

SOUTH HADLEY CONSERVATION COMMISSION
MEETING MINUTES
February 14, 2018

PRESENT: William (Bill) DeLuca, Chair; Jack Fleming, Vice Chair; William (Bill) Bacis, Member; Jim Canning, Member; Neva Tolopko, Member; Alex Krofta, Associate Member; Anne Capra, Conservation Agent/Planner; Lisa Bielas

The meeting for February 14, 2018 was called to order at 6:00 p.m. by Commission Vice Chair Fleming.

- 1. PUBLIC HEARING** on Notice of Intent (#228-451) by Premier Home Builders, Inc. for construction of a single-family home, 0 River Road (Assessor's Map 21 Parcel 39) – Commissioner Tolopko began reading the Meeting Notice for the Public Hearing to be held at 6:15 p.m. Commissioner Tolopko was given the corrected Meeting Notice on the Public Hearing on Assessor's Map 21 Parcel 39. Mr. Rob Levesque of Levesque & Associates introduced himself and Craig Authier of Premier Home Builders Inc. He explained the location of the property and the developed parcels on either side. Mr. Levesque explained the delineation of the bordering vegetative wetland (BVW) and the intermittent stream bank. He stated that stream stats analysis were run on the property to determine the stream is intermittent, and that the single-family home would have a deck with a walk-out basement. Mr. Levesque, utilizing a set of plans, explained to the Commissioners where the placement of the house would be. Mr. Levesque explained that the map was a cross section across the lot showing the existing elevation by a dashed line and the solid line as the proposed contour. He noted that grading was on only the sides of the house. He also indicated that there was positive drainage away from the house. The Conservation Agent stated that this plan is revised from the plan seen at the site visit in that the house is closer to the road, the building footprint is slightly smaller, and an envelope for the deck was added. Mr. Levesque responded that the house was moved closer to the road to respect the 50' buffer, and the house has a smaller footprint. The Conservation Agent inquired about the grading on the side of the house and if they were the same and where the gutters and down spouts would flow. Mr. Levesque explained that there were two (2) subtle swales that will be bringing water to the back of the property, and that the downspouts will run to the rear. The Commissioners then discussed trees to be removed, invasive species control treatment, normal lawn, and the subtle pitch from the front of the house to the road. The Commissioners then discussed what the list of conditions would include, i.e. permanent monumentation, 50' no disturb zone, invasive species control plan, no buildings, sheds, play structures, patios, and no dumping of leaves or grass. Commission Chair DeLuca stated that he would like to have photo documentation when the building is done to document the condition of the 50' Conservation Zone as a baseline for monitoring over time.

Lisa Bielas, 65 River Road stated that she was wondering about where the perimeter drains would be installed to stop the water from running onto her property. Mr. Levesque explained that there would be no drains or structures but there would be swales on the property to stop the water runoff onto her property. Commission Chair DeLuca closed the Public Hearing.

2. **DECISION** on Notice of Intent (#228-451) by Premier Home Builders, Inc. for construction of a single-family home, 0 River Road (Assessor's Map 21 Parcel 39) - **Motion:** Commission Vice Chair Fleming moved and Commissioner Bacis seconded the motion to issue the Order of Conditions for #288-451 with Special Conditions. The Commission voted **Five (5)** out of **Five (5)** members present in favor of the motion.
3. **PUBLIC HEARING** on a Request for Determination by Amy Jamrog and Kimberly Cook for construction of a single-family home, 0 River Road (Assessor's Map 23, Parcel 43) – Commission Chair DeLuca read the Meeting Notice. Mr. Rob Levesque introduced himself and explained that the property was almost developed six (6) or seven (7) years ago. He added that a well was put in and a septic system designed. Mr. Levesque explained that there were wetland resource areas across the street. He noted that they are before the Commission to make the Commission aware of the project, and because they are close to the floodplain, and close to the buffer zone. Mr. Levesque stated that a stormwater pollution prevention plan would be filed. The Conservation Agent stated that the Commission has received notification from Natural Heritage that the project will not result in a Take. Commission Chair DeLuca inquired where the closest riverfront was. Mr. Levesque responded over 200 feet. The Conservation Agent stated that the office had received a telephone call from the abutter Paul Boudreau who is concerned about sheet flow runoff onto his property. Mr. Levesque responded that there was a swale that would handle drainage. There being no further comments, Commission Chair DeLuca closed the Public Hearing.
4. **DECISION** on a Request for Determination by Amy Jamrog and Kimberly Cook for construction of a single-family home, 0 River Road (Assessor's Map 23, Parcel 43) – **Motion:** Commissioner Canning moved and Commissioner Bacis seconded the motion to issued a Negative Determination #4; the work is not within an Area subject to protection under the Act (including the buffer zone) and, therefore, doesn't require a Notice of Intent (NOI) unless and until the work Alters and Area subject to protection under the Act. The Commission voted **Five (5)** out of **Five (5)** members present in favor of the motion.

