

CITY OF CHICOPEE CONSERVATION COMMISSION

Minutes of Meeting August 21, 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, August 21, 2019 at 6:15 PM, RiverMills Senior Center, Classroom 30, 5 West Main St., Chicopee, MA 01020**

Celeste Donovan opened the meeting at 6:25 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.

*Hearing had a delayed start to allow a large number of attendees to sign in.

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

***Note:** The Commission voted to hear Item 2 before Item 1 out of courtesy to attendees at the hearing for Item 2 since Item 1 was expected to have a lengthy discussion.

Motion to hear Item 2 before Item 1 was made by Charles Payne and seconded by Sharon Balcom. Vote was 4-0 to hear item 2 first.

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

Item 1: (Continued from June 5 and 19 and July 17 and August 7, 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: Planning Director Lee Pouliot presented findings regarding the regulations pertaining to a “Limited Project.” The Commission requested this information at their August 7, 2019 hearing.

Al Hanscom of BETA Group, Inc. presented further information on the project regarding the solid waste on the site. Mr. Hanscom also explained how the Isolated Wetland on the site was being dealt with per the City Wetland Ordinance. The Commission discussed the Isolated Wetland separate from the Riverfront Area since it is only jurisdictional under the City Wetland Ordinance. The Commission imposed 4 conditions with regard to the Isolated Wetland:

1. The Applicant to provide a conceptual layout of the replication areas of the Isolated Wetland to the Commission prior to construction.

2. An inspection of the completed replicated Isolated Wetland by the Commission or Staff after 2 years of growing seasons to determine if at least 75% restoration is achieved.
3. Applicant to provide a construction schedule and updates when necessary but not less than twice per year.
4. Applicant to provide adequate irrigation during dry weather to promote the establishment of vegetation in the wetland restoration area.

The Commission decided to vote on the Isolated Wetland conditions when they make their final vote on granting an Order of Conditions at a future meeting.

Staff noted they would send additional information presented at the hearing to the Commissioners via email in preparation for the next hearing scheduled for September 4, 2019.

Commissioner Dewberry had some concerns regarding the local regulations and limitations of said regulations. Planning Staff explained that if the Commission had a desire to amend the local regulations it would have to be taken up at a future hearing as agenda discussion item with proposed amendments to be voted upon.

Motion to continue to September 4, 2019 was made by Sharon Balcom and seconded by Charles Payne. Vote was 4-0 to continue to September 4, 2019.

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

Item 2: (Continued from August 7, 2019) RDA for the renovation of existing mill buildings into residential apartments and redesigning and reconstructing the existing parking areas with stormwater best management practices, landscaping and replacement of deteriorated pedestrian bridges. Location: 165 Front St. and Exchange St. Applicant: 4 Perkins, LLC, c/o Silverbrick Group, 307 West 38th St. Ste. 1414, New York, NY 10018

Notes: The hearing on this item was continued from August 7, 2019 to allow the Applicant to officially submit a request to waive setback requirements per the City Wetland Ordinance. The letter was read into the record of the meeting by Commissioner Donovan. The Commission vote on the letter requesting setback waivers separately from the Determination.

John Furman of VHB, Inc. presented the project to the Commission, explaining exemption from the Riverfront Area regulations under the Historic Mill exemption. Mr. Furman provided details to the Commission regarding the reduction of impervious areas on the property using new landscaped areas.

Vote for the acceptance of a letter requesting waiver of setback requirements in the City Wetland Ordinance.

Motion to accept the letter requesting setback waivers was made by Nicole Dewberry and seconded by Sharon Balcom. Vote was 3 in favor, 0 opposed with 1 abstention.*

*Charles Payne abstained from voting on this project due to his job and how it relates to the Cabotville Project.

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

Vote on the Determination of Applicability

Motion to issue a Negative 5 and a Positive 5 Determination was made by Sharon Balcom and seconded by Nicole Dewberry. Vote was 3 in favor, 0 opposed with 1 abstention*.

*Charles Payne abstained from voting on this project due to his job and how it relates to the Cabotville Project.

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

Item 3: Minutes from August 7, 2019

Notes: Commissioners noted two typos on the minutes. Staff to make corrections prior to filing with the City Clerk.

Motion to approve with the noted corrections was made by Nicole Dewberry and seconded by Charles Payne. Vote was 3 in favor, 0 opposed with 1 abstention.*

*Sharon Balcom abstained as she was excused from the meeting for which the minutes represented.

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

Item 4: SIGN BILLS!!

Notes: Staff noted there were no bills to sign.

Item 5: Upcoming Project updates/Discussion

- Upcoming workshops – dates, presenters?

Notes: Staff briefed the Commission of potential future submissions.

Item 6: Adjournment – Next scheduled meeting is September 4, 2019

Motion to adjourn was made by Sharon Balcom and seconded by Nicole Dewberry. Vote was 4-0 to adjourn.

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

Meeting adjourned at 8:57 PM.