

EAST LONGMEADOW CONSERVATION COMMISSION

Wednesday, March 24, 2021

6:00 PM Eastern Time (US and Canada)

Zoom Webinar



MINUTES

Chair Craig Jernstrom opened the meeting at 6:00 PM.

Present: Craig Jernstrom, Chair
Tom O'Brien, Vice Chair
Jeffrey Bosworth, Clerk
Frances Corgnati
Elizabeth Stoughton
Anthony Zampiceni
William Arment

Staff Present: Bethany Yeo, Planning & Community Development Director

Staff Absent: Rebecca Jones, Planning & Community Development Administrative Assistant

APPROVAL OF MINUTES

March 10, 2021

Motion to approve minutes made by Clerk Jeffrey Bosworth; second by Commissioner Anthony Zampiceni and approved by roll call vote six (6)-zero (0). *Commissioner Tom O'Brien abstained as he was absent.*

Planning and Community Development Director Bethany Yeo noted that she had revised the order of the agenda. There was brief discussion amongst the Commissioners to review the new order.

Motion made to hear Enforcement Order for 99 Mapleshade Avenue out of order made by Clerk Jeffrey Bosworth; second by Commissioner Anthony Zampiceni and approved by roll call vote seven (7)-zero (0).

NEW BUSINESS

- 1. Enforcement Order (Mass DEP File # 150-0402): 99 Mapleshade Avenue** (Assessor's Parcel ID 25-131-0) for violation by Arthur Rahaim, 99 Mapleshade Avenue, East Longmeadow for the relocation and construction of a paved driveway turnaround encroaching 15 +/- FT within the Buffer Zone and the approved Limit of Work line.

Chairman Jernstrom expressed satisfaction with the revised plans. He reviewed next steps, which include recording the plans at the Hampden County Registry of Deeds. No further comment.

Motion made to ratify the restoration plan as submitted on the Enforcement Order for 99 Mapleshade Avenue made by Clerk Jeffrey Bosworth; second by Commissioner Elizabeth Stoughton and approved by roll call vote six (6)-zero (0). *Commissioner Will Arment recused himself.*

Motion made to close out Enforcement Order for 99 Mapleshade Avenue with the condition that the applicant record the restoration plan at the Registry of Deeds with a copy returned to the Conservation Commission made by Clerk Jeffrey Bosworth; second by Commissioner Anthony Zampiceni and approved by roll call vote six (6)-zero (0). *Commissioner Will Arment recused himself.*

CERTIFICATES OF COMPLIANCE

- 2. Case CC 2021-2: Request for Certificate of Compliance for 99 Mapleshade Avenue (MassDEP File # 150-0402)** –Request for Certificate of Compliance for 99 Mapleshade Avenue (Assessor’s Parcel ID 25-131-0). Applicant: Arthur Rahaim, 39 Dorset Street, East Longmeadow, MA 01028. (Cont. 1/27/2021; 3/10/2021)

Chairman Jernstrom opined that the Commission must receive the recorded restoration plan before hearing this filing.

Motion made to continue Request for Certificate of Compliance for 99 Mapleshade Avenue (MassDEP File # 150-0402) to the April 14, 2021 meeting made by Clerk Jeffrey Bosworth; second by Commissioner Anthony Zampiceni and approved by roll call vote six (6)-zero (0). *Commissioner Will Arment recused himself.*

- 3. Case CC 2021-3: Request for Certificate of Compliance for 21 North Main Street (MassDEP File # 150-0264)** –Request for Certificate of Compliance for 21 North Main Street (Assessor’s Parcel ID 27-36A). Applicant: Pride Stores, LLC, 246 Cottage Street, Springfield, MA 01104.

Clerk Bosworth read the filing into the record. Applicant representative was present for discussion. He provided explanation of the site and its history. Mr. Levesque also noted that there was a restoration order that appears to be completed. He highlighted outstanding items, which included a requirement to record a deed restriction that has not occurred and a few monuments that have not been placed accurately.

Chair Jernstrom entertained comments from the Commission. Discussion ensued amongst the Commissioners regarding the site visit at this location and the subsequent findings. Clerk Bosworth noted that while there are no limit of work markers present, the plan generally follows the limit of work line. Mr. Levesque provided further information supporting this statement and offered that the deed restriction was not recorded and any old requirements can be included in the new order.

Motion to approve the Request for Certificate of Compliance for 21 North Main Street (MassDEP File #150-0264) made by Commissioner Frances Corgnati; second by Clerk Jeffrey Bosworth and was approved by roll call vote of seven (7)-zero (0).

PUBLIC HEARING:

- 4. Case NOI 2021-2: Notice of Intent for 13-25 North Main Street, MassDEP File #150-0455** (Assessor’s Parcel IDs 26-148A, 27-36A, 37, &38) for the demolition of existing buildings and construction of a building and site improvements subject to 310 CMR 10.58(5) Riverfront Area redevelopment. Applicant: Pride Stores, LLC, 246 Cottage Street, Springfield, MA 01104.

Clerk Bosworth read the legal notice into the record. Applicant representatives Rob Levesque and Filipe Cravo of R. Levesque Associates were present for discussion. Mr. Levesque provided a background on

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the property and summarized the proposed project. He stated that they will be introducing a new stormwater design to adhere to the new DEP standards.

The public hearing was opened for public comment. Hearing none, Chairman Jernstom entertained comments from the Commission.

Commissioner Arment asked if the oil is separate in the filtration system. Mr. Cravo explained the preventative measures, which include a water quality unit that is proposed to mitigate any issue with oil in the resource area. He also provided a detailed description of this design and its efficacy in maintaining and treatment of the subsurface system.

