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, Senior Clerk Planning and Conservation; Meredith Savage, SWCA; Dave Anderson, New England Wetland Plants; Graham Anderson, New England Wetland Plants; Bobby Liswell, SHELD; Aimee Bell, Fuss and O’Neil; Dan and Jamie Luis, 36 Bridge St. applicant; and Michael Liu, Berkshire Design Group

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

Agenda Item #1 --- Public Meeting for Request for Determination filed by Dave Anderson for construction of seasonal hoop houses in the outer Buffer Zone at 231 Hadley Street (Map 56, Parcel 56)

Chair DeLuca called the Public Meeting into order by reading the notice aloud at 6:01 PM.

The applicant, Dave Anderson, and his son, Graham Anderson, were present at the meeting along with their consultant, Meredith Savage of SWCA.

Meredith Savage opened the discussion by giving an overview of the proposed project. She explained that New England Wetland Plants was considering purchasing the property at 231 Hadley Street. The property had wetland areas and installation of seasonal hoop houses was proposed within the outer Buffer Zone. The applicant wanted approval for the proposed work before purchasing the property. Meredith Savage explained that the only ground disturbance would be installation of a building with a permanent foundation. However, the building was out of buffer zone. Erosion controls would be installed along the wetland, at the northwest side of the property.

Chair DeLuca inquired how the plants within the hoop house would be planted. Dave Anderson explained that the hoop houses would be constructed through a series of mounted posts. A permeable groundcloth would serve as the ‘floor’ within the hoop house. The plantings within the houses would be potted and watered through a sprinkler system.

Chair DeLuca inquired about use of pesticides and herbicides on site. Dave Anderson responded that a minimal amount of chemicals would be used on the plants. He described his nursery as a conservation nursery, rather than an ornamental nursery. Therefore superficial imperfections were not a concern for the plants. Additionally, his nursery planted native species which were not as susceptible to disease as non-native varieties. He explained that he did not use glyphosate, but rather a vinegar-based compound as an herbicide.
Commissioner Schwellenbach inquired about maintenance of the property outside the hoop houses. Dave Anderson explained that he needed to control growth between the hoop houses. He intended on implementing a new method in which top growth would be burned.

Commissioner Tolopko inquired about intended snow clearing practices on site. Dave Anderson responded that he would need to keep the roads and the areas around the hoop houses clear of snow. He stated that the site would be plowed and no salt would be used. Meredith Savage added that the upland areas on site would be appropriate for snow storage.

Commissioner Bacis inquired about potential additional work within jurisdiction. Planting native species for seed stock was mentioned at the Commission’s site visit. Meredith Savage reiterated that the only proposed work within jurisdiction at this time was the installation of the hoop houses. If future work was proposed, permitting would be sought through the Commission.

Commissioner Dennis inquired what effects the acid in the vinegar compound applied had on the environment. Dave Anderson admitted that he did not have a definitive answer. However, the substance was described as similar to household vinegar only stronger.

**Motion:** Commissioner Tolopko moved to issue a Negative Determination #3 for the construction of seasonal hoop houses in the outer Buffer Zone at 231 Hadley Street. Commissioner Bacis seconded the motion. Six (6) out of six (6) Commissioners present voted in favor of the motion.

Agenda Item #2 --- Public Meeting for Request for Determination filed by SHELD for the redevelopment of a telecommunications facility off College Street (Map 41, Parcel 43)

Chair DeLuca called the Public Meeting into order by reading the notice aloud at 6:24 PM.

The applicant, Bobby Liswell of South Hadley Electric Light Department (SHELD), was present at the meeting along with his consulting engineer, Aimee Bell of Fuss and O’Neil.

Bobby Liswell opened the discussion by introducing himself and the project. Two structures, a generator and an office area, were proposed to be upgraded. The upgrades included no foundation changes. The site would function as the center for the new Fibersonic Municipal Internet.

Aimee Bell followed-up by detailing the application process and the intended scope. She explained that the project was filed with the *Natural Heritage and Endangered Species Program* (NHESP). Due to the nature of the work, NHESP was not required to perform a review. Impervious surface area would not be increased through site improvements. She explained that the exiting pavement would be replaced which required some trenching. Precast concrete curbs would be installed to provide security and site stabilization along the fence. She added that the project was considered a minor activity under the Wetlands Protection Act as the site consisted of existing structures that provided public utilities. Bob Liswell added that no heavy machinery would enter the site over the existing bridge.
Commissioner Bacis asked the consultant to clarify the materials that would be used through redevelopment of the site. Aimee Bell confirmed that all replacement materials would be the same as existing materials.

Commissioner Bacis inquired how large the blocks/curbing at the fence would be. Aimee Bell responded that standard six inch curbs would be installed and the fence would be fastened through concrete footings. She explained that installation would likely be done by hand.

