

**the Agent discussed tonight. (SH); 2nd: (SC);
Vote: AIF (4:0)**

- 7:15 **Notice of Intent: DEP #300-tbd: 186 New Boston Road: Joseph Boutiette;**
represented by Green Hill Engineering; Driveway construction in the Riverfront Resource Area and Bordering Vegetated Wetlands, and construction of a single family home in the 200-ft buffer zone. *Continued from March 2, 2017.* Mark Farrell presenting:
-- Per the last meeting, the Commission requested the wetland line to be re-flagged- which has been done. Commission question house location, suggesting it would work in the front parcel of land; MF stated that the parcel does not have the required amount of upland at the front of the lot to meet Zoning regulations. It is primarily the driveway that affects the wetland. The property has no other access to the rear of the parcel.. This bridge design meets and exceeds the standards of the Mass River & Stream Crossing Performance Standards... There was discussion of whether or not this was a self-imposed hardship - The lot was recorded prior to Oct 6, 1997. Stur Cons Bylaws request 2:1 wetland replication, but reviewing this site, it appears that forcing a 2:1 replication will do more damage – create more disturbance than if we can do just 1:1 replication area....
-- Natural Heritage has concerns regarding the marbled salamander; NH is requesting a MESA (Mass Endangered Species Act) Conservation Permit..... MF: This parcel is very dense with vegetation (mountain laurel, etc) and very far from the road... MF has spoken with NH, and it seems that if the parcel is given to Opacum Land Trust, NH would be satisfied.... MF has also spoken w Howie Fife, president of Opacum - Howie suggests full ownership would be preferred: There is no formal agreement with OLT yet....
-- AGENT: DEP comments: 1) would like the bank alteration quantified 2) Questioning Openness Ratio of the box culvert 3) NH comments should be abided by 4) Need to file for a 401 Water Quality Permit 5) Request erosion controls on the upland side of the replication area.
MF discussed 3 options: 1) put a CR (conservation restriction) on that 2-acre piece 2) separate off that parcel and give it to an environmental organization 3) leave it as it, but any activity will be severely restricted.
GC: NHESP will require the project to meet the Performance Standards for a Conservation and Management Permit.
Agent shared EcoTec (Art Allen) letter dated 2009 from previous filing for this project: Letter suggests need for a Wildlife Habitat Analysis as well
Commission summarizes their requests:
1. Requests a statement from ZBA as to likelihood of a variance for front parcel variance
2. A revised plan – with bridge footings further away from the stream banks and a repositioning of the house and yard outside of the Riverfront area
3. A statement from Opacum Land Trust regarding likelihood of their acceptance of 2-acre salamander habitat parcel discussed
4. Provide a written Alternatives Analysis report
5. Provide a Wildlife Habitat Analysis
- 7:30 **Request for Determination of Applicability: 335 The Trail:** Robert Davis: installation of a garage including excavation of a foundation; in a riverfront area. *Continued from Feb 16, 2017; hearing postpone several times due to snow preventing site inspection...*

Commission visited the site; consensus is that the garage is not an issue because of its location at the very front of the lot, away from the stream.... But the unpermitted work already done to install an above ground pool is a problem that needs to be addressed: the pool and landscaping were not permitted... So to proceed, you need to come back and present a surveyed plan for us to review- which should include the pool location, the riverfront and wetland delineation locations and the buffer zones and Riverfront Area.
Applicant requested continuation to April 20; GRANTED AIF (4:0)

- 7:45 **Notice of Intent, DEP#tbd; 36 Warren Road;** Sturbridge Warren, LLC; represented by Goddard Consulting, LLC; construction of a single family home and garage, with associated grading, driveway, septic and well in the buffer zone. Scott Goddard presenting plans: Documentation presented for abutter notifications and legal ad tear sheet; no DEP number has been assigned yet: No comments have been received by either Natural Heritage or DEP; Plans shown incorporate 2 adjacent work sites although each has its own NOI submittal; SG: these properties sit at the end of Warren Road, right at the town border with Brimfield. Lots were recently divided from one large parcel. Bordering vegetated wetland lies at the back end of the properties, at the bottom of a steep slope. Grading work will be within the 100-ft buffer, but houses themselves are outside of the 100-foot, and within the 200-ft; Bldg sites sit on a plateau; Properties have Army Corp flowage easement on part of the property.
-- Agent comments: This is designated as priority habitat; we may want to establish a permanent work limitation line; You'll need to use de-watering basins for well installations; Agent clarified that septic systems are Presby systems, and have been reviewed and approved by BOH;
- Abutter Jeff Millard of Apple Road, Brimfield expressed concern about how the work on this lot might affect drainage of his property; he also shared that former work in the area had prompted many Wood Turtles and Blandings Turtles to appear.
SC: Requests continuation to April 20. Consensus to grant Continuation. AIF (4:0)

