



**CITY OF EASTHAMPTON**  
**Conservation Commission**  
50 Payson Avenue  
Easthampton, MA 01027  
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(413) 529-1463

### **Meeting Minutes (2/14/2022)**

Pursuant to Governor Baker's March 12, 2020 Order, as Extended on June 15, 2021, with the Governor's signing of Senate Bill #2475, Suspending Certain Provisions of the Open Meeting Law, this meeting of the Easthampton Conservation Commission was conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the agenda. Every effort was made to ensure that the public could adequately access the proceedings in real time, via technological means. In the event that we were unable to do so, despite best efforts, we will post on the City of Easthampton website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Commissioners:      Melissa Coady, Chair  
                                 Dan Buttrick (Absent with Notice)  
                                 Jay Ryan  
                                 Julie Busa  
                                 Michael Whittemore (Absent with Notice)  
                                 Deborah August

Agent:                      Cassie Tragert

Public/Others:          Dean Couture

#### **1. Call to Order (6:00 PM)**

#### **2. Public Concerns (None)**

Commissioner Ryan motioned to take item 5(c) out of agenda order. Commissioner August second. Unanimous.

#### **5. Enforcement Actions**

- c. Couture, 20 Pine Street, Map: 150, Lot: 258. Agent Tragert gave a summary of the investigation thus far as was covered in the last meeting and noted that the Commission had not yet determined whether or not any violation had occurred.

Commissioner Coady explained that the burden is on the Commission to determine that an alteration in violation of the Wetlands Protection Act has occurred. The work to replace the surface of eth existing structure does not constitute a violation and the date of the original installation of the dock cannot be determined and may pre-date the Wetlands Protection Act. It was determined that there is no evidence that any violation has occurred and the matter is resolved.

#### **3. Public Hearings/Meetings**

- a. Public Hearing: (Continued from January 10<sup>th</sup>, 2021) Notice of Intent filed by Lathrop Community, Inc. at 100 Bassett Brook Drive (Map: 104, Lot:2) for improvements to existing trail network (MassDEP File #151-0315). Agent Tragert informed the Commission that the applicant requested to continue the hearing to the next meeting on February 28<sup>th</sup>, 2022. Commissioner Coady requested that the date the application was filed be added to future agendas for this item.

Commissioner Busa motioned to continue the hearing to February 28<sup>th</sup>, 2022. Commissioner Ryan second. Unanimous.

#### **4. Requests for Certificate of Compliance (None)**

#### **5. Enforcement Actions (Continued)**

- a. CFN Properties LLC, Complete Automotive Repair, 10 O'Neil Street, Map 114, Lot 31. (EO-2020-001) No updates.
- b. B. Gawle. 37 South Street (EO-2013-001). No updates.
- c. D. Couture, 20 Pine Street, Map: 150, Lot: 258. See above.
- d. S. Taylor, 18 Pine Street, Map: 150, Lot: 259. Agent Tragert

#### **6. Open Space Updates**

- a. Echodale West Orchard Area Improvements – Commissioner Ryan explained that the owner of the abutting Park Hill Orchard had expressed interest in possible additional installation of trails and picnic tables to the area. He cautioned however that there may be restrictions on the deed of the parcel. Commissioner Coady noted that even if a Conservation Restriction is not in place for the property, there may be parameters associated with the Self Help Grant related to the property. Agent Tragert will research any possible restrictions on the deed.
- b. Lathrop Community of Easthampton. Florence Road – No updates.

#### **7. Compliance Updates – Active Projects / Open Permits**

- a. Pleasant Street Mills (MassDEP File #151-0273). Exp. 11/23/2023. No updates.
- b. Lathrop Community of Easthampton / 100 Bassett Brook Drive (MassDEP File #151-0283). Invasive Plant Management. Exp. 07/13/2023. No updates.
- c. City of Easthampton / Nashawannuck Pond (MassDEP File #151-0288). Aquatic Vegetation Management via herbicide/algaecide. Exp. 4/25/2024. No updates.
- d. Loven Properties, Inc. / Off O'Neill Street (MassDEP File #151-0287). Construction of new commercial facility with BVW impacts and restoration. Exp. 06/16/2024. No updates.
- e. One Industrial Lofts, LLC / 1 Ferry Street – Tract 1 (MassDEP File #151-0298). Ferry Street Mill Redevelopment Project. Exp. 12/11/2024. No updates.
- f. One Industrial Lofts, LLC / 1 Ferry Street – Tract 2 (MassDEP File #151-0299). Ferry Street Mill Redevelopment Project. Exp. 12/11/2024. No updates.
- g. Easthampton Park Solar 1, LLC / 232 Park Street (MassDEP File #151-0293). Large-scale solar project. Exp. 11/27/2024. No updates.
- h. City of Easthampton (MassDEP File #151-0302) for pump house demolition activities adjacent to Lower Millpond (Map 136, Lots 97, 98 & 99). Exp. 6/13/2022. No updates.

