

EAST LONGMEADOW CONSERVATION COMMISSION

Wednesday, July 13, 2022

Time: 6:00 PM Eastern Time

Place: School Committee Conference Room

East Longmeadow High School, 180 Maple St., East Longmeadow, MA

MINUTES

Clerk Elizabeth Stoughton acted as Chair for the meeting.

Clerk Elizabeth Stoughton opened the meeting at 6:00 PM

ATTENDANCE

Present Elizabeth Stoughton, Clerk
Anthony Zampiceni
Nicholas Turnberg

Absent Thomas O'Brien, Chair
William Arment, Vice Chair

Staff Present Nina Fazio, Planning & Community Development Administrative Assistant

- Election of Officers
Election of Officers is postponed until a full Commission is present.

APPROVAL OF MINUTES

- May 11, 2022
 - June 22, 2022
- Motion to approve both meeting minutes made by Commissioner Tony Zampiceni; second by Commissioner Nick Turnberg and approved by unanimous vote three (3)-zero (0).**

CERTIFICATE OF COMPLIANCE

1. **CC 2022-12 (MassDEP File #150-0196):** Request for a Partial Certificate of Compliance for 20 Ericka Circle (Assessor's Parcel ID 47-94-3). Applicant: Law Offices of Douglas J. Brunner, 1350 Main Street, Suite 216, Springfield, MA 01103 (Cont. 6/22/2022)

The applicant was not present for discussion. Clerk Elizabeth Stoughton reviewed the letter from Smith Associate Land Surveyors attesting the lot has been built in substantial compliance with the Order of Conditions. There were no further questions or concerns from the Commission at this time.

Motion to approve the request for Partial Certificate of Compliance made by Commissioner Tony Zampiceni; second by Commissioner Nick Turnberg and approved by unanimous vote three (3)-zero (0).

2. **CC 2022-13 (MassDEP File #150-0446):** Request for a Partial Certificate of Compliance for 8 Hidden Ponds Drive (Assessor's Parcel ID 23-77-4), 10 Hidden Ponds Drive (Assessor's Parcel ID 23-77-5), 16 Hidden Ponds Drive (Assessor's Parcel ID 23-77-16), and 15 Hidden Ponds Drive (Assessor's Parcel ID 23-77-11). Applicant: Redstone Ponds LLC, PO Box 79, East Longmeadow, MA 01028

Applicant Al Joyce was present for discussion. Clerk Elizabeth Stoughton reviewed the location of the

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four lots. There were no further questions or concerns from the Commission at this time.

Motion to approve the request for Partial Certificate of Compliance made by Commissioner Tony Zampiceni; second by Commissioner Nick Turnberg and approved by unanimous vote three (3)-zero (0).

3. **CC 2022-14 (MassDEP File #150-0447):** Request for a Complete Certificate of Compliance for 4 Hidden Ponds Drive (Assessor's Parcel ID 23-77-2). Applicant: Redstone Ponds LLC, PO Box 79, East Longmeadow, MA 01028

Applicant Al Joyce was present for discussion. Clerk Elizabeth Stoughton reviewed the location of the lot. There were no further questions or concerns from the Commission at this time.

Motion to approve the request for Complete Certificate of Compliance made by Commissioner Tony Zampiceni; second by Commissioner Nick Turnberg and approved by unanimous vote three (3)-zero (0).

4. **CC 2022-15 (Mass DEP File #150-0428):** Request for a Complete Certificate of Compliance at 36 Redstone Drive (Assessor's Parcel ID 23-77) for the construction of Hidden Ponds Drive and Redstone Drive roadways. Applicant: Redstone Ponds LLC, PO Box 79, East Longmeadow, MA 01028

Applicant Al Joyce was present for discussion. The Commission reviewed the As Built site plans for the roadways. There were no further questions or concerns from the Commission at this time.

Motion to approve the request for Complete Certificate of Compliance made by Commissioner Tony Zampiceni; second by Commissioner Nick Turnberg and approved by unanimous vote three (3)-zero (0).

REQUEST FOR DETERMINATION OF APPLICABILITY

1. **Case RDA 2022-06: Request for Determination of Applicability at 265 Benton Drive** (Assessor's Parcel ID 10-3-0) for whether the area and work depicted on plans is subject to the Wetlands Protection Act. Applicant: Jonathan Sieruta, 2 Depot Road, Leverett, MA 01054

The Commission heard Case RDA 2022-06 and Case NOI 2022-03 simultaneously.

