



Town of Sterling

Conservation Commission

Barbara Roberti, Chair

Matthew S. Marro, Field Agent

1 Park St, Butterick Municipal Bldg- Room 207.

Sterling Massachusetts 01564

Tel 978 422 8111 ext 2321

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Attending: Chair Roberti, Mr. Mosley, Vice Chair Pineo, Mr. Michalak, Mr. Pavlowich, Ms Valentine

minutes

STERLING CONSERVATION COMMISSION

REGULAR MEETING- September 18, 2018

BUTTERICK BUILDING- Basement Level (B03) 7:30 PM

1. Meeting Notices and communications.
2. Minutes from the previous meeting
3. Old business- Follow-up Items from Warrant articles (If any)
4. New Business-
5. Enforcement- Result of investigation of Bartlett Pond as requested by DEP- Mr Marro was requested by DEP to examine the water levels of the pond due to a complaint of lower water. It was determined that there was a beaver dam removed and the beaver did not re-build
6. Certificates of Compliance/Extension permits
- 7 Agents Report
 - 7.1 Erosion Control on Hall Ave
 - 7.2 Trail inspection at Hall Ave
 - 7.3 Treasury Report

8. Adjourn

PUBLIC HEARINGS

7:40 PM : Pursuant to MGL ch 131 s 40 as amended, the Sterling Conservation Commission will have public meeting on a Notice of Intent by Edward Thomas for the Grading and a portion of a driveway to accommodate a single family lot at Map 129 Lot 43 North Cove Road.

Brian Marchetti appeared for the commission and presented the commission with plans for a driveway access for a single family home lot. Only a small portion of the drive was in jurisdiction. Mr Marro noted he walked the delineation as outlined by eco tech and that it as accurately represented on the plans. After examining the grading and erosion protection, the commission approved a standard Order of Conditions with a motion by Mr Michalak and a second by Mr. Pineo



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7:50 PM : Pursuant to MGL ch 131 s 40 as amended, the Sterling Conservation Commission will have public meeting on a Notice of Intent by Howard Hall for a proposed Self Storage Facility with Parking and associated utilities. **This hearing also is held under local storm water by law for a storm water permit** at 150 Clinton Road

Matthew Waterman represented the applicant and oriented the commission to the site and the proposal of the storage facility. Chair Roberti was concerned about the amount of cutting on the side lot by abutter Mello and requested it be examined. Mark Eaton, representing Mr. Mello, noted that the development could be shifted with no deleterious effects and recommended to the commission the drainage scheme be reconfigured and that the proposed bio- swale was unnecessary.

The Commission agreed with Mr. Eaton's assessment and estimated there could be a much larger vegetative buffer left between the Mello residence and the development as MR. Mello's property is also bordered by a large wetland system.

Mr. Waterman agreed to re-examine the plans and requested a continuance. The hearing was continued to the next regular meeting by a motion of Mr. Mosley and a second by Mr Michalak.

8:00 PM Pursuant to MGL ch 131 s 40 as amended **and Local Storm Water By-Law**, the Sterling Conservation Commission will have public meeting on a **storm water permit and a Notice of Intent** by James Simpson for the Construction of 18 Condominium Units at 39 Flanagan Hill Road

Wesley Flis and Jim Simpson appeared on Mr. Simpson's behalf. The proposal was for a condominium development with access coming off of Flanagan Hill Road. A portion of the development was within the riverfront and a priority rare habitat was involved. It was noted by presentation of a letter from the commonwealth that the Mass endangered species program approved with conditions concerning vegetation maintenance.

The Commission examined the location of the proposed alteration and the storm water retention system. MR Pavlowich was examining the storm water system.

Alton Stone, representing abutters to the subdivision, protested the current



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plans as incomplete. He disputed the accuracy of them and was citing the previously approved alterations on the property as a current violation of the rivers act and urged the commission to commence enforcement action. The Commission examined and compared ortho photo evidence that was provided and after discussion it was noted by MR Marro and Vice Chair Pineo that the area was preapproved for the current alteration in 1993 and has not changed since, with the respect it actually had grown in.

Karen Gostenhoffer, Martha Morgan of the NRWA, abutter Pulda objected to the plan as they felt it did not consider the cold-water fishery designation of the Weekepeeke Brook.

After some very spirited discussion, the commission continued the meeting to October 16, 2018 at 7:30 PM to consider abutter objections with a motion by Mr. Michalak and a second by M. Pineo.