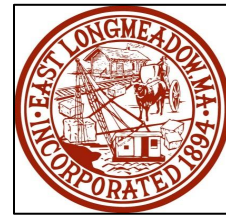


**East Longmeadow  
Conservation Commission  
60 Center Square  
East Longmeadow, Massachusetts 01028  
(413) 525-5400- ext. 1700 - fax (413) 525-1656**



**DRAFT**

**Minutes**

**Meeting of the Conservation Commission**

May 23, 2018

5:00 pm

*Site Visit at 250 North Main St., Request for Certificate of Compliance*

6:00

Library Conference Room, 60 Center Square, East Longmeadow, MA 01028

Present: Chairman Craig Jernstrom; Vice Chair Robert Sheets (Arrived 6:03 p.m.); Jeffrey Bosworth; Anthony Zampiceni; Mary Ellen Goodrow; Thomas O'Brien.

Also present: Planning and Community Development Director, Constance Brawders

Absent: Will Arment

The following members of the Conservation Commission assembled at 250 North Main Street to conduct a site visit: Chairman Craig Jernstrom, Jeffrey Bosworth, Anthony Zampiceni, Mary Ellen Goodrow, and Thomas O'Brien. Planning and Community Development Director Constance Brawders was also in attendance. Applicant's agents Timothy Houle and Kimberly Masiuk represented the owner.

Call the Meeting to Order

Chairman Jernstrom opened the meeting at 6:00pm.

Minutes

Review and approval of minutes of May 9, 2018.

Motion by T.O'Brien, second by J.Bosworth; approved 5-0.

Review and approval of minutes of January 10, 2018 continued to June 13, 2018.

New Business

- 1. Request for Certificate of Compliance for KTJS, LLC, East Longmeadow Wellness Center, 250 North Main Street (DEP File 150-0422) by Associated Builders, Inc., C/O Kimberly Masiuk, P.E., 4 Industrial Drive, South Hadley, MA 01075.**

Applicant's agent Timothy Houle of Associated Builders, Inc., accompanied the Conservation Commission to the East Longmeadow Library. Documents presented for review by the Commission: Letter of request for Certificate of Compliance from Associated Builders, Inc., dated May 16, 2018; WPA Form 8A-Request for Certificate of Compliance for MA Department

of Environmental Protection; WPA Form 5-Order of Conditions (Recorded 10/24/2016 at Hampden County Registry of Deeds Book 21415, Page 152); copy of Deed Restriction for 250 North Main Street (Recorded 11/10/2016 at Hampden County Registry of Deeds Book 21441, Page 105), email dated August 11, 2017 from Planning Department Administrative Assistant, Donna Rau, to Project Manager Kimberly Masiuk documenting approved relocation of sewer tie-in from North Main Street to the 30" main at the rear of the building, Utilities Plan prepared for KJTS, LLC, East Longmeadow Wellness Center, 250 (Tax parcel 14-10) North Main Street, East Longmeadow, MA 01028 prepared by Associated Builders, Inc., 4 Industrial Drive, South Hadley, MA 01075, revised thru 03.30.18, and As-Built Plan for 250 North Main Street, owned by CGN Holdings, LLC, dated May 21, 2018, prepared by Smith Associates Surveyors, Inc., 46B Baldwin Street, East Longmeadow, MA 01028.

The Conservation concurred that there were no concerns with issuance of the Certificate of Compliance and hearing no further comments, voted unanimously **(6-0)** to approve the request by the applicant's agent. Motion was made by Commission Member T. O'Brien; second by Commission Member J. Bosworth.

#### Old Business

### **2. Request for Determination of Applicability by Paul Heath for the installation of a swimming pool located at 5 Amalfi Place by applicant's agent Jamie Herrick of Juliano Pools, 321 Talcottville Road, Vernon, CT 06066 (Case Continued from May 9, 2018).**

Chairman Jernstrom read the legal notice into the record. Eric Levesque of Juliano Pools presented the request to the Conservation Commission. The proposed placing and position of the pool will encroach within the 150-foot buffer zone of regulated in-land wetlands. Conservation Commission members visited the site prior to the continued hearing to determine impact to the area.