Applicant Jonathan Sieruta was present for discussion. Mr. Sieruta stated the proposal involves the disturbance of less than one acre of land with minimal buffer zone impact. The proposed office building will discharge into an existing detention basin. Mr. Sieruta stated the office building is within the buffer zone of an isolated wetland, which is non-jurisdictional under the WPA; however, it is jurisdictional under the Town Bylaws.

The Commission scheduled a site visit for Wednesday July 27, 2022 at 5:00 PM.

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Motion to continue Case RDA 2022-06 and Case NOI 2022-03 to the next meeting of the Conservation Commission made by Commissioner Tony Zampiceni; second by Commissioner Nick Turnberg and approved by unanimous vote three (3)-zero (0).

- 2. Case RDA 2022-07: Request for Determination of Applicability at 583 Somers Road** (Assessor's Parcel ID 79-6A-1) for whether the area is subject to the Wetlands Protection Act and whether the boundaries of resource areas are accurately delineated. Applicant: Bailey Property Management, 583 Somers Road, East Longmeadow, MA 01028

Applicants Joshua and Karl Bailey were present for discussion. Mr. Joshua Bailey presented the request for determination. Mr. Joshua Bailey stated some maps classify running water as a perennial stream on this property and others classify it as stormwater drainage. Mr. Joshua Bailey stated the Town Engineer has conducted a site visit and believes the water to be stormwater.

A site visit was scheduled for Wednesday July 27, 2022 at 4:30 PM.

Motion to continue to the next meeting of the Conservation Commission made by Commissioner Tony Zampiceni; second by Commissioner Nick Turnberg and approved by unanimous vote three (3)-zero (0).

NOTICE OF INTENT

- 1. Case NOI 2022-03:** Notice of Intent for 265 Benton Drive (Assessor's Parcel ID 10-3-0) for the construction of an office building subject to Town of East Longmeadow General Bylaws §424.2. Applicant: Jonathan Sieruta, 2 Depot Road, Leverett, MA 01054

OTHER BUSINESS

- 1. A-OOC 2022-03 (DEP File #150-0451):** Request for an Amended Order of Conditions at 2 Josie Lane (Assessor's Parcel ID 32-34A-2) for the installation of underground propane tanks. Applicant: Eric LaChapelle, 94 Marion Street, Chicopee, MA 01013

Applicant Eric LaChapelle and Paula LaChapelle were present for discussion. Mr. LaChapelle stated the construction of 2 Josie Lane requires underground propane tanks since this lot cannot receive gas connections. Mr. LaChapelle stated the proposed propane tanks would be located behind the house and comply with the Limit of Work Line. Commissioner Nick Turnberg raised concern on the raise in grade only 15-30 linear ft. from the wetlands. Commissioner Tony Zampiceni requested comment from the Building Commissioner and Fire Department prior to approval.

A site visit was scheduled for Friday July 15, 2022 at 1:00 PM.

Motion to continue to the next meeting of the Conservation Commission made by Commissioner Tony Zampiceni; second by Commissioner Nick Turnberg and approved by unanimous vote three (3)-zero (0).

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PROJECT MONITORING

- 365 Pease Road

Pasquale Liquori was present for discussion. Mr. Liquori stated he believes his yard now complies with the approved Restoration Plan in accordance with his Enforcement Order. The Commission scheduled a site visit for directly following the meeting.

- 383 Porter Road

Administrative Assistant Nina Fazio stated DEP has conducted a site visit; however, there have been no reports back at this time.

- 177 Somers Road

Commissioner Nick Turnberg conducted a site visit and found no evidence of wetland violations.

- 406-436 North Main Street (Heritage Park Plaza)

Administrative Assistant Nina Fazio stated a resident has reported shopping carts being dumped in Pecousic Brook. The Commission will continue to monitor.

- Hidden Ponds/81 Harwich Road

The Commission reviewed jurisdiction of the area. The Commission will refer non-jurisdictional stormwater complaints to the DPW.

OTHER BUSINESS

1. Policies and Procedures of the Conservation Commission

ADJOURN

Motion to adjourn made by Commissioner Tony Zampiceni; second by Commissioner Nick Turnberg and approved by unanimous vote three (3)-zero (0) at 6:53 PM.