- 8:00 **Notice of Intent, DEP#tbd; 38 Warren Road;** Sturbridge Warren, LLC; represented by Goddard Consulting, LLC; construction of a single family home and garage, with associated grading, driveway, septic and well in the buffer zone.
(See discussion detail regarding 36 Warren Road)

- 8:15 **Request for Determination of Applicability: 69 Clarke Road;** Charles & Rachael Amaru; Construction of an addition and a deck in the buffer zone. Represented by Joel Jette Construction; All work is in the backyard, away from the lake; all on sonotubes; All fill will be taken off site; Commission conducted site visit; **Motion (SC) 2nd (SH) to close the Public Hearing and issue a Negative Determination #3, confirming that this project is within the buffer zone, but will not alter the area subject to protection. No Notice of Intent is required. VOTE: AIF (4:0)**

- 8:30 **Notice of Intent, DEP#300-959, 9 Holland Road,** Richard DiBonaventura, represented by Paquette Builders. Culvert repair and site stabilization in the riverfront area. *Continued from July 21, 2016.* Ed Paquette present: Agent comments: We understand that there is some expectation that this property may be sold soon, and that current owner does not want to invest further in this property, but we have to take care of

several things: Natural Heritage's largest concern is the silt flowing into the Quinebaug River; Per the Commissions visit, we suggest sealing the pipe in front of cellar door. The area is fairly stable now, so we don't want any more grading done to the site: The bare areas need to be seeded with a good "conservation mix" (perennial species); brush piles can be left because they could become habitat; but trash needs to be picked up; Erosion controls should be left in place until we say they can be removed; We will request monthly reports on the condition of the erosion controls and any drainage or runoff problems that occur. **Motion (SC) 2nd (SH) to close the Public Hearing and issue an Order of Conditions. Vote: AIF (4:0)**

Letter Permits

Tree Removal Application: 102 Paradise Lane; Barbara A. Hitchcock; 3 Trees; with accompanying Arborist Report. BH was unable to attend this Hearing; Commission visited site this week with BH attending: Although BH application stated 3 trees, there were more than 3 trees being discussed at site visit. Commission expressed lack of clarity regarding which specific trees were being removed, and approved Agent revisiting site with applicant BH to clearly identify trees approved for removal. -- **Abutters to 102 Paradise** were present and spoke, stating confusion about BH desire to have trees on their properties removed. -- Commission clarified that no one was being ordered to remove any trees; Commission is acting only on the request from BH to remove trees on her own property- Commission encouraged neighbors to have discussion directly with BH. - No permit was approved at this time.

SIGNATURES:

Request for Extension of Order of Conditions: DEP #300-739, Hamilton Rod & Gun Club Order of Conditions for lake management of vegetation. Commission granted 3-year extension. SIGNED

Order of Conditions: DEP#300-980; 660 Main Street, HEAL, Inc; SIGNED

Amended Order of Conditions: DEP #300-727, Big Alum Lake SIGNED

Agent Report:

Earth Day - is Saturday, April 22nd ; Conservation Dept is once more encouraging a "Neighborhood CleanUp"; offering trash bags at the Cons office, and DPW will be picking up trash for participants.

9 Holland Road -- Agent reported that final tickets have been issued in the violations at 9 Holland Road: final tickets were issued to both Paquette Builders (contractor) and Richard DiBonaventura (property owner) in the amount of \$7,475.00 Fines have not been paid within the allotted 21-day window. Agent is requesting decision by Commission regarding promoting the issue to District Court. Commission consensus to have Agent take conversation to Town Counsel before proceeding, especially regarding ability to fine a contractor vs the property owner.

EcoTec request -- Agent has received an email from Art Allen requesting use of Sturbridge Conservation property for Soils Testing Workshops he will be conducting. Agent will suggest Plimpton property. Commission requests submittal of a Special Use Permit.

Barrett Farm – Mass LAND Grant application work: Agent GC has agreed to take on task of completing and submitting the application for a Mass LAND Grant for reimbursement funds for our proposed purchase of the Barrett Farm property.

Next Meetings: Thursday, April 20th, 2017, with a Bylaw Regulation working session starting at 6:00 pm, Regular Meeting to begin at 7:00.

Motion to Adjourn: 9:00 pm -- Motion (SC) to adjourn the meeting (SH 2nd); Vote: AIF (4:0)

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