

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



WILBRAHAM CONSERVATION COMMISSION

Meeting Minutes from January 25, 2021

Members present via GoToMeeting #716416629 and being recorded: Chris Brown; Chairman, Stoughton Smead, Alice Colman, and Bill Dane

Staff: Melissa Graves

5:00 PM Notice of Intent 5V Silver St

This Notice of Intent is for the development of a single family home, on-site septic system, well and associated grading. Portions of the work fall within the 200' Riverfront Area of Caulkins Brook. The Commission has not received comments from NHESP regarding this project as of this meeting time. There were several comments from DEP including the regulatory standards for single family homes in Riverfront Area and the figures for the square footage of land being altered didn't match between the site plan and the NOI. The applicant also failed to submit alternatives to work in the Riverfront to determine if any are practical or feasible. In addition, a limit of work should be shown on the plan. Having no further questions at this time and pending comments from NHESP, the hearing should be continued until the next meeting.

Motion: Bill Dane, continue the public hearing until February 8, 2021 @ 5:05 PM

2nd: Stoughton Smead

In Favor: (Roll Call Vote): Chris Brown, Stoughton Smead, Alice Colman, and Bill Dane

Materials Referenced: WPA Form 3 – Notice of Intent, Notification of Wetlands Protection Act File Number and DEP Comments dated January 6, 2021, Site Plan “Notice of Intent, Plan of Proposed Sewage Disposal System dated February 2, 2021

5:36 PM Notice of Intent 20 Highland Ave (Cooley Drive Extension)

This Notice of Intent is for the development of a 4 lot single family home subdivision. Site grading related to the stormwater management for the development is within 100' of a wetland. Wetland resource areas identified within a jurisdictional vicinity of the project site consist of Bordering Vegetated Wetlands. The parcel is approximately 7.3 acres in total and the site will be divided into 4 building lots and a cul-de-sac. Measures proposed to minimize earth disturbing impacts of the project included erosion controls between the work area and the resource areas. There were concerns regarding the stormwater management portion of the project and how the detention basin would function. Comments from DEP included using a level spreader vs a basin to follow Low Impacts Development and Environmentally Sensitive Site Design. This site is not within the polygon of NHESP.

Motion: Bill Dane, continue the public hearing until February 8, 2021 @ 5:20 PM

2nd: Stoughton Smead

In Favor: (Roll Call Vote): Chris Brown, Stoughton Smead, Alice Colman, and Bill Dane

Materials Referenced: WPA Form 3 – Notice of Intent, Notification of Wetlands Protection Act File Number and DEP Comments dated January 25, 2021, Site Plan “Proposed Residential Subdivision – Cooley Drive Extension” dated November 6, 2020

Discussion Right of First Refusal 186V Tinkham Road

This is an ongoing discussion and below is the information relating to this site that has been discussed in a previous meeting as well as this meeting.

The owner of this parcel has a Purchase and Sale Agreement with a private party. The land which consists of approximately 87.55 acres is currently under a Chapter 61A lien. The P & S agreement indicates that Sky Solar, Inc. intends to develop the site for use a ground mounted solar energy system. The purchase price would be \$575,000. All land that is Chapter 61 status is subject to the Town waiving its right for first refusal. The Board of Selectmen is the ultimate deciding vote but petitions all pertinent committees and boards for opinions. This site is adjacent to the Rice Nature Preserve as well as other Town-owned parcels. According to the GIS program, it appears that there a substantial wetlands and at least two streams within the site. It also appears to have steep elevation changes. At this point, there are far too many questions regarding the development of the site to make any kind of decision regarding the ROFR. The Commission agreed to table the discussion pending responses from other boards and committees.

Forest Cutting Plan McDonald Nature Preserve

No updates at this time

Request for Certification of Compliance 843 Glendale Road

Tabled pending further information from applicant

Donation of Land Lake Drive

The personal representative of the estate of Louis V. Smola that includes the address known as 96V Lake Drive submitted a request to the Conservation Commission to accept the parcel as open space for no consideration. The parcel is 4.53 acres +- and largely consists of wetlands. The parcel abuts two other town-owned parcels. The site is located on an undeveloped portion of Lake Drive without road frontage access on a public way.

Motion: Bill Dane, recommend the Conservation Commission vote to accept the donation of land known as 96V Lake Drive

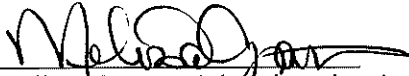
2nd: Stoughton Smead


In Favor: (Roll Call Vote): Chris Brown, Stoughton Smead, Alice Colman, and Bill Dane

Having no further business, a motion was made to adjourn at 6:30 PM. The Conservation Commission will reconvene at its next scheduled meeting on February 8, 2021 at 5:00 PM.

Submitted:

Approved As To Form And Content:


Melissa Graves, Administrative Assistant
Date: 3/8/2021


Christopher Brown, Chairman
Date: 3/8/2021