

**CONSERVATION COMMISSION  
AGENDA  
APRIL 15, 2009**

7:15 Notice of Intent - 208 Parker Street – Gregory Gardener - Cyprus Design, Inc.

Proposed demolition of an existing single family home within 100' of a wetland and construction of a new home outside the 100' buffer zone.

Certificate of Compliance - 4 Agawam Road - DEP File No. 85-987

Open Space & Recreation Plan Discussion – Tom Tidman

MINUTES

February 4	comments rec'd by	JA, FP	signature
March 18	“ “ “	TM, FP, JM, JA	“ “

Next Meeting May 6 – two hearings scheduled.

**CONSERVATION COMMISSION  
MINUTES  
APRIL 15, 2009**

**COMMISSIONERS PRESENT:** Terrence Maitland, Janet Adachi, Fran Portante, Patty Lee, Bill Froberg, Julia Miles

**ASSOCIATE:** Toros Maksoudian

**CONSERVATION ADMINISTRATOR & RECORDING SECRETARY:** Tom Tidman

**VISITORS:** Kevin Fleming, George Woods, George Triantafillou, Rick and Janet Cowley, Andrew Brockway

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Kevin Fleming from Cyprus Design, Inc. presented plans for the proposed demolition of an existing single family home within 100' of a wetland and construction of a new home and driveway, which along with a temporary stock-pile area, will be outside the 100' buffer zone. Wetlands were delineated by Wetlands & Land Management Inc. and inspected by Ms. Adachi and Mr. Tidman. The existing house is 59' from the edge of wetlands at its closest point; after razing, the cleared site will be restored to lawn up to the 75' from the edge of wetlands.

Upon query by Mr. Maitland, Mr. Fleming reported that the existing driveway and house will be removed simultaneously; the house foundation will be backfilled.

Upon query by Ms. Lee, Mr. Fleming reported that the proposed lawn will be established up to 75' from the edge of wetlands. A planting plan is not proposed at this time but the Applicant would be amenable to plantings along the 50' setback.

Ms. Lee stated that clarification of the proposed landscaping and plant list will be necessary. Ms Lee further stated that any plantings should be installed closer to the 75' setback to prevent future encroachment of the lawn area into the buffer zone.

Upon query by Mr. Maitland, Mr. Fleming reported that an abandoned concrete tank was located at the side of the existing house, it may be a well or cesspool.

Upon query by Ms. Miles, Mr. Fleming reported that the existing stone fireplace-barbecue area in the yard behind the current house may be removed. Ms. Miles stated that silt prevention will need to be extended around this area.

Upon query by Ms. Adachi, Mr. Fleming reported that the large pine and other trees adjacent to the existing house will be removed.

Mr. Fleming will submit revised plans including a planting plan and the location of the abandoned tank.

Andrew Brockway from 209 Parker Street expressed concern about the proposed removal of existing trees and clearing of undisturbed areas on the lot and asked if the proposed new house location could be shifted so that the house would not directly face the house across the street. He also noted that the new house, as designed, is not in compliance with zoning.

Mr. Maitland noted that the proposed location of the house is outside of the 100' buffer zone and therefore outside of the Commission's jurisdiction.

Mr. Froberg noted that the inclusion of the house on the plan was more as a courtesy to the Commission.

Ms. Adachi noted that in some circumstances, the Commission's jurisdiction could extend to activities outside of the 100' buffer zone that had or were highly likely to have an impact inside the 100' buffer zone, but that does not seem to be an issue in this project.

The Applicant reported the he had designed the proposed house to be outside of the 100' buffer zone (resource area).

Mr. Maitland continued the hearing until May 6 at 8:00 PM due to the absence of a DEP file number and the fact that Applicant did not have the required USP certified-mail-receipts confirming notification to abutters.

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Mr. Tidman reported that the project is complete and the site is stable.

Ms. Adachi moved that the Commission issue a Certificate of Compliance, Mr. Froberg 2<sup>nd</sup>; unanimous.

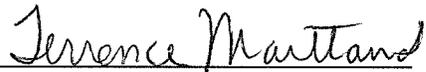
### BUSINESS

The Commission discussed the need to update Open Space & Recreation Plan and will discuss the topic and assignments at the next meeting.

### MINUTES

Mr. Froberg moved that the Commission accept the minutes for February 4 and March 18, 2009, Ms. Ms. Miles 2<sup>nd</sup>; unanimous.

8:45 Meeting adjourned.



Terrence Maitland,  
Chair

TT:ahr  
ahr.concom.minutes.2009.041509