

**SOUTH HADLEY CONSERVATION COMMISSION
VIRTUAL MEETING MINUTES
JANUARY 21, 2026**

Present: April Doroski, Chair; Terry Rosenfeld (arrived at 6:12 PM), Vice-Chair; Tom Dennis, Member; Jill Pietrantonio, Member; Kay Klausewitz, Member; Rebekah Cornell, Conservation Administrator; Colleen Canning, Planning/Conservation Coordinator; and Zenniyah Valenzuela, Student Representative.

Chair Doroski called the meeting to order at 6:03 PM and reviewed virtual meeting protocols.

2 attendees were present at the meeting according to the Zoom Attendance report (attached).

Agenda Item #1 --- Open Public Forum

No comments were shared during the open public forum.

Agenda Item #2--- Minutes

Draft minutes of the January 7 meeting were sent to the Commission prior to the meeting. Errors were identified within the draft.

Motion: Commissioner Klausewitz moved to approve the January 7 meeting minutes as revised. Commissioner Pietrantonio seconded the motion. Four (4) out of four (4) commissioners present voted in favor of the motion through roll call vote.

Agenda Item #5 --- Administrator's Report

Administrator Cornell detailed the following items:

- *Reports* – Annual stormwater management reports had been received from various permittees including Eink, Hillcrest Condominiums, and Stonybrook Village.
- *Conference* – The Massachusetts Association of Conservation Commissions (MACC) would hold a conference in February. Commissioners were encouraged to attend.
- *Project Updates* – The Commission could anticipate review of an amended OOC for SHEL'D's project at The Meadows.
- *Meeting Schedule* – The Commission would meet next on February 4, and the agenda would include a request to extend an OOC for mixed-use development at 36 Bridge Street.

Vice-Chair Rosenfeld joined the meeting at 6:12 PM.

Agenda Item #3 --- Public Hearing (continued) to consider a Notice of Intent filed by SAI SHYAM, LLC proposing the construction of seven (7) multifamily buildings. The project comprises fourteen (14) total residential units with associated site improvements, including but not limited to, parking, stormwater management, installation of utilities, site grading, curbing, and lighting. The project is located at 506 Granby Rd within buffer zone to

Bordering Vegetated Wetlands and intermittent streams. Map 32, Parcel 52. (to be continued to 1/21)

The applicant's consultant, Ryan Nelson of R. Levesque Associates, and the project's peer-review consultant, Steve Lee of BETA Group, were both present at the hearing.

Ryan Nelson explained that revised materials had been submitted since the previous public hearing date which included a planting and vegetation management plan; response to peer-review; and revised site plans showing a pedestrian crossing from the site development to an adjoining commercial property. An analysis of the existing culvert at Conti Drive, the road used for site access, was provided prior to the meeting. Administrator Cornell noted that the applicant largely addressed peer-review comments, and recommended that the Commission focus review on updates and revision to the project site plan. Ryan Nelson continued by further detailing the culvert analysis report which demonstrated that the culvert was adequately sized. The planting plan identified additional plantings on the west-side of Conti Drive and invasive management at the subject property. Waivers had been submitted for work within the 50-foot Conservation Zone to include site grading, utility improvements, and pedestrian walkway installation.

Chair Doroski asked for clarity on proposed vegetation removal throughout the site. Ryan Nelson responded that invasive management would be performed north of the developed site. The isolated treeline identified on the plan was not intended to represent full vegetation clearing to the north. A preconstruction meeting would take place prior to the commencement of work, and large native vegetation north of the treeline was expected to remain.

Commissioner Dennis questioned if tree stumping would be necessary. Ryan Nelson responded that stumping would be necessary in the development footprint, but would not be required elsewhere on site. Again, he advised that a preconstruction meeting would allow verification of limits of work.

Commissioner Dennis asked for more information regarding ongoing culvert maintenance. Ryan Nelson responded that maintenance would be enforced under the development's Stormwater Management Permit

Chair Doroski asked if a profile of the pedestrian crossing had been provided. She identified that no disturbance of the Resource Area was identified, but questioned if bridge abutment would necessitate disturbance. Ryan Nelson responded that a cross section had not been provided as part of the application, but could be provided prior to commencement of work.

Commissioners discussed the culvert at Conti Drive and the applicant's analysis of functionality. The culvert was determined to be adequately sized, and the pipe quality was determined to be in good conditions. However, culvert improvement was not included within the scope of work.

