

MINUTES
CONSERVATION COMMISSION
HYBRID PARTICIPATION
December 4, 2023

ATTENDANCE

Christopher Pratt, Chairman	Present
Norman Cheever, Vice Chairman	Present
Mehmet Mizanoglu, Commissioner	Absent
Jerry Patria, Commissioner	Present
Kevin Solek, Commissioner	Absent
Andrew Reardon, Commissioner	Present
Dennis Clark, Commissioner	Present

Chairman Pratt opened the meeting at 7:00 PM by announcing the date, time and members in attendance.

MINUTES

Vice Chairman Cheever made a motion to accept the minutes of 11/20/23. Commissioner Patria seconded the motion. The roll call vote was as follows:

Chris Pratt	yes	Norm Cheever	yes
Jerry Patria	yes	Andy Reardon	yes
Dennis Clark	yes		

Public Comments There were no public comments.

PUBLIC HEARINGS

DEP # 292-0415 81 Point Grove Road Coordinator Pooler received a request for a continuation of the Public Hearing until Dec 18th. Commissioner Clark made note that the submitted Notice Of Intent (NOI) should be withdrawn and a new NOI should be submitted that is applicable to Conservation Commission regulations and the actual placement of the Chapter 91 approved docks in relationship to the lodge. Commissioner Clark made a motion to table the continuance until the next scheduled meeting. Commissioner Reardon seconded the motion. The roll call vote was as follows:

Chris Pratt	yes	Norm Cheever	yes
Jerry Patria	yes	Andy Reardon	yes
Dennis Clark	yes		

Mr. Chris Chamberland, Berkshire Design
Mr. Jim Boyle, Owner
Mr. Steve Riberly, Baystate Global

DEP # 292-0412 662A College Highway Chairman Pratt opened the continuation of the Public Hearing. Mr. Chamberland and Mr. Riberly presented a revised plan which showed a larger delineation of the wetlands, the change from two building to one two story building, the location of the office and 2 car parking area, and the wetland reserve area closer to O'Riley's Auto Parts store. The driveway will be 26 feet wide and there will be a total of just under 2,000 square feet of wetland disturbance with a 2 to 1 replication. There is a septic system located totally outside of the buffer zone and a box culvert for the utilities to the storage building. Mr. Dan Nitzche, Wetland Scientist, addressed the plantings and the potential eradication of invasive species currently habituating the area. The project will be completed in phases that were noted on the plans. The Commissioners agreed that a bond for this project could be \$30,000.00 with partial releases as the project is completed. Mr. Chamberland asked for a continuation after the project is presented/approved by the Planning Board. Commissioner Mizanoglu made a motion for a continuation to be determined upon notification to the Commission from Mr. Chamberland. Chairman Pratt seconded the motion. The roll call vote was as follows:

Chris Pratt	yes	Norm Cheever	yes
Jerry Patria	yes	Andy Reardon	abstained
Dennis Clark	yes		

DEP# 292-0369 Partial Release of the Order of Conditions Mr. Ryan Nelson, R. Levesque & Associates, who was not in attendance, issued an email to Coordinator Pooler, who read it at the meeting. The email questioned if a partial release for lot #23 could be issued. The original plan came in with jurisdictional conditions relative to the storm water basin on the parcel. At this time, the basin has received limited maintenance and is becoming a wetland with Cat-tail 9's. Commissioner Clark made a motion to approve the partial release of the Certificate of Compliance which would exclude the area of the storm water basin. Commissioner Patria seconded the motion. The roll call vote was as follows:

Chris Pratt	yes	Norm Cheever	yes
Jerry Patria	yes	Andy Reardon	yes
Dennis Clark	yes		

Mr. Ronald Ludorf, Owner

DEP # 292-0413 21 White Street Certificate of Compliance Mr. Ludorf requested the issuance of a Certificate of Compliance and release of the bond. The project has been completed with timbers being replaced by stone wall segments. Coordinator Pooler presented before and after pictures. Commissioner Patria made a motion to issue the Certificate of Compliance and release of the bond. Commissioner Mizanoglu seconded the motion. The roll call vote was as follows:

Chris Pratt	abstained	Norm Cheever	yes
Jerry Patria	yes	Andy Reardon	yes
Dennis Clark	yes		

16 Babb Road – Annual Removal of Dock Mr. Kenneth Plumley, owner, requested a variance under Section 6.2 Annual Removal of Docks (LPP). The dock would require a crane

to remove. Mr. Plumley did contact the lake management Committee and stated that he would put reflective cones at the end of the dock for safety. Commissioner Clark made a motion to approve the request. Vice Chairman Cheever seconded the motion. The roll call vote was as follows:

Chris Pratt yes
Jerry Patria yes
Dennis Clark yes

Norm Cheever yes
Andy Reardon yes

Erosion Control Monitors Coordinator Pooler made note that very few of the Notice of Intent applications submitted have issued erosion control reports. Commissioner Clark suggested that a list be created and maintained of all the NOI's that have been issued and not completed. Coordinator Pooler is going to be working with an intern who may be able to help with the project.

Meeting Schedule Coordinator Pooler made note that due to holidays, there will be no meetings in the month of January, and only one meeting in February. The Commissioners agreed to hold a meeting in January if needed.

OLD BUSINESS

579 Forest Road Possible Wetland Violation Coordinator Pooler read a letter from the owner who stated that he was working with officials from Suffield on the land issues. However, the shoreline had not been altered since he owned the property, but did remove some of the rocks from the water at the neighbors request. Vice Chairman Cheever will research the history of the shoreline.

DEP # 292-0380 157 Feeding Hills Road Coordinator Pooler made note that this issue was to be voted upon at a Special Town Meeting on December 6th. Even if the zone changed is approved, the property owner will still need to comply with all wetland regulations relative to any changes at the location.

31 Sam West Road Possible Wetland Violation Commissioner Clark suggested that an Enforcement Order be issued to officiate the proposal by the owner for the mitigation of the wetlands.

13 Berkshire Avenue Donation Coordinator Pooler stated that Mr. Steinhart requested the intended usage in the event the property is purchased. Commissioner Clark asked that Coordinator Pooler obtain a quotation of legal cost for the purchase, and once/if the purchase is complete, the usage could be determined.

As there was no further business to discuss, Commissioner Mizanoglu made a motion to adjourn the meeting at 8:35 PM. Vice Chairman Cheever seconded the motion. The roll call vote was as follows:

Chris Pratt yes
Jerry Patria yes

Norm Cheever yes

Andy Reardon yes

Dennis Clark yes

Respectfully submitted,

Jean Nilsson, Secretary

cc:
Select Board
Town Clerk

Christopher Pratt, Chairman

Norman Cheever, Vice Chairman

Mehmet Mizanoglu, Commissioner

Jerry Patria, Commissioner

Kevin Solek, Commissioner

Andy Reardon, Commissioner

Dennis Clark, Commissioner

Date