

**CITY OF CHICOPEE
CONSERVATION COMMISSION
Minutes of Meeting
February 17, 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 17, 2021 at 6:15 PM via video conference (Zoom).**

Celeste Donovan opened the meeting at 6:15 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 took place prior to the opening of the public hearing on February 17, 2021. The second public comment period will take place following the February 17, 2021 hearing and remain open until March 3, 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 17, 2021 hearing will be entered on that date. Any comments received after February 17, 2021 will be entered at the continued date of the hearing on March 3, 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: (Cont. from February 3, 2021) 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: Edward Chapdelaine from Durkee, White, Towne and Chapdelaine and Applicant Dan Luis were present via Zoom to provide the Commission with a brief overview of their presentation from February 3, 2021. Mr. Chapdelaine explained the stormwater drainage on the property. Staff indicated that there were no public comments on the issue. The Commission discussed and implemented conditions to be attached to the Determination of Applicability. Conditions included the following:

1. Erosion Control in the form of straw bales and silt fence to be installed along the length of the northern and eastern property boundaries.
2. Erosion Control to be inspected by Conservation Commission Staff prior to the commencement of any site work. Erosion Control shall remain in place and maintained in good condition until Conservation Commission Staff has completed a final site inspection after the site development is complete and lawn is established.
3. Filter fabric/ Silt sack to be placed in catch basin prior to the commencement of any site work and remain in place until the property is stabilized and Conservation Commission Staff has completed a final site inspection after the site development is complete and lawn is established.

Motion to issue a Positive 6 Determination with Conditions was made by Charles Payne and seconded by Sharon Balcom. Vote was 6-0 to issue a Positive 6 Determination with Conditions.

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

Item 2: (Cont. from February 3, 2021) 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 from Tighe and Bond was present via Zoom to provide any necessary overview of the presentation on February 3, 2021. The Commission was satisfied that their questions and concerns were addressed on February 3, 2021. Staff noted there were no public comments on the issue. The Commission voted to issue a Negative 2 and a Negative 6 Determination.

Motion to issue a Negative 2 and a Negative 6 Determination was made by Sharon Balcom and seconded by Richard Valcourt. Vote was 6-0 to issue a Negative 2 and a Negative 6 Determination.

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

Item 3: (New) RDA for the construction of a single-family house. Work will occur within the 100' Buffer Zone to Bordering Vegetated Wetland. Location: Lot 1 Sheridan St. Assessor Map 371, Parcel 4A. Applicant: Gary Stamborski, DGL Properties LLC. 70 North Chicopee St., Chicopee, MA 01020

Notes: Michael Mocko, Environmental Consultant presented the RDA to the Commission on behalf of the Applicant via Zoom. Applicant Gary Stamborski was also present via Zoom. Mr. Mocko explained the RDA was for the construction of a Single-family house and all building construction would remain outside the 100' Buffer Zone and site work would occur within the 100' Buffer Zone but in the outer 50' as indicated on the plans. One Abutter requested information via email. Staff responded. One Abutter, Mr. Steve Ribeiro attended the meeting via Zoom. Mr. Ribeiro was concerned with proposed site grading and stormwater runoff to the wetlands as well as the impact to wildlife that frequents the property. The Commission discussed the RDA and the type of erosion control that would be required as well as "Wetland Do Not Disturb" signs they will require as a condition. Due to Covid-19 meeting regulations the Commission voted to continue the hearing on this issue to March 3, 2021.

Motion to continue this item to March 3, 2021 was made by Meghan Balakier and seconded by Sharon Balcom. Vote was 6-0 to continue this item to March 3, 2021.

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

Item 4: (New) RDA for the construction of a single-family house. Determination if resource areas and buffer zones are accurately delineated. Location: Lot 4 Sheridan St. Assessor Map 371, Parcel 4C. Applicant: Gary Stamborski, DGL Properties LLC. 70 North Chicopee St., Chicopee, MA 01020

Notes: Michael Mocko, Environmental Consultant presented the RDA to the Commission on behalf of the Applicant via Zoom. Applicant Gary Stamborski was also present via Zoom. Mr. Mocko explained the RDA was for the construction of a Single-family house and all construction and site work was to remain outside the 100' Buffer Zone as indicated on the plans. One Abutter requested information via email. Staff responded. One Abutter, Mr. Steve Ribeiro attended the meeting via Zoom. Mr. Ribeiro was concerned with proposed site grading and stormwater runoff to the wetlands as well as the impact to wildlife that frequents the property. The Commission discussed the RDA and the type of erosion control that would be required as well as "Wetland Do Not Disturb" signs they will require as a condition. Due to Covid-19 meeting regulations the Commission voted to continue the hearing on this issue to March 3, 2021.

Motion to continue this item to March 3, 2021 was made by Meghan Balakier and seconded by Sharon Balcom. Vote was 6-0 to continue this item to March 3, 2021.

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

Item 5: (New) RDA for the construction of a single-family house. Determination if resource areas and buffer zones are accurately delineated. Location: Lot 5 Sheridan St. Assessor Map 371, Parcel 4D. Applicant: Gary Stamborski, DGL Properties LLC. 70 North Chicopee St., Chicopee, MA 01020

Notes: Michael Mocko, Environmental Consultant presented the RDA to the Commission on behalf of the Applicant via Zoom. Applicant Gary Stamborski was also present via Zoom. Mr. Mocko explained the RDA was for the construction of a Single-family house and all construction and site work was to remain outside the 100’ Buffer Zone as indicated on the plans. One Abutter requested information via email. Staff responded. One Abutter, Mr. Steve Ribeiro attended the meeting via Zoom. Mr. Ribeiro was concerned with proposed site grading and stormwater runoff to the wetlands as well as the impact to wildlife that frequents the property. The Commission discussed the RDA and the type of erosion control that would be required as well as “Wetland Do Not Disturb” signs they will require as a condition. Due to Covid-19 meeting regulations the Commission voted to continue the hearing on this issue to March 3, 2021.

Motion to continue this item to March 3, 2021 was made by Meghan Balakier and seconded by Sharon Balcom. Vote was 6-0 to continue this item to March 3, 2021.

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

Item 6: Enforcement Orders – Update

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

Item 7: Minutes from February 3, 2021

Motion to approve was made by Meghan Balakier and seconded by Charles Payne. Vote was 6-0 to approve.

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

Item 8: Sign Bills –One Bill to sign

Item 9: Upcoming Project Updates/Discussion

- **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.
- **Abbreviated Notice of Resource Area Delineation (ANRAD)** – East Main St. corner of Carew St.

Item 10: Adjournment – Next scheduled meeting is March 3, 2021

Motion to adjourn was made by Meghan Balakier and seconded by Sharon Balcom. Vote was 6-0 to adjourn.

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

Meeting adjourned at 7:25 PM.