Steve Lee addressed the Commission and detailed peer-review findings. He explained that the applicant's revised materials, and written responses, largely satisfied peer-review comments. The proposed stormwater management systems complied with all applicable Massachusetts Stormwater Management Standards. As the culvert analysis was submitted just prior to the

meeting, thorough peer-review assessment had not been completed. However, the analysis appeared to satisfy the outstanding questions regarding capacity. Steve Lee also recommended that a construction detail of the pedestrian bridge be provided to the Commission.

Commissioner Doroski asked if the site plan included snow storage. Ryan Neslon responded that snow storage would be located at the corner of the parking area. Administrator Cornell identified that trees were proposed to be planted at the parking area, and recommended that the trees be relocated elsewhere on site.

Commissioners discussed special conditions to be associated with OOC issuance as drafted by Administrator Cornell. Given site constraints, Commissioner supported limiting stockpiling to outside the 50-foot Conservation Zone rather than the 100-foot Buffer Zone. Language relating to culvert maintenance identified that improvements would require additional permitting from the Commission. The applicant would also be required to provide finalized plans prior to the commencement of work to incorporate verbal discussion and amendments. Administrator Cornell noted that significant changes to the plan would be brought back to the Commission for review

Motion: Commissioner Rosenfeld moved to issue a waiver for work within the 50-foot Conservation Zone, and moved to issue Order of Conditions to DEP File #288-0500 for development by seven multifamily buildings and associated site improvements at 506 Granby Road. Commissioner Pietrantonio seconded the motion. Five (5) out of five (5) commissioners present voted in favor of the motion through roll call vote.

Agenda Item #4 --- Public Hearing to consider an Abbreviated Notice of Resource Area Delineation (ANRAD) filed Marion Excavating Co. Inc to determine whether the boundaries of resource areas are accurately delineated at New Ludlow Rd, Map 9, Parcel 5. The property is located behind 785 New Ludlow Rd (Map 9, Parcel 10)

The applicant's consultant, Ryan Nelson of R. Levesque Associates, was present at the hearing. An *Abbreviated Notice of Resource Area Delineation* (ANRAD) had been filed to verify the boundary delineation for property located on New Ludlow Road.

Members deliberated on executing a contract for peer-review, and considered an appropriate date to continue the public hearing. As current winter conditions would prevent peer-review, it was recommended that the hearing be continued to Spring.

Motion: Commissioner Dennis moved to execute a contract for peer-review of the Resource Area boundary delineation at New Ludlow Road, Map 9 Parcel 5, with GZA; and moved to continue the public hearing to March 18 at 6:00 PM. Commissioner Pietrantonio seconded the motion. Five (5) out of five (5) commissioners present voted in favor of the motion through roll call vote.

Agenda Item #5 --- Other New Business

Chair Doroski reminded commissioners to stay up to date on conflict-of-interest training and associated requirements.

Adjournment

Motion: Commissioner Klausewitz moved to adjourn the meeting. Vice-Chair Rosenfeld seconded the motion. Five (5) out of five (5) commissioners present voted in favor of the motion through roll call vote.

The meeting was adjourned at 7:30 PM.

Respectfully Submitted,
Colleen Canning, Planning/Conservation Coordinator

Appendix

Document	Document Location
Zoom Attendance List	Attached
NOI - 506 Granby Rd	Conservation Files
ANRAD - New Ludlow Rd, Map 9, Parcel 5	Conservation Files

Attendee Report

Report generated 2/27/2026 15:24

time

Topic	Webinar ID	Actual Duration (minutes)	Unique Viewers	Total Users
Conservation Commission	835 6170 8750	122	2	12
Host Details				
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)
Yes	Rebekah Cornell (Town of South Hadley 2)	1/21/2026 17:28	1/21/2026 19:30	122

Panelist Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)
Yes	Kay	1/21/2026 18:02	1/21/2026 19:30	88
Yes	April	1/21/2026 17:58	1/21/2026 19:30	93
Yes	Ryan Nelson	1/21/2026 18:14	1/21/2026 19:30	76
Yes	Steve Lee (BETA)	1/21/2026 18:15	1/21/2026 19:25	70
Yes	Tom Dennis	1/21/2026 17:56	1/21/2026 19:30	95
Yes	Terry	1/21/2026 18:10	1/21/2026 19:30	81
Yes	Jill	1/21/2026 18:00	1/21/2026 19:30	91
Yes	Colleen Canning# Staff (Colleen)	1/21/2026 17:55	1/21/2026 19:30	96
Yes	Zennyiah	1/21/2026 17:57	1/21/2026 19:29	92

Attendee Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)
Yes	Steve Lee (BETA)	1/21/2026 17:56	1/21/2026 18:15	20
Yes	Ryan Nelson	1/21/2026 17:57	1/21/2026 18:14	18