



Town of West Springfield
West Springfield Conservation Commission
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Approved 1/23/19

Minutes
Wednesday
September 26, 2018
6:00 PM

Justin Morgan Auditorium

A video of this meeting is available online at

<https://livestream.com/accounts/5714082/events/6341212/videos/180829536>

Members present: Virginia Danforth, Maryellen Hammond, Melissa Hensen Daniel Hannoush, Deena Maniscalchi

Members excused: Kevin Cote, Adam Jabber

Others present: Mark Noonan, Conservation Agent

Vice Chairman Maniscalchi opened the meeting at 6:00 P.M. She thanked everyone for attending and in accordance with MGL Ch. 30A, read the standard procedures for those intending to record meetings, the receiving of information by the Board, and documentation kept by the Board.

Commission members and staff introduced themselves for the general public.

Agenda

Motion to accept the agenda made by Hammond, second by Hannoush. AIF

Minutes

Past minutes will not be reviewed until the next meeting

Public Participation:

Maniscalchi asked if there was anything not on the agenda that needed to be discussed. There was nothing raised.

Request for Determination: 214 Belmont Ave., 12'x12' addition to single family home

Maniscalchi read the notice. Bill Bonfitto took the podium asking for permission to build this addition in the buffer zone of the wetlands. It is roughly 48 feet to the wetlands, behind the house. Noonan says the lot is flat. There is plenty of lawn space and he does not foresee any issues. Maniscalchi asked what type of roof would be on this addition. Bonfitto said asphalt gable. 8" eavestroughs will be installed to appropriately direct rain flow. Hannoush made a motion to issue a negative determination of applicability with the conditions that Noonan has outlined. Hensen second. Bonfitta reviewed the conditions. Noonan summarized. Bonfitta accepted and asked about the health of both silver maple trees in the backyard. Maniscalchi added this as a condition. AIF

Request for Determination: 76 Trinity Dr., stabilize slope and manage drainage.

Maniscalchi read the notice. Mr. Curley took the podium. Would like to fix the erosion issue on his property which is located in the buffer zone of the wetlands. Maniscalchi showed the schematic of the slope. Noonan said the house was built in the 1990's but the slope was never stabilized well and the drainage was never managed appropriately. There is a french drain, but it is not stable. The exit pipe should be moved to the bottom of the hill. Curley is correcting an error made by the previous owner. Noonan summarized the conditions for Mr. Curley. Hannoush made a motion to issue a negative determination of applicability with the conditions that Noonan has outlined. Hammond second. AIF

Notice of Intention: 429 Morgan Rd., Bagg Brook Landscape Project

Maniscalchi read the notice. John Goddard for R. Levesque Associates took the podium on behalf of the Park & Rec. department. Critical factors to consider are related to buffer zone impacts, wetland fill and stream crossing. Goddard referred to drawing sheet 4.0 for an overview of proposed property changes. Sheet 4.1 gave additional details of this project. Sheet D2 described the proposed bridge across the Bagg Brook. Hammond asked when this project would begin. Goddard said it is slated to begin this fall or early winter. Hammond asked about the bridge being similar to that in Mittineague Park. Noonan said it was prefabricated. Maniscalchi asked how much clearance there will be to the water on the bridge and platforms. Goddard referred to the drawings to answer the questions. Noonan asked if there was a location that the commission could go to see this type of proposed walkway. Goddard will research and get back to them. Maniscalchi asked about the contractors. Goddard said it would go out for bid. Hannoush asked what the next step should be. Noonan said this must go to the next meeting because there is no file number at this time. Weather will be a determining factor for the timeline. Hensen asked if this would be accessible to those with assisted mobility devices. Goddard said yes but will but the stone dust will require maintenance over time. Hensen asked if there was any other types of surfaces that could be used in place of the stone. Goddard said there are other products that have cement binders that are less impervious. Permeable pavers are a great product but the the length of the pathway makes it cost prohibitive. Hensen asked about the balance pipes. Goddard explained that they did not want to restrict the water flow. Hensen asked if the town was aware that there would be maintenance involved. Goddard said it would be made clear. Noonan asked what the cost difference would be? Goddard did not know specifically. Nonan asked if Goddard did the permitting for the new england scenic trail access in Southwick. Goddard said he did not. Noonan said he would look into what was used at that location. Maniscalchi asked about the large amount of footings that would be required with a boardwalk. Goddard said yes. The least impactful solution would be to drive an auger into the ground, as opposed to digging and pouring concrete footings.

Maniscalchi said that this project would be discussed further at the next meeting. Continued.

Request for Determination: 304 Edgewood Ave., Tree Cutting in the buffer of vegetative wetlands

Maniscalchi said this was their second session of this hearing. There was a site visit last week with Danforth, Hannoush, Noonan and herself. They determined there were approximately 20 trees, both large and small that the homeowners would like to remove. Noonan said they spoke with the homeowners who are concerned for the safety of their home and children. He would like to remove condition #4. Maniscalchi asked Amy Everett, property owner, if she had reviewed the conditions. She said she had and that they meet with her approval. Hannoush asked about Amy's wanting a fence. Noonan said there was a section of she might want to install. Hannoush asked that this be included and made a motion to issue negative determination of applicability with the addition of a fence, with Noonan's approval, and the removal of #4 and #7. Hensen seconded. AIF
Noonan asked that Everett begin talking with tree services and to keep him posted. She agreed.

330-350 Chandler Architectural - Request for an Amendment to a Conservation Restriction

Bruce Leiter took the podium saying they are nearly ready to apply for a certificate of compliance but the issue is that the conservation restriction remains in place. Stated the owner was not aware that this was a permanent restriction. Showed a blueprint of the property to the council. The October 5th 2017 letter, a copy of restriction was included. The plan shows the proposed mitigation area. Last time a 5 year restriction had been agreed upon. A draft of this proposed restriction was also included with that letter. Since then there appears to be some issues. He had proposed that, if the conservation requirement was removed, they could apply for completion next year. Leiter said if Chandler wanted to do any other work they would have to come back for site plan approval anyway, affording the town further opportunity to review. The other issue is the overgrowth on the utility line bordering Holyoke. Feels that the order of conditions be amended to remove paragraph 24, and add a new requirement to special condition 39 to prohibit any future activity in the resource area without the commission's approval. Maniscalchi asked Noonan if a certificate of compliance can be granted with this restriction in place. Noonan said yes. The restriction would expire at the end of five years but the certificate of compliance would stand.

Hammond asked Noonan if what they are asking to add (in bold type) accomplishes the same thing as the restriction? Noonan said the Rivers Act would protect the land if it is not challenged. Leiter said they had no intention of challenging the Rivers Act and that could be added as a condition to the certificate of compliance. Noonan said that this compromise would work, and waiting a full year to apply for the certificate of completion would be a good thing. Noonan needs to get out and assess again. We can amend the order now to remove the restriction. Hannoush made a motion to remove the 5 year restriction and add recognition that the Rivers Act will not be challenged. Seconded by Hammond. AIF

Enforcement for 74 Althea St. - Yard Fill and Drainage into Abutting Wetlands

Noonan said that Chair Cote had asked him to come up with some conditions. He reviewed the plans with the designer. Basically the conditions state you can not dump water onto someone else's property, nor should you be altering the wetlands. This property abuts the Mass Pike. Mr. Adasiewicz of 106 Althea reported the concern about the water being directed over his property into the wetlands. This issue will be discussed further at a future meeting. Noonan to meet with the contractor prior to any work being done.

Maniscalchi asked if there was any other business. There was not. Meeting adjourned at 7:12 PM.

Respectfully submitted,
Darleen Dubiel