

TOWN OF WESTHAMPTON CONSERVATION COMMISSION

MEETING Minutes

For the Westhampton Conservation Commission meeting on May 4, 2022 at 7:00 P.M. in their office at the Westhampton Town Hall, #1 South Road Westhampton

Members Present: Fred, Alyson, Jessica (recording)

Also present: Lori Ingraham, Stephen Roberts (landscape architect), Michael and Marita Proulx, Seth Nuttelman (on behalf of Melissa Nuttelman); Wendy Blow

1. Call to Order 7:10 pm

2. Accept Minutes meeting of: March 16, 2022 (last two meetings, 4/6 and 4/20, cancelled; no quorum)

3. Review correspondence: Harvest Cutting Plan; Logging Complaint, 43 Easthampton Rd. (Mary Grover, MA DEP and Fred); Jen Putnam, regarding possible property purchase with potential wetlands issues; ROFR/Chapter 61; correspondence between Doug Finn and Sam Ostroff, regarding Tob Hill; Teri Anderson from the Select Board, regarding professional development

4. Old/Ongoing Business: Sodom Brook clean-up: Bill shows photos of tires in Sodom Brook; clean-up to be scheduled, possibly as a community service project for students and Alyson's 4-H group; Bill raises issue of old town dump with trash leaching into Sodom Brook—can clean-up be initiated?

5. New Business: RDA Hearing-- Melissa Nuttelman (Seth Nuttelman present on her behalf), 11 West Shore Road, Pine Island Lake; dock replacement/construction

Hearing Opens: 7:11pm

Seth Nuttelman presents information and materials regarding dock replacement, including signed RDA: existent dock not safe or sufficient, L-shaped dock, aluminum stairs with railing; Cons Com approves construction

Hearing Closes: 7:21pm

Meeting Resumes: 7:21pm

Upcoming NOI—Lori Ingraham (Stephen Roberts, landscape architect, on her behalf), 71 Peninsula Rd., Pine Island Lake: property owner will have to file and submit NOI; potential construction involves demolition of existing home and construction of new home;

Stephen Roberts presents construction plans: demolition and construction near water area; new house would take up same footprint as existing house, includes plans for deck on posts; pre-existing dock needs repair; project expected to begin in the fall and construction completed following summer; mini-excavator; demolition/dumpster close to road; existing septic and leach field, will need to be replaced with tight tank; buried gas tank in vicinity of tight tank; tree removal possible; property owners will submit NOI and hearing will be scheduled for upcoming meeting; Cons Com will schedule site visit

Upcoming NOI--Marita Proulx, 353 Northwest Rd.: home construction plans reviewed; property owners plan to meet with surveyor, as well as a wetlands scientist (Jeff Smith); will have property delineated before applying to Cons Com with an NOI; 357 Northwest Rd. is site of proposed construction; Proposed structure above wetlands; building site likely outside buffer zone/resource area; marsh area next to bank; existent logging roads available so no new trails will be necessary; Cons Com will visit site after delineation; wetlands delineator will check out site; NOI necessary; property owners will attend future meeting

Logging Complaint: 43 Easthampton Rd., Arthur Clapp, property owner—inquiry from Mary Grover, MA DEP, regarding complaint received regarding possible illegal clearing and logging and stacked logs along banks of Manhan River; Fred corresponded with Tom Jenkins and Mary Grover regarding the situation; logging ended on 2/8/2022 and permit expired on 2/18/2022; no further work has occurred at the site since that date, and any trees that remain to be harvested are outside riverfront areas; no logging machinery exists on site; therefore, it was determined that situation is legal

Tob Hill: Sam Ostroff to Doug Finn-- concerns regarding trash and burning at night; to be raised at next Select board meeting, Monday May 9th

Request for Right Of First Refusal (ROFR)—second request, regarding property, 107 acres, on Chesterfield Rd. (Wakem piece) and 125 acres on Reservoir Rd. Ext. (Harris piece); Town of Westhampton has the option to purchase the land or assign ROFR to third party, such as a non-profit with mission of protecting and preserving open space; will be taken up by Selectboard at next meeting.

Update: buyer of Wakem piece submitted affidavit with plans to keep the 107 acres in Chapter 61 (A or B), meaning ROFR will not be triggered for that parcel

Professional Development Requirement: Cons Com will cancel May 18th meeting

Review/Discuss Cons Com business from between March 16th and May 4th

6. Agenda next mtg to Town Clerk's mailbox: Agenda/Notice will be sent to Town Clerk for May 18, 2022.

7. Adjourn: 8:35pm