

TOWN OF WESTHAMPTON CONSERVATION COMMISSION

MEETING Minutes

For the Westhampton Conservation Commission meeting on June 15, 2022 at 7:00 P.M. in their office at the Westhampton Town Hall, #1 South Road Westhampton

Members Present: Fred, Alyson, Bill, Jessica (recording)

Also in attendance: Marita Proulx, Michael Proulx, Stephen Roberts (on behalf of Ingraham), Lori Ingraham, Wendy Blow, Jerry Archambault (contractor, on behalf of Ger Ronan), Ger Ronan, Elizabeth Wroblicka (on behalf of Kestrel), Barbara Cook

1. Call to Order: 7:03 pm

2. Accept Minutes meeting of: June 1, 2022

3. Review correspondence: Email from Doug regarding procedure for publication fees for public hearings; extensive correspondence regarding 1 Pine Island Lake; extensive correspondence regarding 71 Peninsula Rd.; correspondence regarding Redwin leach field redesign, Shaw Rd.; correspondence regarding 353-357 Northwest Rd.; cutting plan, 60 acres, Main and Edwards Rd., Janice and Bill Tracy, property owners.

4. Old/Ongoing/Unfinished Business: SITE VISITS 6-7-2022 (Fred, Alyson, Jessica)
71 Peninsula Rd., Ingraham, property owner; 241 Kings Highway, Pelletier, property owner; 1 Pine Island Lake, Ger Ronan, property owner (regarding OOC violations);
353-357 Northwest Rd., Proulx, property owner; Harris parcel, Reservoir Rd. Extension (in regards to town's potential ROFR).

Jerry Archambault, on behalf of Ger Ronan, and Ger Ronan, 1 Pine Island Lake: OOC violations/concerns conversation: after site visit, Fred contacted property owner and project engineer, Bucky Sparkle.

Violations/concerns at property include excavator too close to lake, no silt fence or tarps for sediment control, unapproved stone stairs and walkway constructed;
Jerry Archambault presents new/updated plans from project engineer, Bucky Sparkle, showing stone steps, stone walkways, patio; silt fences installed; stones used for retaining wall to prevent silt runoff; trash and woody debris cleared from site; excavator removed from edge of pond; pea stone, silt fences, retaining wall, straw wattles installed to help control erosion and sediment runoff, native vegetation to be planted; excavator will be necessary for septic tank installation (near house); according to Bucky Sparkle, no heavy machinery or disturbances permitted near lake shoreline.

At this time, it appears that the situation at the property has been at least temporarily rectified; Cons Com will schedule another site visit; Cons Com will discuss if there is a need to further address this situation, and if so, will contact Ger Ronan;
It was decided that Cons Com will not notify DEP for enforcement order to cease and desist, but an amended OOC should be drafted to mitigate the damage to vegetation and to clarify and document Cons Com's concerns; Cons Com will consult with former DEP environmental analyst, Laurie Sanders, for recommendations.
In the future, with large projects like this, the Cons Com will ask for an "as done" plan in order to show actual work.

Marita and Michael Proulx, 353-357 Northwest Rd.: present maps/surveys of proposed construction site in relation to wetlands; Cons Com visited site, and after wetlands delineation, it has been determined that the house will be constructed high and dry, using existing well; more than 100ft. from edge of wetlands; therefore, not within Cons Com's jurisdiction; Cons Com approves construction plans; Cons Com (Fred) signs off on construction.

NOI Hearing: 71 Peninsula Rd., Ingraham, property owner: Stephen Roberts, on behalf of Lori Ingraham; tear down and rebuild of home; shore-line wall and granite steps to be constructed (waiting for drawdown); BOH (septic tight tank) and ZBA to be involved; Cons Com has requested a revised NOI

Hearing begins: 7:06pm (Lori Ingraham, Jake Harlow, Stephen Roberts, Wendy Blow)

Stephen Roberts presents plans and partially updated NOI: Cons Com must receive updated copy of NOI before issuing OOC; new foundation to be constructed under new structure; seasonal occupancy; tight tank to be installed for septic; a few trees to come down, close to house and/or dead; Cons Com approves tree removal; steps to dock need replacement—stone work must be completed during lake drawdown during fall 2023; silt fencing to be installed along water's edge; sedimentation control necessary; homeowner asks: can propane tank be buried next to tight tank?—That would be a discussion with BOH and/or Fire Department; After receipt of NOI and further information, Cons Com will fill out OOC and send by certified mail to Stephen Roberts and an electronic copy to Mary Grover at DEP; construction to begin in fall.

Hearing ends: 7:25pm (Hearing to be continued to address revised NOI and OOC)

Meeting Resumes: 7:26pm

5. New Business:

Kestrel Land Trust: Elizabeth Wroblicka, legal representative for Kestrel Land Trust, presents information regarding ROFR for Harris parcel, Reservoir Rd. Extension:

Description of project: 125 acres, unnamed stream, wetlands, land is unfragmented and contiguous to other conservation property; two small parcels will be sold for residential development along southern edge to defray cost of land; ecological benefits significant; part of the watershed for the secondary drinking water supply for Northampton; lots of wildlife; public access will be up to landowner.

Cons Com votes in favor of supporting the proposal of the town assigning the ROFR to the Kestrel Land Trust and will draft and submit a letter of support to Westhampton Selectboard.

Discussion regarding the process of posting legal notice hearings (RDAs and NOIs) and dealing with payments to the Daily Hampshire Gazette. Cons Com will seek further clarification from Doug Finn on how to implement.

Barbara Cook: attending meeting: (sent email to town); Pine Island Lake resident; concerned about construction and clearing at corner of Reservoir Rd. and Northwest Rd., thinks it's an environmentally sensitive area; possible run-off issues; water being taken from stream; concerned about animals kept near stream and possible E. coli issues in water; Cons Com will visit site and get back to Barbara Cook

6. Agenda next mtg to Town Clerk's mailbox: Agenda/Notice will be sent to Town Clerk for July 6, 2022

7. Adjourn:8:48pm