Vice Chair O'Brien asked if the size of the outlet pipe would be increasing. Mr. Cravo stated that that outlet pipe would not change. The existing catch basin at the curb line has an outlet pipe to the head wall and based on the calculations are able to utilize the existing pipe. Mr. Levesque noted that both the existing head wall and existing outlet pipe are in good working condition.

Chair Jernstrom requested clarification regarding Mark Stinson's comments about the head wall. Mr. Levesque provided clarification that the existing head wall would not be altered. Commissioner Corgnati confirmed that there would be beautification provided along the entrance and Mr. Levesque shared the landscape plans.

Motion to close the public hearing made by Commissioner Frances Corgnati; second by Commissioner Anthony Zampiceni and approved by a roll call vote of seven (7)-zero (0).

No further comment from the Commission.

Motion to approve Notice of Intent for 13-25 North Main Street (MassDEP File #150-0455) made by Commissioner Frances Corgnati; second by Clerk Jeffrey Bosworth and was approved by roll call vote of seven (7)-zero (0).

- 5. Case NOI 2021-3 (DEP #150-0456):** Notice of Intent for 86 Somersville Road (Assessor's Parcel ID 82-2-B) for the construction of a single-family dwelling, on-site septic system, driveway, well, lawn and associated grading in the 100' buffer zone of a Bordering Vegetated Wetland. Applicant Representative: Neil Jackson, 30 Mountain View Drive, Belchertown, MA 01007.

Clerk Bosworth read the legal notice into the record. Applicant Neal Jackson was present for discussion. Mr. Jackson gave a brief overview of the project. He noted no work is proposed within the 50 foot limit of work line. Chair Jernstrom expressed confusion regarding the different colored flags. Mr. Jackson provided clarification regarding the flagging.

Clerk Bosworth asked if soil samples have been taken as he expressed concerns about possible contaminants. Mr. Jackson stated that they were taken by Engineering and Land Solutions but he did not have the results at the time of the meeting.

The public hearing was opened for public comment. Hearing none, Chairman Jernstom entertained comments from the Commission.

Chairman Jernstrom questioned if the property had no existing sewer, which was confirmed by the East Longmeadow Health Department. Clerk Bosworth confirmed that a well will not be on the property as erroneously included in the application as submitted. The Commission requested delineation reports be furnished for their review and that the site be flagged with a clear delineation and proper color coding be provided as to the color of the flags.

Motion made to continue Notice of Intent for 86 Somersville Road (MassDEP File # 150-0456) to the April 14, 2021 meeting made by Clerk Jeffrey Bosworth; second by Commissioner Anthony Zampiceni and approved by roll call vote seven (7)-zero (0).

Commissioner Will Arment left the meeting at 7:08pm.

OLD BUSINESS:

- 6. Vote and Ratification of Order of Conditions for Case NOI 2021-1 (DEP # 150-0454):**
Bundled Notice of Intent for routine maintenance and repair activities on municipal properties, rights-of ways, easements, roads and structures in East Longmeadow, Massachusetts. Applicant: East Longmeadow DPW, 60 Center Square, East Longmeadow, MA 01028.

Ms. Yeo provided clarification regarding the special conditions and a narrative including the votes. Clerk Bosworth requested a narrative from the DPW's Bundled NOI submission. Ms. Yeo shared the narrative's location within the application.

Motion to approve Ratification of Order of Conditions for Case NOI 2021-1 (DEP # 150-0454) made by Commissioner Elizabeth Stoughton; second by Commissioner Anthony Zampiceni and was approved by roll call vote of six (6)-zero (0).

PROJECT MONITORING

Projects [See Project Monitoring spread sheet]

- a. MECO Utility Maintenance Work Notice
No comment.

- b. Hidden Ponds - Stormwater Basin Outlet Control Structure

Applicant representative Filipe Cravo was present for discussion. He gave an overview of the existing subdivision. He explained that the construction period controls are a longer term plan and are proper for subdivisions. Mr. Cravo opined that based on his last site visit, the shape appears to be in general compliance. The outlet control structure has a maintenance orifice that should be at grade at the bottom of the basin. It is in place so it can relieve any overflow water as needed. The "cap" on the outlet was not previously in place and could have been the source of the excess water. Now that it has been installed, all water should be contained within the basin itself. He further recommended the basin be cleaned in order to clear any sediment.

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Discussion ensued between the Commissioners and property developer Al Joyce regarding the germination of last year's water tolerant seeds and the catch basin's overall efficacy since recent modifications. Chair Jernstrom noted he still feels as though it may be worthwhile to hire an outside engineering firm to opine on the issue.

Vice Chair Tom O'Brien left the meeting at 7:40pm.

c. Robin Street/Smith Avenue

Chair Jernstrom conducted a drive by site visit and noted there was no DEP signage or flagging present to mark the wetlands. A letter will be sent to developer Ralph Capua reminding him to comply with the Order of Conditions.

d. 21 North Main Street – Rocky's Hardware.

Commissioner Zampiceni expressed concern regarding the retention basin and the accumulation of grease. Ms. Yeo will contact Mark Stinson for further clarification regarding fats and oil removal and will follow up with the Health Department.

e. Purves Street

Clerk Bosworth conducted a drive by site visit and noted that the original silt fence towards North Main Street needs to be addressed. All DEP signage was present. Chair Jernstrom will contact developer Rich LaPlante.

OTHER BUSINESS

- Policies and Procedures of the Conservation Commission
None.

ADJOURN Motion to adjourn made by Commissioner Frances Corgnati Jeffrey Bosworth; second by Commissioner Anthony Zampiceni and approved by roll call vote five (5)-zero (0) at 7:57 PM.

Respectfully submitted.

Rebecca Jones
Planning and Community Development Administrative Assistant