PRESENT: Bill DeLuca, Chair; Jim Canning, Vice-Chair; William (Bill) Bacis, Member; Neva Tolopko, Member; Garth Schwellenbach, Member; Tom Dennis, Member; Anne Capra, Conservation Administrator/Planner; Colleen Canning, Planning and Conservation Clerk; Lorelei Raymundo, 514 River Road; John Hammer, Milone and MacBroom; Heather Minott, Milone and MacBroom, Tom Daley, Milone and MacBroom; Anne Rocci, 5 Fulton Street; Charles Miseni, UMass Amherst

Chair DeLuca called the meeting into order at 6:00 PM

Agenda Item #1 --- Public Meeting for Request for Determination filed by Lorelei Raymundo for repair of exterior stairs at 514 River Road (Map 43, Parcel 19)

Chair DeLuca opened the Public Meeting by reading the notice out loud at 6:00 PM.

The applicant, Lorelei Raymundo of 514 River Road, was present at the Public Meeting and was invited to address the Commission. She explained that she was working on repairs and renovations at 514 River Road as she purchased the property within recent years. One such renovation included replacement of the threads and railings on an existing exterior set of stairs.

The Conservation Administrator explained that this Request for Determination of Applicability stemmed from an Enforcement Order for unpermitted work within the Riverfront Area. The activity had been forwarded to the Commission from the Building Commissioner.

Motion: Commissioner Bacis moved to issue a Negative Determination #3 to the Request for Determination of Applicability to repair exterior stairs at 514 River Road. Vice-Chair Canning seconded the motion. Six (6) out of six (6) Commissioners present voted in favor of the motion.

The Conservation Administrator recommended taking up Agenda Item #5 as it was too early to take up the advertised Public Hearing continuances.

Agenda Item #5 --- Discuss and Consider Enforcement Order to South Hadley Department of Public Works for breach of a beaver dam, off River Road (Map 22, Parcel 1)

The Conservation Administrator opened with background. She explained that a resident called the Planning and Conservation Department as they observed that a beaver dam across the street from the South Hadley Sportsmen club had been breached. The Conservation Administrator visited the site and determined that a backhoe was used to breach the dam. She subsequently contacted DPW who informed her that they had breached the dam out of concern that it would flood a sewer manhole and the road. The Commission had not given authorization to perform the activity. The Conservation Administrator explained that, in emergency events, activities of this nature could be allowed if there was a public safety emergency. However, notification must be
given to the Conservation Administrator and the event must be declared an emergency by the Emergency Management Director, or the Fire or Police chiefs. The Conservation Administrator explained that issuance of an Enforcement Order could allow the Commission to require DPW employees to receive Wetland Protection Act training. She added that the Commission would also require DPW to file an “Operations and Maintenance Plan” Notice of Intent for routine activities within resource areas.

**Motion:** Commissioner Tolopko moved to issue an Enforcement Order with Special Conditions to the Department of Public Works for breaching a beaver dam off River Road. Commissioner Bacis seconded the motion. Six (6) out of six (6) Commissioner present voted in favor of the motion.

It was now an appropriate time to return to the advertised Public Hearing continuances.

**Agenda Item #2 --Public Hearing Continuance for Notice of Intent filed by the Town of South Hadley for construction of a new Senior Center, parking lot, and associated site work at 45 Dayton Street (Map 28, Parcels 154 and 155)**

Chair DeLuca called the Public Hearing Continuance back into order at 6:15 PM.

John Hammer, Heather Minot and Tom Daley from Milone and MacBroom were present at the Public Hearing as they were consultants on the Senior Center project.

John Hammer opened the discussion by addressing the comment letter he submitted to the Planning and Conservation Department following the September 28, 2019 Public Hearing. He confirmed that the stream which was discussed at the previous meeting was not considered a perennial river. He noted that the stormwater management was redesigned to satisfy DEP requirements. Additionally, restoration of the eroded soil at the current swale was incorporated into the engineering design. In relation to tree removal, he referenced the conversations and plan review by both Chris Ryan, the Town Tree Warden at the time of project design, and Ted Boulais, current member of the Tree Committee.

Vice-Chair Canning noted significant erosion at the current swale. He asked how the proposed stormwater management system would reduce erosion and restore the area. Tom Daley, engineer with Milone and MacBroom, responded that the current stormwater management system had no water quality treatment. The proposed system would both treat the stormwater and reduce peakflows. The area would be restored by planting a wetland seed mix along with shrubs. As described, these measures would work together to ‘heal’ the area. The Conservation Administrator shared that the Planning Board had oversight of Stormwater Management Permits. The proposed system would be reviewed by a third-party engineer per Planning Board requirement. It was recommended to continue the Public Hearing until the peer-review was completed to verify that the system would function as proposed.

