

**Conservation Commission Meeting  
May 25, 2016  
Town Room, Amherst Town Hall**

**MINUTES**

**CALL TO ORDER**

Meeting called to order by Ms. Angus, Chair at 7:00 p.m.

**ATTENDANCE**

Present: Angus, Allen, Healey, Brooks, Butler

Staff: Willson

**CHAIR, DIRECTOR & WETLANDS ADM REPORTS**

Willson stated the Commission will be reviewing two of the land management plans on July 13<sup>th</sup>, Mt. Pollux and Wentworth Farm. Is Commission OK with starting the meeting early, 6pm, to review the LMPs? The other option is a second meeting. Commission decided to try the earlier time for July 13<sup>th</sup> and see how it goes. Butler asked about a subcommittee to review the LMPs instead of Commission. Willson said these are close to final and just need Commission's approval. Angus asked how meeting is being advertised. Willson said it will be on the agenda and we will contact friends groups. Butler suggested posting it on kiosks, etc. Brooks requested the LMPs be emailed prior to the meeting.

Willson said Ziomek wanted me to mention there have been incidents of campers on conservation land. Chappelle Eng. will be doing some test borings on the Mill St. bridge on Tuesday. Commission's packet includes a Forest Cutting Plan off Pulpit Hill Rd. One wetland crossing and one harvesting in a wetland. Allen said he doesn't think they should cut during bird breeding season. One acre of wetland being harvested.

**MINUTES**

Review/Approve Minutes of 12-9-15

**Brooks moved and Angus seconded. Commission VOTED (4-0-0, Healey not arrived yet) to approve the minutes of 12-9-15.**

**PERMITS/DISCUSSIONS**

**7:15 PM Request for Determination** – Shirley Markham for construction of a deck within buffer zone to bordering vegetated wetlands at 67 Woodlot Rd. (Map 21C, Parcel 23).

Jay & Shirley Markham presented the project. They plan to remove their existing deck and replace it with a two story deck. Willson said the work is within buffer zone to bordering vegetated wetland. The closest point of work to the wetland is 77 ft. Erosion control will go at the bottom of the slope in the lawn.

**Healey moved and Allen seconded. Commission VOTED (5-0-0) to close the public meeting and issue a Negative Determination #3 with no conditions.**

**7:30 PM Request for Determination** – Amherst College Trustees for reconstruction of existing tennis courts including fencing, minor drainage, and new spectator seating within buffer zone to bordering vegetated wetlands along East Dr. (Map 14C, Parcel 67).

Mike Liu, Berkshire Design, presented project. Amherst College would like to reconstruct its tennis courts, much of the existing courts are within the 100' buffer. The new parking lot adjacent to the tennis courts was constructed about two years ago. The courts are expanding, 16' on east end, 4.5' on west end. They are proposing to install a deep sump catch basin in the drainage swale to improve stormwater runoff quality. Currently water sheet flows from north edge to south edge. Erosion control will be placed along the edge of the driveway. Willson presented site photos.

**Brooks moved and Butler seconded. Commission VOTED (5-0-0)** to close the public meeting and issue a Negative Determination #3.

**7:45 PM Request for Determination** – BC Rolling Green LLC c/o Beacon Communities LLC for reconstruction of a parking lot, playground, and walkways within buffer zone to Bordering Vegetated Wetlands and Bank at Rolling Green Apts, 422 Belchertown Rd. (Map 18A, Parcel 43).

Andrea Kendell, LEC Enc. Consultants, presented the project. Kendell stated its 25 acre parcel with 16 two story residential buildings. The remainder of the site is parking areas, playground, in-ground pool, and lawn. The wetland and intermittent stream run along the southern portion of the site. The buffer zone is primarily lawn, some parking lot, and basketball courts. Work includes re-paving parking lots and walkways and making entrances to buildings ADA accessible. Much of the work is being done outside the buffer zone. Within the buffer zone they will be regrading and repaving a parking lot, building an entrance ramp that will involve regrading, building an accessible tot lot, build a maintenance building, and regrade and re-pave access walk between basketball courts. Willson provided photos. Butler asked why maintenance building needs to be in buffer. Healey suggested maintenance building be rotated so it's out of buffer zone. Applicant said they were trying to provide space for vehicles to get in and out of the maintenance building. Healey indicated on plan how building could be rotated. Angus said safety concerns could possible be dealt with using pavement markings or a bollard. Applicant agreed to change building location to get out of buffer zone.

**Healey moved and Butler seconded. Commission VOTED (5-0-0)** to close the public meeting and issue a Negative Determination #3 with condition that plan sheets C-1 & C-7 get revised with new maintenance building location.

**8:00 PM Request for Determination** – Mass Alternative Care, Inc. for rehabilitation of a building for use as a medical marijuana dispensary including a new sidewalk and landscaping within buffer zone to bordering vegetated wetlands at 55 University Dr. (Map 13B, Parcel 21).

Peter Wells, Berkshire Design, presented the project. Project is also applying for a Special Permit with the ZBA. Wetlands were flagged 5 or 6 yrs ago for a parking expansion project. Applicant had wetlands re-flagged and surveyed for this project. Improvements to the site include a new concrete walkway, three new light poles with lights and cameras, installation of a gate, removal of three trees, and removing

debris. Trenching will be done for the new light poles. The trees will not be stumped. Erosion control will be installed all along the northern and western property lines. Willson provided photos of the site. Drainage is staying the same. The catch basin is functioning, it drains off University Dr and the properties parking lot. It is silted so they will pump it out, it is actually maintained by the Town.

**Butler moved and Brooks seconded. Commission VOTED (5-0-0)** to close the public meeting and issue a Positive Determination for the wetland boundaries and a Negative Determination #3 for the work with no conditions.

**8:15 PM Notice of Intent (cont'd from 5/11/16 mtg)** – GTI Massachusetts NP for redesign of a building and parking lot for a medical marijuana dispensary within Riverfront, Bordering Land Subject to Flooding, and buffer zone to Bordering Vegetated Wetlands at 169 Meadow St. (Map 4B, Parcel 6).

Mickey Marcus, SWCA/NEE Inc., represented the applicant. He stated we continued the hearing from last meeting pending DPW review. DPW found a phantom catch basin in the woods that DPW and applicant have agreed to abandon. The catch basin has been added to the project plans, it doesn't change the stormwater calcs because no water was draining into it because it was buried under two feet of sediment. Commission reviewed Town Engineer's review letter which had no concerns or conditions.

**Butler moved and Healey seconded. Commission VOTED (5-0-0)** to close the public hearing and issue an Order of Conditions.

#### **Miscellaneous Untimed Items:**

- Research on Conservation land application

Willson stated we received a re-application from the song sparrow researcher. She added another sparrow to her list and other conservation areas. Allen stated people getting close to nests leave scents that result in predators getting to the nests. Willson said she will let her know Commission would like her to present her data when she's finished.

**Brooks moved and Allen seconded. Commission VOTED (4-0-0, Healey not arrived yet)** to approve the research application.

- Ch. 61 Removal – North Amherst Community Farm, Inc. for Lot B, North Pleasant St.

Willson showed the site on the overhead. This is a Habitat for Humanity lot that CPA funds have been directed towards. Willson said there are no endangered species identified in the area, and is a wooded, small lot.

**Brooks moved and Allen seconded. Commission VOTED (5-0-0)** to recommend to the Select Board to not use their right of first refusal, so to not purchase the property.

#### **Adjournment**

**Voted** unanimously to adjourn the open meeting at 8:45 PM.