

TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095
(413) 596-2800, EXT. 204



WILBRAHAM CONSERVATION COMMISSION

Meeting Minutes from February 8, 2021

Members present via GoToMeeting #469990885 and being recorded: Chris Brown; Chairman, Stoughton Smead, Jim Roberts, Alice Colman, and Bill Dane (5:28 pm)

Staff: Melissa Graves

5:00 PM Notice of Intent 5V Silver St – Continued from January 25, 2021

Present: Don Frydryk, Land Surveyor and Jeff Allard (owner)

This Notice of Intent is for the development of a single family home, on-site septic system, well and associated grading. Portions of the work fall within the 200' Riverfront Area of Caulkins Brook. The Commission reviewed the recently received comments from NHESP which indicated the project as presented will not adversely affect the actual Resource Area Habitat of state-protected rare wildlife species and will not result in a prohibited "take" of state-listed rare species.

Mr. Frydryk presented the Commission with a response to the DEP comments and questions regarding the Riverfront area – the actual footage figures did not match on the narrative and WPA Form 3. Mr. Frydryk confirmed the number as 46,730 Sq. Ft within Riverfront. A "limit of work" is now shown on the plan. DEP also requires an Alternative Plan when work is proposed within Riverfront Area. According to Mr. Frydryk, there is no alternative to the site plan because of the topography of the site, easements, as well as the length of the driveway.

Motion: Jim Roberts, close the public hearing and issue an Order of Conditions within 21 days
2nd: Bill Dane

In Favor: (Roll Call Vote): Jim Roberts, Robert McMaster, Stoughton Smead, Alice Colman, and Bill Dane (Mr. Dane arrived at the meeting after the public hearing began but he had the opportunity to review all the documents prior to the vote)

Materials Referenced: WPA Form 3 – Notice of Intent, Site Plan "Notice of Intent" dated 11/2/2020 and revised date 2/2/2021, January 6, 2021, Memo from NHESP dated 1/26/2021, and Response document from Sherman & Frydryk dated 2/4/2021

5:36 PM Notice of Intent 20 Highland Ave (Cooley Drive Extension)

This hearing was continued from January 25, 2021

The applicant requested a continuation of this hearing pending potential changes to the site plan and detention basin location.

Motion: Jim Roberts, continue the public hearing until February 22, 2021 @ 5:30 PM
2nd: Bill Dane

In Favor: (Roll Call Vote): Jim Roberts, Robert McMaster, Stoughton Smead, Alice Colman, and Bill Dane

Discussion Right of First Refusal 186V Tinkham Road

This is an ongoing discussion and below is the information relating to this site that has been discussed in a previous meeting as well as this meeting. No further updates at this time.

The owner of this parcel has a Purchase and Sale Agreement with a private party. The land which consists of approximately 87.55 acres is currently under a Chapter 61A lien. The P & S agreement indicates that Sky Solar, Inc. intends to develop the site for use a ground mounted solar energy system. The purchase price would be \$575,000. All land that is Chapter 61 status is subject to the Town waiving its right for first refusal. The Board of Selectmen is the ultimate deciding vote but petitions all pertinent committees and boards for opinions. This site is adjacent to the Rice Nature Preserve as well as other Town-owned parcels. According to the GIS program, it appears that there a substantial wetlands and at least two streams within the site. It also appears to have steep elevation changes. At this point, there are far too many questions regarding the development of the site to make any kind of decision regarding the ROFR. The Commission agreed to table the discussion pending responses from other boards and committees.

Forest Cutting Plan McDonald Nature Preserve

No updates at this time

Request for Certification of Compliance 843 Glendale Road

Tabled pending further information from applicant

Minutes: October 19, 2020

Motion: Jim Roberts, approve the minutes as written

2nd: Bill Dane

In Favor: (Roll Call Vote): Jim Roberts, Robert McMaster, Stoughton Smead, Alice Colman, and Bill Dane

Minutes: December 14, 2020

Motion: Jim Roberts, approve the minutes as written


2nd: Bill Dane

In Favor: (Roll Call Vote): Jim Roberts, Robert McMaster, Stoughton Smead, Alice Colman, and Bill Dane

Having no further business, a motion was made to adjourn at 6:06 PM. The Conservation Commission will reconvene at its next scheduled meeting on February 22, 2021 at 5:00 PM.

Submitted:

Approved As To Form And Content:


Melissa Graves, Administrative Assistant
Date: 4/2/2021

Approved at 3.22.21
Christopher Brown, Chairman *meeting*
Date: _____