

Public Hearings

7:00 Notice of Intent DEP #300-908, 69 Route 84, (DPW fields), Parks & Recreation. Construction of recreational fields in Riverfront Area and Flood Zone A. (cont. from 8/21/14, request to continue to 7/16/15)

Agent Comments: the survey has been started, we anticipate completion in July.

Continued to July 16 Meeting

7:15 Notice of Intent DEP #300-927, 271-273 Cedar St, Brandon & Rebecca Baldyga, with Len Jalbert

Repair and stabilize existing wetland crossing

Documents submitted: Certified letters and receipts to all abutters; new plans showing riparian zone (not on earlier site plans) ; Legal ad from the newspaper

LJ: this new plan now shows the riparian zone not previously presented; basically, we are filling in water pockets with gravel; leveling off the low areas; then filling with 3/4 - 1 inch stone; we will not be paving at this point; BB: we'll be using millings when we do, but not until later; EG: is this a subdivided property? BB: yes, total of 2 properties is 10 acres; there is an existing cart path with an easement and a right-of-way; Frontage total is 235 ft. **Motion CM: to allow this project to move forward with plan as presented; 2nd JK; Vote: AIF; Commission will issue an Order of Conditions of this project.**

7:30 Request for Determination of Applicability, 100 Westwood Dr,

Frances O'Connell and Ed St. John . Addition of 2nd floor.

Documents submitted: Proof of Paid Taxes; Abutter letters and newspaper ads; Photo of property shown; FO: The stairs and retaining wall in this photo are about 20 years old; these will not be touched; no landscaping is being done; no changes to the outside of the house; We are adding a second floor; about ¾ of the size of the current floorplan: CM: that's a concrete foundation? FO: yes, concrete blocks: EG: Is that a well? FO: no, the well decommissioned; not connected; we have town water, town sewer EG: Caution about construction; make sure all debris is contained and removed;

Motion JK: to close public hearing and issue a positive determination #5 for work subject to the Town of Sturbridge Bylaws, and a negative determination #3 for work within a Buffer Zone that will not impact a resource area. CM 2nd, Discussion: None; Vote: AIF

7:45 Request for Determination of Applicability, 4 Champeaux Road, Sandra Attello.

Charles Kady, Kady Builders, and Daniel Attello, son of Sandra Attello

Seeking to construct a 402 sq.ft. Addition and a handicap ramp to the existing structure in the buffer zone.

Documents Submitted: Have 4 of 5 Abutter letters: we haven't been able to reach one neighbor

GC: we can discuss this tonight, but the Commission cannot issue a determination until we receive proof that you have attempt to notify (a certified letter); plan drawing submitted

GC: Can you describe this addition? What is the size? KADY: This addition is 17 x 26 ft; L-shape off the back corner of the house with a concrete ramp to the driveway (a rollable surface); the addition will be about 150 ft away from the wetland... the wetland is across the street; the front of this property has a 3 or 4 ft knoll between the house and the road; GC: I used GIS maps to review this property to confirm location of wetlands: However my site visit showed some wetland in the very back of the property: an abundance of jewel weed, red maple etc; signs of a high water table; so we believe you have wetlands in the back of the property; KADY: so we'll need to use complete barrier of straw bales and silt fences in the back; GC you'll be digging a good size foundation? KDAY: yes, there is a cellar; will dig the footprint shown; Will load all dirt directly into a truck to haul, so no piles of loose dirt around; GC: so we'll have you use black filter fabric as well; CM: will you use a perimeter drain? Where? KADY: until we get the exact height, of the foundation, we won't know exact location. EG is there a culvert? there's an intermittent stream along the side there with some man-made debris (broken skids, etc) along with yard clippings etc; We'd like that area cleaned up CM a lot of erosion in that area/ need to get that area stabilized KADY The whole side yard will be re-seeded: no open dirt areas, etc EG: We'll want the area delineated before you reseed to make sure we're not loaming or seeding in wetland KADY: ZBA has approved: GC: I will draw up letter of special conditions which will include the silt fence, disposal of soil offsite, GC as agent will have right to inspect site, and a phonecall to Con Agent before work begins for inspection of erosion control measures. KADY: It would be helpful to have your input regarding perimeter drain placement during your visit EG: yes, let's make this a very clear OOC to tighten up all expectations and details.

