



Town of Chester Conservation Commission Agenda

Monday, May 12th, 2025 | 4:00 P.M. (1600)

Location/Contact

Town of Chester: COA Room at the Town Hall

15 Middlefield Road, Box # 16

Chester, MA 01011-9733

(413) 354-7760 / (386)-506-1343

*Meetings will be held in-person and via Zoom every Second Monday of the Month. Appointments are encouraged but not necessary. All are welcome to attend.

Join Zoom Meeting:

<https://us04web.zoom.us/j/72823036907?pwd=jXRcY9N885lq1jpaz6YSxjJ5KOIYwy.1>

Meeting ID: 728 2303 6907

Passcode: 5q5F7e

Please contact the Conservation Committee/Town Administrator for any questions/concerns.

We appreciate your patience and flexibility.

Agenda

1. Call to Order

- Roll Call
- Approval of Previous Meeting Minutes, if applicable- NONE
- Conflict of Interest Disclosures

2. Reports

- Chairperson's Report

-As of April 10th, 2025, COV for Electronic Signatures has been signed and stamped by Town Clerk. LW will submit to Registry of Deeds, cost will be approx. \$150.00 to submit and record, will need to pay via ConCom funds (\$300.00 as of 4/16/25). Registry of Deeds to send back with Book/Page numbers, then will send to MA DeP.

- on 3/19/2025 ConCom attended a meeting with the Water Commission. Tobias Carter, from Baystate Forestry Service, has been signed on as Chester's Service Forester.

- Informal-Educational Site Visit performed at 31 Skyline Ave, approx. 40 acres, shared between Chester and Huntington. Attendants included Realtor, Gary Guy and Susana Pacensa from Cuoco & Co Real Estate inquiring about conservation and potential sale of property.

- Conservation now has access to Permit Eyes for ConCom interdepartmental permitting approvals within the Town. Discuss current fees, requirements of permitting submissions, etc.

- Forest Cutting and Management Plans will be sent to the Conservation email as of April 2025. L. Wade spoke to Sean Libbey-corrected correspondence email and will continue outreach as needed.

- ConCom is now working collaboratively with Chester DPW on stormwater management practices, ie culverts/damns/roadways, sediment/erosion controls, non-point source pollutions, national pollutant discharge elimination system (NPDES) ect. with driveway permits (temporary/permanent) that will now include ConCom signoff on all permits submitted. This will serve for BMPs in Stormwater Management and Mitigation Practices under Conservation's jurisdiction in 310 CMR 10.00, MGL Chapter 131 SS 40 and within Conservation's jurisdiction(s), IAW with local, State, and Federal Laws, Rules/Regulations. See [MA/EPA MS4 and NPDES details](#).

1. Issuance of a 2-year Permit extension for Prospect Street, WPA 7, Registry of Deed submittal, will need ConCom signatures to continue with OOCs. Molly, Rep from Apex, inquiring to submit project to Registry of Deeds. LW to F/U with her.

2. 66 Crane Ave, submission of RDA, for a stated "second home, 2-bedroom cabin on a concrete slab" to be constructed within buffer zone of a connected intermittent stream to a mapped wetland. Two site visits were conducted, September 2024 and April 2025.

2a. Enforcement Order- "Any person who purchases, inherits or otherwise acquires real estate upon which work has been done in violation of the provisions of [the Wetlands Protection Act] or in violation of any order issued under this section shall forthwith comply with any such order or restore such real estate to its condition prior to any such violation; provided, however, that no action, civil or criminal, shall be brought against such person unless such action is commenced within three years following the recording of the deed or the date of the death by which such real estate was acquired by such person." Per MGL Chapter 131 SS 40.

3. 139 Ingell Road. Review site-visit report and WPA from 2022.

3a. Enforcement Order- put on notice to homeowner's post site visit made by P. Waite and L. Wade on 3/2025 for Contractor Cooper in lack of proper sediment/erosion controls before any construction work was to begin and from soil/land pile made for septic placed next to driveway culvert running downwards into Abbott Brook.

4. 0 Baystate Drive – Emergency Enforcement Order/Cease and Desist- Non-Permitted construction work-clearing/dredging/altering lands in resource area down towards Westfield River's waters edge, in a protected priority habitat. MESA Representative, Melany Cheeseman, and DeP Circuit Rider, Mark Stinson, notified, with pictures.

