

Southampton Conservation Commission (SCC)
Meeting- January 14, 2013
Southampton Town Hall Meeting Room

Attendees: Chairman Charlie McDonald, Vice-Chairman Matthew Christy (arrived 7:40), Treasurer Arthur Lawrence, Courtney Haff, Randall Kemp (left 8:25), Secretary Marla Hanc

Absent: Robert Barcomb

Public Present: Teague Baker, 220 Brickyard Rd.
Kelly Doherty
Anne Capra, PVPC
Michael Buehler, 88 High St.
Mark Kassis, 19 Fomer Rd.

The meeting was called to order at 7:00 PM.

7:00 Open Time to the Public:

No members of the public spoke at this time.

7:00 Regular Business:

Review Minutes

The minutes from December 10, 2012 were reviewed. A motion was made by Mr. Haff to approve the minutes as written. The motion was seconded by Mr. Lawrence. The motion passed unanimously with five (5) YES votes.

7:05 Treasurer's Report

Mr. Lawrence presented the Treasurer's Report. There will be a shortfall in the CC Expense account as there had been last year. Monies will be temporarily borrowed from the Wetlands Protection account, to be reimbursed when the FY14 funding is provided.

Signatures:

- SCC-FY-13-16 from CC Expenses (#15171.700)
 - Payable to Charlie McDonald, for ink, paper, and postage, \$56.36
 - Payable to Daily Hampshire Gazette for public notices, \$90.12
- SCC-FY-13-17 from Wetlands Protection (#245100.020)
 - Payable to Daily Hampshire Gazette, for public notices, \$29.88 (pay back in FY-14)
 - ESRI Software maintenance contract, \$400.00

7:10 A motion was made by Mr. Kemp to approve the Treasurer's Report. Mr. Haff seconded the motion. The motion passed unanimously with five (5) YES votes.

7:12 A motion was made by Mr. Haff to request from the Treasurer of the Town of Southampton and the Board of Finance a \$760 increase in the SCC budget for FY 14. Ms. Hanc seconded the motion. The motion passed unanimously with five (5) YES votes.

A discussion of the budget shortfall raised the question of the possibility of increasing the fee amounts under the existing bylaw. Mr. Lawrence will continue research on fees received by other Conservation Commissions, and will present the results at the next SCC meeting.

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7:15 Correspondence

Email:

- December 11, 2012 from Mark Reed, Heritage Surveys, Inc. – regarding Truehart, Birchwood Drive, ZBA filing
- December 15, 2012 from Ecological Landscaping Association – regarding Newsletter - December 2012 Edition
- December 17, 2012 from Marion Larson (MISC) – regarding [masswildlife.news] Public Invited to MassWildlife FHQ Groundbreaking
- December 19, 2012 from Celia Riechel (ENV) – KAND grant program updates
- December 21, 2012 from Brian Collins Jr., Springfield Electrical Co., Inc. – regarding Big Y 11 – New Location
- January 1, 2013 from MACC – regarding State Enacts Bill to Repair and Remove Dams and Coastal Infrastructure
- January 2, 2013 from Anne Capra, PVPC – regarding Conservation Funding Workshop – Mr. McDonald and Mr. Haff plan to attend
- January 2, 2013 from Mark Stinson (DEP) – regarding DEP Western Region Circuit Rider News for January 2013
- January 3, 2013 from Eric F. Seaborn, Program Coordinator, DCR Urban and Community Forestry – regarding DCR January 2013 Citizen Forester
- January 3, 2013 from DLS Alert@dor.state.ma.us – regarding City and Town – January 3rd, 2013
- January 4, 2013 from Richard LeBlanc (AGR) – regarding New Net Metering “System of Assurance” to Begin
- January 4, 2013 from Mass Wildlife (FWE) – regarding [masswildlife.news] MassWildlife Advisory--Eagle Count Shifts from Midwinter to Early Spring
- January 7, 2013 from Ecological Landscaping Association – regarding Upcoming Educational Events
- January 8, 2013 from MACC – regarding Annual Environmental Conference, Training Programs & More!
- January 8, 2013 from Richard LeBlanc (AGR) – regarding Urban Farming Conference – February 9
- January 9, 2013 from Mark Stinson (DEP) – regarding Wetlands Course at UMass Amherst
- January 10, 2013 from Anne Capra, PVPC – regarding Southampton Conservation Commission Meeting 1/14/13
- January 11, 2013 from Richard LeBlanc (AGR) – regarding MDAR Farm and Market Extras
- January 14, 2013 from Richard LeBlanc (AGR) – regarding Harvest New England Agricultural Marketing Conference – Sturbridge – February 27 and 28

Hardcopy

- December 5, 2012 from Edward Kontos, Project Manager, Groundwater and Environmental Services, Inc., Revised Phase IV Remedy Implementation Plan for Former Southampton Xtramart
- December, 2012 from MEMA and DCR announcing the opening of the application period for the FEMA Hazard Mitigation Grant Program

