lot longer and maintenance free.
- **Adopt A Trail:** The small sign, "Eli's Way", sign is very faded. Who is responsible for the sign? GC, believes it's the family. Consensus to put an "Eli's Way" sign for the section of that trail, not the whole trail.

#### Enforcement:

**29 Main Street, Clearview Construction.** Work in the buffer zone and BVW. Lenny Jalbert representing the applicant. The area behind the building, there is a straw waddle on top of the slope. This area was a previous parking lot. The owner will put more fill on top of the old fill line. Suggesting taking the fill area out and rebuilding the banking that is adjacent to the parking lot. The 10' area at the top of the slope will be a no touch buffer zone. Therefore, the parking lot is the end point of the no touch zone. The Commission will conduct a site visit now that this plan is proposed. Consensus reached on the proposed solution.

#### Request for Certificate of Compliance:

**63 Beach Ave, David Aho. DEP #300-451** The Agent conducted a site visit. The work is not consistent with the OOC. Won't recommend signing the COC. GC will pull the OOC. Commissioners will make a site visit and then determine next steps.

#### Minor Amendments to Orders of Conditions:

**156 & 158 Lane Eight, DEP #300-904 Carl Nielsen Sr. and Carol Derby. Carl Nielsen Jr. representing applicants.** Requesting to amend the Order of Conditions to include the maintenance and repair of the existing lake access and boat launch so to help with current erosion issues. This work was not permitted in the original OOC, but revised plans have been prepared for this meeting.

Documents Submitted: The plans and cut sheet of the Flex-Mat Mesh product. This is an approved product and has been used in other boat launch projects. Product is put in the water DB: Lifespan? CN: Unknown but they are using it upland vs in the water. Slope will be rock, washed angular stone. Plan to spread gravel to level it out, then if the erosion stops, project ends there. GC: Happy that they are addressing the problem. DB: 1<sup>st</sup> option: that the swale/berm work and infiltration basin will

prevent large percentage volume of water coming down the slope. The 2<sup>nd</sup> option the 1<sup>st</sup> fails, then will gravel the road way and then if 2<sup>nd</sup> option fails, then will add this material to the top surface at the lower end. **Motion: To approve this request for a minor amendment: DB 2<sup>nd</sup>: JK Discussion: None Vote: 3-0** Please let Glenn know when you start.

**Letter Permits:**

**27 Preserve Way, Matthew & Lynn Nichols. 11 trees.** Site visits were conducted. There is no arborist report. A report from Advantage Enterprises gave an estimate on trimming and removal of trees. They noted some trees are diseased. DB: Feels some are on Opacum line. EG: Questioning the distance to the wetlands in the back. GC: Feels some trees could use pruning vs. cutting. EG: One over the house is the concern of the owner. However unless they are dead, then prune the trees is recommended. GC: To find out the distance to the wetlands. **Continue to next meeting on 11/20/14.**

**Forest Cutting Plans:**

- **Ladd Road, David & Patricia Barnicle.** Approx 25 acres (DB recused himself). No site visit. No quorum to vote. Continue to the next meeting.
- **29 Putnam Road, Chad Frigon.** 27 acres. GC met Ross Hubaz from Hull Forest. GC feels the crossing is appropriate. Trees are well marked. Logs will come out to Norwood property that we approved 9 months ago. Type of Cut: Shelter wood and Selection, Long-term forest management. GC will send a letter of recommendation to BOS.

**Correspondence:**

- Hobbs Brook Management: The OOC states that use of rock salt is prohibited. Management is having trouble keeping ice off the sidewalks. Requesting to use Geo-Salt. It's a non-chlorine product made of sugar beets and such. GC to contact Dave Kaitbinski, as they previously plowed this area and were successful in keeping ice off w/o using salt.
- Stoneybrook Paperwork – request to re-sign the paperwork for the attorney

**Agent Report:**

- **Stanteck: Hammet Brook Dam.** OSV had a violation for a clean-up. Was it resolved? Work was to be done in May of 2012. Was it done? DB: Yes, it's all set and has been resolved.
- **Mapping Project for Trials Committee:** Inspected Heins habitat field. USDA administers the WHIP grant. After next year, the grant expires and we are on our own. This property is brush hogged every year. After the herbicidal treatment next year then we are on our own after 2015. Costs about \$2000/year to brush hog and treat invasives.

**Site visit schedule:** Tuesday perhaps. GC will email Commissioners.

**Meeting Adjourned: 9:45 pm Motion: DB 2<sup>nd</sup>: EG Vote: Unanimous**

**Next Meeting:** Thursday, December 4, 2014 at 7:00 pm

**A copy of tonight's meeting can be found on our Town's website or is available upon request via the Audio Department: 508.347.7267**

*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.*