- i. City of Easthampton (MassDEP File #151-0303) for roadway improvements and maintenance of Ferry Street and Pleasant and Lovefield Streets Intersections. Exp 7/22/2022. No updates.
- j. Easthampton School Committee (MassDEP File #151-0305) for construction of a new school building with associated parking, driveway, utilities, stormwater system, track and field facilities, site amenities, and landscaping at 200 Park Street (Map 157, Lot 83). Exp. 8/26/2022. No updates.
- k. City of Easthampton (MassDEP File #151-0306) for maintenance activities, including spreading of gravel millings in potholed areas within the existing road footprint and then the use of a grader to level the road to existing grades on River Street. Exp. 8/26/2022. No updates.
- l. R. Levesque Associates, Inc., 69 and 73 Loudville Road (MassDEP File #151-0309) for construction of a new condominium housing development and associated roadway and stormwater system. Exp. 10/6/2023. No updates
- m. C. Rogers/Penguins Unlimited, 105 Pleasant Street (MassDEP File #151-0310) for new billiards hall. Exp. 1/5/2024. No updates.
- n. W. Chicoine property, 108 Oliver Street (MassDEP File #151-0311) for new single-family home with one crossing. Exp 1/5/2024. No updates.
- o. City of Easthampton, DPW, Various Locations (MassDEP File #151-0307) for routine maintenance activities. Exp. 3/1/2024. No updates.
- p. D. Lepine, Duda Drive/Ferry Street (MassDEP File #151-0312) for new single-family home. Exp 6/15/2024. No updates.
- q. City of Easthampton, 99 Mt. Tom Avenue (MassDEP File #151-0313) for outfall restoration and stormwater system. Exp 6/15/2024. Commissioner Busa recused herself for this discussion. Agent Tragert presented additional information associated with the planting plan submitted for the Commission's approval last meeting which included visual representation of the location of each type of planting.

Commissioner Coady noted that the documentation of the final quantities of each planting will need to be provided for any review for a Certificate of Compliance. She added that any proposed alterations to the plan/planting substitutions must be presented to the Commission before implementation. Agent Tragert will communicate this to the permittee. The Commission determined that the planting plan was appropriate and was approved.

- r. Beacon Solar, LLC, 50 Florence Road (MassDEP File # 151-314) for the large-scale solar project. (Map 115, Lots 2 and 5). Exp. 7/7/2024. Commissioner August recused herself for this discussion. Agent Tragert presented that latest iteration of the Invasive Species Management plan. Deborah August submitted public comment that the plan does not call for appropriate disposal of Japanese knotweed material in "area G" as described. Commissioner Coady agreed that this should be clarified in the plan to include the proper bagging and disposal of all knotweed material in "Area G". She added that the permittee should be notified that all Japanese knotweed must be properly disposed of regardless of what is called for anywhere else in the plan. The Commission determined that the invasive species management plan was appropriate and was approved.
- s. Easthampton Animal Hospital, 410 Main Street (Stormwater Permit Only) for stormwater management system associated with animal hospital remodel. (Map: 154, Lot: 8). Exp. 3/8/2024. No updates.

- t. City of Easthampton, 96 East Street (Stormwater Permit Only) for stormwater management system associated with new accessible trail. (Map: 111, Lot: 32). Exp. 6/29/2024. No updates.
- u. City of Easthampton/One Industrial Lofts, 1 Ferry Street (MassDEP File #151-0317) for slope grading, vegetation management, and stormwater basin. (Map: 131/135, Lot: 1/2 & 250) Exp. 11/16/2024. No updates.

## **8. General Business**

- a. Meeting Minutes (January 24<sup>th</sup>, 2022) – There was not a quorum of Commissioners who had been present at this meeting. Review of minutes continued to the next meeting.
- b. Tree Cutting Policy – The Commission determined the language for defining tree cutting should be changed to include “including but not limited to trimming and pruning” with expanded clarity overall in what is incorporated with this policy. Agent Tragert read comments submitted by Commissioner Buttrick in which he expressed concern regarding allowing for stump removal outside lawn areas. The Commission determined that no stump removal would be incorporated at all as some lawn area is located on/above slopes and thus stump removal could decrease soil stability there as well. Commissioner Ryan commented that the removal conditions requirement could be expanded to include the use of mats/pads as long as no additional vegetation removal is required. The Commission agreed with this change. Agent Tragert will also add a “Print Name” line to the application.

Commissioner Busa motioned to accept the policy as amended at this meeting. Commissioner Ryan second. Unanimous.

- c. Conflict of Interest Training – Agent Tragert presented this year conflict of interest training and explained the submittal requirements.
- d. New EPA Construction General Permit – Commissioner Coady explained that the permit had been updated and thus all current projects with such permits will need to be updated. Changes in the reporting requirements were also reviewed. Agent Tragert will reach out to projects with such permits.

Motion to Adjourn: Busa; Second: Ryan. Unanimous.

**END OF MEETING at 6:45 PM.**