



**Meeting of the Conservation Commission
September 12, 2018**

5:00pm: Site Visit, 265B Benton Drive

6:00 pm: East Longmeadow High School
School Committee Conference Room
180 Maple Street, East Longmeadow, MA

MINUTES

Chairman Jernstrom called the meeting to order at 6:11pm.

PRESENT: Chairman Craig Jernstrom; Clerk Jeffrey Bosworth; William Arment; Thomas O'Brien

ABSENT: Vice Chair Robert Sheets; MaryEllen Goodrow; Anthony Zampiceni

ALSO PRESENT: Director of Planning and Community Development, Constance Brawders;
Administrative Assistant, Tracy Berns

Mr. O'Brien moved to take the agenda out of order to address the Notice of Intent for 265 Benton Drive; seconded by Mr. Arment. **The motion to take the agenda out of order to address the Notice of Intent for 265 Benton Drive passed unanimously (4-0).**

APPROVAL OF MINUTES

The minutes of August 22, 2018 could not be voted on for approval as not enough members from the meeting were present.

OLD BUSINESS:

- 1. Public Hearing Continuation: Notice of Intent (Case NOI 2018-02) 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, May 23, June 13, June 27, July 11, July 25, August 8 and August 22, 2018). As there are still unresolved issues obtaining a MassDEP file number, the applicant requested a continuance to the September 26th meeting. Clerk Bosworth moved to approve the request for continuance; seconded by Mr. O'Brien. **The motion to approve the request for continuance to September 26, 2018 at 6pm passed unanimously (4-0).**
- 2. Public Hearing Continuation: Notice of Intent (Case NOI 2018-03) 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, May 23, June 13, June 27, July 11, July 25, August 8 and August 22, 2018). As there are still unresolved issues obtaining a MassDEP file number, the applicant requested a continuance to the September 26th meeting. Clerk Bosworth moved to approve the request for continuance; seconded by Mr. O'Brien. **The motion to approve the request for continuance to September 26, 2018 at 6pm passed unanimously (4-0).**
- 3. Public Hearing Continuation: Notice of Intent (Case NOI 2018-04) 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, May 23, June 13, June 27, July 11, July 25, August 8 and August 22, 2018). As there are still unresolved issues obtaining a MassDEP file number, the applicant requested a

continuance to the September 26th meeting. Clerk Bosworth moved to approve the request for continuance; seconded by Mr. O'Brien. **The motion to approve the request for continuance to September 26, 2018 at 6pm passed unanimously (4-0).**

4. **Public Hearing Continuation: Notice of Intent (Case NOI 2018-05) 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, May 23, June 13, June 27, July 11, July 25, August 8 and August 22, 2018). As there are still unresolved issues obtaining a MassDEP file number, the applicant requested a continuance to the September 26th meeting. Clerk Bosworth moved to approve the request for continuance; seconded by Mr. O'Brien. **The motion to approve the request for continuance to September 26, 2018 at 6pm passed unanimously (4-0).**

NEW BUSINESS:

