

**CITY OF CHICOPEE  
CONSERVATION COMMISSION**

**Minutes of Meeting  
July 17, 2019**

**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 17, 2019 at 6:15 PM, RiverMills Senior Center, Classroom 30, 5 West Main St., Chicopee, MA 01020**

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**Celeste Donovan opened the meeting at 6:15 PM and announced that the meeting was being recorded and asked if anyone was recording the meeting to please state their name and address for the meeting record.**

Conservation Commission attendance:

Member	Present	Absent	Excused
James Reidy, Chair			X
Jessica Dzwonkoski			X
Celeste Donovan	X		
Charles Payne	X		
Nicole Dewberry	X		
Sharon Balcom	X		

Planning/Conservation Staff attendance:

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

**Item 1: (Continued from June 5 and 19, 2019) NOI** for site improvements including parking areas, access driveways, subsurface infiltration system, utilities and landscaping. Work will occur within Riverfront Area of the Chicopee River and Inland Resource Areas. Location: 63 ½ Main Street and 0 Main St. Applicant: Robert Libera, Chicopee Sports Center, Inc., 49 Fairfield Ave, Apt. 2, Chicopee, MA 01013

**Notes:** Steven Borgati of the BETA Group, Inc., representing the Applicant, was in attendance to present more information on the project to the Commission. It was brought to the attention of the Commission that the MassDEP Solid Waste contingent had some concerns about material found on the site. MassDEP was further investigating the issue and will provide a determination on their concerns. Per this information the Commission decided to continue the hearing to August 7, 2019.

Motion to continue was made by Charles Payne and seconded by Nicole Dewberry. Vote was 4-0 to continue to August 7, 2019.

Member	Approve	Deny	Continue	Abstain
Celeste Donovan			X	
Charles Payne			X	
Nicole Dewberry			X	
Sharon Balcom			X	

**Item 2: NOI** for the demolition and reconstruction of the Medina St. Boat Ramp and parking lot. Work will occur within Bank, Riverfront Area, Bordering Land Subject to Flooding & Land Under Waterbodies and Waterways. Location: Medina St. Applicant: City of Chicopee, 274 Front St. Chicopee, MA 01013

**Notes:** Terrance Smith of the Massachusetts Department of Fish and Game Office of Fishing and Boating Access presented the project to the Commission. He explained how the project would proceed and that the new boat ramp would be in the exact footprint of the one being replaced and no expansion was proposed. Mr. Smith went on to describe improvements to the design of the ramp that would prevent damage to vehicles, trailers and boats. Mr. Smith distributed a letter from Natural Heritage and Endangered Species Program (NHESP) to the Commission as

the Commission had not received a copy. Mr. Smith also indicated that the Army Corp of Engineers requires the Order of Conditions be issued in order for other permits to move forward. The Commissioners reviewed the letter from Natural Heritage and the comments from the Massachusetts Department of Environmental Protection (MassDEP). Commissioner Payne inquired whether or not the other Commissioners felt the need to continue the hearing to allow time to digest the letter from Natural Heritage. Mr. Smith grew impatient at the thought of the issue being continued and stated if the Commission continued the hearing on the issue funding may be lost for the project. The Commissioners in attendance reviewed the letter and discussed the matter. The Commissioners decided to approve the Order of Conditions with the conditions that the project occurs consistent with the letter from NHESP and the comments from MassDEP.

Motion to issue an Order of Conditions with the noted condition was made by Nicole Dewberry and seconded by Sharon Balcom. Vote was 4-0 to issue an Order of Conditions with noted condition.

Member	Approve	Deny	Continue	Abstain
Celeste Donovan	X			
Charles Payne	X			
Nicole Dewberry	X			
Sharon Balcom	X			

**Item 3: RDA** for the demolition of an approximately 3,000 sq. ft. 1-story portion of the existing 1895 brick building, the construction of an approximately 2,800 sq. ft. 1-story new building addition and the full renovation of the approximately 6,400 sq. ft. portion of existing 2-story building to remain, associated utilities and stormwater management improvements. Work will occur within 200' of Riverfront Buffer of the Chicopee River and Abbey Brook. Location: 725 Front St. Applicant: Mark Sullivan, 725 Front St. P.O. Box 405, Chicopee, MA 01013

**Notes:** Jim Lisowski of Chicopee Electric Light (CEL) presented the project to the Commission. Chris Racine of SMMA, the Applicant's project engineer explained the details of the project with regard to the Riverfront Area on the property. Commissioner Donovan asked Mr. Racine for an explanation of the erosion control measures to be utilized. The Commission discussed the project and placed 3 conditions on the project: 1. An inspection of the erosion control by Commission Members or Staff prior to commencement of any project work. 2. Applicant to implement Best Management Practices for the control of dust during the project to prevent any dust from entering the Chicopee River due to its proximity to the project. 3. Based on the functionality of the site and building the Commission has asked the Applicant consider using native vegetation instead of turfgrass in the pervious areas.