4a. Contact information incomplete on Property Card- F/U with Assessors Office.

5. 101 Skyline Trail, December 2021- Unpermitted bridge installation. Previously, property owners inquired to BoH for septic system installation, ConCom denied d/t violation- lack of proper permitting and under MGL Chpt 131 SS 40. Will f/u with Property Owners, DeP aware.

6. 601 East River Road, February 2024, - Unpermitted bridge installation. Property owners' inquiry build subdivision on approx. 25 acres from the 105 acres purchased. Pictures are included. DeP aware.

7. RDA submission from CSX Transportation, April 2025- To obtain confirmation of the boundaries of wetland resources area within CSX railroad right-of-way in Chester as part of the railroad's five-year Vegetation Management Plan effective 2025-2029.

7. Staff Reports- 55+ subdivision – no known information regarding this has come to ConCom attention although has been discussed in various other committees. ConCom attempted to sit in meeting with The Planning Board in March 2025 for further information. Discussion in Planning Board already discussed before knocking on locked door.

8. BoS meeting held on May 4th, 2025 - Brookside Lodge at 11 Johnson Hill Road, made appeal to Planning Board. Via Zoom, L. Wade requested property owners will need permit(s) submission and approval from Conservation before any construction begins. BOS J. Baldasaro confirmed with Chris

3. Revolving Business

1. Treasurer's Report- ConCom's mailbox is #16 at the Town Hall that is also shared with the Board of Health. L. Wade met with Town Admin and Admin Secretary-both will ensure communications for mail going forward in a timely manner. L. Wade will be monitoring the mailbox more frequently-will orient P. Waite as well. Changes were made to ConCom Town webpage to indicate mailbox number as well as future correspondence documents.

2. Review/Ongoing, 310 CMR 10.00, MGL 131 SS 40:

2a. Discussion of structure/governance/communication of committee, retention efforts, education.

2b. At this time, the designated time will be every second Monday of the month from 4 P.M. to 7 P.M. in the COA Room, basement floor. Schedule arranged with Keirsten COA Director. Key to COA office, per TA-one copy in his office and will be available upon request if needed, otherwise Keirsten will ensure door remains unlocked. A suggestion was made to BoS JB for key or change of lock r/t incident on April 14th, 2025, of "lost key from last committee use and unknown location of spare key in TA office"-per Keirsten. Possibility of a combination lock to be installed. -Room was discussed in person with BoH/Planning Board, E. Mazza on 3/2025. Agreement made to share room. There has been no further mention/discussion for a ConCom key, however a spare is in TA Office-per the TA) ensuring convenience and utility of use for office for ConCom.

- Status update on grant applications, if applicable. -NONE

- Discussion of existing conservation areas/areas of concern, septic(s)/well(s), inter-collaboration(s) notated.
- DPW and ConCom- Stormwater Mgt (MS4) Permitting and Program Development- In progress
- Johnson Hill Rd-needs additional RDA/NOI for road work, guard rails, repaving- Attach to blanket NOI- In progress.

4. New/Upcoming Business

- Introduction of new/ongoing conservation initiatives
 1. Farmland of Local Importance Designation- Agri Commission discussion with Pete Westover on May 7th, 2025.
 2. Community Outreach/Education- there are office hours open every second Monday of the month.
 3. ConCom will begin to review feasibility and development of a Tree Ordinance.

5. Special Presentations/News

- Hazard Mitigation Plan- still in draft, awaiting approval from MEMA.
- WM DeP Circuit Rider News – NONE at this time.
- DER/DCR/Mass Rivers Dam Busters- May 1st in Middlefield, Field Site Visit Learning

6. Public Comment Period

- Open floor for public members to speak, 3-5 minutes per speaker allotted for time, space. Further F/U please contact Conservation via email or by phone.

7. Adjournment

- Schedule for the next meeting
- Meeting closure

Please note that the agenda items are subject to change. For any inquiries or further information, please contact the Town of Chester Conservation Commission and/or Town Administration Office.

We look forward to your comments and participation.

Approved Agenda/Meeting Minutes for the Town of Chester Conservation Commission on
(date/time)_____.

Chair: _____ (print)/_____ (signature)/_____.

Vice Chair: _____ (print)/_____ (signature)/_____.

Member: _____ (print)/_____ (signature)/_____.