

**CITY OF CHICOPEE
CONSERVATION COMMISSION
Minutes of Meeting
January 18, 2023**

Pursuant to Mass. General Law Ch. 131, Section 40 and the Chicopee Wetland Ordinance Ch. 272, the Chicopee Conservation Commission held a public hearing on Wednesday, January 18, 2023 at 6:15 PM in the Chambers Conference Room, City Hall Annex, 4th Floor, 274 Front St., Chicopee, MA 01013

Celeste Donovan opened the meeting at 6:17 PM and announced that the meeting was being recorded.

Conservation Commission attendance:

Member	Present	Absent	Excused
Celeste Donovan	X		
Charles Payne	X		
Meghan Balakier	X		
Richard Valcourt	X		
Bianca Thomas		X	
Barbara Chamberlain	X		
Sharon Balcom	X		

Planning/Conservation Staff attendance:

Member	Present	Absent	Excused
Lee Pouliot, Director			X
James Dawson, Development Manager	X		
Nick Kiser, Associate Planner			X

Item 1: RDA for the construction of a 4,201 SF automatic car wash. Associated site work may occur within Buffer Zone to a Bordering Vegetated Wetland. Location: Chicopee Crossing, 530 Memorial Dr. Applicant: Garnett Reynolds Holdings, LLC. c/o Jim Waterman, 164 Mason St. Suite 201, Greenwich, CT 06830

Notes: Brady Carlucci of Sevan Solutions presented the RDA on behalf of Washville Carwash. Mr. Carlucci explained the original wetland delineation had expired and the plans before the Commission represented the new delineation that was completed in late 2022. Staff confirmed the original Determination that was completed in 2008 had expired as they are only valid for 3 years. Mr. Carlucci explained the method of erosion control to be used, straw bales and silt fencing. Staff explained the project had gone through a SPRAC review and been before the Planning Board as a Modified Site Plan. The Planning Board tabled its decision to February 2, 2023 to allow the Conservation Commission to act on the RDA. Commission members inquired about the water used in the car wash. A representative of Washville Carwash explained that 70% of the used water is reclaimed and recycled back into the carwash while the other 30% goes into the drainage system for the project. Sediment from the used water is removed on a regular basis as part of routine maintenance. Staff inquired about a tracking pad of crushed stone at the entrance of the project to lessen any soil/mud being tracked off the site. It was explained that Washville provides regular sweeping to prevent soil tracking off-site. The Commission noted that standard erosion control requirements would be made special conditions of the Determination of Applicability. Staff explained the requests of the Applicant and the recommended Determinations. The Commission voted to grant Positive 2A, Positive 5, Positive 6, and Negative 3 Determinations based on the request.

Motion to issue Positive 2A, Positive 5, Positive 6, and Negative 3 Determinations was made by Richard Valcourt and seconded by Sharon Balcom. Vote was 6-0 to issue Positive 2A, Positive 5, Positive 6, and Negative 3 Determinations.

Member	Approve	Deny	Continue	Abstain
Celeste Donovan	X			
Charles Payne	X			
Meghan Balakier	X			
Richard Valcourt	X			
Barbara Chamberlain	X			
Sharon Balcom	X			

Item 2: Minutes from December 21, 2022

Motion to approve was made by Sharon Balcom and seconded by Richard Valcourt. Vote was 4 to approve and 2 abstentions. Charles Payne and Meghan Balakier abstained as they were not in attendance on December 21, 2023.

Member	Approve	Deny	Continue	Abstain
Celeste Donovan	X			
Charles Payne				X
Meghan Balakier				X
Richard Valcourt	X			
Barbara Chamberlain	X			
Sharon Balcom	X			

Item 3: Sign Bills - Staff noted there was one bill to sign.

Item 4: Upcoming Projects/Discussion

- **RDA** for resurfacing of East Main Street from the American Legion Memorial Bridge to the Springfield city line. Work to include adjusting utility structures, driveway aprons and sidewalk ramps, and traffic loops to be replaced as needed. (*February 1, 2023 agenda*)

Notes: Commissioners inquired about past projects and Enforcement Orders. Staff provided an update.

Item 5: Adjournment – Next scheduled meeting is February 1, 2023

Motion to adjourn was made by Charles Payne and seconded by Barbara Chamberlain. Vote was 6-0 to adjourn.

Member	Approve	Deny	Continue	Abstain
Celeste Donovan	X			
Charles Payne	X			
Meghan Balakier	X			
Richard Valcourt	X			
Barbara Chamberlain	X			
Sharon Balcom	X			

Meeting adjourned at 6:47 PM.