

**CITY OF CHICOPEE
CONSERVATION COMMISSION
Minutes of Meeting
February 3, 2021**

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, February 3, 2021 at 6:15 PM via video conference (Zoom).

Celeste Donovan opened the meeting at 6:18 PM and announced that the meeting was being recorded and read the following statement into the meeting record:

In order to ensure and satisfy CDC social distancing guidelines during the Covid-19 Pandemic and pursuant to Governor Baker’s March 23, 2020 Order as amended, the City of Chicopee is providing public notice that it will conduct a public hearing utilizing remote collaboration technology in accordance with Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, M.G.L. C. 30A, 18.

Copies of application materials may be requested by phone (413-594-1517) or by emailing Jim Dawson at jdawson@chicopeema.gov.

To view the public hearings please tune to Spectrum Community Access Channel 191 or the ChicopeeTV website at [Facebook.com/ChicopeeTV](https://www.facebook.com/ChicopeeTV) and/or <https://vimeo.com/chicopeetv>

Public comments will be received during two timeframes. The first public comment period will take place prior to the opening of the public hearing on February 3, 2021. The second public comment period will take place following the February 3, 2021 hearing and remain open until February 17, 2021 for new agenda items.

To provide public comments in writing please mail to the Chicopee Conservation Commission, 4th Floor, City Hall Annex, 274 Front St., Chicopee, MA 01013. By email to Jim Dawson at jdawson@chicopeema.gov. or by calling 413-594-1517. All public comments received will be provided to all Commission Members and discussed at either of the above listed meeting dates. All commenting individuals shall state their name, address and company/organizational affiliation in addition to the item(s) that the comments pertain. Comments received up to the February 3, 2021 hearing will be entered on that date. Any comments received after February 3, 2021 will be entered at the continued date of the hearing on February 17, 2021.

Conservation Commission attendance:

Member	Present	Absent	Excused
Celeste Donovan (Zoom)	X		
Charles Payne (Zoom)	X		
Sharon Balcom (Zoom)	X		
Meghan Balakier (Zoom)	X		
Richard Valcourt (Zoom)	X		
Brian Nunes (Zoom)			X

Planning/Conservation Staff attendance:

Member	Present	Absent	Excused
Lee Pouliot, Director (Zoom)			X
James Dawson, Development Manager (Zoom)	X		
Patrick McKenna, Assistant Planner	X		
Nathan Moreau, Associate Planner			X

Item 1: (New) RDA for the construction of a single-family house. Work will occur within the 100’ buffer zone to Terrace Escarpment (TE) Soils. Location: Rolf Ave. Assessor Map 449, Parcel 4. Applicant: Luis Builders, Inc., 37 Westbrook Rd. South Hadley, MA 01075

Notes: Ed Chapdelaine of Durkee, White, Towne and Chapdelaine presented the plans on behalf of the Applicant who was in attendance. Mr. Chapdelaine explained the proposed building lot was within the buffer zone to Terrace Escarpment (TE) Soils thus requiring the filing of an RDA. Commissioners asked questions regarding the foundation type whether it would be slab or full basement. Mr. Chapdelaine responded that it would be a full basement. The Commissioners also asked about the proposed catch basin on the lot. Staff explained the Applicant was required to obtain a Variance to develop the lot since it was smaller than the required lot sized for a Residential A zone. Staff recommended erosion control to be required along the northern and eastern property lines which are the downgradient sides of the lot in order to prevent any erosion onto the neighboring property. It was suggested that a

silt sock be placed in the proposed catch basin and straw bales be placed around the catch basin until the lawn is established enough to prevent erosion. The Applicant noted he would sod the lot to have a more immediate establishment. Due to the COVID-19 meeting regulations the Commission voted to continue the RDA to February 17, 2021 in order to allow for an adequate public comment period.

Motion to continue to February 17, 2021 was made by Sharon Balcom and seconded by Richard Valcourt. Vote was 5-0 to continue to February 17, 2021

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

Item 2: (New) RDA for soil borings for geotechnical assessment. Work will occur within Bordering Land Subject to Flooding (BSLF), Riverfront Area and the 100’ Buffer of Inland Bank. Location: Depot St. (“Delta Park”) Applicant: Stephen Evanoff, 2200 Pennsylvania Ave. NW, Suite 8, Washington DC 20037.

Notes: Melissa Coady of Tighe and Bond presented the RDA and plans to the Commission. Ms. Coady explained that the request was not exempt as the borings were occurring within Bordering Land Subject to Flooding and not just Riverfront Area. She explained that any soil and slash would be stockpiled in the former building footprint area then removed from the site. Commissioners asked about the size of the borings. Ms. Coady explained they would be done with a 4.5 inch auger. Ms. Coady noted the site is regulated under the Massachusetts Contingency plan and must achieve a “No Significant Risk” and construct an engineered barrier. Due to the COVID-19 meeting regulations the Commission voted to continue the RDA to February 17, 2021 in order to allow for an adequate public comment period.

Motion to continue to February 17, 2021 was made by Sharon Balcom and seconded by Meghan Balakier. Vote was 5-0 to continue to February 17, 2021

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

Item 3: Enforcement Orders – Update

- Sunflower Ave. – There was nothing new to report at this time.

Item 4: Minutes from January 20, 2021

Motion to approve was made by Sharon Balcom and seconded by Charles Payne. Vote was 5-0 to approve.

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

Item 5: Sign Bills –No bills to sign at this time but expect at least one on February 17, 2021.

Item 6: Upcoming Project Updates/Discussion

- **Three RDAs on Sheridan Street** – Lots 1, 4 and 5 – February 17, 2021
- **Emergency Certification** - Eversource needs to do emergency repairs due to storm damage. Circuit had to be shut down and Cabotville placed on a back-up circuit. Spoke to Melissa Kaplan; not ready to proceed at this time.

Item 7: Adjournment – Next scheduled meeting is February 17, 2021

Motion to adjourn was made by Meghan Balakier and seconded by Charles Payne. Vote was 5-0 to adjourn.

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

Meeting adjourned at 6:53 PM.