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- January 9, 2013 from Southampton Planning Board, Notice of Decision, Erosion and Sediment Control for Construction Activities for property at 20 Old County Rd, David Hardy Contractors
- Winding River Land Conservancy, notice of Winding River's 2013 annual banquet on January 10, 2013
- Winding River Land Conservancy, overview of 2012 projects
- Mass Audubon, request to renew membership
- Mass Audubon, Sanctuary Guide
- Mass Audubon, Program Catalog, Central & Western Massachusetts, January – May 2013
- Mass Audubon, Arcadia Summer 2012 Day Camp Enrollment Information
- Massachusetts Congress of Lake and Pond Associations, Inc. (MA COLAP), Winter 2013 Newsletter
- From Department of Conservation and Recreation, a Forest Cutting Plan, postmarked 12/28/2012, for landowner Richard Lohr, site location Wolcott Road

7:25 LAND Grant Discussion with Anne Capra (PVPC)

Review LAND grant responsibilities

Negotiating Workgroup member April West is developing an offer to be addressed with PVRP.

While the rails to be removed are an asset, the ties are toxic and present a liability. A Baseline Document and Management Agreement must be developed, the state standard contracts must be returned by April 2, and a purchase and sales agreement must be in place before the Commonwealth of Massachusetts will release funds. Ms. Capra, who has brownfields redevelopment experience, will help with assessments. She explained the 3 project phases of the environmental assessment and possible remediation

Phase I All Appropriate Inquiry (allows town to buy contaminated land without liability) prior to acquiring the Greenway with Town funds. Requires Licensed Site Professional who would look for recognizable environmental contamination

Phase II Environmental Site Assessment (soil and groundwater investigation)

Phase III Remedial Cleanup Plan and cost estimate. Funding could come from the EPA for cleanup; cleanup can be part of construction.

A Professional Engineer is needed to review the bridges. Dan Rukakoski, a senior environmental scientist at Tighe and Bond, provided some information.

The SCC must solicit quotes and define responsible bidder. Ms. Capra will create a draft for Phase I.

PVPC Priorities

Ms. Capra provided the following:

From the PVPC document with revision date 9/20/12:

- Priority #1 Manhan Meadows Sanctuary
- Priority #2 Update Southampton Brochure and Map of Conservation Lands
- Priority #3 Create Walking Trails in Southampton Brochure
- Priority #4 Trail Signage
- Priority #5 Boundary Marking Szczypta Farm Conservation Area

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- Priority #6 Forest Stewardship
- Greenway Land Grant – APPLICATION PENDING (If funded, this project will become a priority)

An update on the status of digital parcel data for Southampton from the project Manager at Tighe and Bond who has the contract with MassGIS to do this work:

“Unfortunately, all existing digital data was too difficult to use, except maybe as reference - the shapefile was very poorly aligned, and the CADD files that they use for their tax maps are individual files, all in CADD space. We decided to go back to the paper maps, so we are in the process of georeferencing and digitizing them now. I think we are just going to squeak in at our current due date, and I don't anticipate being able to deliver early, even if we switched dates with Southborough. There's just too much work to do.”

8:15 Mark Kassis, representing Winding River Land Conservancy, said that Winding River potentially could hold the Conservation Restriction for the Greenway property. Since there is the potential that the rail bed land is toxic, there could be new issues for a CR. The purpose of the CR and a baseline document would have to be developed. Funding would be needed for the CR.

8:30 New/Old Business

Form 2: Buffer Zone vs. Resource Area Definition.

Mark Stinson, DEP, brought to the attention of the SCC the definition of a Negative 2 decision on a RDA. A Negative 2 is for when work is proposed in an “area subject to protection under the Act”

Area subject to Protection = resource area

Area subject to Jurisdiction = resource area and/or buffer zone’

8:40 Zoning Board of Appeals Reviews

Copies of hearing notices and decisions from the ZBA were read.

- Decision for Peter Coppez, dated November 19, 2012; solar panels at 22 Line St.
- Public Hearing Notice for Karl M. & Judy A. Kuehner; 168 County Rd.; hearing December 17, 2012 at 7:15 pm
- Public Hearing Notice for 18 Pequot Rd., LLC; hearing December 17, 2012 at 7:45 pm
- Decision for Karl M. & Judy A. Kuehner, dated December 17, 2012
- Public Hearing Notice for Richard L. Truehart, Jr. & Cathy Truehart; hearing January 28, 2013 at 7:35 pm; 9 & 10 Birchwood Dr.

RDAs scheduled

10 College Highway/Big Y, Representative - Brian Collins/Springfield Electrical Co., January 28, 2013

Meetings

The next SCC meetings are planned for January 28, 2013; February 4, 2013, February 18, 2013; March 4, 2013; and March 18, 2013.

8:50 Adjournment

A motion was made by Mr. Christy to close the meeting. The motion was seconded by Mr. Lawrence. The motion passed unanimously with five (5) YES votes.