

EAST LONGMEADOW CONSERVATION COMMISSION
Wednesday, August 11, 2021
Time: 7:00PM Eastern Time (US and Canada)
Place: School Committee Conference Room
East Longmeadow High School
180 Maple Street, East Longmeadow, MA 01028



MINUTES

Vice Chair Tom O'Brien opened the meeting at 7:00 PM.

Present: Tom O'Brien, Chair
William Arment, Vice Chair
Elizabeth Stoughton, Clerk
Anthony Zampiceni
Daniel Rosen
Michael Carabetta

Staff Present: Bethany Yeo, Planning & Community Development Director
Rebecca Jones, Planning & Community Development Administrative Assistant

CALL THE MEETING TO ORDER

ATTENDANCE

APPROVAL OF MINUTES

July 28, 2021

Motion to approve minutes made by Commissioner Anthony Zampiceni; second by Vice Chair William Arment and approved by roll call vote four (4)-zero (0).

NEW BUSINESS

- 1. Case CC 2021-12: Request for Partial Certificate of Compliance for Lot 19 and Lot 20 at Redstone Drive (MassDEP 150-0447)** –Request for Partial Certificate of Compliance for Lots 19 & 20 at Hidden Ponds Estates (Assessor's Parcel IDs 23-77-19 and 23-77-20). Applicant: Al Joyce, Redstone Ponds LLC, P.O. Box 79, East Longmeadow, MA 01028.

Applicant Al Joyce was present for discussion. Clerk Elizabeth Stoughton read the filing into the record. Mr. Joyce explained that this filing is solely releasing the lots from the other part of the development.

Motion to approve the Partial Certificate of Compliance for Lot 19 and Lot 20 at Redstone Drive (MassDEP 150-0447) made by Vice Chair Will Arment; second by Commissioner Anthony Zampiceni and was approved by roll call vote of three (3)-zero (0). Clerk Elizabeth Stoughton recused herself.

- 2. Case CC 2021-13: Request for Partial Certificate of Compliance for Lot 4 Hidden Ponds Drive (MassDEP 150-0446)** – Request for Partial Certificate of Compliance for Lot 4 on Hidden Ponds Drive (Assessor's Parcel ID 23-77-4). Applicant: Al Joyce, Redstone Ponds LLC, P.O. Box 79, East Longmeadow, MA 01028.

Applicant was present for discussion. Clerk Elizabeth Stoughton read the filing into the record. Mr. Joyce commented that this house has a smaller footprint and was moved farther away from the resource area. This filing was requested by the buyer's attorney prior to closing.

Motion to approve the Partial Certificate of Compliance for Lot 19 and Lot 20 at Redstone Drive (MassDEP 150-0447) made by Vice Chair Will Arment; second by Commissioner Anthony Zampiceni and was approved by roll call vote of three (3)-zero (0). Clerk Elizabeth Stoughton recused herself.

- 3. Case NOI 2021-5:** Notice of Intent for 31 Benton Drive (Assessor's Parcel ID 9-8-12) for the construction of a commercial building and associated site improvements partially within the Buffer Zone to Bordering Vegetated Wetlands. Applicant: Laplante Construction, Inc. c/o William Laplante, 61R North Main St, Ste 1, East Longmeadow, MA 01028

Applicant Bill Laplante, business owner Jim White and Ryan Nelson of R. Levesque Associates were present for discussion. Mr. Nelson The work proposed by the applicant consists of the construction of a 7,344 square foot commercial building and associated site improvements. Improvements to the site include site grading, parking, and landscaping plantings. Portions of the project area are located within the buffer zone to BVW. Proposed construction activities include establishment of erosion/sedimentation controls, excavation for the construction of the new building, and finish grading around the proposed building area. There will also be site landscaping and loaming & seeding of disturbed areas within limit of work, planting of 5 native shrubs within the already cleared 25 foot buffer zone to the BVW. There are plans to also install boulders along the limit of gravel parking area to minimize encroachment into the adjacent wetland. Mr. Nelson notes that the proposed project will take place within existing paved and gravel surfaces and will not create any new point source discharges.

Chair Tom O'Brien requested clarification regarding the building permit that was issued to Crocker Builders in 2017 that never came before the Conservation Commission. During this construction period, a significant amount of the trees were clear cut to construct the now existing gravel lot. Mr. White stated he was never made aware that the project encroached onto the wetlands. He further explained that the electric company clear cut right behind the lot as many appeared to be dead.

Vice Chair Will Ament requested that the applicant increase the number of trees or shrubbery as a rectification to the wetlands violation. Chair Tom O'Brien echoes Mr. Arment's statement and suggested eight 6 foot red maples be installed along the western property line abutting the parking area. Additionally, at least a three foot vegetated strip running parallel between the parking lot and the resource area along the length of the western property line must be allowed to restore to its original vegetated state.

Motion to approve the Notice of Intent for 31 Benton Drive (Assessor's Parcel ID 9-8-12) with the condition that eight 6 foot red maple trees be installed along the western property and a three foot vegetated strip be restored to its original vegetated state made by Vice Chair Will Arment; second by Commissioner Anthony Zampiceni and was approved by roll call vote of four (4)-zero (0).

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OLD BUSINESS

- 1. Enforcement Order (Mass DEP File # 150-0456): 86 Somersville Road** (Assessor's Parcel ID 82-2-B) for violation by Brianna Barcomb for failure to maintain sedimentation barrier in good repair in violation of General Condition 18 and Special Conditions 1, 2 and 15 of the Order of Conditions.

Mark Barcomb was present on behalf of the homeowner. Chair Tom O'Brien expressed that this project shows a total disregard of the Order of Conditions. There have been several site visits by the Commissioners and there is water flowing underneath the silt fence and hay bales. Commissioner Zampiceni confirmed that Strumm Construction is responsible for the excavation. Mr. O'Brien requested that the fill be brought back to natural grade as soon as possible. Further, the Commission requested that Mr. Barcomb hire a surveyor to redelineate the location of the silt fence, install permanent Limit of Work markers, and provide the Commission with an as-built plan to confirm that the location of the house accurately reflects the approved plans.

Motion to continue the Enforcement Order for 86 Somersville Road made by Clerk Elizabeth Stoughton; second by Commissioner Anthony Zampiceni and was approved by roll call vote of four (4)-zero (0).

PROJECT MONITORING

Projects [See Project Monitoring spread sheet]

-Purves Street

Property developers are maintaining the rainfall as best as possible. No further comment.

-Robin Street

No site visit conducted prior to meeting but site appears to be acceptable.

- 40 Pondview Drive

A site visit was conducted at the request of the owner prior to the issuance of the Certificate of Compliance. Two abutting neighbors were present to ensure the Conservation Commission had no questions for them as there is an active lawsuit pending regarding the water flow. The lot appears to be in compliance with the Original Order of Conditions and all other disputes are civil matters that the Commission cannot opine upon.

-365 Pease Road

Clerk Elizabeth Stoughton requested that a site visit be conducted to ensure work done to the home is in compliance.

POLICIES AND PROCEDURES

-Conservation Agent

Chair Tom O'Brien requested that the salary be increased to \$25 an hours to entice better qualified applicants.

ADJOURN Motion to adjourn made by Vice Chair William Arment; second by Commissioner Anthony Zampiceni and approved by roll call vote four (4)-zero (0) at 7:42 PM.

Respectfully submitted.

Rebecca Jones
Planning and Community Development Administrative Assistant