

CONSERVATION COMMISSION MEETING

Monday, June 22, 2015 Town Hall, Room 101, 7:05 PM

Meeting Minutes

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

- 7:05 Request for Determination – septic repair, 345 Warren Wright St., Map 216, Lot #27.00, Edward Casey, applicant. The applicant was present for the meeting. Bob Stover represented the applicant. E. Knight conducted the site visit. The Commission discussed the proximity of the brook to the property and the work proposed. The wetland is 70 feet from the limit of work. The propane tank will be removed. The Commission had concerns about the lack of erosion controls on the plan and requested the applicant provide an updated plan showing erosion controls on the property prior to issuance of the Negative Determination. L. Leduc motioned to issue a Negative Determination, M. Cavatorta seconded. The vote passed unanimous (6:0)
- 7:09 J. Babineau arrived.
- 7:15 Notice of Intent, Cont. – Harris Way, drying sheds, DEP #104-956, Universal Forest Products, LLC, applicant, Map 230, Lot #31.30. Present on behalf of the applicant was Rob Dickens, a Compliance Director for Universal Forest Products, and Sean Simmer. D. Frydryk, professional engineer, was present to represent the applicant. The drying sheds are outside of the 100 foot Buffer Zone. L. Connolly did confirm that the pond is considered a fire pond and is listed on the Town Fire Pond list. L. Connolly will provide the Commission with a copy of the Order of Conditions for Fire Pond work to review procedures. The Commission was updated on the history of the parking lot issue which at present is covered with millings. The Commission then discussed plantings and mitigation work recommendations. As part of the mitigation plan, the Commission suggested invasive species control, removal of a portion of the parking lot, and/or additional plantings. The Commission was also informed that Catch Basin #2 has failed and collapsed; the pipes are not working. It's located southeast of the main plant. The outflow is right into the wetland and is currently served by 6 inch pipes. The Commission requested the proposal for the mitigation of runoff be included in the revised plan. With the applicant's permission, this hearing will be continued to the July 27th meeting. M. Cavatorta motioned to continue until July 27th, J. Babineau seconded. The motioned passed unanimously, (6-0).
- 8:15 Notice of Intent – South Washington St., house construction, DEP #104-958, Lafluer & Son, Inc., applicant, Map 273, Lot #15.13 (16). The applicant, D. Lafleur, was present for the meeting. D. Frydryk, professional engineer, was present to represent the applicant. L. Leduc conducted the site visit and confirmed that the wetland has been flagged and clearly identified. The limit of work is 50 ft. from the wetland. A portion of the stone wall may be removed. The silt fence is at the limit of work as shown on the plan. Delineation of the wetland is confirmed up to wetland flag #B9. E. Knight motioned to issue an Order of Conditions, J. Babineau seconded. The motion passed unanimously, (6:0).
- 8:20 ANRAD, Cont., - Wetland Delineation, Sabin St., DEP #104-952, Map 248, Lot #10.00, Stan Pearson, applicant. With the applicant's permission, the hearing is continued until July 27th. M. Cavatorta motioned to continue until July 27th, J. Babineau seconded. The motion passed unanimously, (6:0).
- 8:21 Request for Determination – septic repair, 971 Federal St., Map 216, Lot #99.00, James Roberts, applicant. The applicant was present for the meeting. M. Cavatorta conducted the site visit and confirmed that the Wetland was flagged. The limit of work is 60 feet from the Wetland. The work is proposed on existing lawn and there is no alternative location for the septic system. There is

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one large oak tree which needs to be cut down. M. Cavatorta motioned to issue a Negative Determination for work proposed on the plan, J. Henry seconded. The motion passed unanimously, (6:0).

8:30 Notice of Intent – North Washington St., house construction, DEP #104-959, Robert & Tania Wojtczak, applicants, Map 249, Lot #93.00(1). The applicant was present for the meeting. D. Haines conducted the site visit and he noted that the lot had been cleared up to the Wetland Boudary. D. Haines also noted there was a lot of skunk cabbage in the work area indicating wetland soils. The Commission is requesting that Keith Morris re-delineate the wetland line. The proposed rain garden is also inside the 50ft Buffer Zone. The Commission had concerns with the wetland delineation and its relation to the proposed work. With the applicant's permission, this hearing will be continued until the July 13th meeting. M. Cavatorta motion to continue this hearing, with the applicant's permission to the July 13th meeting, J. Babineau seconded. The motion passed unanimously, (6:0).

8:40 Notice of Intent – Chauncey Walker St., house construction, DEP #104-960, Ryan & Andrea Pease, applicants, Map 262, Lot #26.00. The applicant was present for the meeting. Don Frydryk, professional engineer, was present to represent the applicant. J. Babineau conducted the site visit. The work proposed is to update the existing driveway. This will include the installation of telephone poles, the cutting of some trees and installing gravel. The applicant brought pictures of Roaring Brook, which in the past has been regulated as an Intermittent Stream. The building envelope is all outside the 100 ft Buffer Zone. Permanent markers are in place as well as a silt fence. The driveway will be 800 ft. and this new work encompasses putting gravel to make it a stable driveway as well as install the poles. E. Knight motioned to issue an Order of Conditions, J. Babineau seconded. The motion passed unanimously (6:0).