Documents presented for the Commission's review and determination: Letter to the Conservation Commission dated April 30, 2018 describing the scope of work and proposed impact to the site; WPA Form 1-Request for Determination of Applicability; site map noting the location of an 18 foot by 36 foot swimming pool, with four (4) foot high safety fence having a self-closing and self-latching gate, to be installed 52 feet from the subdivision [known as Bella Vista Estates] Wet Detention Basin No. 2.

Planning and Community Development director Brawdgers noted for the record that she had a conversation with current owner of the stormwater management system, developer Kent Pekoy, regarding encroachment within the basin area. Mr. Pekoy stated he had no issues with encroachment into the drainage easement area. Brawdgers urged the Commission to have the current owner (Pekoy) confirm and memorialize his opinion and provide such documentation for the Planning and Community Development file folder, and to the current home owner (Paul Heath) whose land the stormwater management system is located upon, should the installation of the pool be questioned in future years following the establishment of the permanent Home Owners' Association (HOA).

The Conservation concluded discussion of the matter, and hearing no further comments, voted unanimously **(6-0)** to issue WPA Form 2-Determination of Applicability with Conditions as stipulated below. Motion was made by Commission Member R. Sheets; second by Commission Member T. O'Brien.

Additional conditions of approval for a WPA Form 2-Determination of Applicability:

- No discharge of chlorinated water into the basin or into the adjacent resource area.
  - **Confirm and memorialize Mr. Kent Pekoy** (as current manager of the HOA) has no issue of concern with encroachment of the pool onto the drainage easement area. Provide this documentation for the Planning and Community Development file and to the current home owner (Paul Heath) whose land the stormwater management system is located upon, for future reference, should the installation of the pool be questioned in the future, following the establishment of the permanent Home Owners' Association (HOA).
3. **Notice of Intent for Somers Road, Lot #1 (Assessor's Parcel 79-30-J) by Todd Cellura of Sovereign Builders, Inc., 135 Southampton Road, Westhampton, MA 01027 (Case Continued from May 9, 2018).**
  4. **Notice of Intent for Somers Road, Lot #2 (Assessor's Parcel 79-30-J) by Todd Cellura of Sovereign Builders, Inc., 135 Southampton Road, Westhampton, MA 01027 (Case Continued from May 9, 2018).**
  5. **Notice of Intent for Somers Road, Lot #3 (Assessor's Parcel 79-30-J) by Todd Cellura of Sovereign Builders, Inc., 135 Southampton Road, Westhampton, MA 01027 (Case Continued from May 9, 2018).**
  6. **Notice of Intent for Somers Road, Lot #4 (Assessor's Parcel 79-30-J) by Todd Cellura of Sovereign Builders, Inc., 135 Southampton Road, Westhampton, MA 01027 (Case Continued from May 9, 2018).**

Chairman Jernstrom reopened the public hearing and read the letter of request by applicant's agent R. Levesque and Associates, 40 School Street, P.O. Box 640 Westfield, MA for continuance to the next meeting of the Conservation Commission into the record. The applicant has requested a continuance for the purpose facilitating ongoing communications with the Department of Environmental Protection to resolve 401 Water Quality and Restrictions matters of concern. Accordingly, DEP has not issued file numbers for the four (4) Notices of Intent.

The chair called for a motion for continuance of the Notice of Intent for Lots 1-4 at Somers Road (Assessor's Parcel 79-30-J) to the June 13, 2018 meeting of the Conservation Commission. Motion was made by Commission Member J. Bosworth; second by Commission Member Anthony Zampiceni; vote **6-0**.

**7. Certificate of Compliance: 9 Euclid Ave, Michael Torcia Jr**

Mr. Torcia has not yet responded to Chairman Jernstrom regarding the curbing. The chair asked that the item remain on the next agenda for the meeting of June 13, 2018.