5. **Request for Certificate of Compliance: (Case CC 2018-05 & CC 2018-06) 97 Tanglewood Drive** (Assessor's Parcel ID 73-9-31 AND 73-9A-71). MassDEP File # 150-3 AND 150-16. Applicant: Robert Blomberg, 97 Tanglewood Drive, East Longmeadow, MA 01028. Discussion ensued. The lots in question are left over from Orders of Condition back to 1975. Mr. O'Brien moved to grant the Certificate of Compliance for Tanglewood Drive, lots 31 and 71; seconded by Clerk Bosworth. **The motion to grant the Certificate of Compliance for Tanglewood Drive, lots 31 and 71 passed unanimously (4-0).**
6. **Request for Certificate of Compliance: (Case CC 2018-07) 11 Broadleaf Circle** (Assessor's Parcel ID 7-5-1/3). MassDEP File # 150-363. Applicant: AnnMarie Alexander, Esq., Devlin, Peters & Tarpey, LLC, PO Box 400, Somers, CT 06071. Discussion ensued. As the lot in question is non jurisdictional, Mr. O'Brien moved to grant the Certificate of Compliance for 11 Broadleaf Circle; seconded by Clerk Bosworth. **The motion to grant the Certificate of Compliance for 11 Broadleaf Circle passed unanimously (4-0).**
7. **Public Hearing: Notice of Intent (Case #NOI 2018-07) for 265 Benton Drive** filed by applicant to construct a professional office building on a 13.17 acre (+/-) lot at 265 Benton Drive (Assessor's Parcel ID 10-3-0) in the Industrial garden zoning district. Applicant: BFS Real Estate, LLC, 53 Southampton Rd., Westfield, MA 01085. The commission met at the site for a presentation of the proposed work to be done. Kim Masuik of Associated Builders explained the proposed project. Detention basins to the north and south of the building serve to protect the associated wetlands of the center building. This particular project location is a building to the west of the previously existing detention basins. She pointed out the silt fence for erosion control that will be in place. Chairman Jernstrom pointed out that should building "A" be developed, another separate Notice of Intent would need to be filed. He also suggested that re-staking permanent limit of work markers would be a good idea in the winter or spring, as the current markers have become overgrown. Clerk Bosworth moved to approve the Notice of Intent for 265B Benton Drive as filed; seconded by Mr. O'Brien. **The motion to approve the Notice of Intent for 265B Benton Drive as filed passed unanimously (4-0).**

ADMINISTRATIVE MATTERS:

8. Comments for Planning Board Plan Review:

- a. **Case SITE 2018-04 – 604 North Main St.** Request by applicant for Site Plan Review for a proposed dental office building on a .32 +/- acre site located at 604 North Main Street (Assessor's Parcel ID 1A-94-321) in the Business zoning district. Applicant: Andrew Bonavita, 84 Woodsley Rd., Longmeadow, MA 01106. Comments: Discussion ensued that it is non-jurisdictional for Conservation Commission. Mr. O'Brien moved to state that there is no comment for the planning board; seconded by Mr. Arment. **The motion to provide no comment for 604 North Main St. to the Planning Board passed unanimously (4-0).**
 - b. **Case SITE 2018-05 – 265B Benton Dr.** Request by applicant for Site Plan Review to construct a professional office building on a 13.17 acre (+/-) lot at 265 Benton Drive (Assessor's Parcel ID 10-3-0) in the Industrial garden zoning district. Applicant: BFS Real Estate, LLC, 53 Southampton Rd., Westfield, MA 01085. Comments: Discussion ensued that the approved NOI should be forwarded. Mr. O'Brien moved to forward a copy of the approved NOI to the Planning Board; seconded by Clerk Bosworth. **The motion to forward a copy of the approved Notice of Intent for 265B Benton Drive passed unanimously (4-0).**
9. Discussion of DRAFT revisions to the General By law under **10.011 Conservation Commission – Consultant Fees – Definitions** Discussion: Clerk Bosworth reviewed the discussion of the last meeting and the sense of urgency to have these definitions revised, which was reinforced by Director Brawders. She urged the Commission to prioritize this bylaw revision to be able to utilize the services of peer review consultants for future projects. The members will be prepared to discuss the bylaw revisions at the next meeting. Mr. O'Brien moved to continue discussion to the next meeting; seconded by Clerk Bosworth. **The motion to continue discussion to the next meeting passed unanimously (4-0).**

PROJECT MONITORING Discussion: Chairman Jernstrom reported that the wood debris at Bella Vista Estates has been cleaned up. Brief discussion on possible use of Community Preservation funds for acquisition of Hidden Ponds should the applicant/developer fail to provide required final submittal documents to Planning Board in order for approved plans to be endorsed. Discussion of appointment of replacement Conservation Commission member to Community Preservation Commission.

Clerk Bosworth moved to adjourn at 7:10pm; seconded by Mr. O'Brien. **The motion to adjourn at 7:10pm passed unanimously (4-0).**

DATE OF NEXT MEETING:

The next scheduled meeting of the Conservation Commission is September 26, 2018