

**SOUTH HADLEY CONSERVATION COMMISSION
VIRTUAL MEETING MINUTES
JANUARY 5, 2022**

<https://vimeo.com/663099491>

Present: Neva Tolopko, Chair; Bill DeLuca, Vice-Chair; Garth Schwellenbach, Member; Tom Dennis, Member; Mary Grover, Member; Kathleen Davis, Member; Aldo Villani, Associate Member; Rebekah Cornell, Conservation Administrator; and Colleen Canning, Planning/Conservation Coordinator

Chair DeLuca called the meeting to order at 6:00 PM and reviewed the virtual meeting protocols.

Agenda Item #1 --- Open Public Form

No members of the public indicated their interest to speak during the open form.

Agenda Item #2 --- Reorganization of Commission

As it was the beginning of the calendar year, Commissioners considered appointments to the positions of Chair and Vice-Chair.

Motion: Chair DeLuca moved to nominate Vice-Chair Tolopko for the position of Chair. Commissioner Davis seconded the motion. Six (6) out of six (6) Commissioners voted in favor of the motion through roll call.

Motion: Chair Tolopko moved to nominate Bill DeLuca for the position of Vice-Chair. Commissioner Schwellenbach seconded the motion. Six (6) out of six (6) Commissioners voted in favor of the motion through roll call.

Agenda Item #3 --- Public Hearing to consider a Notice of Intent to consider a Notice of Intent filed by Stephen McCray and Tara Smith for construction of a single-family home within the buffer zone of a wetland resource at Lot 1, Stonegate

The applicant, Stephen McCray, was present at the meeting along with project consultants Dan Nietzsche and Jackie Clever of GZA.

The hearing had been continued from its previous date to allow the applicant time to develop a grading plan for the site. A grading plan had been provided which showed minimal changes in elevation.

The Commission recognized the difficulty in ensuring future homeowners would be aware of the Resource Areas and their associated requirements. Commissioners advocated for monumentation at the 20 foot Buffer Zone to demarcate the 'no disturb' zone. Due to the site's configuration, it was difficult to tell if boulders, pins, fencing, or a combination of different markers would be appropriate. Ultimately, the applicant could determine what monumentation best suited the site with approval from the Conservation Administrator.

Concerns for future impacts to the Resource Area were heard. To maintain the integrity of the Resource Areas, best management practices during development could be conditioned upon approval. For example, the OOC would require erosion and sediment controls and would define appropriate areas for stockpiling during construction.

Motion: Vice-Chair DeLuca moved to issue Orders of Condition 288-0474 for single-family home construction and associated site work at Lot 1, Stonegate Drive with special conditions to include: 1) no work would be performed within the mapped Resource Area and its 20 foot Buffer Zone; 2) permanent mounmentation would be required along the 20 foot Buffer Zone; and 3) any future plantings would be required to be native. Commissioner Schwellenbach seconded the motion.

Agenda Item #4 ---- DPW Waiver Request

At a recent meeting, the Commission issued Orders of Condition 288-0473 for five years. The local wetlands bylaw required a waiver to be issued to allow for Orders of Condition to extend more than three years. To ensure that the OOC was within full conformance to the bylaw, the applicant submitted a waiver for the Commission to retroactively consider.

Motion: Commissioner Davis moved to accept the waiver from the bylaw requirement for three year issuance of Orders of Conditions 288-0473 to a five year issuance. Commissioner Grover seconded the motion. Six (6) out of six (6) Commissioners voted in favor of the motion through roll call.

Agenda Item #5 --- Approval of December 15, 2021 Meeting Minutes

Draft minutes of the December 15, 2021 meeting were sent to the Commission for review. Spelling errors were identified within the draft.

Motion: Commissioner Schwellenbach moved to approve the draft minutes of the December 15, 2021 meeting. Commissioner Dennis seconded the motion. Six (6) out of six (6) commissioners voted in favor of the motion through roll call.

Agenda Item #6 --- Administrator's Report

Administrator Cornell detailed the following items:

- *Eink* - An application was received for redevelopment of an industrial site at 7 Gaylord Street. The Commission could expect to consider the application at a future meeting.
- *SHELD* – A pre-construction meeting was held for development of new transmission lines at Titan's Pier. The Commission had previously issued an OOC for the work
- *MVP Action Grant* – Staff created a flyer to help inform the public on the progress of the grant and related studies.
- *Conservation Newsletter*- The first issue of the Conservation Newsletter was released and published on the Town's website. The newsletter included information about a photo contest that would be held to highlight the Town's conservation areas.

- *Tree Policy* – A draft policy for tree removal mitigation requirements was sent to the Commission for review and would be considered at a future meeting.

Agenda Item #7 --- Other New Business

- *Resignation* – Commissioner Grover would be resigning from her position on the Commission. She accepted a position with MassDEP and membership on the Commission created a conflict of interest. The Commission thanked her for her years of service.

Adjournment

Chair Tolopko adjourned the meeting at 7:00 PM.

Respectfully Submitted,

As Approved

Colleen Canning, Planning/Conservation Coordinator

Appendix

Document	Document Location
No Q&A Transcript	---
NOI 288 -0474 Application & Grading Plan	Conservation Files
NOI 288-0473 Waiver Request	Conservation Files