

**CITY OF CHICOPEE
CONSERVATION COMMISSION**

**Minutes of Meeting
July 6, 2022**

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, July 6, 2022** at 6:15 PM in the Chambers Conference Room, City Hall Annex, 4th Floor, 274 Front St., Chicopee, MA 01013

Charles Payne opened the meeting at 6:16 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 demolition of an existing building and construction of a new 4,201 SF car wash and associated amenities. Work will occur within 100' wetland buffer zone and the 100' Terrace Escarpment soils buffer zone. Location: 1339 Memorial Dr., Chicopee, MA. Applicant: Garnett Reynolds Holding, LLC. 223 Highland Rd. Rye, NY 10580

Notes: Brady Carlucci represented the Applicant and presented the RDA to the Commission. The project includes the demolition of the existing bank building on site and the construction of a new 3,934 SF tunnel type carwash with associated site improvements. Mr. Carlucci explained there would be an approximate 14.8 % reduction in impervious area on the site. He also explained the water used for the carwash would be completely self-contained. He noted snow storage was proposed for a specific area on site. The stormwater basin is to be expanded to accommodate a 100-year storm, there is no proposed overflow. Landscaping is proposed along the entire back of the property and a chain link fence is being removed. Staff provided the Commission with the recommendation of a Positive 2A, a Positive 5, and Negative 3 determination to reflect on what the Applicant requested in the RDA. The Commission placed the following conditions on the Determination:

1. Erosion Control shall be inspected by the Chicopee Conservation Commission or its Staff prior to commencement of any site work. Erosion Control shall be maintained in good condition for the duration of the project, until all disturbed areas are fully stabilized and a final site inspection is requested by the Applicant and the inspection is satisfactorily completed by the Chicopee Conservation Commission or its Staff.
2. Erosion Control shall consist of straw bales and silt fence per the approved plan.
3. Any changes to the site plan will require written notification be sent to the Conservation Commission. The Conservation Commission will determine if further approvals will be required.
4. During demolition no building debris or equipment may be stored within either of the Buffer Zones (100' Wetland Buffer and 100' Terrace Escarpment Buffer) shown on the plan.

Motion to issue a Positive 2A, a Positive 5, and a Negative 3 Determination with conditions was made by Richard Valcourt and seconded by Sharon Balcom. Vote was 5-0 to issue a Positive 2A, a Positive 5, and a Negative 3 Determination with conditions.

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

Item 2: Minutes from June 1, 2022

Notes: Make the correction that Celeste opened the meeting at 6:15 PM.

Motion to approve the minutes with the noted correction was made by Barbara Chamberlain and seconded by Richard Valcourt. Vote was 4 in favor, 0 opposed, and 1 abstention. Sharon Balcom abstained as she was not a Commission Member at the time of the meeting.

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

Item 3: Sign Bills - Staff has one bill to be signed.

Item 4: Upcoming Projects/Discussion

- RDA for the installation of an above-ground swimming pool within the 100' buffer zone to TE soils. Location: 166 Pondview Dr. Staff noted the application may not be submitted by the deadline for the next meeting but it would be placed on the next possible agenda once it was submitted.
- Update on Enforcement Order at 616 Broadway – Staff spoke to the Owner's daughter and is guiding the Owner to secure a Wetland Specialist to assist in arriving at a restoration plan to rectify the problem.

Item 5: Adjournment – Next scheduled meeting is July 20, 2022 if prospective RDA is submitted.

Motion to adjourn was made by Richard Valcourt and seconded by Sharon Balcom. Vote was 5-0 to adjourn.

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

Meeting adjourned at 6:56 PM.