



minutes  
 STERLING CONSERVATION COMMISSION  
 REGULAR MEETING-December 18, 2007  
 BUTTERICK BUILDING- ROOM 209 7:30 PM

In attendance: Chairman Roberti, Vice Chair Pineo, Mr. Michalak, Mr. Hoffmann, Mr. Curtin, Associate Mosley, Associate Schnare, Matthew Marro.

Secretary's Report for November 2007  
 Treasurer's Report for November 2007

1. Chapter 61 Release Requests.
2. Meeting Notices and communications.
3. Old Business/Enforcement.
4. New Business.

4.1 Jim French- Open Space – Jim French presented the Commission with a potential APR on 35 acres on Chamberlin Road. There will be appraisals necessary and the estimated cost is \$8,000 to be paid up front and reimbursed to the town. Mr. Pineo moved to support the proposal. Mr. Michalak seconded and the Commission voted unanimously to approve.

## PUBLIC HEARINGS

8:00 PM : Pursuant to MGL ch 131 s 40 as amended there will be a public meeting on a Request for a Determination of Applicability by John Devinentis for the upgrade of a septic system at 104 Osgood Road.

Mr. Marro noted to the Commission that he had viewed the site and recommended an negative determination. Mr. Michalak moved to issue a negative determination. Mr. Curtin seconded and the Commission voted unanimously to approve the motion.

8:10 PM : Pursuant to MGL ch 131 s 40 as amended there will be a public hearing on a

Notice of Intent by Eugene Mongeau for the construction of a commercial building, stormwater management and parking lot at Chocksett and Albright Road Map 67 Parcel 4 and 5.

Paul McManus of Ecotech was present for the applicant. He oriented the Commission to the site and the proposed wetland impacts. He also reviewed the exact location of the riverfront on the request of Chairman Roberti.

Mr. Hoffmann inquired as to the maintenance of the wildlife pathway. MR. McManus noted that despite some wetland replication, the majority of the site would be maintained as riverfront.

Mr. Michalak noted the need to increase the amount of replication to a 4:1 ratio. He also inquired if hazardous materials will be stored on site. Mr. McManus indicated that there could be plenty of room for a replication increase and that no hazardous materials will be stored.

Dave Roddy of 45 Chocksett Road inquired as to how far the building will be from Albright Road. Mr. McManus answered 400-500 feet.

Charles Lowe of 11 Albright Road inquired as to the removal of trees in the riverfront. It was noted that there would be no cutting.

Patricia Wagner of 8 Albright inquired as to the taking down of trees for the building and the height. It was noted that trees would have to be removed out of the riverfront to accommodate the building and parking. The height is 30 feet maximum.

Mr. Curtin moved to continue the hearing to January 15, 2008 to address the replication issues. Mr. Pineo seconded and the Commission unanimously approved the motion with the applicant's consent.

8:20 PM : Continuation: Pursuant to MGL ch 131 s 40 as amended there will be a public hearing on a Notice of Intent filed by Ron Pichierri for the construction of a commercial facility at 209-211 Worcester Road.

The applicant requested to be continued to January 15, 2008. Mr. Michalak moved to continue. Mr. Pineo seconded and the Commission voted unanimously to approve the applicant's request.