

**SOUTH HADLEY CONSERVATION COMMISSION  
VIRTUAL MEETING MINUTES  
AUGUST 17, 2022**

**Present:** Neva Tolopko, Chair; Bill DeLuca, Vice-Chair; Garth Schwellenbach, Member; Tom Dennis, Member; Kathy Davis, Member; April Doroski, Member; Jessica Schoendorf, Member; Rebekah Cornell, Conservation Administrator; and Colleen Canning, Planning/Conservation Coordinator

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

**Agenda Item #1 --- Open Public Forum**

No members of the public spoke during the open forum.

**Agenda Item #2 ----Minutes**

Draft minutes of the June 15 and July 20 meeting were sent to the Commission for review.

Commissioner Schwellenbach noted an error in the June 15 draft minutes.

**Motion:** Commissioner Schwellenbach moved to approve the June 15 minutes as revised. Commissioner Davis seconded the motion. Six (6) out of seven (7) Commissioners voted in favor of the motion. Vice-Chair DeLuca abstained from the vote as he was not present at the meeting.

**Motion:** Commissioner Schwellenbach moved to approve the July 20 meeting minutes. Vice-Chair DeLuca seconded the motion. Six (6) out of seven (7) Commissioners voted in favor of the motion through roll call. Commissioner Schoendorf was not present at the meeting and abstained from the vote.

**Agenda Item # 3 --- Public Hearing to consider an Amendment to Order of Conditions MassDEP File #288-0362 requested by the Owner's Association at Stonybrook Village located at Stonybrook Way**

Michael Adelman and Barbara Callan-Bogia were present at the meeting to represent the Stonybrook Village Owner's Association. As was conditioned under the development's Certificate of Compliance, yearly inspections needed to be performed to verify the functionality of the stormwater management systems. The systems had been functional for many years and the Owner's Association had remained in good standing with the Commission by submitting reports yearly. In light of the continued functionality of the systems and the burden of inspection costs, the Owner's Association was requesting to modify special conditions to require inspections every two years; rather than every year.

Susan Pease, 33 Hildreth Ave, addressed the Commission. Her property abutted a storm drain associated within the Sonybrook Village development and was concerned for negative impacts to her property if the system was not maintained. In response, it was explained that maintenance of the systems would continue as usual. The frequency of engineering inspections and reports to the Commission was the only proposed change.

**Motion:** Commissioner Dennis moved to issue amended Certificate of Compliance 288-0362 to require stormwater management inspection reporting every two years; rather than every year as was initially conditioned. Commissioner Schwellenbach seconded the motion. Seven (7) out of seven (7) commissioners voted in favor of the motion through roll call.

### **Agenda Item #7 --- Administrator's Report**

Administrator Cornell detailed the following items:

- 11 San Souci – An appeal of the Commission's decision has been filed with the DEP. DEP would issue their determination within 40 days of receiving the appeal request.
- E ink – Demolition of existing site buildings was complete. The Conservation Administrator performed a site visit to review the limit of work.
- Lithia Springs- A NOI had been received for maintenance and repair of the reservoir dam.

### **Agenda Item #4 --- Public Hearing to consider a Notice of Intent filed by John Latka to secure an Order of Conditions permitting an addition to a single family home within the existing footprint of the attached deck structure at 26 Cove Island Rd in Riverfront Area**

John Latka was present at the meeting along with his engineering consultant, Neil Paquette of Engineering & Land Solutions, Inc. Neil Paquette explained that his client was seeking to construct an addition to a single family home to be limited to the footprint of an existing deck. The addition would be constructed on helical piers which would result in lesser impact than was currently present with the existing deck. The existing shed on site would not be altered as part of this project.

**Motion:** Vice-Chair DeLuca moved to issue Order of Conditions 288-0479 to allow construction of an addition at 26 Cove Island road with special conditions. Commissioner Doroski seconded the motion. Seven (7) out of seven (7) members voted in favor of the motion through roll call.

### **Agenda Item #5 --- Enforcement Order 508 River Road**

Administrator Cornell received correspondence from a concerned citizen regarding activities at 508 River Road within the Riverfront Area. As the Commission could recall, Order of Conditions has been issued to the property for site work to remedy a previous Enforcement Order. The Commission could issue an Enforcement Order for unpermitted work under the current OOC.

**Motion:** Commissioner Davis moved to issue an Enforcement Order to 508 River Road for unpermitted work under Order of Conditions 288-0472. Commissioner Schwellenbach seconded the motion. Seven (7) out of seven (7) members voted in favor of the motion through roll call.

**Agenda Item #6 --- Right of First Refusal – Pearl Street**

Notification had been received by the Town for an intended sale of a portion of land on Pearl Street owned by the Lukasik currently held in Chapter 61. This program allowed for a reduction in property tax for land maintained as open space. In the event that enrolled property was sold or its use converted, the Town was entitled to acquire the property at cost. The property intended for sale satisfied dimensional requirements for development of a single family home. Due to the price and size of the parcel, it did not appear to be a good candidate for acquisition.

**Motion:** Commissioner Doroski moved to recommend waiving the Town’s right of first refusal and *not* acquire the property on Pearl Street owed by the Lukasik Family. Commissioner Schwellenbach seconded the motion. Seven (7) out of seven (7) members voted in favor of the motion through roll call.

**Agenda Item #7 --- Administrator’s Report**

Administrator Cornell detailed the following items:

- Lauzier Farm – Fundraising efforts would re-commence soon to cover the balance needed to secure the APR.
- Volunteer Opportunities –Work parties would be held at Black Stevens and River-to-Range within the upcoming weeks.

**Agenda Item #8 --- Other New Business**

Commissioner Doroski noted that communities across the region had bylaws regulating activities during drought conditions. South Hadley could consider adopting similar bylaws, with coordination from the Water Districts, in the future.

**Adjournment**

**Motion:** Vice-Chair DeLuca moved to adjourn the meeting. Commissioner Davis seconded the motion. Seven (7) out of seven (7) members voted in favor of the motion through call.

The meeting adjourned at 7:30 PM

Respectfully Submitted,  
Colleen Canning  
Planning/Conservation Coordinator

**Appendix**

<b>Document</b>	<b>Document Location</b>
288-0362 Amendment Request	Conservation Files

288-0472 Application	Conservation Files
Pearl St – Notice of Intended Sale	Conservation Files