

MINUTES OF THE JANUARY 10, 2007 MEETING

A meeting of the Longmeadow Conservation Commission was called to order at 7:35 PM on January 10, 2007, in the Conference Room located at the Longmeadow Fire Station, Williams Street.

MEMBERS PRESENT: John Bresnahan, Albert Laakso, Sheri Knight, Scott Foster, Karen Chadwell, Steve Gazillo and Jim Simon; Absent: Michael Houff.

OTHERS PRESENT: see attached

MINUTES OF PRIOR MEETING: The minutes of December 13, 2006, were accepted as amended.

TREASURER'S REPORT: Salary account, \$2921.32; Maintenance account, \$850; Misc. account, \$420. The MACC annual meeting will on March 3rd; CC members are encouraged to attend. The CC will pay for mileage and fees. The Treasurer's report was accepted.

OTHER BUSINESS: Re: Meadow and Bark Haul roads are sites being considered for the installation of a cell tower in the SW portion of town. John Bresnahan, CC Chair, and Mike Wrabel of the DPW walked the sites and favor the site off of Bark Haul Road. The CC will discuss the Conservation Land rules at the next meeting.

NOI 205-277 – proposed is the construction of a single-family house on lots 1 & 2 on Dunn Road. Mike Mocko, engineer, represented Barbara Allen. The property (lots 1 & 2) is being taxed as one parcel of land so cannot be subdivided. The land is within the 100-year flood plain and within the 200' riverfront zone. There will be grading of the land, construction of a driveway, private road and septic system and site vegetation. Also proposed is compensatory storage. No wetland area will be altered. Flood storage would be outside of the 100' riparian zone and Mike would point out the compensatory storage at the on site visit.

Mike Mocko stated he had received comments from the State DEP and Division of Fisheries & Wildlife and was not prepared to address those comments at this time. He will clarify for the DEP that the 2 lots are as one. Mike will also address the concern for rare species for the Division of Fisheries & Wildlife. He felt that the Dragonfly and Bald Eagle would not be endangered. He asked the Commission if it had any other concerns. Sheri Knight asked that he provide a work sheet. Al Laakso referred to a comment in the NOI that there will be no alteration of Wetlands; Al referred to Section 10.04 of Mass. Regulations, definition of alteration. The CC asked how many trees would be coming down and what the impact would be on Conservation land as the lots are South and East of the Conservation land. Mike Mocko will have the answers to the questions when changes are made to the plans. Al Laakso commented that the ZBA rules stated that no new construction could take place in the flood plain zone.

The applicant approved the continuation of the hearing to the February 14th meeting. The CC voted to wait to make the site visit until all changes to the plans had been submitted to the CC. Mike Mocko will contact the CC secretary about the site visit.

NOI 205-278 – Mill Road Project - Construction of a private driveway and lawn area within the 100' buffer zone and 200' Riverfront area. Before the hearing began, Karen Chadwell, Conservation Commissioner recused herself because of a conflict of interest, as Mr. Joseph Cambi was a client of her law firm.

Peter Levesque and Gary Weiner, engineers represented Mr. Cambi. It was noted that the DEP wanted the 100-year flood plain shown on the plan. Peter Levesque stated that the resource areas were delineated in the year, 2000 and in the year, 2004, an NOI was approved with some wetland & riverfront spots adjusted. Peter displayed a map and explained that all work would be in one area and also showed the area where the home would be built, which is outside of all jurisdictional areas. There will be 18 ¾ acres of natural land un-touched. There will be no grade changes and no impact to resource areas. No wetland alteration is proposed due to the construction of a driveway bridge.

Access to the site is proposed from the north side of Mill Road and will require upgrading of a 500' section of the road as a private driveway. There will slope stabilization with retaining walls. It was noted that 1500 yards of fill would be removed (50 truck loads). Also, noted was that Mark Denver of the Building Department had a copy of the plans; the DPW and Fire Department gave their input on Town regulations and that there would be no impact on the wetlands by the bridge.

It was stated that Mr. Cambi had the right to access Mill Road before it became a legal road. The CC would refer to Town Counsel on the legal aspects of Mill Road and would need in writing the permit for access to the road. John Bresnahan will contact legal counsel. The CC asked the time frame for the construction of the driveway and house; it would take 30 to 60 days for the driveway and bridge, 14 to 16 months for the house. The driveway, house and 4 points of the bridge will be flagged for a site visit.

The meeting was then opened to the public. Mark Jackowitz, an abutter, presented pictures of Mill Road. He also had questions on the legal access to Mill Road; wetlands involved, the size of the house to built. The representative from Kent Pecoy would not comment on the size of the house. Resident David Pyons had concerns on the impact on the wetlands and the construction of the bridge. Many of the abutters and neighbors had concern for the wetlands as the land is always changing. Dr. Rob Prichell asked if the swails needed to be cleaned; the answer was yes and it would be a condition in the maintenance plan. Areas were pointed out on the plan, which were not chosen for the building of the house and residents felt these areas should be checked out. Peter Nassar pointed out an area of wetlands for the CC to check out and measure. A resident asked the representative from Kent Pecoy about rumors of condos being built in the area; to his knowledge, none being built.

The applicant approved the continuation of the hearing to the February 14th meeting. A site visit was scheduled for January 26th at 3:30 PM. On the site visit, the CC will check soil stability; look at wetlands to see if there have been any changes since 2004; check road access.

Meeting adjourned at 10:30 PM.

Respectfully submitted,
Esther M. Moomjian, Secretary

**THE NEXT MEETING WILL BE HELD AT 7:30 PM ON WEDNESDAY,
JANUARY 24, 2007, IN THE CONFERENCE ROOM AT THE LONGMEADOW
POLICE STATION, WILLIAMS STREET.**