

TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095
(413) 596-2800, EXT. 204



WILBRAHAM CONSERVATION COMMISSION

Meeting Minutes from January 13, 2020

Members present: Stoughton Smead; Acting Chairman, Robert McMaster, Bill Dane, Alice Colman and Jim Roberts. Christopher Brown arrived at the meeting at 7:30 to take over the Chairman role.

Staff: Melissa Graves

7:00 PM

Request for Determination of Applicability 691 Main Street (cont'd from 12/16/19)

This request was continued from the December 16, 2019 meeting because of a cancelation of the meeting. And the applicant agreed to continue until the next meeting.

The request is for the replacement of an existing septic system. The system will be outside the 50' Buffer Zone to Bordering Vegetated Wetlands. The access way for equipment will be a minimum of 25' from BVW. There is not an alternative way for access to the rear yard. Erosion controls will be placed 25' from BVW and will consist of silt fence as well as FilterSox. All materials will be placed on the upland side of the erosion controls and/or will be removed from the site. The area will be graded and reseeded. Erosion controls will remain in place until the ground is stabilized.

Motion: Bill Dane, issue a Positive #5 and a Negative #3 Determination for this project

2nd: Alice Colman

Unanimously in Favor: Stoughton Smead, Bill Dane, Alice Colman, Jim Roberts and Robert McMaster

Referenced Materials: WPA Form 1 – Request for Determination of Applicability, WPA Form 2 – Determination of Applicability and Site Plan Dated 11-08-19 by Cold Springs Environmental Consultants

Certificate of Compliance DEP File 341-189

Oak Hollow Estates – 11 Victoria Lane

This Certificate of Compliance request was specifically for the property known as 11 Victoria Lane. The owners are in the process of selling the house and the DEP File was still on record at the Registry of Deeds as being open. All work has been complete for almost 20 years.

Motion: Jim Roberts, approve the Certificate of Compliance Request

2nd: Stoughton Smead

Unanimously in Favor: Stoughton Smead, Bill Dane, Alice Colman, Jim Roberts and Robert McMaster

Referenced Materials: WPA Form 8A – Request for Certificate of Compliance, WPA Form 8B – Certificate of Compliance

Right of First Refusal 242 Monson Road

The property at 242 Monson Road, owned by Joseph Fusco, consists of 4.8649 acres that are agriculturally classified. Joseph Fusco would like to transfer 1.3 acres of this parcel to his neighbor, Kenneth Kleeburg of 855 Ridge Road. This would be part of a land swap under which Mr. Fusco will receive approximately ¼ of an acre from Mr. Kleeburg that will be merged with Mr. Fusco's existing property located at 851 Ridge Road. The Town has the Right of First Refusal because it is currently classified as Chapter 61B land. Having no objection, the Commission made the following motion.

Motion: Jim Roberts, waive the Right of First Refusal for the portion of 242 Monson Road requested
2nd: Alice Colman

Unanimously in Favor: Stoughton Smead, Bill Dane, Alice Colman, Jim Roberts and Robert McMaster

Referenced Materials: Memo dated December 18, 2019 from the Board of Selectmen, Memo dated November 21, 2019 from Devlin, Peters & Tarpey, LLC, and site plan from Town of Wilbraham GIS

Minutes: November 18, 2019

Motion: Jim Roberts, approve the minutes as discussed and amended

2nd: Stoughton Smead

Unanimously in Favor: Stoughton Smead, Bill Dane, Alice Colman, Jim Roberts and Robert McMaster

Community Preservation Grant Application Gleason Property

The Gleason Family trust has offered a 72+- acre parcel to the Town to keep as Open Space and public recreation land. The asking price is \$250,000. Several people including members of the Open Space Committee, Wilbraham Hiking Club, Minnechaug Land Trust, and the Conservation Commission have been to the site. Within the site includes the North Branch of Mill River with several streams branching off of it, wetlands, floodplain, upland habitat and young pine forestland. The Town of Wilbraham owns property to the West, East and North of the parcel creating a wildlife corridor. Wilbraham Land Trust has committed \$26,000 towards the purchase of the property. The application will have to be submitted to the Community Preservation Committee for approval to go forward to Town Meeting.

Motion: Jim Roberts, authorize Chairman Christopher Brown to sign the CPA for the purchase of the Gleason property

2nd: Alice Colman

Unanimously in Favor: Stoughton Smead, Bill Dane, Alice Colman, Jim Roberts and Robert McMaster

Community Preservation Grant Application Conservation Fund

The Conservation Commission currently has a Conservation Fund established through the Town. Money is deposited in this fund through donations. The Wilbraham Country Club, through a lease agreement with the Town, deposited \$7,000 per year to the Fund. When the lease was renegotiated, the \$7,000 was no longer part of the agreement. This fund is set up to have the opportunity for the Conservation Commission to investigate, purchase, survey and title search properties that come up for sale during the year. Having the funds readily available could make the difference between land preservation and land development. Most land owners do not want to or can't wait an entire year for the funds from CPA or other land grant to complete the sale. Any money spent from this fund requires an open meeting vote by the Conservation Commission. The application will have to be submitted to the Community Preservation Committee for approval to go forward to Town Meeting.

Motion: Jim Roberts, authorize Chairman Christopher Brown to sign the CPA for the Conservation Fund
2nd: Stoughton Smead

Unanimously in Favor: Stoughton Smead, Bill Dane, Alice Colman, Jim Roberts and Robert McMaster

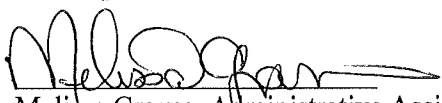
Administrative Paperwork Blue Wave Solar

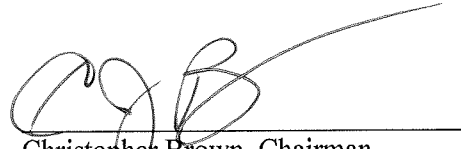
Representatives from Blue Wave requested an original copy of the issued Determination of Applicability for their records. Present members of the Conservation Commission signed an original copy. The issue date will remain (June 12, 2019) the same as well as the expiration date (June 12, 2022).

Having no further business, a motion was made to adjourn at 8:30 PM. The Conservation Commission will reconvene at its next scheduled meeting on January 27, 2020 at 7:00 PM.

Submitted:

Approved As To Form And Content:


Melissa Graves, Administrative Assistant
Date: 2/24/2020


Christopher Brown, Chairman
Date: 2/24/20