



CONSERVATION COMMISSION MEETING

Wednesday, October 11, 2023 6:00 PM EST
Pleasant View Senior Center; Media Room
328 North Main Street, East Longmeadow, MA 01028

MEETING MINUTES

1. CALL THE MEETING TO ORDER

Chair William Arment opened the meeting at 6:02 PM

2. CALL THE ROLL

Present	William Arment, Chair Elizabeth Stoughton, Vice Chair Michael Carabetta, Clerk Anthony Zampiceni Nicholas Turnberg Jason Gumpert
Staff Present	Nina Fazio, Planning & Community Development Administrative Assistant

3. APPROVAL OF MINUTES

A. September 27, 2023 – Open Session Minutes

Commissioner Anthony Zampiceni motioned to approve; Vice Chair Elizabeth Stoughton seconded. The motion carried by vote five (5) in favor, zero (0) opposed and one (1) abstention. Commissioner Jason Gumpert abstained.

4. NOTICES OF INTENT

A. **NOI-2023-03:** Notice of Intent at 120 Franconia Circle (Assessor's Parcel ID 4-21-38) for the construction of a single family home and associated site improvements subject to the Wetlands Protection Act and local wetland protection bylaws. Applicant: Tuyet Nguyen, 294 Anthony Way, Longmeadow, MA 01106 (cont. 09/27/2023)

The Commission conducted a site visit at 5:30 PM on Wednesday, October 11, 2023.

Steve Riberdy of Boghunter Ecological Services LLC was present for discussion. Mr. Riberdy presented revised site plans depicting a proposed retaining wall along the limit of work line to relieve the Commission's previous concerns regarding the steep grade change and stabilization at this property. Mr. Riberdy stated the proposed retaining wall will not require any additional grading and the existing deck will be moved away from the resource area in order to remain within the limit of work line.

Clerk Michael Carabetta stated the grade of the site will be difficult to work with and reducing runoff into the resource area and abutting properties will need to be a priority for the applicant. Chair William Arment asked for a condition of approval that no hydraulically driven machinery go past the proposed limit of work line to remove the existing deck; debris past the proposed limit of work line must be removed by hand to limit disturbance. Chair William Arment asked for staked hay or hay blankets along the slope until vegetation is established.

Chair William Arment opened the hearing to public comment. There were no comments or questions from the public.

Commissioner Anthony Zampiceni motioned to close the public hearing; Vice Chair Elizabeth Stoughton seconded. The motion carried by vote six (6) in favor, zero (0) opposed and zero (0) abstentions.

The Commission reviewed the previously stated conditions of approval. The Commission asked that the silt fence be inspected prior to land disturbance

Commissioner Anthony Zampiceni motioned to approve the Notice of Intent, with conditions noted; Commissioner Nicholas Turnberg seconded. The motion carried by vote six (6) in favor, zero (0) opposed and zero (0) abstentions.

B. NOI-2023-04: Notice of Intent at 275 Benton Drive (Assessor's Parcel ID 10-20-5) for the construction of a self-storage facility and associated site improvements subject to the Wetlands Protection Act and local wetland protection bylaws. Applicant: CJ Bardy, 275 Benton Drive LLC, 30 Extrusion Drive, Stonington, CT 06379 (cont. 09/27/2023)

The Commission conducted a site visit at 5:00 PM on Wednesday, October 11, 2023.

Steve Riberdy of Boghunter Ecological Services LLC and Glen Martin of Design Professionals, Inc. were present for discussion. The Commission requested an exact measurement of the closest distance between the resource area and the proposed limit of work line, noting that the proposed plans showed a distance of approximately 10 ft. in some areas. Mr. Martin stated the closest proposed point was 20 ft. from resource areas. Commissioner Jason Gumpert noted that measurement did not line up with observations made at the site visit. Mr. Martin clarified the proposed limit of work line is approximately 10 ft. from resource area at its closest point, and the impervious surface is 20 ft. from resource area at its closest point. Chair William Arment stated that distance needs to be certain, not approximated.

Chair William Arment noted there is an approximately 5.5 ft. grade difference between proposed impervious surface and the limit of work line and stated water will sheet down into the resource area, unless the area is stabilized until vegetation is established.

The Commission discussed proposed tree removal and maintenance and stated any trees proposed to be cut down or limbs proposed to be trimmed need to be marked prior to any removal and a site visit will need to be made.

Chair William Arment opened the hearing to public comment. There were no comments or questions from the public.

Commissioner Anthony Zampiceni motioned to close the public hearing; Commissioner Nicholas Turnberg seconded. The motion carried by vote six (6) in favor, zero (0) opposed and zero (0) abstentions.

The Commission discussed the following conditions of approval: (1) the closest point of the limit of work line can be no less than 10 ft. from resource area, and (2) once the silt fence is installed, trees and limbs proposed to be removed need to be flagged and approved via a site visit from the Commission prior to any vegetation removal.

Commissioner Anthony Zampiceni motioned to approve the Notice of Intent, with conditions noted; Vice Chair Elizabeth Stoughton seconded. The motion carried by vote six (6) in favor, zero (0) opposed and zero (0) abstentions.

5. ORDERS OF CONDITIONS

A. DEP File #150-0464: Vote and Ratification of Order of Conditions for 61 Devonshire Terrace (Assessor's Parcel ID 31-10-6A). Applicant: David Brown, 55 Devonshire Terrace, East Longmeadow, MA 01028

Applicant David Brown was present for discussion. The Commission reviewed the draft Order of Conditions and Special Conditions. The Commission stressed the importance of the Special Condition #3, "A topography and grading plan shall be submitted to the Conservation Commission for review and approval prior to any land disturbance." The Commission noted the applicant and/or property owner is responsible for ensuring compliance with the Order.

Commissioner Anthony Zampiceni motioned to approve Order of Conditions for MassDEP File #150-0464; Vice Chair Elizabeth Stoughton seconded. The motion carried by vote six (6) in favor, zero (0) opposed and zero (0) abstentions.

6. PROJECT MONITORING

A. 383 Porter Road

Litigation regarding violations on this property have been filed; future updates regarding pending litigation will be discussed in executive session pursuant to M.G.L. c. 30A §21(a)(3).

7. OTHER BUSINESS

A. Planning and Community Development Department Staff Report

The tentative 2024 meeting and application deadline schedule has been posted to the Town website.

8. ADJOURNMENT

Commissioner Nicholas Turnberg motioned to adjourn at 6:19 PM; Vice Chair Elizabeth Stoughton seconded. The motion carried by vote six (6) in favor, zero (0) opposed and zero (0) abstentions.