

HAMPDEN CONSERVATION COMMISSION SPECIAL MEETING
NOVEMBER 1, 2006

Present: Charlie Schmitt, Jeff Liquori, Phil Grant, Bonnie Geromini and Pat Cote

Meeting opened at 7:04 by Charlie Schmitt.

7:00 Request for Determination- 401 North Road- Colleen Foerster, Wetland Scientist from Pioneer Environmental, Inc. presented the request for Mr. William Leslie. The purpose of the Request is for the Hampden Conservation Commission to review the wetland and riverfront delineation and issue a determination. The site consists of two parcels of land along North Road. New property lines are proposed creating three parcels of land. The subject of the filing, Proposed Parcel 3, totals 3.77 acres and consists of forested upland bisected by an intermittent flow located within the easterly portion of the site. The eastern portion of the site consists maintained lawn, former gardens, a sugar shack and a dirt driveway. A perennial stream associated with a spring is present at the site. The site is not located within areas delineated by the Mass. Natural Heritage and Endangered Species Program or priority habitats for rare species. Ms. Foerster stated that the potential buyers understand they need to file an Notice of Intent before anything can be built in any of the protected areas.

Charlie Schmitt the Commission had no problems with the delineations as it was all well flagged. There had been a question regarding whether the stream was intermittent or perennial but the information has been clarified.

Phil Grant stated the laying out of any new construction should come before the Commission so we know what is going on as great care needs to be taken.

Bonnie Geromini made motion the Hampden Conservation Commission issue a positive determination on the property on 401 North Road with conditions that any work to be done on property will need a Notice of Intent. Charlie Schmitt second. Motion approved.

VOTING: Yes: Charlie Schmitt, Bonnie Geromini, Phil Grant, Jeff Liquori and Pat Cote.

No- none

Mrs. Costanza, asked questions regarding regulations on wetlands, intermittent and perennial streams. Charlie explained regulations. An unofficial preliminary building plan was shown to get input as to what they would be facing if they purchase property and build.

MEETING CLOSED.

Charlie Schmitt updated the Commission on the Leaning property, Mountain Road. The Commission has done a site visit on the property. A complaint had been received regarding tree cutting within 200 feet of a perennial stream in order to install a septic system. Owner was notified to suspend work until the distance between the proposed septic system to the stream could be clarified. Pete Levesque and Gary Weiner went and measured the distance and found it to be 215 feet. This makes it out of the Conservation Commission jurisdiction.

Bonnie Geromini reported that the Hillside-Ridgeline Committee walked the entire site and have placed two conditions on: (1) Siltation barriers are to be placed where leach fields are; (2) Once system is cut into rock and hill, the topography has to be brought back to original.

Order of Conditions- Cingular Wireless- Bonnie Geromini reviewed the proposed orders. Charlie Schmitt made motion to accept the Order of Conditions as written. Bonnie Gerominin second. Motion approved.

VOTING: Yes: Charlie Schmitt, Bonnie Geromini, Pat Cote, Phil Grant and Jeff Liquori.
No: none

Cemetery Commission- Charlie reported on the site visit to the Town Cemetery on Chapin Road. Utilizing the map provided by Mr. Dunwoody, the Commission walked existing undeveloped property, noting proximate stream. Speculating that new plot development will require complete alteration within a resource buffer, it may be difficult to obtain a waiver; additionally a substantial portion of the land above driveway is open lawn, apparently available for burial plots.

An amended Forest Cutting plan has been received from Carmine Angeloni, Department of Conservation and Recreation for Hampden Realty Partners, LLC, 128 Wilbraham Road, Hampden. As the Commission has not received a copy prior to the approved plan from Carmine, the clerk was requested to call Carmine and ask them to hold up until we receive our copy.

Tall Pines- Charlie Schmitt recused himself. The Commission has received a letter from Kenneth Albano, from Bacon & Wilson, legal counsel to Michael Cimmino regarding the issuance of a Conservation and Management Permit associated with the Tall Pines project. Mr. Albano requested a "Letter of Intention" from the Commission. A site visit will be done by Commission members and copies of the Conservation Easement will be made for Commission members to review.

The Notice of Intent for Dr. Giri was provided to the Commission members to review for the hearing on November 15th. The Commission felt that a peer review would be required due to complexity of the site. Phil Grant made motion to initiate a peer review to be done by Tighe & Bond on the property at 283 Somers Road, Hampden and to inform the concerned parties of Commissions decision so they would be aware of decision before the November 15th meeting. Bonnie Geromini second. Motion approved.

VOTING: Yes: Phil Grant, Bonnie Geromin, Jeff Liquori, and Pat Cote.
Bonnie to contact Tighe & Bond and Clerk to contact Pete Levesque.

Meeting adjourned at 8:30 pm.

Respectfully submitted,

Judith Mikkola, Clerk
Hampden Conservation Commission