Certificate of Compliance – new building construction, 155 Bay Rd., (Harris Way), Map 230, Lot #31.00, DEP #104-656, UFP Belchertown, LLC, applicant. Present on behalf of the applicant was Rob Dickens, a Compliance Director for Universal Forest Products, and Sean Simmons. This Order of Conditions removed two pole barns to make way for construction. The pavement was supposed to stop at limit of building but ended up being extended further. L. Connolly read the Order of Conditions to the Commission. The new building is in compliance but the pavement is not. L. Leduc motioned to issue a Certificate of Compliance for the construction as proposed, J. Babineau seconded. The motion passed unanimously. (6:0)

Certificate of Compliance - building addition, 155 Bay Rd., (Harris Way), Map 230, Lot #31.00, DEP #104-701, UFP Belchertown, LLC, applicant. Present on behalf of the applicant was Rob Dickens, Compliance for Universal Forest Products, and Sean Simmons. The stairs were in compliance with the 2003 Order of Conditions. The area was identified as Riverfront Area. L. Connolly read out loud the letter from the engineer to the Commission which verifies completion of the work according to the Conditions and it states the variation, which is Special Condition #38. The lot is stable but there are concerns about the parking lot location and millings. The stairs, walkway and two steps which lead to the parking lot were installed without a permit. L. Leduc motioned to issue Certificate of Compliance, E. Knight seconded. The motion passed unanimously, (6:0).

Partial Certificate of Compliance - George Hannum St., house construction, 26 Hickory Hills, Map 238, Lot #3.35 (35D), DEP #104-863, Jean Duquette, applicant. L. Connolly conducted site visit. The Commission was provided with the As-Built Plans. The lots are stable and the permanent markers are in. L. Connolly recommended release from the Hickory Hills Subdivision Order of Conditions. M. Cavatorta motioned to issue the Partial Certificate of Compliance, J. Babineau seconded. The motion passed unanimously, (6:0).

Partial Certificate of Compliance - George Hannum St., house construction, 28 Hickory Hills, Map 238, Lot #3.34 (34D), DEP #104-863, Jean Duquette, applicant. . L. Connolly conducted site visit. The Commission was provided with the As-Built Plans. The lots are stable and the permanent markers are in. L. Connolly recommended release from the Hickory Hills Subdivision Order of Conditions. M. Cavatorta motioned to issue the Partial Certificate of Compliance, J. Babineau seconded. The motion passed unanimously, (6:0).

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

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- ✚ Minutes – The Commission voted unanimously (6:0) to approve the 5/26/15 draft minutes. The Commission voted unanimously, (6:0) to approve the 6/8/15 draft minutes as amended.
- ✚ Miscellaneous Matters – There were no miscellaneous matters.
- ✚ New Business – Chapter 61 Removal – Aldrich Street Cell Tower. Has to relocate the driveway. Mr. O'Brien has to relocate the driveway .19 acres. The Commission reviewed the Chapter 61 Removal request. E. Knight motioned that the Commission not exercise their Right of First Refusal, J. Henry seconded. The motion passed unanimously, (6:0).
- ✚ ANR Plan - Sabin St., Gregory Boyko, owner - The Commission reviewed the ANR plan and a standard letter will be sent to the applicant.
- ✚ LAND Grant Application- Holland Glen II – L. Connolly applying for funds to purchase land adjacent to Holland Glen Forest and it has to be in by July 15th. The grant would cover the purchase of 4 acres which will include the parking area on Rt. 9 and the lower waterfall. The purchase Price is \$165,000 but with all cost included comes to \$189,000. Still waiting on the final appraisal and Kestral Land Trust is paying for the second appraisal. L. Connolly stated that she will apply for funding from private sources as well. M. Cavatorta motioned to sign and support the LAND grant, J. Babineau seconded. Contingent upon getting the Grant. The motion passed unanimously, (6:0).
- ✚ August Meeting Date – The Commission approved August 17th as the meeting date in August.
- ✚ Special Permit Review –Wireless Communication Facility, 270 Franklin St., Verizon Wireless, applicant. A letter will be sent from the Commission which will incorporate the same comments as the RDA.
- ✚ Special Permit Review – Motor Vehicle Repair Shop, 61 North Liberty St., Dwayne Sr., Lisa & Dwayne Jr., Routhier, applicants. There are no wetlands or buffer zone concerns with this lot. A letter will be sent regarding the Commission's concerns about stormwater management, and standard wording for being aware of wetlands and the Town's Wetlands By-laws and regulations and to contact Conservation Commission with wetlands issues.
- ✚ Cold Spring Conservation Area Walk – The Commission was advised about and invited to the June 27, 2015 nature walk at 10:00 AM.

9:20 PM L. Leduc motioned to adjourn the meeting, M. Cavatorta seconded. The motion passed unanimously, (6:0).

NEXT MEETING Monday, August 17, 2015