Chair DeLuca observed most of the stormwater flowed through the spillway and asked for clarity in how it functioned as it would flow directly into the bordering vegetated wetland. Tom Daley responded that the engineering was designed to reflect two different types of storm events;
frequent events and infrequent large storm events. Large infrequent events would be treated through the riprap spillway. The location’s flat topography would prevent concentration of storm water and the installation of a shrub buffer would slow down stormwater during large storm events.

Vice-Chair Canning inquired about snow removal practices on site. The consultant described large areas of lawn that could accommodate snow storage. There could be no storage along the swale as a guard rail would be installed along it.

The Conservation Administrator referenced the proposed plant list. She noted that that the listed plant ‘clethra alnifolia (sweet pepperbush)’ did not grow well in the region even though it seemed to do well in eastern Massachusetts. She recommended a heartier plant like a ‘comptonia peregrine (sweet fern)’

Ann Rocci, 5 Fulton Street, addressed the Commission. She inquired about the intended plan for a series of old trees along the street which were currently on site. John Hammer explained that those trees were proposed for removal. He explained that the root mass of the referenced trees would be compromised by the new building’s foundation and associated site work. If the trees remained they would become hazards within a few years.

The sister of Ann Rocci addressed the Commission. She inquired what level storm the drainage system was built to accommodate. The consultant shared that the stormwater management was built to accommodate the 100-year storm.

Vice-Chair Canning readdressed the importance of trees on site. John Hammer responded that the number of trees on site would be increased. He explained that 12 trees with calibers of two to three inches would be replanted. He added that the survival rate for planted trees decreased as their diameter increased.

Chair DeLuca revisited the concern for the number of parking spaces and their location. He noted that of the 97 proposed parking spaces, very few were in buffer zone. He questioned the need for any in the buffer zone. The consultants explained that reduction of parking was not recommended as they had initially intended for 100 spaces. Evidence for the need for parking spaces was addressed through the Planning Board’s Public Hearings.

As was previously noted, a third-party peer review of the stormwater management system was still pending with the Planning Board. Additionally, the consultants would provide evidence for the need the proposed parking to both the Planning Board and Conservation Commission

**Motion:** Commissioner Canning moved to continue the Public Hearing to October 9, 2019 at 6:30 PM. Commissioner Bacis seconded the motion. Commissioner Bacis seconded the motion. Six (6) out of six (6) Commissioners present voted in favor of the motion.

**Agenda Item #3 --- Public Hearing Continuance for Notice of Intent filed by Luis Builders, Inc. for construction of a 4-unit apartment building and commercial storefront, and associated parking lot and site work at 36 Bridge Street (Map 5C, Parcel 21)**
The Conservation Administer explained that the third-party peer review of the project’s stormwater management plan had been received just hours before tonight’s meeting. The applicant and Town staff had not been afforded adequate time to review the documents. Additionally, through the Conservation Administrator’s cursory review of the documents she observed deficits within the peer review. Therefore, the consulting third-party reviewer would be required to update and resubmit the peer review. It was up to the Commission’s discretion to continue the hearing.

**Motion:** Commissioner Tolopko moved to continue the Public Hearing to October 9, 2019 at 6:45 PM. Commissioner Bacis seconded the motion. Six (6) out of six (6) Commissioners present voted in favor of the motion.

**Agenda Item #4 --- Public Hearing Continuance for Notice of Intent filed by Orchards Golf Club for an operation and maintenance plan of the golf course grounds at 18 Silverwood Terrace (Map 52, Parcel 164)**

The Conservation Administrator explained that the applicant’s consultant had submitted a request in writing to continue the scheduled Public Hearing continuance to the next available meeting. The DEP had not yet issued a file number to the Notice of Intent. It was up to the discretion of the Commission to continue the Hearing.

**Motion:** Commissioner Schwellenbach moved to continue the Public Hearing to October 9, 2019 at 7:00 PM. Commissioner Tolopko seconded the motion. Six (6) out of six (6) Commissioners present voted in favor of the motion.

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

**Certificate of Compliance # 288-436 Quality Fleet Services at 548 New Ludlow Road**

The Conservation Administrator explained that the owner of Quality Fleet Services submitted a Request for a Certificate of Compliance for the construction of the new building located at 548 New Ludlow Road. At a public meeting a few months ago, the Commission denied the request following a visit to the site. The Conservation Administrator explained that there were areas of oil staining outside the garage door and trash was in the swale with trailers parked up against it. The Commission issued a letter to the owner explaining what measures needed to be taken to bring the project into compliance. Since the issuance of the denial Joel Reese, MassDEP, performed a site visit to inspect the oil stained areas. Joel Reese relayed to the Conservation Administrator that the owner addressed concerns by removal of the solid and replacement with new aggregate. The Conservation Administrator performed a site visit and recommended issuance of a Certificate of Compliance due to the removal of the trailers in the swale, removal of trash in the wetland, and cleanup of the oil stained areas per DEP certification.