Motion to issue Negative 2, Negative 5 and Negative 6 Determinations with Conditions was made by Sharon Balcom and seconded by Charles Payne. Vote was 4-0 to issue Negative 2, Negative 5 and Negative 6 Determinations with Conditions

Member	Approve	Deny	Continue	Abstain
Celeste Donovan	X			
Charles Payne	X			
Nicole Dewberry	X			
Sharon Balcom	X			

**Item 4: NOI** to construct a single-family home and associated site improvements. Work will occur within Buffer Zone of a Bordering Vegetated Wetland. Location: Lot C-1 Sheridan St. Applicant: Craig Authier, Premier Home Builders, Inc., 1421 Granby Rd., Chicopee, MA 01020

**Notes:** Filipe Cravo of R. Levesque Associates represented the Applicant and explained the NOI. Mr. Cravo explained both Lot C-1 and C-2 Sheridan St. concurrently as they are abutting parcels that are impacted by the same wetland. Mr. Cravo explained the topography of the site as well as the wetland and the buffers. The Commission discussed both NOIs together and decided to impose 3 special conditions: 1. The Applicant must install wetland sign markers at specific locations along the 30' buffer zone (see filed plan with file # NOI 19-003 and NOI 19-004). Signs are to be installed and inspected prior to commencement of any site work. 2. Erosion Control consisting of hay bales and silt fence shall be installed and inspected by the Commission or Staff prior to the commencement of any site work. 3. Erosion control measures are not to be removed until the site is stabilized and the inspected by the Commission or Staff after completion of the project.

Motion to issue an Order of Conditions with the noted special conditions was made by Nicole Dewberry and seconded by Sharon Balcom. Vote was 4-0 to issue an Order of Conditions with the noted special conditions.

Member	Approve	Deny	Continue	Abstain
Celeste Donovan	X			
Charles Payne	X			
Nicole Dewberry	X			
Sharon Balcom	X			

**Item 5: NOI** to construct a single-family home and associated site improvements. Work will occur within Buffer Zone of a Bordering Vegetated Wetland. Location: Lot C-2 Sheridan St. Applicant: Craig Authier, Premier Home Builders, Inc., 1421 Granby Rd., Chicopee, MA 01020

**Notes:** Filipe Cravo of R. Levesque Associates represented the Applicant and explained the NOI. Mr. Cravo explained both Lot C-1 and C-2 Sheridan St. concurrently as they are abutting parcels that are impacted by the same wetland. Mr. Cravo explained the topography of the site as well as the wetland and the buffers. The Commission discussed both NOIs together and decided to impose 3 special conditions: 1. The Applicant must install wetland sign markers at specific locations along the 30' buffer zone (see filed plan with file # NOI 19-003 and NOI 19-004). Signs are to be installed and inspected prior to commencement of any site work. 2. Erosion Control consisting of hay bales and silt fence shall be installed and inspected by the Commission or Staff prior to the commencement of any site work. 3. Erosion control measures are not to be removed until the site is stabilized and the inspected by the Commission or Staff after completion of the project.

Motion to issue an Order of Conditions with the noted special conditions was made by Nicole Dewberry and seconded by Sharon Balcom. Vote was 4-0 to issue an Order of Conditions with the noted special conditions.

Member	Approve	Deny	Continue	Abstain
Celeste Donovan	X			
Charles Payne	X			
Nicole Dewberry	X			
Sharon Balcom	X			

**Item 6: Minutes** from June 19, 2019

**Notes:** Sharon Balcom abstained from voting on the minutes as she was not in attendance at the June 19, 2019 meeting.

Motion to approve as made by Charles Payne and seconded by Nicole Dewberry. Vote was 3 in favor to 0 opposed and 1 abstention.

Member	Approve	Deny	Continue	Abstain
Celeste Donovan	X			
Charles Payne	X			
Nicole Dewberry	X			
Sharon Balcom				X

**Item 7: SIGN BILLS!!**

**Notes:** Staff noted there were no bills to sign.

**Item 8: Upcoming Project updates/Discussion**

- Upcoming workshops – dates, presenters?

**Notes:** Staff briefed the Commission on any progress on the East Main Street Enforcement Orders and possible upcoming RDAs and/or NOIs for a gas main installation and a retaining wall at separate locations on East Main Street.

**Item 9: Adjournment** – Next scheduled meeting is August 7, 2019

Motion to adjourn was made by Sharon Balcom and seconded by Charles Payne. Vote was 4-0 to adjourn.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Continue</b>	<b>Abstain</b>
Celeste Donovan	<b>X</b>			
Charles Payne	<b>X</b>			
Nicole Dewberry	<b>X</b>			
Sharon Balcom	<b>X</b>			

**Meeting adjourned at 8:30 PM.**