

**SOUTH HADLEY CONSERVATION COMMISSION
VIRTUAL MEETING MINUTES
FEBRUARY 2, 2022**

Present: Neva Tolopko, Chair; Bill DeLuca; Vice-Chair; Garth Schwellenbach, Member; Tom Dennis (present at meeting but had technology issues), Member; Kathleen Davis, Member; Rebekah Cornell, Conservation Administrator; and Colleen Canning, Planning/Conservation Coordinator

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

Agenda Item #1 --- Open Public Forum

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

Agenda Item #2 --- Public Hearing to consider a Notice of Intent filed by BSC Group, Inc on behalf of E-Ink for redevelopment activities and a new stormwater management system located with Riverfront Area and Buffer Zone of a wetland resource at 7-25 Gaylord St

Representatives for the Notice of Intent filing were present at the hearing as follows: Tony Vinciguerra (Eink); Bob Heumann (Eink); Carolyn Gorss (BSC Group); Rob Troccolo (IF Design); Rob Newton (BSC Group); Keith Jacobsen (Eink); and David Biancavilla (BSC Group).

E-Ink filed a Notice of Intent for the demolition of an existing industrial building and the development of a new building along with associated exterior ‘tank farm’ and loading area. The project was before the Conservation Commission because all work would take place within the Riverfront Area of Buttery Brook and Bordering Vegetated Wetland and its Buffer Zone. The project would occur on a currently degraded area. Therefore, the project qualified as a redevelopment project under the Wetlands Protection Act. Town staff and the applicant held a meeting to review the application. Comments from that meeting led to revision of the proposed site plan. As the applicant needed time to draft updated materials, it was expected that the hearing would need to be continued. However, the hearing could be used to introduce the commission to the project. Additionally, Administrator Cornell indicated that the Commission could seek peer-review to confirm compliance to stormwater management standards and to review the general application materials. The Planning Board also received applications for Special Permitting and Stormwater Management. Therefore, the peer-review for Planning and Conservation permitting could be jointly performed.

Members of the Commission inquired about procedures for delivery of liquid materials to be held and processed at the facility; the amount of materials that would be held on site; safety protocols for staff; procedures for chemical spills; and stormwater management of the site.

Pat Murdza, Carew Street, asked for clarity on the specific location of the proposed work. The work would take place at the rear of the industrial building located at 7 Gaylord Street to the west of Buttery Brook.

Louise Croll, South Hadley resident, inquired about the capacity of the stormwater management systems. Redevelopment of the site would decrease impervious surface which would decrease runoff. Several catch basins would be located on site.

The Commission needed to vote to seek peer-review and to continue the hearing.

Motion: Vice-Chair DeLuca moved to seek peer-review for the proposed redevelopment project at 7 Gaylord Street filed by E-ink. Commissioner Davis seconded the motion. Four (4) out of five (5) Commissioners voted in favor of the motion through roll call. Commissioner Dennis was unable to vote due to technical issues.

Motion: Vice-Chair Deluca moved to continue the hearing to March 2, 2022 at 6:00 PM. Commissioner Schwellenbach seconded the motion. Four (4) out of five (5) commissioners voted in favor of the motion through roll call. Commissioner Dennis was unable to vote due to technical issues.

Agenda Item #3 --- Public Meeting to consider a Notice of Intent filed by NAI Plotkin for removal of 6 trees within resource area and pruning within buffer zone at The Villages of the Shadowbrook Estates

Lynn Masson and Abby Jaffe, representatives of the Shadowbrook Estates Condominium Trust, were present at the meeting.

Shadowbrook Estates residential complex was seeking to remove a number of trees which posed a hazard due to their conditions and proximity to residential dwellings and roadways. The project was assessed by a tree removal contractor and a proposal for removal had been provided. Administrator Cornell, representatives of Shadowbrook Estates, and members of the Commission recently attended a site visit to review the project.

Jess Schoendorf, Hadley Street, submitted comments through the meeting's 'Q&A' asking what type of trees were proposed for removal and asked if the proposed mitigation was satisfactory. The application materials indicated that red maples were posed for removal. The applicant offered to plant witch hazel as mitigation which would offer good wildlife habitat value and would not grow as large as the existing red maples.

Motion: Commissioner Davis moved to issue a Negative Determination #3 for tree removal within the Resource Area and pruning within the Buffer Zone at The Village of the Shadowbrook Estates with special conditions to include the requirement to plant 12 witch hazel trees as mitigation. Commissioner Schwellenbach seconded the motion. Four (4) out of five (5) commissioners voted in favor of the motion through roll call. Commissioner Dennis was unable to vote due to technical issues.

Agenda Item #4 --- January 19, 2022 Meeting Minutes

Minutes of the January 19, 2022 meeting were sent to the Commission for review. A spelling error was noted within the draft.

Motion: Commissioner Davis moved to approve the meeting minutes of January 19, 2022. Commissioner Schwellenbach seconded the motion. Four (4) out of five (5) commissioners voted in favor of the motion through roll call. Commissioner Dennis was unable to vote due to technical issues.

Agenda Item #5 --- Administrator’s Report

Administrator Cornell retailed the following items:

- *Tree Mitigation Policy* - The Commission reviewed the draft tree mitigation policy at a previous meeting. Edits were incorporated into a revised draft and would be reviewed at a future meeting.
- *Conservation Newsletter* - The February 2022 Conservation Newsletter would be released within a few days. Submissions for the conservation photo contest were now being accepted.
- *Open Positions* - The Commission had vacancies for two full member positions and one associate member position. The Selectboard would host interviews for appointments during the month of February.

Agenda Item #6 --- Other New Business

There was no new business to discuss.

Adjournment

Chair Tolopko adjourned at 7:37 PM.

Respectfully Submitted,

As Approved

Colleen Canning, Planning/Conservation Coordinator

Document	Document Location
Q&A Report	Attached
NOI - 7 Gaylord Street Redevelopment	Conservation Files
RDA - Shadowbrook Estates Tree Removal	Conservation Files

February 2, 2022 Conservation Commission Meeting 'Q&A' transcript

#	Question	Asker Name	Asker Email
1	Hi my name is Pat Murdza I am the end of Carew Street near E INC	pmurdza	pmurdza5@hotmail.com
2	Hi Colleen, ust wondering what happens between unloading the product and switching valves to stormwater outlet? does any of the product	Jess Schoendorf	jess@berkshiredesign.com
3	does the drain get rinsed in between or is it two seperate vessels?	Jess Schoendorf	jess@berkshiredesign.com
4	424 Hadley St	Jess Schoendorf	jess@berkshiredesign.com
5	Yes	Abby Jaffe	abby@comtherapy.com
6	what are the type and size of trees being removed?	Jess Schoendorf	jess@berkshiredesign.com
7	witch hazels won't sequester the same carbon as trees, maybe more can be substituted with trees that are more appropriate for the locations?	Jess Schoendorf	jess@berkshiredesign.com