Motion JK: Upon receipt of last abutter notification, Commission will issue a positive determination #5 for work subject to the Town of Sturbridge Bylaws, and a negative determination #3 for work within a Buffer Zone that will not impact a resource area with special conditions.

CM 2nd, Discussion: None; Vote: AIF

8:00 Notice of Intent, DEP #300-926, 170 Lake Road, Frederick & Susan Shea.

Raze and rebuild a SFH with addition and garage in the buffer zone.

Agent Comments: At our last meeting, the commission voted, and then closed the public meeting, which was a procedural error. So technically, the Public Hearing was never closed. I have spoken with Mr. Myrhum who would like to offer further information to the Commission to help us make decision, However, after speaking with the Town Administrator, we realized the Public is unaware of the continuation of this hearing. So we'll need to ask for a new notification of abutters and a new newspaper advertisement to allow the public to hear new information.

MYRHUM: We were obviously disappointed in the outcome of the last meeting, and are interested in addressing issues that came up right at the end, especially regarding the inadequacy of mitigation, and the questions regarding whether the plan was for 1 or 2 stories. We believe if we were allowed to return to the commission on July 16, after re-notice and re-publish, that we can present a plan that is much improved; we have looked carefully at the property to find things we can do above and beyond the requirements which will greatly improve existing conditions.

Commission agrees to grant continuance to July 16 Meeting

LJ: can we use the same original notice? GC: yes, change date LJ: Southbridge News has changed their deadline for Legal Notices: Krevosky: When does the Commission need info to review before meeting? GC: If possible, we'll need before July 2nd

Letter Permits

66 Mt. Dan Road, Jeff Buchanan. Tree removal.

Jeff Buchanan present; has newly purchased this property and has identified several dead trees, primarily hemlocks; is requesting permission to remove. Commissioners have visited the site and agree with owners plan. EG: be sure to cut stumps flush and grind; also consider removing the oak tree as well; Buchanan: there are some drainage issues with the house from the owners original work: Runoff and mud flows into the basement as well as the lake; He expects to be back before the commission as he begins to address the drainage problems. At that time, he will also address re-planting in the 0-25' buffer zone where clearing was done by previous owner.

Approval granted to remove trees

308 The Trail, Roger LaRochelle. Tree removal. - Agent comments: this site is well-treed; owners have kept site healthy; the reason for the request is pitch and spittle from the tree is problematic. But the tree is large and healthy. JK and CM are concerned regarding the health of the tree- suggest requesting opinion of an arborist. **CONSENSUS: Commission will request a Certified Arborist report to confirm an appropriate reason for this tree removal.**

Certificates of Compliance

- 222 New Boston Road, DEP #300-590; Agent conducted a site visit, was unable to approval; has been in touch with attorney;

Commission signed the following Certificates of Compliance:

- 2 Champeaux Rd, DEP #300-522
- 328 The Trail, DEP #300-892
- Cherry Brook Circle, DEP #300-218
- 5 Cherry Brook Cir., DEP #300-369

Commission signed a Certificate of Vote for property at 32 Warren Road.

Correspondence

Letter to Craig Moran – outgoing letter reviewed and approved by commission

Letter to Stur Board of Health re Craig Moran tree issue – outgoing letter review and approved by commission

Agent Report:

38 Hamilton Street (NGUYEN: wetland crossing driveway); wetland line has been reflagged; new site visit possible after Monday of next week

Blackington Building: have started working in parking lot; will be quick project, so we are keeping a close eye; minor changes in planting plan; to avoid blocking planned streetlight

21 New Boston Road – installing erosion controls today; installation is being done by survey; inspection on Monday morning by GColburn and Jean Bubon

Sturbridge Retirement Village – a new project starting soon; directional drilling as part of a forced sewer main project

29 Main Street: waiting for a plan - will be on our agenda July 16