**Motion:** Commissioner Canning moved to issue a Certificate of Compliance #288-0436 for the construction of the building located at 548 New Ludlow Road. Commissioner Bacis seconded the motion. Five (5) out of six (6) Commissioners present voted in favor of the motion.
Commissioner Schwellenbach abstained from voting as he was not on the Commission at the time of the previous Certificate of Compliance request denial.

Following the motion, Commissioner Canning inquired about ongoing reporting relating to oil spillage maintenance. The Conservation Administration explained that ongoing reporting would only be relative to maintenance of the stormwater management systems.

**Library Maintenance**

The Conservation Administrator explained that the Public Library Director, Joe Rodio, emailed her regarding maintenance of the library grounds. The Library Director explained that the planted vegetation along the rear of the library, facing the Connecticut River, had not survived due to pedestrian traffic. The area was not intended for foot traffic. However, as people would continue to walk there, the Library Director proposed to extend the stone walking path that is currently outside the library to the referenced area. The Public Library currently has an active Order of Conditions for routine maintenance.

**MassDOT 116 Reconstruction**

The Conservation Administrator updated the Commission on the MassDOT Route 116 reconstruction activities. As was shared with her, the plans are 75% complete. She anticipated that MassDOT and the consulting engineer would be scheduling a site visit sometime in the future to review the work scope with the Commission.

**Possible Violation at 177 Woodbridge Lane**

The Conservation Administrator explained that she scheduled a site visit with the property owner of 177 Woodbridge Street as she received an anonymous tip of tree cutting and vegetation removal at the property along Bachelor Brook.

**Neptune Farms Request for Determination of Applicability**

The Conservation Administrator shared that a Request for Determination of applicability had been received for the installation of greenhouse hoop houses for the purpose of creating a wetland plant nursery. The applicant wanted to ensure that the activity would be allowed by the Commission prior to purchasing the land. A site visit with the applicant was scheduled for October 3, 2019 at 10:00 AM.

**Agenda Item #7 --- Other New Business**

**Source to Sean Clean Up**

The Conservation Administrator invited everyone to the *Source to Sea Clean-Up* event on September 27, 2019 from 8:00 AM-12:00 PM. The event coordinated clean-up of the
Connecticut River shoreline across communities. The Conservation Administrator explained that turnout was expected to high as she had been coordinating with the High School for student participation at the event.

**Go4Life Stroll**

The Conservation Administrator invited everyone to attend the *Go4Life Stroll* which would be held at the River to Range Trail on October 20, 2019 from 1:00 PM – 4:00 PM. The event was co-sponsored by the Conservation Commission, the Council on Aging, and the Bike-Walk Committee. The Conservation Administrator hoped to distribute Conservation Corps hats to thank members of the Volunteer Conservation Corps at the event.

**Municipal Vulnerability Preparedness (MVP) Workshop**

The Conservation Administrator shared that a day-long intensive workshop was held at Town Hall to assess vulnerabilities within the community relative to climate change. The workshop stemmed from the Town’s initial MVP funding to help generate priority projects to strengthen the town’s preparedness facing climate change. The Town’s MVP consultant, Fuss and O’Neil, guided the workshop that drew on the expertise of Town officials with diverse disciplines. The Conservation Administrator added that public listening sessions would follow the consultant’s draft report.

**Agenda Item #7--- Other New Business**

**Conservation Conservancy Event**

The Conservation Administrator shared that a second Conservation Conservancy event would be held at the South Hadley Public Library on November 3, 2019 at 2:00PM. The event was hosted by a local citizen’s group and the guest speaker would be Dr. Davis Boutt, University of Massachusetts-Amherst Geosciences professor.

**Agenda Item #6 --- Discuss and Consider Approval of Meeting Minutes from August 28, 2019**

The draft minutes had been previously transmitted to the Board for their review.

Commissioner Schwellenbach recommended that the draft minutes relating to Agenda Item #2 --- 6:15 PM Public Hearing for Notice of Intent filed by Luis Builders, Inc. for construction of a 4-unit apartment building and commercial storefront, and associated parking lot and site work at 36 Bridge Street (Map 5C, Parcel 21) be edited to reflect the applicants ownership of the property prior to the demolition of the existing structure.

**Motion:** Commissioner Tolopko moved to approve the draft meeting minutes from August 28, 2019 as amended. Commissioner Bacis seconded the motion. Six (6) of out six (6) Commissioners voted in favor of the motion.
Adjournment

The meeting was adjourned at 7:37 PM.

Respectfully Submitted,

AS APPROVED

Colleen Canning, Senior Clerk Planning and Conservation

Appendix

<table>
<thead>
<tr>
<th>Document</th>
<th>Document Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Submitted document relating to Buffer Zone Impact of New Senior Center DEP file # 288-0460</td>
<td>Conservation Files</td>
</tr>
<tr>
<td>Consultant’s response letter to Commissions concerns regarding New Senior Center DEP File #288-0460</td>
<td>Conservation Files</td>
</tr>
</tbody>
</table>