The Conservation Administrator noted that Orders of Condition had been applied to the site during the initial construction. She explained that a Request for Certificate of Compliance (COC) had been received in 2013 but was never issued. A new request should be made by the applicant to bring the project into compliance.

The Conservation Administrator added that the proposed project appeared to be exempt pursuant to 310 CMR 10.02(2)(a)(2). Therefore, a finding for RFD may not be necessary. The determination was ultimately up to the Commission’s discretion.

**Motion:** Vice-Chair Canning moved to determine that the redevelopment of a telecommunications facility off College Street was a minor exempt activity per 310 CMR 10.02(2)(a)(2). Commissioner Tolopko seconded the motion. Six (6) out of six (6) Commissioners present voted in favor of the motion.

**Agenda Item #3 --- Request for Public Hearing Continuance to October 30, 2019 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)**

**Agenda Item #4 --- 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)**

Agenda Item #3 and Agenda Item #4 were discussed in tandem as they were related.

The Conservation Administrator explained that the project consultant, Milone and MacBroom, requested to continue the Public Hearing as the Stormwater Management Permit was under peer-review through the Planning Board. The consultant needed additional time to craft responses and update the plans. It was up to the discretion of the Commission to continue the Hearing.

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

**Agenda Item #10 --- Discuss and Consider Approval of Meeting Minutes from September 25, 2019**

The draft minutes of the September 25, 2019 meeting had been previously sent to the Commission for their review.
Commissioners noted spelling and grammatical errors within the draft.

**Motion:** Commissioner Canning moved to approve the minutes of September 25, 2019 as amended. Commissioner Schwellenbach seconded the motion. Six (6) out of six (6) Commissioners present voted in favor of the motion.

**Agenda Item #11 --- Administrator’s Report**

**Source to Sea Clean Up**

The Conservation Administrator shared that the Source-to-Sea Clean-up event was a great success. Hundreds of pounds of trash were picked up along the Connecticut River shoreline in South Hadley thanks to many volunteers including students from South Hadley High School and E-ink staff.

**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 would distribute Conservation Corps hats to thank members of the Volunteer Conservation Corps at the event.

**Agenda Item #12 --- Other New Business**

**Maintenance at Hahn-Warner Arboretum**

Vice-Chair Canning and Commissioner Dennis had been working together to enact an action plan for tree maintenance at Hahn-Warner Arboretum. As was explained, work parties would be held at the arboretum on October 19, October 20 and October 26. To help with the efforts, the Conservation Administrator would invite members of the Conservation Corps to attend.

**Agenda Item #5 --- 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)**

Chair DeLuca called the Public Hearing continuance into order at 6:49 PM

The applicants, Dan and Jamie Luis, were present at the Public Hearing along with their consultant, Michael Liu of Berkshire Design Group. The peer-reviewing engineer, John Shevlin of PARE Corporation, was also present at the Hearing.

Michael Liu opened the discussion by reviewing updated components of the proposed project following peer-review and input from the Commission at previous hearing dates. He explained that minor changes were made to the Stormwater Management Report. A statement regarding
illicit discharge was signed by the applicant and a maintenance budget was provided. Site improvements through planting native vegetation were incorporated.

Vice-Chair Canning commented on the placement of the raingarden. He noted that the raingarden, as proposed, stretched the entire width of the site and inquired if people would have access to the river behind. Michael Liu explained that the river could be accessed by navigating the sides of the raingarden. However, site design could be updated to demarcate the raingarden boundaries. Plant survival would be required for two-years after installation for issuance of a Certificate of Compliance. It was ultimately up the applicant to guarantee functionality of the system and plant survival.

Chair DeLuca inquired about the existing site conditions at the proposed raingarden. Dan Luis explained that there was currently no barrier on site at the river. He added the snow would be hauled off site as the site could not accommodate storage.

Commissioner Schwellenbach inquired if there was any follow-up communication with DEP regarding the proposed project. The Conservation Administrator included e-mail correspondences with the DEP within the meeting’s background materials for the Commission’s consideration. She explained that the project received peer-review and evidence was provided that the project met the standard for redevelopment within Riverfront Area. However, the DEP has the authority to supersede any findings made by the Commission if they disagree.

John Shevlin addressed the Commission. He noted that, in his review of the project, the applicant satisfied the requirements of the Town’s Stormwater Bylaw and the Stormwater Management Handbook. The Conservation Administrator added that the project was located within a ‘bordering land subject to flooding’. Therefore, compensatory flood storage was included within the design.

