

Town of Sheffield  
CONSERVATION COMMISSION  
October 11, 2022  
7:00 PM  
Town Hall – First Floor Meeting Room

Commissioners present: Ted Pitman, Vice Chair  
Anya Rosoff  
Rene Wood  
George Oleen, Alternate; for 94 Maple Ave NOI

Commissioners absent: Don Ward, Chair and Don Roeder

Others Present: See sign in sheet

Vice-Chair Pitman called the meeting to order at 7:00pm.

**1. Continuation of Public Hearing: Notice of Intent application for 854 & 864 South Undermountain Road for Existing and Proposed Riverfront Area Restoration and Related Site Work.** Vice Chair Pitman opened the continuation of the Public Hearing at 7:05pm. **R. Wood made a motion to continue the public hearing until October 24, 2022 at 7pm at the applicant's request. The motion was seconded by A. Rosoff and approved 3-0.**

**2. Public Hearing: Notice of Intent filed by Michael Kantor for property on 94 Maple Avenue for an addition to an existing house, tree removal in the buffer zone, and removal of an existing barn.** Vice Chair Pitman opened the public hearing at 7:08pm, noting that 3 of the commissioners had conducted a site visit earlier in the afternoon. George Oleen, Alternate, had not been on the site visit. Brent White, of White Engineering, presented the NOI application. The site plan was presented, reviewed and Commissioner's questions were answered. The materials replicated what was in each Commissioner's packet. Two issues noted in a letter from DEP dated 9/14/22, were addressed by White Engineering in a letter dated 9/21/22 to the Commission on which MassDEP was copied. The NOI calls for adding a sunroom and a larger barn and removing 12 trees, which will be replaced with 14 tree plantings. No change in the septic system is planned. The end of the 100' of Bordering Vegetated Wetlands drop off a slope and the proposed construction will occur inside the currently maintained lawn area and expand beyond the current barn location. Straw waddles with a silt fence are proposed as erosion and debris controls. Aspects of the plan to handle water runoff and discharge include stone perimeters on the barn and two natural vegetative features to catch and filter water.

Comments were made on the site visit re: Sheffield Demolition Delay General By-Law, which is outside the authority of the Commission. The Commission discussed conditions to be added to the WPA 5 form. No standard conditions on the WPA 5 form were deleted. After special conditions were discussed, **R. Wood made a motion to approve an Order of Conditions for the submitted NOI for 94 Maple Avenue, with the following Special Conditions: 1) After silt fences and straw waddles are installed, owner or agent will notify Town Hall for site visit before any pre-construction/construction begins; 2) No gutters are allowed on any new construction; 3) All trees to be cut will be stumped; 4) The 14 trees to be planted will be Southern Berkshire native species, at a height of 3'-4', and any of these trees that do not survive for a period of two years after planting shall be replaced with similar species and**

height; and 5) After construction and site stabilization, the owner or agent will notify Town Hall for site visit before removal of silt fences and straw waddles. The motion was seconded by G. Oleen and approved 4-0.

**3. Discussion/Possible Action Regarding Enforcement Order for 1448 South Undermountain Road.**

Vice Chair Pitman open this matter for discussion and let the Commission know of the applicant's agent's request for a postponement.

R. Wood made a motion to continue this matter until October 24, 2022 at 7pm at the applicant's agent's request. The motion was seconded by A. Rosoff and approved 3-0.

**4. Public Inquires.**

Linda Shafroff of 248 Water Farm Road and family were present to inquire about their property and what they needed to do re: Conservation Commission, per the Building Inspector's direction and Permit Eyes system. They presented a map of their property; the Commission reviewed their map and checked the larger maps for any indication of items under the Commission's jurisdiction. Commission members found no wetlands, no ACEC, no floodplain, no Priority Habitat, or any other matters in their jurisdiction on their property. The Commission advised that it was their choice as to whether they wished to file a RDA or not; which they decided not to do.

Anthony Raggiri of 249 Boardman Street inquired about the site visit that had been scheduled then cancelled due to no permission being given in writing to come on his property. Given his availability, T. Pitman and R. Wood volunteered to do a site visit on 10/13/22 at 4pm. R. Wood will take the permission form for site visit for his signature. (Note: At that site visit, Mr. Raddiri was advised to file an RDA.)

Peter Mays, who owns a wooded lot between 974 and 876 Berkshire School Road came in to discuss his intentions for the property and provided a map showing wetland boundaries he had marked out. He wants to build a single family house, workshop, and place his well and septic system. All is conceptual at this stage. He is working off of the Mass Marker map. The Commission asked him to delineate the wetlands and, given what he finds, to either come back before the Commission for a possible site visit and further discussion or file the proper application. He is in the ACEC but the exemption for a private home applies.

**5. Discussion re: guidelines for Emergency Certifications.** Deferred to the next meeting.

**6. Discussion/Possible Action Regarding Residents Process for potential filings of Requests for Determination of Applicability and a Notice of Intent.** Deferred to the next meeting.

**7. Approval of Minutes: 9/12/22**

After these minutes were reviewed and corrections pointed out, a motion made by R Wood, seconded by T. Pitman, to accept the minutes of 9/12/22, as amended, was approved by a 3-0 vote.

**8. Commission Member Items**

None.

**9. Adjournment.** R. Wood made a motion to adjourn the meeting, was seconded by A. Rosoff, and approved by a 3-0 vote. The meeting adjourned at 9:15pm.

Respectfully Submitted,



Rene Wood, Commissioner

**Documents reviewed at this meeting:**

- 10/11/22 Meeting Agenda
- 10/26/22 draft minutes
- 10/11/22 sign in sheet
- Oxbow Associates; 2021 Orthophoto Map for 1448 South Undermountain Rd; dated 9/26/22
- Draft letter re: Ligas property at 1448 South Undermountain Rd, dated 9/2/22
- Email from E. Stockman re: clarifications to the 9/2/22 letter, sent 9/26 at 9:09am.
- Notice of Intent for Construction of an addition to a single family house 9/22; prepared by White Engineering for Michael Kantor for property at 94 Maple Avenue.
- Notification of Wetlands Protection Act file number for 94 Maple Ave; email of 9/14/22 to Town Hall
- Letter dated 9/21/22 to Sheffield Conservation Commission from White Engineering; re: MassDEP notification of 9/14/22 re: 2 comments made in that letter. Attached to email of 9/21/22 from S. Boomsma to Town Hall.
- Documents from Peter B. Mays re: property on Berkshire School Road; 2 maps and 1 written page.
- Email string from Don Ward to commission members re: Race Brook Continuance
- Email string from Elisabeth Goodman and Brian Butler to Town Hall re: 1448 S. Undermountain Road
- WPA guidelines for emergency certifications
- Packet consisting of How to determine if your project is subject to the MA WPA and if so, what form you must file with the Sheffield ConCom (building commissioner form to hand out); Determining if your building project is subject to the MA WPA and if yes, the right form to file with the Sheffield ConCom (website); Town of Sheffield ConCom Review of Jurisdiction; What you need to know about wetlands protection in Sheffield; and MassDEP Homeowner activities and the MA WPA.

