

Charlemont Conservation Committee
April 29th, 2024, 7:00 PM
Via conference call and in person, Town Hall
Meeting Minutes

Members Participating: Thorne Palmer, Clay Herbert, Scott Randall

Others Participating: Jim Scalise, Jeff Nielsen, Jen Nielsen, Star Atkeson (secretary)

Thorne called the meeting to order at 7 PM

Appointment: 7 PM Jeff Nielsen of Hinata Retreat LLC / Hinata Retreat Realty, Notice of Intent for a resort development to include small cabin construction with utilities and access roads in the buffer zone, and culvert replacement and utility crossing over an intermittent stream at 133 Warfield Rd.

Jim Scalise went over the project with the commission and identified all the areas of concern for the commission: 2 new stream crossing, one replacement stream crossing, some bank alteration and a larger area of replacement.

The Board went over the details of the project and the proposal with Scalise and drafted special conditions for the Order of Conditions:

A REASONABLE NUMBER OF SIGNS (@10) DENOTING ENVIRONMENTALLY SENSITIVE AREA TO BE PUT IN PROXIMITY TO CABINS AND WALKWAYS. IF THE MEADOW IS NOT USED AS AN AGRICULTURAL RESOURCE (BEING HAYED,) OWNERS SHOULD ALLOW IT TO "RETURN TO NATURE" 35 FEET ON EACH SIDE OF THE HILLSIDE STREAMS. LET THE CONSERVATION COMMISSION KNOW WHEN CONSTRUCTION WILL BEGIN ON THIS PROJECT.

Clay Herbert Motioned to approve the WPA Form 5, Order of Conditions as written. Scott Randall seconded the motion. All in Favor.

Action items:

1. 200 Avery Brook Rd. April site visit on Order of Conditions planting update

The Board did a site visit on April 10 and found that Justin Maynard was in compliance with the Order of Conditions in regards to the plantings. Ward Smith from Wendell Wetland Services was there and was optimistic about the project.

2. 180 8A car removal receipt review

The Board looked at the receipts and were satisfied that Dupree was following through, and was in compliance with, the enforcement order.

3. Paul Fantuccio, Mohawk Park, Emergency Certification request

Dana Johnson and Dennis Annear wrote that the road should be maintained for emergency services access. (Annear's message was verbal as the sent email was never received) The Board stipulated that Fantuccio use clean stone and do no work in the river.

Clay Herbert made a motion to grant The Emergency Certification to Paul Fantuccio for Mohawk map Road repair. Scott Randall seconded the Motion. All in Favor.

Clay Herbert moved to adjourn at 8:18. Scott Randall seconded. All in favor.

Clay Herbert Motioned to reopen the meeting. Scott Randall seconded the motion. All in favor.

4. Review Approve/Minutes from March 14, 2024

Clay Herbert motioned to accept the March 14 minutes as written. Scott Randall seconded the motion. All in favor.

Clay Herbert moved to adjourn at 8:34. Scott Randall seconded. All in favor.

Documents reviewed in meeting:

- Notice of Intent package submitted by Jeff Nielsen, the Nielsen Team, for Hinata Retreat LLC
- Notification of WPA File number from DEP dated April 10, 2024, submitted by Jim Scalise.
- Correspondence dated April 29, 2024, from SK Design to Charlemont Conservation Commission re: File #127-0063 response.
- Minutes March 14, 2024
- Agenda April 29, 2024
- 180 8A Car removal receipts “turned in 4/10/24”
- Emergency Certification for Paul Fantuccio, Mohawk Park