

MINUTES
CONSERVATION COMMISSION
LAND USE MEETING ROOM
March 16, 2020

OPENING: The regular scheduled meeting of the Conservation Commission opened at 7:00 p.m. Attendance is as follows:

Christopher Pratt, Chairman	Present
Dave MacWilliams, Vice Chairman	Present
Mehmet Mizanoglu, Commissioner	Absent
Brian Drenen, Commissioner	Absent
Brian Pranka, Commissioner	Present
Jerry Patria, Commissioner	Present
Maryssa Cook-Obregon	Absent
Dennis Clark, Coordinator	Present

7:00 pm: Chairman Pratt opened the meeting at 7:00 p.m. and announced that the meeting was being recorded.

MINUTES

Vice Chairman MacWilliams made a motion to accept the minutes of March 2, 2020. Commissioner Patria seconded the motion. None opposed, the motion passed unanimously.

PUBLIC HEARINGS

Mr. Ryan Nelson, R. Levesque & Associates
Mr. Gerry Dubuc – Mr. Martino Dibenetto – Mr. Anthony Liquori / Builder/ Owners
Mr. Richard Grannells, DPW

7 & 9 Lakeview Street & 90 Point Grove Road NOI DEP# 292-0371

Chairman Pratt opened the public hearing by reading the legal ad as posted in the Westfield News on 3/6/2020. Mr. Nelson presented a revised plan showing the parcels of land in which two residential dwellings are proposed to be built. Mr. Nelson explained that the joint NOI is being filed due to excavation and reclamation of land on both lots in the Floodplain even though there is at this time only a plan for one house on the properties. Coordinator Clark requested that a plan showing a cross section of the elevations relative to the lake level, floodplain, and foundation be submitted for a better understanding of all elevations proposed. Coordinator Clark then passed out an email document to all attendants, dated 03/16/2020 from Randy Brown, Director of the DPW, who is acting as consultant for the Commission and Local Stormwater Bylaw reviewer. Clark stated that the email from Mr. Brown listed 12 comments that need to be addressed before the Commission would be able to make an informed decision regarding this NOI. Dick Grannells, DPW engineer, who was present at the meeting offered to answer any questions that the applicant might have regarding the 12 comments listed. Mr. Nelson told the Commission that they would need some time to review the comments and reply. Coordinator Clark stated that it would be in the client's best interest to have the newly requested plans and comments submitted as soon as possible to give the Town enough time to review the new submissions before the next meeting on May 6th. Mr. Liquori inquired if lake water can be used for irrigation. Mr. Grannells confirmed that it was permissible. Mr. Nelson requested an extension of the hearing until the next meeting on April 6th. The Commission unanimously approved the requested continuance.

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353 North Loomis Coordinator Clark stated that the potential sale of the property fell through even though a new SAS had been installed. As of this meeting, the Conservation Commission has not been informed by the Board of Health the status of the septic system approval within 200' of the brook.

The Greens Staging Area Coordinator Clark presented a plan from the developer, Crestview Construction, proposing Lot #'s 8 and 9 being used as a staging area. The request is to move the erosion control from the 100' buffer to an area much closer to the resource area in order to stage equipment and stockpile soils. The Commissioners were not in favor of approving the modification to the erosion controls, but told Coordinator Clark that if the contractor wanted to go forward with this proposal an additional \$20,000.00 bond will need to be posted until the erosion control is returned to the 100' buffer delineation as approved in the NOI for the subdivision. Clark told the Commissioners that he would inform Crestview of the Commission's decision.

7 Sawgrass Lane Coordinator Clark and Vice Chairman MacWilliams conducted a site visit on the property. The owner had requested information on pumping out the ground water from his foundation hole. Neighboring properties previously have installed raised foundations due to the high ground water. The property owner dug a ditch attempting to direct the water off his property.

250th Celebration Commissioner Pranka stated that he would no longer be available for the 250th parade in scheduled for October.

DEP# 292-0251 Congamond Lakes Coordinator Clark addressed a request for an Extension Permit for the Lake Treatment Orders of Conditions which will expire on 06/09/2020. The original Order of Conditions were extensively reviewed by the Commissioners and Lake Management Chair, Dick Grannells. After an extensive discussion Vice Chairman MacWilliams made a motion to approve extending the Order of Conditions for a period of three years. Commissioner Patria seconded the motion. None opposed, the motion passed unanimously.

DEP # 292-0366 112 Sunny Side Road Mr. Nelson representative from R. Levesque Associates stated that Mr. Kudlic is in the process of revising the storm water plans due to the grading of some of the lots/driveways. Coordinator Clark stated that the storm water plans will need to be reviewed by Planning and DPW. Vice Chairman MacWilliams informed the Commission that he is working with Mr. Kudlic on a mitigation project. Mr. Kudlic agreed to mitigation in lieu of paying a fine.

Woodland Ridge Fencing Vice Chairman MacWilliams is working with a supply company to get a cost estimate for replacing the fence.

Vernal Pool Coordinator Clark and Vice-Chair MacWilliams visited the newly certified vernal pool on the Open Space for the Greens West Subdivision and reported only frog eggs were visible at this time.

The next meeting of the Conservation Commission is scheduled for April 6, 2020

Respectfully submitted,

Jean Nilsson, Secretary
cc:

Select Board
Town Clerk

Christopher Pratt, Chairman

Vice Chairman MacWilliams

Jerry Patria, Commissioner

Mehmet Mizanoglu, Commissioner

Brian Drenen, Commissioner

Brian Pranka, Commissioner

Maryssa Cook-Obregon

Date