

Conway Conservation Commission Minutes
Tuesday, September 23, 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: Mark Stinson, DEP; George Forcier, Benson Hyde, Peter LaBarbera; Jan/Craig Warner, Andrei Agapov, Dusty King, Christine Clark,

At 6:00 p.m. Tony called the meeting to order.

On a motion from Tony to approve the minutes of September 9, 2025, Jeanne seconded, all said aye and the vote was unanimous in favor.

Financial

- Invoices for Reimbursement - None
- Invoice from *Greenfield Recorder* - None
- Fee payments received:
Ward Smith, Pine Hill Road, George Forcier, \$262.50 - NOI
Peter LaBarbera, 378 Old Cricket Hill Road, Corey Didier, \$100.00 - RDA

Building Permits/Site Visits/Inquiries

- Inquiries - None
- Site Visits
September 10, 2025 - Shelburne Falls Road, Andrei Agapov
September 10, 2025 - 1100 Whately Road, Craig/Jan Warner
September 17, 2025 - 378 Old Cricket Hill Road

- Permits - none

Forest Cutting Plans

None

Notifications

None

Hearings

6:10 - George Forcier - NOI - to build a one-family house at 0 Pine Hill Road

George brought updated plans for his project. There are actually two wetlands surrounding the area he wants to develop for the house he plans on building. The original idea falls outside of the buffers. He moved the well to be outside of the wetland. He is now proposing the same location for the house, but will rotate it somewhat so that it will now lie outside the 50' buffer. Ward Smith indicated to George that there would be no negative impact. The farm road/drive just

touches the 100' buffer. Tony said we wouldn't be able to make a determination now because there are issues: the barn needs to be taken down; the building needs to be rotated to lessen the impact on the buffer area. So, the hearing will be continued to the next meeting, to give George time to include dimensions showing the distance between/to the resource areas (wetlands). The Commission needs the final footprint because we will vote on it. Demolishing the barn is considered part of the project, in terms of impact/grading, etc.

6:20 - Corey Didier - RDA - 378 Old Cricket Hill Road; to construct a new building and septic system to add to an existing single family residence

Benson said they're taking down an old structure and building a new house that takes up part of that footprint. Tony noted that all development was within the current lawn. On the question of an intermittent stream, it was noted that it is well short of being an issue as it's outside of the 100' buffer. Peter pointed out that GIS doesn't distinguish an intermittent stream from a perennial stream. When you measure 100' from the BVW, all work is outside of it. The existing driveway is 160' from the stream and though not being used during construction, some vehicles may likely use it as a turnaround. For erosion control Tony recommended straw wattles in the event that trucks may cause some erosion or disturbance. On a motion from Tony to approve the project with a negative determination of 1, Mary Kay seconded, all said aye and all signed the RDA.

6:30 – 0 Whately Road, Hitchcock Realty Trust: RDA to construct a new single-family residence and septic system.

Craig said they're planning to build a 4-bedroom home on the site. Tony noted that though they are already using the logging road, there is no problem because it's not within the resources. The only thing he proposed was putting in culverts crossing the road. The BVW, however, is well outside of the buffer area, but Craig should put in erosion controls when truck traffic occurs. On a motion from Tony to approve the project with a negative determination of 1, Jeanne seconded, all said aye and all signed the RDA.

6:40 – 0 Shelburne Falls Road, Andrei Agapov: RDA to construct a new single-family residence and septic system.

Andrei said all work is outside of the 100' buffer, except the backyard. He will put in a silt fence for erosion. All plans are in order. It was noted that this project was first brought to the Commission's attention by the state forester because of tree clearing. She felt the site was wet. But our site visit showed that Andrei is well outside of the wetland buffer area. Stump removal and re-vegetation will take place. Andrei said that for finish grade, he will loam and plant grass along the 50' buffer and will plant a hedge to delineate the buffer. Tony reminded him that he needs to put in erosion controls outside of the 50' line to designate that as the limit of disturbance. On a motion from Tony to approve the project with a negative determination of 3, Jeanne seconded, all said aye, the vote was unanimous in favor and all signed the RDA.

Other Unannounced Business

We received a Forest Cutting Plan in today's mail. The only area they're logging in is not in the protected area.

Dusty King said he wants to put in a solar system - portable panels that are spiked into the ground, but with no footings. His yard is a jurisdictional wetland, but he wanted to know what he can put in terms of a solar system. Tony said that if there's a regulated stream within 200', it's considered a resource area. There is a 100' buffer. Tony said that there are exceptions for some things in the buffer. Must be 50' away from the BVW. (If the stream, needs to be 200' away). If w/in 200' would need to do an RDA. Resource buffer is 100'. Dusty should submit an RDA and ConCom will do a site visit.

Christine Clark - asked about logging. Tony put her in touch with the State Forester for this region.

Janet Chayes - use of herbicides within a sensitive resource area given that in order to keep the knotweed out of this area would require perpetual herbicide application. Tabled to next Conservation Commission meeting as Janet was not in attendance.

Filing system, 2nd floor, town hall. Jeanne and Louise to establish a revised system, create new labeling, and remove files no longer needed according to the state's Municipal Records Retention Schedule with further guidance from the Conservation Commission chair and members.

Next Meeting: October 14

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.

At 7:08 p.m., on a motion from Tony to adjourn, Mary Kay seconded, all said aye and the vote was unanimous in favor.