

## **MINUTES OF AUGUST 26<sup>th</sup>, 2020 MEETING**

Direct access link: <https://zoom.us/j/94515374353?pwd=N09USTNzYktkOFE2V1JJYVVqSOJFUT09>

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A meeting of the Longmeadow Conservation Commission was called to order at 7:01 P.M. on August 26<sup>th</sup>, 2020 and was again conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth related to the Covid19 pandemic.

**MEMBERS PRESENT:** Chair Al Laakso, David Dumais, Andrea Chasen, Christopher Nolan.  
**Absent:** Stephen Gazillo, Kiernan Mulcahy, John Bresnahan.

**OTHERS PRESENT:** James Rivers from DPC Engineering, Town Engineer Tim Keane, Filipe Cravo from R Levesque, Jon Schoonmaker, James Reiss.

**MINUTES OF PRIOR MEETING:** Ms. Chasen made a motion, and was seconded by Mr. Nolan, to accept the minutes of June 24<sup>th</sup>, 2020 as presented. Roll call vote: Mr. Laakso: yes; Mr. Dumais: yes; Ms. Chasen: yes, Mr. Nolan: yes. All in favor 4-0, motion passed, minutes were accepted.

**TREASURER'S REPORT:** Salary \$6,183.09, Maintenance \$800, Office Supplies \$100, Miscellaneous \$4.00, Wetlands Protection Fund \$7,428.15, ConCom Trust Fund \$9,469.31.

**NOI – MAGNOLIA CIRCLE DRAINAGE IMPROVEMENT:** Mr. Keane explained that the undersized 18" drain line that flows into Longmeadow Brook has collapsed and the proposed emergency work involves replacing it with an oversized 30" pipe in order to avoid further flooding of the area and potential collapse of the nearby roadway. Other details are as follows:

1. Most of the work is to be performed within the existing easement on a paper street named "Lotus Way".
2. Existing drain piping and four catch basins are to be removed and replaced with piping and basins of larger capacity with the outfall to maintain in its current location and elevation; this will eliminate the flooding issues at the street level.
3. A new drain manhole will replace the current manhole that has been temporarily stabilized and a 20' gravel access road will be built parallel to the drain line.
4. Construction is expected to last 6-8 weeks.
5. Instead of a new concrete headwall structure at the end of the drain pipe as depicted in the application, the design has changed to a flared-end termination to the corrugated polypropylene pipe. The reason for change is the pipe manufacturer's advice against installing a polypropylene pipe with a concrete headwall.

MassDEP raised written concerns with the application's wetland delineation and stormwater management as the agency interprets the scope of work as new discharge; however, it has been confirmed that the outfall has been in place for several decades. Additionally, Mr. Nolan expressed discontent at sightings of illegal landscaping debris dumping and at the timing of the commission's review of the application considering that the project has been ongoing for a number of months; Mr. Laakso indicated that an amendment will be required to align with the latest design.

Jon Schoonmaker (84 Magnolia Circle) is an abutter to Lotus Way easement who spoke in 2019 Town Meeting in support of the project and has aided DPW in identifying some of the challenges of the project. He fully supports the project but indicates that a headwall, while it has eroded between 3' and 6' in recent years due to the street level storm drain's overflow generating a stream down the easement during rainfall events, may still provide slope stability should the new oversized drains overflow due to inevitable tree debris that clogs the drains. He is also encouraging the engineers to consider some type of fence in place at the street level for the safety of pedestrians.

Mr. Nolan made a motion, which was seconded by Ms. Chasen, to continue the hearing to September 9<sup>th</sup> in order to provide the applicant more time to submit the amended documents reflecting the most recent design changes and MassDEP comments. Roll call vote: Mr. Laakso: yes; Mr. Dumais: yes; Ms. Chasen: yes, Mr. Nolan: yes. All in favor 4-0, motion passed.

**NOI – 115 OVERBROOK ROAD:** Mr. Cravo, on behalf of representative Ryan Nelson from R Levesque Associates, explained that the project entails the onsite construction of a 24'x24' steel-framed garage for a single-family home to be erected on the property's existing paver driveway. Other details are as follows:

1. While the garage will be within the 50-foot "Do-not-disturb" buffer of a nearby bordering vegetated wetland, the structure will be built on existing paver driveway, therefore no earth disturbance or vegetation alteration will be performed; as such, Mr. Cravo indicates that the bylaw setback requirement of 20' from the intersect of ground surface with slope does not apply for this case because no foundation will be built.
2. The new structure will be anchored on existing sonotubes that were installed and marked when the driveway was built.
3. There will be a marginal distance between the back of the garage and the existing retaining wall at the end of the driveway, which was reinforced in recent years.
4. Property owner Mr. Roberts added that the garage's gutters will redirect rainfall into the existing catch basin in the paver driveway.

Mr. Laakso informed the applicant that, while his representative has found a loophole in the bylaw, the intent of the slope setback on the bylaw is to protect structures from potential slope erosion. Additionally, abutter James Reiss (110 Overbrook Road) inquired about the total number of garages on the property and he intended to ask further questions but his communication was inadequate, forcing him to regretfully leave the meeting; the commission is aware that this abutter has contacted the Building Department in the past regarding construction activity on the property in question that has caused disruptions in the neighborhood.

Mr. Laakso made a motion, which was seconded by Mr. Nolan, to issue an Order of Conditions for the garage project to be located on 115 Overbrook Road per scope of work depicted on the application and plan W-1 dated July 30, 2020. Roll call vote: Mr. Laakso: yes; Mr. Dumais: yes; Ms. Chasen: yes, Mr. Nolan: yes. All in favor 4-0, motion passed.

*Documents presented: Notice of Intent Filing Plan #W-1 dated July 30, 2020.*

**DISCUSSION OPEN SPACE DRAFT PLAN** – The commission has seen improvements on this most recent draft compared to the 2012 Open Space Plan. The draft plan was reviewed and the commissioners offered no objections to the goals outlined or the proposed entities; furthermore, the commissioners agreed to review the goals periodically to ensure goal attainment or offer a change of course if needed.

**OTHER BUSINESS** – The following items were discussed:

1. Engineering firm Tighe & Bond is currently involved in determining erosion remediation efforts at the new DPW site on Dwight Road.

Meeting adjourned at 9:03 PM.

Respectfully submitted,

*Bianca Damiano*