



CONSERVATION COMMISSION MEETING

Wednesday, February 25, 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

Vice Chair Jason Gumpert opened the meeting at 6:00 PM

2. CALL THE ROLL

Present	Jason Gumpert, Vice Chair Megan Logan Anthony Zampiceni
Absent	Thomas O'Brien, Clerk Elizabeth Stoughton, Chair
Staff Present	Alex Grigorov, Planning & Conservation Coordinator

3. APPROVAL OF MINUTES

A. 2/11/2026 – Open Session Minutes

Commissioner Anthony Zampiceni motioned to approve the 2/11/2026 Open Session Minutes; Commissioner Megan Logan seconded. The motion carried by unanimous vote three (3) in favor, zero (0) opposed and zero (0) abstentions.

4. NOTICE OF INTENT

A. NOI-2025-03: Notice of Intent at 0 Prospect Street (Assessor's Parcel ID 45-1-0) for the construction of a single-family home with associated site improvements subject to the Wetlands Protection Act 310 CMR 10.00 and local wetland bylaws Chapter 424 Wetlands Protection. Applicant: Jeffrey Mitchell, 51 Rogers Avenue, West Springfield, MA 1089 (continued from 1/28/2026).

Vice Chair Gumpert stated that a request to continue to April 22, 2026 was submitted.

Commissioner Megan Logan motioned to continue the public hearing to April 22, 2026; Commissioner Anthony Zampiceni seconded. The motion carried by unanimous vote three (3) in favor, zero (0) opposed and zero (0) abstentions.

5. PROJECT MONITORING

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

Grigorov presented the proposed amended enforcement order. The proposed changes involve hiring a consultant by March 20th, and a fully constructed restoration area by July 18, 2026. Gumpert noted the presence of the requirement that the trees dumped into the resource area and brook be removed by crane only questioning whether this is something that needed to be required outright. Grigorov stated that this was included at the request of Clerk O'Brien at our last meeting in the interest of preserving the bank. Gumpert proposed removing it from the requirements and allowing the consultant to propose the best way to remove the trees from the area. If the method is not favorable then the Commission can impose the requirement at that time. Zampiceni asked for the distance from the house to the stream. Grigorov estimated 50-60 feet from the foundation of the home to the stream. The Commission also agreed that no delays should allow this project to be completed after August

30, 2026.

Commissioner Megan Logan motioned to amend the enforcement order with the changes noted; Commissioner Anthony Zampiceni seconded. The motion carried by unanimous vote three (3) in favor, zero (0) opposed and zero (0) abstentions.

6. OTHER BUSINESS

A. Planning and Community Development Department Staff Report

No other business was presented at this meeting.

7. ADJOURNMENT

Commissioner Anthony Zampiceni motioned to adjourn the February 25, 2026 meeting at 6:15 PM; Commissioner Megan Logan seconded. The motion carried by unanimous vote three (3) in favor, zero (0) opposed and zero (0) abstentions.

Attachments:

A- Amended Enforcement Order 30 Vineland Avenue



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
 Conservation Commission (Issuing Authority)

2/26/2026
 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
 City/Town
2B
 Assessors Map/Plat Number

01028
 Zip Code
92-157
 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).



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 5/5/2026
Date

for the following:

Restoration of BVW and its buffer including all tree litter dumped into stream.

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



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:

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.



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: _____

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 *Tony Zampiccoli*
Signature *Jason Gumpert*
Signature *Megan Logan*
Signature _____
Signature _____
Signature _____
Signature _____
Signature _____

Printed Name *Tony Zampiccoli*
Printed Name *Jason Gumpert*
Printed Name *Megan Logan*
Printed Name _____
Printed Name _____
Printed Name _____
Printed Name _____
Printed Name _____

Signature of delivery person or certified mail number _____

On or before **March 20, 2026**, the Recipient shall nominate in writing an environmental consultant qualified to delineate resource areas and the buffer zone to resource areas, protected under the Wetlands Protection Act and Regulations.

The Commission maintains the right to approve or deny the nominee based upon the individual's level of experience as it relates to the delineation of protected resource areas.

On or before **April 18, 2026** the Recipient of this enforcement order shall cause the consultant to establish in the field and on a plan set at an appropriate scale, the boundaries of the protected resource areas as they existed prior to the disturbance, and to provide documentation on how those boundaries were established. These plans shall be submitted to the East Longmeadow Conservation Commission for review and approval and/or modification.

On or before **May 5, 2026**, the Recipient shall submit a draft written document prepared by the consultant, titled "Bordering Vegetated Wetland Restoration Area Plan for Assessor's Map X, Parcels X, X Road/Street, Municipality, Massachusetts." Said plan should include tree and shrub plantings, the removal of the tree litter dumped into the channel, and confirmation that the new gutter system is not increasing bank erosion or a plan to make said system meet this requirement. On or before (**May 14, 2025**) of the acceptance or modification of this document by the East Longmeadow Conservation Commission, the Recipient shall cause the Plan to be enacted by installation of all erosion and sedimentation controls required by the Plan. If other resource areas were found to be impacted by the unpermitted work, this information shall also be documented in the report and the Commission reserves the right to require additional mitigation.

The Recipient shall cause the replacement area to be fully constructed, planted, and stabilized per the Plan by no later than close of business on **July 18, 2026**, unless a documented unforeseen occurrence legitimately renders this deadline impossible to achieve, in which case the replacement area shall be fully constructed, planted, and stabilized by a date that is mutually acceptable to both parties, but which in any event is no later than the last day of August in 2026. The Recipient shall cause the environmental consultant to monitor the "replacement area" for a period of at least two (2) consecutive growing seasons beginning on the first full growing season after construction of the "replacement area" per the methodology described in the Massachusetts Inland Wetland Replication Guidelines (DEP March 2002.)

The Conservation Commission maintains the right to hire its own wetlands consultant to review resource area delineations and any possible restoration/mitigation and the recipient will be responsible for any payment, based upon the Commission implementing MGL Chapter 44 section 53g.