

**Conway Conservation Commission Minutes**  
**September 9, 2025, 6:00 p.m.**  
**Town Hall, General Purpose Room, 5 Academy Hill Road**

**Present for the Conservation Commission:** Tony Somers, Chair; Louise Beckett, Mary Kay Costello, Jeanne Thomas

**Others Present:** Andrei Agapov, dba AGT Homes, LLC

At 6:07 p.m. Tony convened the meeting.

On a motion from Tony to approve the minutes of August 26, 2025, Jeanne seconded, all said aye and the vote was unanimous in favor.

*Financial*

- Invoices for Reimbursement
- Invoice from *Greenfield Recorder* - See *Unannounced Business*, below
- Fee payments received

*Building Permits/Site Visits/Inquiries*

- Inquiries
- Site Visits - none
- Permits

378 Old Cricket Hill Road, Permit App 39367; Corey Didier, Total Home Co., Inc.  
We will need an RDA for activities within the RFA. If Corey can get an RDA filed we can set up a site visit and try to get him on the next available agenda. The RDA is an electronic form, but he will need to send us a PDF of the form.

They have not filed an NOI nor an RDA, but have made modifications to their plan. Next to a perennial stream so existing garage structure is within the 200' which is being demoed. Need to do a delineation? Yes - they will be within the 200' RFA. Debris will not affect the stream. We will do a site visit.

*Forest Cutting Plans*

None

*Notifications*

None

*Hearings*

6:16 RDA for building a single family home on 0 Shelburne Falls Road. Filed by Andrei Agapov, dba AGT Homes, LLC

Andrea gave an overview - proposing a 4 bed 2/5 bath with walk out basement. Will have to bring up the grade a bit, but pushed it as close as possible to the road away from the 100' buffer. Stayed right on the line with the 50'. Andrei has dragged some logs off from the path. Tony said the site was logged in 2016; whatever was left from logging, they just left on the site. They dropped some within the 100 buffer; mainly where the house is going to be. Tony noted that the state forester contacted him - was out there some years ago to approve their forest cutting plan, and recommended that the ConCom look at it now. Andre called Ward because he was concerned that the flags delineating the wetland had been pulled off. Ruts from driving in by the forest cutting plan folks created pockets of wetness. Skidder was most likely deep into the ground. Tony said that looking at the plan looks like LOD's (Limits of Detection) are going to be outside of the 100' across, so silt fence/straw wattles need to be used. In this area, there should be no grading but Andrei is asking to pull out the stumps. Yard between 50 and 100' will be outside the 100'. Might be incidental between 50 and 100'. Tony said the ConCom will look at it tomorrow during the site visit. Tony questioned whether there is anything required by the forester, as if it's going from forest cutting to residential the ConCom is involved. We should look at if there's a procedure for taking the property out of forest cutting to move it to residential. It was likely cut off of a larger property. Nothing came up when Andrei bought the property in terms of it being either forest or residential.

6:30 RDA for maintenance of the South River Meadow on Shelburne Falls Road. Filed by Janet Chayes.

Tabled pending whether an NOI was done originally. Will take up the RDA next time.

6 years ago, they submitted something, either an NOI or an RDA, and they are asking for an extension. This year, they submitted an RDA, but an NOI is needed to record and approve the maintenance plan. They can do a 3-year extension of the Invasives Management Plan but then need to do a 3-year extension of their plan, so they don't have to come back to the ConCom for approval.

#### *Unannounced Business*

Invoices Received - 09/08/25 - Greenfield Recorder:

08/04/25 - 4447488 - 700 East Guinea Road/Trombley - \$97.64

08/04/25 - 4447603 - 104 Academy Hill Road/McFarland - \$101.01

On a motion from Tony to approve the invoices, Mary Kay seconded, all said aye and the vote was unanimous in favor.

*Next Meeting* - September 23

All interested parties are encouraged to attend. The meeting will be held in person at 6 p.m. in the Town Hall, General Purpose Room, 5 Academy Hill Road.

*Adjourn*

At 6:35 on a motion from Tony to adjourn, Jeanne seconded, all said aye and the vote was unanimous in favor..