

**SOUTH HADLEY CONSERVATION COMMISSION**  
**MEETING MINUTES**  
**January 28, 2008**  
**Approved at 3/10/08 meeting.**

**PRESENT:** Jack Fleming, Chair; Dennis Swartwout, Vice Chair; Jim Canning, Secretary, and Brad Allen. Art Jackson excused. Janice Stone, Conservation Administrator.

**1. 7:00 PM OPEN FORUM** Opportunity for the public to come in and ask questions, discuss wetland concerns with the Conservation Commission. Lin Pickle present to speak with Commission about the *Community Preservation Act*. Lin explained about the CPA, which will be on the ballot in April. The CPA committee is proposing a 3% tax on the assessed value over \$100,000. For the average single family home worth \$250,000 in South Hadley, that would amount to \$53 a year. The committee would like the support of the Commission in this venture. It would provide a matched amount of funds from the state for open space, affordable housing and historical use. *Bills payable*. Jim reviewed the bills for Ink Products office supplies. Jim made a motion to approve the payment of these bills, Brad seconded it and all voted in favor.

**2. 7:15 PM DISCUSSION & VOTE** on a request by the Cotes to move a building footprint on lot 7 *Apple Road* off Lyman Terrace (#288-353). The Cotes had submitted a request in writing with a revised drawing showing a shift in the location of the building away from the wetland, and extending a little further out of the approved footprint on the far side. They would also be reducing the size of the footprint from 3600 SF (60x60) to approximately 2600 SF (40x65), so there would be less structure in the buffer zone. The Commission discussed whether this change could be done administratively or had to go through the formal Request for an Amendment to the Order of Conditions. Janice spoke with Mark at DEP and he said if the Commission was comfortable doing it administratively (by vote at a public meeting), then it was okay to do it as a minor modification to the plans. The Commission agreed that it could be changed by vote at the meeting, since it moved the house and disturbance further from the wetland and reduced the size of the building footprint. Brad made a motion to approve the change, Dennis seconded, and all voted in favor, with the condition that the final as-built plans must show the new location. The Commission discussed with Joyce Cote the permanent monumentation that needs to be done on several lots. Joyce favors large rocks, but the Commission would also like some kind of signage that would explain that these delineate the limit of disturbance. She should come back to the Commission with a proposal before implementing it.

**3 7:40 PM OLD & NEW BUSINESS** Request for *Certificate of Compliance* # 288-115, 40 Ashton Lane. Mr. Garstka told Janice that the bank came up with the need for a COC at the last minute. She went out and looked at the site with him. There is a fence in the backyard, and a steep dropoff to the wetland and brook. Brad made the motion to approve the COC, Dennis seconded it, all voted in favor. Janice told the Commission that HG&E has appealed the Order of Conditions for *Riverside Park* for a number of reasons, most of which do not seem important enough to have appealed (such as a pre-construction meeting on site with contractors). The Commission discussed the status of the CR on *Cove Island*. Janice told them she has not seen anything in quite a while on it, since DCR decided not to hold or co-hold the restriction. Perhaps

the Connecticut River Watershed Council would be willing? *Minutes* for 11/26/07, 12/17/07, 1/7/08 and 1/14/08 were reviewed. Dennis made a motion, seconded by Brad, to approve them, all voted in favor. Janice handed out some material on the new *storm water regulations* from DEP, and summarized the changes. The Commission agreed to meet Wednesday February 13 to continue review of the *bylaw regulations*. The Commission discussed the “*Farm Tax*” in the Ledges’ budget. According to the agreement made by the Town during the MEPA process, there is supposed to be a payment of 25 cents for each round of golf played into a special Agricultural Land Fund, under the control of the Commission. Dennis will help Janice get the information for past years, to see if this has been paid properly. The town accountant told Janice that they probably overpaid the first few years, so did not pay anything in FY 2006 and FY 2007. They have \$6500 in the budget for that fund this year. The Commission also discussed the payment from the *farming lease* on the Bachelor Brook/Stoney Brook conservation land. It is supposed to go into the Commission’s Land Account, but there is no record of payment after the first year. Janice and Jack will check various records (Town Meeting? a letter?) for evidence of the decision to put this money into the Commission’s account as partial reimbursement for using almost the entire land fund for that project.

**4. 8:35 PM ADJOURNMENT.** A motion was made to adjourn, which was seconded, and voted unanimously in favor. Next regular Conservation Commission meeting January 28, 2008 at 7:00 PM.

Respectfully submitted,

Janice Stone,  
Conservation Administrator