Due to the Public Hearings running over their scheduled times, the Conservation Agent suggested that they ask the Conway School for their presentation. The Commissioners were in agreement.

5. Presentation by the Conway School student team regarding watershed assessment project - The students introduced themselves and provided a very brief synopsis and analysis using a presentation displayed onto the large screen TV in the room. They discussed their study of dams, aquifer locations, and environmental assessment reports. The students also discussed vacant parcels in Town as well as various habitats. The purpose of the project is to determine which vacant parcels are most appropriate for conservation, considering the ecological resources as well as the character of the town and neighborhood. The Commissioners asked that the team return when they have completed their project at the end of March to present their findings and recommendations.
6. **Discuss and Consider** DEP comments on Order of Conditions #288-450 for 15 Stewart Street - DEP's Mark Stinson submitted email comments to the Conservation Agent requesting

the Special Conditions be re-written to be more “enforceable”. Therefore, the Conservation Agent revised the Conditions as follows:

- Permanent monumentation of the fifty (50’) Buffer Zone shall be installed. These markers will be concrete bounds and must be placed every 50 feet. The applicant is fully responsible for the installation of these permanent markers and shall instruct all agents to explain these markers to buyers/lessees/landscapers and all persons taking over the property from the applicant.
- The delineation of the 50’ Buffer Zone will mark the limit of disturbance on the site. The area inside the 50’ Buffer Zone shall be maintained as a natural, undisturbed area.
- Stormwater runoff from the rain gutter down spouts at the northwest and southwest corners of the building will be directed to two (2) rain gardens for infiltration (one at each downspout). The rain gardens are to be designed in accordance with specifications provided in the *Massachusetts Stormwater Handbook, Volume 2, Chapter 2: Structural BMP Specifications for the Massachusetts Stormwater Handbook* <http://www.mass.gov/eea/docs/dep/water/laws/i-thru-z/v2c2.pdf> (Refer to Treatment BMPs Section, Bioretention Areas and Rain Gardens)
- Design plans for the rain gardens will be submitted to the Conservation Commission for approval prior to construction.
- Rain garden vegetation shall be monitored by the homeowner for survival. Ninety (90) percent survival rate must be established two (2) years after planting.
- Three (3) 3-4’ native tree species will be planted within the 50’ Buffer Zone in the southwest corner of the yard as mitigation for the addition of impervious surface in Buffer Zone. All trees must demonstrate healthy vigor two (2) years after planting.
- Upon completion of these Special Conditions, the applicant may file a Request for a Certificate of Compliance.

Jim Canning made a motion to approve the revised Special Conditions, Bill Bacis seconded the motion. The Commission voted **Five (5)** out of **Five (5)** members present in favor of the motion. The Commissioners re-signed the Order of Conditions so that the owner could record the original document at the Registry.

7. The Conservation Agent noted that there will be a public meeting about the Draft Black Stevens Baseline Document Report on Monday, March 5th at 7pm at the library. Notices to 166 abutters had been mailed. The Commissioners suggested posting notice on the South Hadley Facebook page, at the library, and in the kiosk at Black Stevens next to the Plains School.

8. ADJOURNMENT

Commission Chair DeLuca adjourned the meeting at approximately 8:15 p.m.

Respectfully submitted
Doris Leclair, Senior Clerk
Planning & Conservation

Attachment A

List of Documents Reviewed in February 14, 2018 Conservation Commission Meeting

<u>Document</u>	<u>Record Location</u>
Conservation Meeting Agenda	Conservation Agenda & Minutes Binder
Administrator Notes	Conservation Agenda & Minutes Binder Individual Project Files
Black Stevens Baseline Report	Town of South Hadley Website
Minutes	Conservation Agenda & Minutes Book Individual Project Files
SE Profile View (Assessor's Map 21 Parcel 39)	Individual Project File
Sign In Sheet	Conservation Agenda & Minutes Binder