



CONSERVATION COMMISSION MEETING

Wednesday, February 11, 2026 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 Elizabeth Stoughton opened the meeting at 6:00 PM

2. CALL THE ROLL

Present Elizabeth Stoughton, Chair
Jason Gumpert, Vice Chair
Thomas O'Brien, Clerk
Anthony Zampiceni
Megan Logan

Absent

Staff Present Alex Grigorov, Planning & Conservation Coordinator

3. APPROVAL OF MINUTES

A. January 14, 2026 – Open Session Minutes

Vice Chair Jason Gumpert motioned to approve the January 14, 2026 Open Session Minutes; Commissioner Anthony Zampiceni seconded. The motion carried by unanimous vote five (5) in favor, zero (0) opposed and zero (0) abstentions.

B. January 28, 2026 – Open Session Minutes

Clerk Thomas O'Brien motioned to approve the January 28, 2026 Open Session Minutes; Commissioner Anthony Zampiceni seconded. The motion carried by roll call vote three (3) in favor, zero (0) opposed and two (2) abstentions.

**Elizabeth Stoughton – Yes Anthony Zampiceni – Yes
Thomas O'Brien – Yes Jason Gumpert – Abstain
Megan Logan - Abstain**

4. NOTICE OF INTENT

A. NOI-2025-02: Notice of Intent at 391 North Ma Street (Assessor's Parcel ID 13-23-0) for the dredging of Blackmon Pond to remove sediment as well as other park improvements subject to the Wetlands Protection Act 310 CMR 10.00 and local wetland bylaws Chapter 424 Wetlands Protection. Applicant: Town of East Longmeadow, 60 Center Square, East Longmeadow, MA 01028 (Continued from 1/14/2026)

Kris Baker of Berkshire Design was in attendance for this item. Baker presented updated plans which contained the updated plans with color coded BVD and open water for clearer indication of the start/end of each. Updated plans also included wetlands monuments every 50 feet along wetlands boundary where development encroaches within the buffer zone. Said monuments consist of posts with signage. Baker also addressed the Commissions fertilizer request proposing it be added as a Special Condition in order to allow time for said plan to be developed.

Vice Chair Jason Gumpert motioned to close the public hearing; Clerk Thomas O'Brien seconded. The motion carried by unanimous vote five (5) in favor, zero (0) opposed and zero

(0) abstentions.

In addition to the Commissions Standard Special Conditions, the following Special Condition was included:

- Prior to the start of work, the East Longmeadow Conservation Commission must be presented with a fertilizer plan for approval. Said plan should include a high level of detail in regards to what fertilizers would be used.

Vice Chair Jason Gumpert motioned to approve the Notice of Intent, with conditions of approval noted; Clerk Thomas O'Brien seconded. The motion carried by unanimous vote five (5) in favor, zero (0) opposed and zero (0) abstentions.

5. PROJECT MONITORING

A. EO-2025-06: Wetlands Violation at 30 Vineland Avenue

Resident Sally Panto was in attendance for this item. Stoughton reaffirmed what was noted in previous discussions. The home owner will be required to hire a wetlands specialist to construct a restoration plan in order to preserve the longevity of the home. Panto claimed that the trees had fallen on her house and that the work had been approved by the Town. Claims of water and sewer system as well as concrete repairs were also stated. O'Brien clarified the issue at hand is destabilizing the bank. It will need to be stabilized and the debris thrown into the brook removed. Leaving it in place will cause further issues for her and others upstream. Panto stated they were in the process of removing a log when they received the letter to stop work. Stoughton noted that the log and all other debris dumped into the brook needs to be removed. Panto claimed the debris in the brook was natural shrubbery. Stoughton reaffirmed that large amounts of branches were dumped into the brook. Panto claimed the trees fell on their own without being cut. Zampiceni asked who was hired to perform the work in such close proximity to a brook. Panto denied the presence of a brook and that the contractor hired was the same one who repaired the roof. Panto claimed she got approval from the Town. O'Brien stated that she did not get approval. Panto noted she received approval from her neighbor. Zampiceni asked for clarification as to which tree Panto was referencing falling on her home. Stoughton pointed to the tree on the eastern side of the property and clarified it was one of multiple trees cut down and dumped into the brook. Panto clarified that they were in the process of removing the trees. O'Brien reaffirmed that you cannot fell trees into a resource area. Panto noted she was unsure of what was being asked. Stoughton reaffirmed that the Commission is requesting she hire a wetlands consultant to file a restoration plan to clean the trees dumped into the brook, and to stabilize the bank. Panto stated that the trees were being removed. Stoughton reaffirmed that this is irrelevant. O'Brien noted that permission should have been acquired prior to the start of work. Panto claimed that she received permission. Stoughton noted that she never contacted Conservation. Panto claimed she also spoke with the Building Commissioner. While the Commission deliberated on details to add within the Amended Enforcement Order, Panto noted that the homes gutter system had also been altered.

The Commission requested the following be included within the Amended Enforcement Order:

- Tree debris dumped into brook to be removed by crane.
- Planting plan to stabilize the bank and preserve longevity of home.
- Verify water runoff from newly modified gutter system has dissipaters and will not be detrimental to the bank.
- Restoration plan to be assembled and presented to the Commission by a wetlands consultant.

