

**SOUTH HADLEY CONSERVATION COMMISSION
VIRTUAL MEETING MINUTES**

June 2, 2021

<https://vimeo.com/channels/shctv15/558720176>

Present: Bill DeLuca, Chair; Neva Tolopko, Vice-Chair; Jim Canning, Member, Bill Bacis, Member; Steph Clymer, Member; Garth Schwellenbach, Member; Tom Dennis, Member; Anne Capra, Conservation Administrator/Planner; Colleen Canning, Senior Clerk Planning and Conservation Department

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

Agenda Item #1 --- Open Public Form

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

Agenda Item #9 --- Other New Business

The Commission's next regularly scheduled meeting was on June 23, 2021. However, a number of Commissioners indicated that they were not available on that date. The Commission deliberated on whether to hold the next meeting on the 23rd or push it back a week. The Commission needed to determine the next meeting date to allow hearings and meetings to be continued to date certain. Commissioners decided to hold their next meeting on June 30, 2021.

Agenda Item #2 --- Public Meeting for Request for Determination of Applicability filed by Kirsten Andrews and Andrew Cramer for re-grading of site around house to improve drainage, and replace lawn with native plantings at 76 Hildreth Avenue

The applicants, Andrew Kramer and Kristin Andrews, were present at the meeting along with their consultant, Katherine Bugby.

A site visit was performed to access the homeowner's request to re-grade their property to remedy drainage issues impacting their residence. They were proposing to re-direct an existing culverted stream away from the location of the house. Currently, stormwater from the street was being directed to their property so they intended to re-direct the stormwater towards the management structures within the right-of-way. The grading would utilize cut-and-fill practices and existing lawn would be re-vegetated with native plants as mitigation. The restoration plan would be reviewed and approved by the Conservation Administrator. The project would improve the functions of the area's stormwater management and increase the site's ecological value. The Department of Public Works was contacted and aware of the proposed project.

Motion: Commissioner Dennis moved to issue a Negative Determination #3 for site regarding to improve drainage and to replace existing lawn with native plantings at 76 Hildreth Avenue.

Commissioner Bacis seconded the motion. Seven (7) out of seven (7) commissioners voted in favor of the motion through roll call.

Agenda Item #3 --- Public Hearing for a Notice of Intent #288-0470 filed by J.N. Duquette & Sons Construction for construction of single-family homes at 24, 28, 33 & 37 Lyon Green

Joe Rogers and Patrick Lord, GZA, were present at the hearing.

Commissioner Bacis abstained from deliberations as he was a residential abutter to the project location.

A site visit was performed with the applicant's representative and members of the Commission to review the proposed location of four homes within the Mountain Brook Subdivision on Lyon Green. A number of homes within the subdivision were previously permitted through the Commission. The wetland delineation associated with lots 6, 7, 11 and 12 were re-done prior to this filing as the initial wetland delineation was performed during the initial subdivision permitting.

Commissioners identified concerns for the expansion of lawn on the lots. The building footprints, with the expectation of lot 7, were outside or only slightly impacted the Buffer Zone. However, it could be expected that homeowners would want to maintain lawns as was consistent with residential landscapes. The applicant's consultant explained that lawn would not extend past the 50-ft Conservation Zone on Lot 7 and lawn would be maintained inside the zoning setback bounds as identified on the plan. The Commission considered monumenting the limit of lawn on all lots as identified by the consultant.

Motion: Commissioner Schwellenbach moved to issue Order of Conditions to DEP File# 288-0470 for the development of single family homes at 24, 28, 33, and 37 Lyon Green with special conditions to include: permanent monumentation at the Conservation Zone on 28 Lyon Green (lot 7); monumentation at the setback line on 24(lot 6), 37(lot 11) and 33(lot 12) Lyon Green to allow for the area outside the zoning setback to remain forested; and require that a map be posted in each residential garage to alert the homeowners of the no disturb zones. Boulders were recommended for monumentation. Vice-Chair Tolopko seconded the motion. Five (5) out of seven (7) commissioners voted in favor of the motion through roll call. Commissioner Bacis abstained from the vote and Commissioner Clymer voted against the motion.

