

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



**WILBRAHAM CONSERVATION COMMISSION**

**Meeting Minutes from February 22, 2021**

**Members present via GoToMeeting #130503277 and being recorded:** Chris Brown; Chairman, Stoughton Smead, Jim Roberts, Alice Colman, and Robert McMaster  
**Staff:** Melissa Graves

**5:00 PM Notice of Intent 644 Tinkham Road**

**Present: John Angelica (owner) and Ryan Nelson (Levesque Associates)**

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 inside the 100' Buffer Zone of Bordering Vegetated Wetlands. A portion of the site is also within the polygon of Mass Natural Heritage. The Conservation Commission has received the DEP File # and comments but not the NHESP comments. Several members of the Commission went to the site prior to this hearing but it was difficult to see anything under the recently fallen snow and the ice cover. However, Commission member Mr. McMaster was able to identify several species of trees and shrubs. A Notice of Intent was filed and approved for this parcel in 2010, however, the previous site plan showed two isolated wetlands to the south and east of this parcel. Work never commenced on this site after the 2010 approval. The site plan submitted with this Notice of Intent shows the two isolated wetlands as a connected Bordering Vegetated Wetland.

There are concerns regarding sending stormwater off-site after the home is constructed. The applicant is proposing relief culverts on both sides of the driveway. Comments from DEP include addressing the minimal elevation difference between where the driveway will be and the elevation of the BVW next to the driveway. The Commission may require the applicant to submit wetland data sheets to them for their review and carefully review soil profiles and if there is evidence of surface hydrology. Surface hydrology and wetlands vegetation can be considered BVW even without hydric soils.

There is not approved septic system design for this site.

**Motion:** Jim Roberts, Continue the public hearing until March 8, 2021 at 5:05 PM

**2<sup>nd</sup>:** Alice Colman

**In Favor: (Roll Call Vote):** Jim Roberts, Robert McMaster, Stoughton Smead, Alice Colman,

*Materials Referenced: WPA Form 3 – Notice of Intent, Site Plan “Notice of Intent Filing Plan” dated January 27, 2021 and prepared by Robert Levesque, DEP Comments dated February 9, 2021*

**5:15 PM Notice of Intent 650 Tinkham Road**

**Present: John Angelica (owner) and Ryan Nelson (Levesque Associates)**

This site is adjacent to the earlier reviewed 644 Tinkham Road public hearing. This is the smaller of the two lots. This lot has the shorter driveway and is south of BVW areas as shown on the site plan submitted. Portions of the work on this site also fall inside the 100' Buffer Zone of Bordering Vegetated Wetlands. A portion of the site is also within the polygon of Mass Natural Heritage.

**Notice of Intent 650 Tinkham Road (continued from page 1)**

The Conservation Commission has received the DEP File # and comments but not the NHESP comments. There is not an approved septic system design for this site. There are also concerns regarding stormwater runoff to adjacent sites after the house is constructed.

As with 644 Tinkham Road, the Commission cannot close this hearing until comments from NHESP are received.

**Motion:** Jim Roberts, Continue the public hearing until March 8, 2021 at 5:15 PM

**2<sup>nd</sup>:** Alice Colman

**In Favor: (Roll Call Vote):** Jim Roberts, Robert McMaster, Stoughton Smead, Alice Colman,

*Materials Referenced: WPA Form 3 – Notice of Intent, Site Plan “Notice of Intent Filing Plan” dated January 27, 2021 and prepared by Robert Levesque, DEP Comments dated February 9, 2021*

**5:45 PM Notice of Intent 20 Highland Ave (Cooley Drive Extension)**

**This hearing was continued from January 25, 2021 and February 8, 2021**

The applicant requested a continuation of this hearing pending potential changes to the site plan and detention basin location. All work appears to be outside of jurisdiction regarding wetlands.

**Motion:** Jim Roberts, continue the public hearing until March 8, 2021 @ 5:30 PM

**2<sup>nd</sup>:** Alice Colman

**In Favor: (Roll Call Vote):** Jim Roberts, Robert McMaster, Stoughton Smead, Alice Colman,

**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. No further updates at this time.**

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.

**Minutes: November 5, 2020**

**Motion:** Alice Colman, approve the minutes as written

**2<sup>nd</sup>:** Jim Roberts

**In Favor: (Roll Call Vote):** Jim Roberts, Robert McMaster, Stoughton Smead, Alice Colman,

**Order of Conditions: 5V Silver Street**

**Motion:** Alice Colman, approve the Order of Conditions including Special Conditions as written with a Performance Bond of \$2500.00

**2<sup>nd</sup>:** Robert McMaster

**In Favor: (Roll Call Vote):** Jim Roberts, Robert McMaster, Stoughton Smead, Alice Colman,

Having no further business, a motion was made to adjourn at 6:45 PM. The Conservation Commission will reconvene at its next scheduled meeting on March 8, 2021 at 5:00 PM.

Submitted:

Approved As To Form And Content:



Melissa Graves, Administrative Assistant

Date: 4/12/21

**GO TO**  
**Approved at Meeting # 443162861**

Christopher Brown, Chairman

Date: 4.12.21