The Amended Enforcement Order will be drafted for approval at the February 25, 2026 meeting.

6. OTHER BUSINESS

A. Planning and Community Development Department Staff Report

Grigorov made the Commission aware that 0 Prospect St is scheduled for its February 25, 2026 meeting. The department is also looking for grants to begin work maintaining and developing trails within conservation land.

7. **ADJOURNMENT**

Clerk Thomas O'Brien motioned to adjourn the February 11, 2026 meeting at 6:29 PM; Commissioner Anthony Zampiceni seconded. The motion carried by unanimous vote five (5) in favor, zero (0) opposed and zero (0) abstentions.

Attachments:

A- Enforcement Order for 30 Vineland Avenue, East Longmeadow, MA

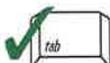


Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 9 – Enforcement Order
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: _____

A. Violation Information

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



This Enforcement Order is issued by:

East Longmeadow 11/19/2025
 Conservation Commission (Issuing Authority) Date

To:

Sally Panto
 Name of Violator
30 Vineland Avenue, East Longmeadow, MA 01028
 Address

1. Location of Violation:

Property Owner (if different)
30 Vineland Avenue
 Street Address
East Longmeadow 01028
 City/Town Zip Code
2B 92-157
 Assessors Map/Plat Number Parcel/Lot Number

2. Extent and Type of Activity (if more space is required, please attach a separate sheet):

Tree clearing alteration of freshwater wetland and its buffer zone. Alter as defined in 310 CMR 10.04 "Alter." Buffer zone as defined in 310 CMR 10.04 "Buffer Zone." 310 CMR 10.02 (2) (a) Any activity proposed or undertaken within an area specified in 310 CMR 10.02(1), which will remove, fill, dredge or alter that area, is subject to the Regulation under M.G.L. c. 131, § 40 and requires the filing of a Notice of Intent.

B. Findings

The Issuing Authority has determined that the activity described above is in a resource area and/or buffer zone and is in violation of the Wetlands Protection Act (M.G.L. c. 131, § 40) and its Regulations (310 CMR 10.00), because:

- the activity has been/is being conducted in an area subject to protection under c. 131, § 40 or the buffer zone without approval from the issuing authority (i.e., a valid Order of Conditions or Negative Determination).



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B. Findings (cont.)

the activity has been/is being conducted in an area subject to protection under c. 131, § 40 or the buffer zone in violation of an issuing authority approval (i.e., valid Order of Conditions or Negative Determination of Applicability) issued to:

 Name

 Dated

 File Number

 Condition number(s)

- The Order of Conditions expired on (date): _____
 Date
- The activity violates provisions of the Certificate of Compliance.
- The activity is outside the areas subject to protection under MGL c.131 s.40 and the buffer zone, but has altered an area subject to MGL c.131 s.40.
- Other (specify):

C. Order

The issuing authority hereby orders the following (check all that apply):

- The property owner, his agents, permittees, and all others shall immediately cease and desist from any activity affecting the Buffer Zone and/or resource areas.
- Resource area alterations resulting from said activity shall be corrected and the resource areas returned to their original condition.
- A restoration plan shall be filed with the issuing authority on or before _____
 Date

for the following:

The restoration shall be completed in accordance with the conditions and timetable established by the issuing authority.



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C. Order (cont.)

- Complete the attached Notice of Intent (NOI). The NOI shall be filed with the Issuing Authority on or before:

_____ Date

for the following:

No further work shall be performed until a public hearing has been held and an Order of Conditions has been issued to regulate said work.

- The property owner shall take the following action (e.g., erosion/sedimentation controls) to prevent further violations of the Act:

Cease any alterations at 30 Vineland Avenue, East Longmeadow, MA 01028. Attend the December 10, 2025 Conservation Commission meeting at 6:00 PM located at 328 North Main Street, East Longmeadow, MA 01028.

Failure to comply with this Order may constitute grounds for additional legal action. Massachusetts General Laws Chapter 131, Section 40 provides: "Whoever violates any provision of this section (a) shall be punished by a fine of not more than twenty-five thousand dollars or by imprisonment for not more than two years, or both, such fine and imprisonment; or (b) shall be subject to a civil penalty not to exceed twenty-five thousand dollars for each violation". Each day or portion thereof of continuing violation shall constitute a separate offense.

D. Appeals/Signatures

An Enforcement Order issued by a Conservation Commission cannot be appealed to the Department of Environmental Protection, but may be filed in Superior Court.

Questions regarding this Enforcement Order should be directed to:

_____ East Longmeadow Conservation Commission

Name

_____ 413-525-5400 Ext. 1702

Phone Number

_____ Monday-Friday 8:00 AM-4:00 PM. Closed 12 PM-1 PM for lunch.

Hours/Days Available

Issued by:

_____ East Longmeadow

Conservation Commission

Conservation Commission signatures required on following page.



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DEP File Number:

D. Appeals/Signatures (cont.)

In a situation regarding immediate action, an Enforcement Order may be signed by a single member or agent of the Commission and ratified by majority of the members at the next scheduled meeting of the Commission.

Signatures:

Signature		Jason Gumpert
Signature	_____	Printed Name

9589 0710 5270 1443 2115 93
Signature of delivery person or certified mail number