Agenda Item #4 --- Public Hearing for Order of Conditions Extension #288-0392 filed by Hampshire Property Management for general maintenance activities at the Mill at Stoney Brook at 124 College Street

Maura Manijak, Hampshire Property Management Group, was present at the meeting along with Emily Young and Kathleen Sharkey, residents of the Mill at Stoney Brook.

The Mill at Stoney Brook Condominiums had a general maintenance Order of Conditions which was set to expire during the Covid-19 state-of-emergency. As all permit expirations had been tolled during the state-of emergency, this order was still considered active and could be extended

at the commission's discretion. An updated list of general maintenance projects to be performed under the order were submitted. As the majority of the housing complex was within the Riverfront Area, most maintenance activities were performed under this order. Large scale activities, such as reconstruction of the parking lot, would require pre-construction meetings with the Conservation Administrator.

Motion: Commissioner Bacis moved to extend the Order of Conditions #288-0392 for general maintenance activities at the Mill at Stoney Brook located at 124 College Street for three years. Commissioner Schwellenbach seconded the motion. Seven (7) out of seven (7) members voted in favor of the motion through roll call.

Agenda Item #5 --- Public Meeting Continuation for Enforcement Order issued to Val Shvets for 80 River Road

The Conservation Administrator explained that the Commission issued an enforcement order for the installation of an unpermitted dock and boardwalk at 80 River Road. The homeowner initially submitted a Request for Determination of Applicability to bring the project into compliance. However, after a site visit, the applicant was advised to submit a Notice of Intent (NOI) given the impact. The homeowner had retained a consultant to prepare and file their NOI. No action needed to be taken at this time.

Agenda Item #6 ---Public Hearing Continuation for an Abbreviated Notice of Resource Area Delineation (ANRAD) filed by South Hadley Electric Light Department (SHELD) for 545 Granby Road/Route 202

The public hearing needed to be continued as the peer-review of the ANRAD was still underway.

Motion: Vice-Chair Tolopko moved to continue the public hearing to June 30, 2021 at 6:00 PM. Commissioner Bacis seconded the motion. Seven (7) out of seven (7) members voted in favor of the motion through roll call.

Agenda Item #7 --- Discuss and Consider Approval of May 12, 2021 Meeting Minutes

Draft minutes of the May 12 meeting were previously sent to the Commission for review.

Motion: Commissioner Schwellenbach moved to approve the draft meeting minutes of May 12, 2021. Vice-Chair Tolopko seconded the motion. Six (6) out of seven (7) commissioners voted in favor of the motion through roll call. Chair DeLuca abstained from the vote.

Agenda Item #8 --- Administrator's Report

- *Lauzier Farm-* A virtual platform for donations to secure the Agricultural Preservation Restriction associated was now live on Kestrel Land Trust's website. For those who preferred, donations could be sent via check to Town Hall. Any member of the commission or the public who was interested in hosting a fundraising event was encouraged to contact the Conservation Administrator.

- *315 Amherst Road*- Town acquisition of the property for conservation purposes would be on the Annual Town Meeting warrant which would be held on June 9.
- *Climate Resiliency Webinars*- Through the Municipal Vulnerability Preparedness (MVP) Action Grant, the Planning and Conservation Department would be hosting a series of climate change related webinars during the month of June. All were invited to attend.

Agenda Item #9 --- Other New Business

There was no additional new business to discuss.

Adjourn

Chair DeLuca adjourned the meeting at 7:57 PM

Respectfully Submitted ,
Colleen Canning, Senior Clerk, Planning and Conservation Department

Document	Document Location
Q&A Transcript	Attached
RDA- 76 Hildreth Avenue	Conservation Files
NOI -24,28, 33, and 37 Lyon Green	Conservation Files

June 2, 2021 Conservation Commission 'Question & Answer' Transcript

#	Question	Asker Name	Asker Email	Answer(s)
1	Has there ever been issues in the past	Anonymous Attendee		
2	Do they tend to use the same contractors	Anonymous Attendee		