

CONSERVATION COMMISSION MEETING
Monday June 26, 2017 Town Hall, Room 101, 7:00 PM



Meeting Minutes

Chairman David Haines called the meeting to order at 7:05 PM. Present were Commissioners: Jon Clements, Edward Knight, Eric Wojtowicz, Mike Cavatorta and John Henry. Commissioner Nicholas Burns was not present for the meeting. LeeAnne Connolly, Conservation Administrator, was present for the meeting. Conservation Clerk, Michele Nowak was present for the meeting. Associate member Linda Leduc was not present for the meeting.

- 7:05 Notice of Intent, Cont. – 35 Lake Dr., house renovation, DEP #104-1008, Map 102, Lot #90.00, Sheree Loftus, applicant. The applicant was present for the meeting. Don Frydryk was present representing the applicant. J. Henry conducted the site visit. The applicant submitted a revised plan. The updated plan, which included the planting list was presented to the Commission. The applicant proposed the removal of rocks that fell into the water. The applicant will be hooking up to Town sewer. The Commission stated that it was okay to get rid of the invasive Buckthorn and then augment what is there with the new plantings. John Adams, the architect, was present and presented the building plans for the new house. The stone wall is in good shape and will be kept. There won't be any re-grading by the lake. The decks are cantilevered, no posts will be used. There will be no aggregate runoff from the roof itself. The house will be one floor. The Commission discussed the house's proximity to the lake. ZBA wants the fence down due to plowing issues and the applicant agreed to do that. The Commission had concerns about the trees near the addition. The applicant is willing to replace and plant trees. The Commission will put a condition that plants in front area will be indigenous plants and the applicant agreed. J. Clements motioned to issue an Order of Conditions, J. Henry seconded. The motion passed by majority, (5:1).
- 7:40 Notice of Intent – Front St., utility, drainage and sewer installation, DEP #104-1012, Belchertown State school, Belchertown DPW, applicant. Steve Williams from DPW was present. Also present was Claire O'Neil, from Tighe & Bond. The proposed work is for the installation of a sanitary sewer, water, storm drainage system, electric and communication utilities for the re-development for the Belchertown State School, Phase II on Front St. This work will also include the reconstruction of approximately 1,200 ft. of roadway extension leading to Christopher Heights campus to serve Grantham's Christopher Heights Assistant Living facility. The foundation for this facility is in and building has started. The Front St. Extension is being called Phase II. The target opening date for the assisted living building is Spring 2018. The proposed work has portions within the 50 ft. Buffer Zones. Each parcel developed in subsequent phases of this project, including stormwater management, and will be designed and permitted separately. An Alternatives Analysis has been submitted. They also have comments from Mark Stinson at DEP. The proposed basin will be built to accept and handle not only runoff from Front St. but will be designed to handle the ultimate final building completion as it has excess capacity. There is an existing outfall and that will remain. This is a redevelopment project but has met DEP requirements. Hay bales will be used as well as other erosion controls. A Stormceptor system will be used. The Commission discussed moving some of the work farther away from the 50 ft. Buffer Zone, and plantings. Steve Williams from DPW said maintenance will include mowing

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7:40 Notice of Intent, Cont. – Front St., utility, drainage and sewer installation, DEP #104-1012

once a year in the fall to prevent trees and other unwanted growth in the Detention facility. The Commission discussed having the basin turn into a vegetated wet meadow to naturalize for wildlife, to use an earthen berm around the basin as well as the types of vegetation and seeds that could be used for the basins to prevent mosquito habitat. The Commission requested a Planting List be submitted. J. Clements motioned to continue until July 10th to receive the requested information, E. Wojtowicz seconded. The motion passed unanimously, (6:0).

8:05 Notice of Intent – Boardman St., house construction, DEP #104-1009, Map 252, Lot #73.10, Jeff Marion, applicant. Ed Knight conducted the site visit. Alan Weiss was present representing applicant. This 1 acre lot was created from an ANR from 2015. There is work proposed in 50 ft. Buffer Zone. Mr. Weiss informed the Commission that the plans have been tightened to have as little impact in the Buffer Zone. The applicant provided an Alternatives Analysis summary. The house is outside the 50 ft. Buffer Zone and the disturbed land near the well and water line will be allowed to grow back. Disturbance is less than 10,000 sq. ft. and just outside the 25 ft. Resource Area. There will be no re-grading in the area and the meadow behind will stay as it is with mowing and haying only once a year. Permanent markers will be put at 35 Ft. as well as a split rail fence. The Commission requested a basin to catch runoff before it reaches the road and use Runoff strips. The Commission also requested an updated plan showing the placement of the permanent markers, and the recalculated runoff figures for a Rain Garden. M. Cavatorta motioned to continue until July 10th to receive the revised plan, J. Henry seconded. The motion passed unanimously, (6:0).

8:25 Request for Determination – 111 Channel Dr., shed construction, Map 101, Lot #39.20, Gary Mescon, applicant. The applicant was present for the meeting. J. Clements conducted the site visit. Commissioner M. Cavatorta recused himself as an Abutter. The proposed work is for the installation of a shed. The limit of work is 80 ft. The applicant wants to do some regrading and the removal of some pine trees. The Commission discussed a wet area that was identified and questioned whether it was a swale or a wetland. It was estimated that the total disturbance will be less than 5,000 sq. ft. Bales of hay will go in after excavation and the applicant agreed to put two rows of hay bales and silt fence to stop runoff from shed site, and loam and seed. The Commission had concerns about runoff, the position of the shed, the kind of equipment that will be used to do the work, and grading and erosion controls. The Commission would like to continue until the July 10th meeting in order for the applicant to provide a more detailed plan about the excavation, a Narrative, photographs, erosion controls and to provide a topography map. The Commission will do a site visit to view the location of proposed work. J. Clements motioned to continue to July 10th with the applicant's permission, E. Knight seconded. The motion passed unanimously, (5:0).

