

**TOWN OF GRANBY
CONSERVATION COMMISSION
Meeting of July 12, 2011
Aldrich Hall**

Proposed Minutes
BS, PK, EC, DW and June Hart in attendance

7:00 Building & Board of Health Permits:

- 16 Aldrich: Proposed Phase 2 major addition in front of house (Kevin Brooks set Riverfront flags) Ken LaBlanc (contractor) – Active NOI # 165-286 (9/3/09), Morrione. Site visit Friday.
- 64 Aldrich: Proposed construction of prefabricated shed (12'x20') BS moves to approve small shed with no foundation (gravel base), EC seconds motion & all voted in affirmative to approve the motion.
- 42 Truby: 12'x12' proposed addition with a full garage beneath. Site visit scheduled for Friday.

7:15 Administrative Duties: (BS, EC, DW, PK & June)

1. Commentary: A very full agenda tonight. Mr. Mark Stinson from DEP in attendance.
2. Post next meeting: July 26, 2011 (BS moves post meeting, EC Seconds all voted in affirmative to post the meeting)
3. Approve Minutes: Meeting of June 28, 2011 (PK motion to approve minutes as crafted, EC seconded motion all voted affirmative to approve the minutes)
4. CC Financial accounts update (quarterly), BS & PK will go talk to S. Nally and C. Martin regarding the report content and how to read them.
5. Bills to Pay: June Hart submitted a bill for two weeks of work, PK motion to pay June 6/30/11 – 7/8/11 for \$ 450.00, EC second to pay the bill all voted in affirmative to pay the bill.
6. Outreach/Education: None
7. Notices (ZBA): None
7. Announcements/News: None
8. Con Com Web site update: Site is working but the links are still not working
9. New members for Con Com: Possible new member a retired teacher
10. Site Visits to be scheduled: Friday Afternoon 15th starting @ 2pm 42 Truby (Joyce) & 16 Aldrich

Discussion (Case Files)

9:20 Ms. Gaspari → BS will attempt to contact Mr. Jimmo regarding his activity on his property before determining any additional action by ConsCom.

Appointments/Public Hearings:

Time	GCC#	DEP#	LOCATION	DESCRIPTION	Name/Owner/Rep
7:30	2011-08		15 Hubbard Drive	RDA	Jack Reardon/Alan Weiss

Con Com conducted a site visit several days ago. BS moves for a negative three determination subject to the silt mitigation criteria described on the plan. CC to review silt barrier before commencement of construction. Second by EC, all voted in affirmative to approve the motion.

7:45	2011-09		34 West State Street	RDA PNCU/Barber Associates	
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Mr. Ron Huot, PLS discussed the premise that the SW corner of the proposed buildout is within the FEMA A2 BLSF flood zone (EL=223) and noted the finished floor of the buildout is above the FIRM flood plain elevation. However, and subsequent review of FIS Granby, the 1980 Flood Insurance Study, shows 222.5 ft. as the profiled 100 year BFE, thus removing the work from the BLSF. The project is also located within the second 200 feet of the riverfront. Consequently, ConsCom suggests dividing the project into two separate filings. One project is the addition buildout as proposed and the second filing will be for the "parking area" located at the rear of the building. Apparently an unpermitted improvement to the property (gravel added to the rear of the property) has been constructed since 1997. Therefore, BS moved to close

the RDA hearing BS, Second EC all voted to close the hearing. BS moves to issue an RDA with a negative two determination with the stipulation that the applicant files an NOI for the unapproved work as noted above at the rear of the property. The NOI shall be filed by Labor Day 2011. The motion is seconded by EC, all voted in affirmative to approve the motion subject to the conditions described herein.

8:00 2011-10 Proposed Regulation Fees Conservation Commission

BS read the text of the proposed regulations under MGL Ch.44, § 53G. Comments from the audience were taken. Mr. Martin Merrill from The Hampshire County Council of Governments was in attendance. Thereafter, EC motion to approve the proposed regulations with minor edits covering fees and fee schedules as posted and amended, PK second, all voted in affirmative to approve motion.

9:00 2011-11 West Street, Ludlow and known as Map-7-15B-in the Town of Ludlow
RDA Westover Metropolitan Development Commission (“WMDC”)

Interestingly, the street address is in Ludlow yet the wetland resource area is in Granby. Proposal is to remove the building & foundation walls and punch drainage holes in the basement floor slab then fence off area from street access. VHB of Springfield is representing WMDC. BS motion to close the hearing, EC second & all voted affirmative to close the meeting. BS moves to approve a negative five under a 310 CMR 10.02 (2)(b) 1.f. exempt activity; EC second motion & all voted affirmative to approve the motion.

9:15 2011-12 North of Westover Air Force Base, east of the intersection of New Ludlow Road and East Street, and north and west of the Ludlow Town line. Two of the subject properties are located on Acrebrook Drive, six properties are located in East Street, and one is located West Street (Ludlow).
RDA Westover Metropolitan Development Commission (“WMDC”)

This separate project involves 7 parcels involving 2 BVWs and a riverfront area. WMDC proposes to demolish the houses down, remove foundations. Fences will be set at the street curb cut to prohibit vehicular access. The contractor will reseed the work area. Accordingly, BS motion to close the public meeting, PK second close the meeting, all voted affirmative to close the meeting. BS moves to approve a negative five under the 310 CMR 10.02 (2)(b) 1.f. exemption, PK second motion & all voted affirmative to approve the motion.

New Business:

Adjournment:

BS moved to close the meeting, PK second all voted to close the meeting.