**Motion:** Commissioner Bacis moved to issue Orders of Condition to DEP File # 288-0459 for the construction of a mixed-use building with apartments and commercial space along with associated parking lot and site improvements. Commissioner Canning seconded the motion. Six (6) out of six (6) Commissioners present voted in favor of the motion.

**Agenda Item # 6 --- Request for Public Hearing Continuance to October 30, 2019 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)**

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**Agenda Item #7 --- 7:00 PM 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)**

Agenda item #6 and Agenda Item #7 were discussed in tandem as they were related.

The Conservation Administrator explained the applicant’s consultant requested to continue the scheduled Public Hearing as a DEP file number had not been assigned to the Notice of Intent yet. In turn, the Public Hearing could not close and Orders of Conditions could not be assigned.
Motion: Commissioner Schwellenchbach moved to continue the Public Hearing to October 30, 2019 at 6:45 PM. Commissioner Tolopko seconded the motion. Six (6) out of six (6) Commissioners present voted in favor of the motion.

Agenda Item #8 --- Discuss and Consider Enforcement Order for 177 Woodbridge Lane

The Conservation Administrator opened with background. She performed a site visit at 117 Woodbridge Lane to investigate potential violations on site. She explained that the property owner cut 5 trees and cleared understory within the Bachelor Brook Riverfront Area. All the work performed would require permitting through the Conservation Commission. As the area was within Priority Habitat, filing with the Natural Heritage and Endangered Species Program would also be necessary. A Notice of Intent would be required for restoration with tree replacement mitigation at a minimum. Separately, signs of erosion were noted on site. If the homeowner wanted to address this erosion, a NOI would need to be filed with plans for stabilization, which would need to be drafted by an engineer. Pertaining to the current violation, the Commission needed to endorse an enforcement order which stipulated a timeline for filing a NOI for restoration.

The Commissioners reflected on how to best to outreach to property owners of jurisdictional land. The Conservation Administrator noted that letters were sent out during the summer months to property owners along the Connecticut River.

Motion: Commissioner Schwellenbach moved to endorse the issuance of an Enforcement Order for tree cutting and understory clearing along Bachelor Brook at 177 Woodbridge Lane. The Enforcement Order would require the property owner to file a Notice of Intent within 60 days of issuance of this order. Commissioner Canning seconded the motion. Six (6) out of six (6) Commissioners voted in favor of the motion.

Agenda Item #9 --- Discuss and Consider Proposed General Bylaw for Special Town Meeting, Warrant Article 6 – Earth Removal Incidental to Construction Activities

Commissioner Tolopko opened with background. She explained that a general bylaw, which would restrict the amount of earth removed during construction, would be entering a Public Hearing on October 15, 2019 at a Selectboard Meeting. If endorsed by the Selectboard, the Bylaw would receive consideration for endorsement at Fall 2019 Town Meeting. This bylaw proposal was separate from the bylaw amendments proposed within the Zoning Bylaw through the Planning Board.

The Commissioners asked for clarification on Town Meeting procedures regarding who could present and speak on a warrant article. The Conservation Administrator would confirm procedures and report back to the Commission.

Agenda Item #12 --- Other New Business

Upcoming Site Visits
The Conservation Administrator shared that two *Requests for Determination of Applicability* had been received and would be on the next meeting’s agenda. The proposed projects included tree removal at 7 Valley View Lane and installation of a roof over an existing deck at 14 Edgewater Lane. The Conservation Administrator and the Commission reviewed possible dates for site visits prior to the next meeting on October 30, 2019. Site visits were tentatively scheduled for the afternoon of October 23, 2019.

**Master Plan Implementation Committee**

The Conservation Administrator shared that the Master Plan Implementation Committee wanted to meet with the Commission during a regularly scheduled Conservation Commission Meeting. She explained that the Committee meets annually with relevant Board and Commissions to access their implementation of the Town’s Master Plan.

**Upcoming Meeting Dates**

The Conservation Administrator detailed that upcoming Conservation Commission Meeting dates as follows:

- October 30, 2019
- November 13, 2019
- December 4, 2019
- December 18, 2019
- January 8, 2020

**Adjournment**

The meeting was adjourned at 7:55 PM.

Respectfully Submitted,

AS APPROVED

Colleen Canning, Senior Clerk Planning and Conservation

**Appendix**

<table>
<thead>
<tr>
<th>Document</th>
<th>Document Location</th>
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</thead>
<tbody>
<tr>
<td>Proposed Plan for Hoop Houses at 231 Hadley Street</td>
<td>Conservation Files</td>
</tr>
<tr>
<td>Proposed Plans for mixed-used development at 36 Bridge Street</td>
<td>Conservation Files</td>
</tr>
<tr>
<td>Proposed Plans for Site Improvements at SHELD facilities off College Street</td>
<td>Conservation Files</td>
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