8:55 Notice of Intent – 67 Metacomet St., stairway installation, DEP #104-1011, Map 103, Lot #51.00, Jung Lee, applicant. The applicant was not present for the meeting. Don Frydryk was

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present representing the applicant. M. Cavatorta conducted the site visit. The proposed work is for the removal and replacement of the stairway behind the house. The applicant is still in the process of filing for a Chapter 91 for the dock. The stairs are steep and consists of currently broken concrete, has no hand rails and is dangerous. Stairs will be wider than what they are now. There will be about 392 sq. ft. of disturbance and 10 ft. of excavation. An Alternative Analysis has been submitted. The Commission had concerns about the disturbance and excavation of the site and the means with which the old material will be removed and the new material delivered. The Commission would like to have a detailed plan of the methodology of delivering the material and the removal of the old concrete. The applicant will contact the contractor for answers. M. Cavatorta motioned to continue until July 10th with the applicant's permission, E. Wojtowicz seconded. The motion passed unanimously, (6:0).

8:15 Notice of Intent – Harris Way, stormwater management, Map 230, Lot #31.00, Universal Forest Products, applicant. The applicant requested to continue. There was no discussion regarding this matter. M. Cavatorta motioned to continue to July 10th meeting, with the applicant's permission, J. Clements seconded. The motion passed unanimously, (6:0).

8:50 Notice of Intent, Cont. - Pine St., Common Drive and house construction, DEP #104-1006, Map 272, Lots #8.00, 81.01, 81.02 & 81.03 & Map 276, Lot #105.00, Robert Morra, applicant. The applicant was present for the meeting. Don Frydryk was present representing the applicant. The Commission was notified that the Town Engineer has signed off on the drainage review. DEP comments have been received. There are no other outstanding issues for this Common Drive. M. Cavatorta motioned to issue an Order of Conditions, J. Henry seconded. The motion passed unanimously, (6:0).

Certificate of Compliance – 627 North Washington St., DEP #104-980, Map 268, Lot #22.04, Danil Mikhaylichenko, applicant. L. Connolly conducted the site visit. The Commission was informed the As Built was submitted, the lawn in, grass is up and the lot is stable. J. Clements motioned to issue a Certificate of Compliance, J. Henry seconded. The motion passed unanimously, (6:0).

Certificate of Compliance - 645 North Washington St., DEP #104-981, Map 268, Lot #22.05, Danil Mikhaylichenko, applicant. L. Connolly conducted the site visit. The lot is stable and well vegetated. J. Clements motioned to issue a Certificate of Compliance, J. Henry seconded. The motion passed unanimously, (6:0).

Partial Certificate of Compliance – 25 Hickory Hill, DEP #104-863, Map 238, Lot #3.43(Q), Jean Duquette, applicant. L. Connolly conducted the site visit and notified the Commission that the lot is not stable. There was no discussion on this matter.

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Discussion Items: Bills - The Commission voted unanimously, (6:0) to pay the bills.

- ✦ Minutes – There were no minutes.
- ✦ Miscellaneous Matters – There were no miscellaneous matters.
- ✦ New Business – M. Cavatorta informed the commission about concerns of tree cutting at 16 Grela Terrace. L. Connolly will do a site visit.
- ✦ Catherine Dr. Open Space Site Visit – L. Connolly agreed to email the Commission with a proposed date.
- ✦ August Meeting Date – The Commission agreed unanimously, (6:0) that August 21st will be the August meeting date.
- ✦ LAND Grant-Mader Town Forest – L. Connolly obtained the signatures of the Commission in order to submit a grant application.
- ✦ Baseline Documents- Scarborough Brook Conservation Area & Holland Glen II - L. Connolly informed the Commission that signatures are needed on documentation that is part of the Conservation Restriction process that had not been done yet. It is a requirement for Kestrel Land Trust as holder of the CR. M. Cavatorta motioned to sign documents, J. Clements seconded. The motion passed unanimously, (6:0).
- ✦ Chapter 61 Removal – 231 Michael Sears Rd., 9.5 acres, Estate of Joseph D’Aguiar – L. Connolly informed the Commission that this is an 11.3 acre parcel and 9 acres are coming out Chapter 61. The property will be subdivided and there are no known conservation issues. E. Knight motioned to recommend that the Board of Selectmen not exercise its right of first refusal for this property and to allow the purchase and sale to proceed, J. Henry seconded. The motion passed unanimously, (6:0).
- ✦ ANR Plan - Allen St., Mary Mader, owner. The Commission reviewed the ANR plan and a standard letter will be sent to the applicant.
- ✦ ANR Plan Old Amherst Rd., Celia Mackinnon, owner. The Commission reviewed the ANR plan and a standard letter will be sent to the applicant.

9:25 PM M. Cavatorta motioned to adjourn, E. Knight seconded. The motion passed unanimously, (6:0).

NEXT MEETING Monday, July10, 2017