### **Director's Report**

Plan submittals for comment by the Conservation Commission. Comments are to be provided to the Planning Board for consideration of plans submitted for proposal.

- 8. Case SD-P 2018-02 - Jeffrey Lane Extension Preliminary Subdivision:** Request by applicant for Preliminary Subdivision approval for a three (3) lot subdivision on a 3.5+/- acre site located at Jeffrey Lane (Assessor's Parcel ID 40 - 12+13 - 32+33) in the Residence A zoning district. Applicant: Jeffrey Bosworth (Southern NE Real Estate Development, Inc.). 45 Knollwood Drive, East Longmeadow, MA 01028.

Conservation Commission Member Jeffrey Bosworth recused himself and left the room while discussion ensued.

Documents presented for the Commission's review and comment: Form B Application for Preliminary Plan for Jeffrey Lane Extension prepared by applicant's agent Gary P. Weiner, P.E.; Topographic Plan of Land, St. Josephs Drive, Jeffrey Lane, East Longmeadow, MA, owned by Chad Herrick, dated February 21, 2018, prepared by Smith Associates Surveyors, Inc., 46B Baldwin Street, East Longmeadow, MA 01028; Preliminary Subdivision Plan for Jeffrey Lane Extension, East Longmeadow, MA, for Southern NE Real Estate Development, Inc., dated 4/13/18, prepared by Gary P. Weiner, P.E., 53 Mill Road, Hampden, MA 01036.

The Commission was given a copy of the peer review comment letter from Russo Surveyors-Engineers, 1 Shoham Road, East Windsor, CT, 06088 and Soil Map, Legend, and Web Soil Survey for Jeffrey Lane Extension dated 05/22/2018.

The Conservation Commission referred the Planning Board to the Conservation Commission's Determination of Negative Applicability for consideration of the application for preliminary subdivision approval at Jeffrey Lane Extension. Motion was made Conservation Commission Member T. O'Brien; second by Commission Member R. Sheets; **vote 5-0**.

Commission Member Bosworth was invited back into the meeting room.

- 9. SITE 2018-02: Self Storage at Grove Ave:** Request for site plan approval for a proposed self-storage facility on a 9.58+/- acre site located at 0 Grove Avenue (Assessor's Parcel ID 15-32-E) in the Industrial zoning district. Applicant: Baldwin Street, LLC, 46 Center Square, East Longmeadow, MA 01028.

Documents presented for the Conservation Commission's review and comment: Application for Site Plan Review and Stormwater Management Report (containing application, narrative, deed, locus map, and list of abutters) for 0 Grove Street (Assessor's parcel 15-32-E) for Baldwin Street, LLC, prepared by R. Levesque Associates, Inc., 46 School Street, Westfield,

MA 01085; Stormwater Drainage Report dated April 9, 2018 stamped by Filipe J. Cravo, Registered Professional Engineer; Site Plans for Proposed Self Storage Facility, 0 Grove Avenue, (Parcel 15-32-E) East Longmeadow, for Baldwin Street, LLC, 46 Center Street, East Longmeadow, MA dated 4/9/2018 prepared by R Levesque Associates, Inc., 40 School Street, Westfield, MA 01085.

The Commission was informed that there is a Superseding Order of Conditions (DEP file 150-0373) on this property.

The Conservation reserved their right to comment until such time additional plans come before the Conservation Commission for consideration. Motion moved by T. O'Brien; second by R. Sheets; **vote 6-0**.

**Administrative Issues**

Commission Member Jeffrey Bosworth appointed Clerk on motion by Commissioner A. Zampiceni, with second by R/Sheets by unanimous vote **(6-0)**.

Commissioner O'Brien moved to adjourn at 6:47 p.m. seconded by Commissioner Zampiceni. The motion to adjourn the meeting passed unanimously **(6-0)**.

Respectfully Submitted,

Constance M. Brawdars  
Planning & Community Development Director