



CITY OF EASTHAMPTON
Conservation Commission
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Meeting Minutes (1/26/2026)

This meeting of the Easthampton Conservation Commission was conducted via remote participation online. Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the City of Easthampton website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting. Should an interruption occur in which the online meeting ends abruptly, online meetings will not be restarted, and all agenda items will be automatically continued to the next scheduled meeting.

Commissioners: Julie Busa, Chair
Dan Buttrick
Jay Ryan,
Deborah August
Hal Weeks
Sarah Carr
Heather Lohr

Agent: Eva Gerstle

Public: None

1. Confirm Recording

2. Call to Order² 6:03

3. Public Concerns (Non-Agenda Items)

4. Public Hearings / Meetings³

- a. Request for a Determination of Applicability for 20 & 30 Ballard Street (114-1-2, 113-1-3) for confirmation of the wetland boundary.

Agent Gerstle reported that R.Levesque Associates submitted a new plan but that the delineation is now under snow pack and has requested a continuance to the next meeting, February 9th. Commissioner Ryan motioned to continue this item to February 9th, Commissioner Lohr seconded the motion. Dan Buttrick (AYE) Jay Ryan (AYE), Deborah August (AYE) Hal Weeks (AYE) Sarah Carr (AYE) Heather Lohr (AYE)

5. Requests for Certificates of Compliance

6. Enforcement Actions

- a. J. Gawle. 37 South Street (EO-2013-001).
b. G & F. Fiordalice, 476 East Street, Map: 158, Lot: 9. (EO-2022-002)
c. F. DeMarinis, 93 Northampton Street Rear, Map: 128, Lot: 113. (EO-2022-003)
d. J. Gawle & Signal Energy, 50 Florence Road, Map 115, Lot 2 & 5 (EO-2025-001)

7. Open Space Updates

- a. Echodale West Orchard Area Invasive Management
b. Boruchowski Parcel
i. Natural Heritage Filing Discussion

Agent Gerstle reported that the Commission expects the first response from Natural Heritage by February 19th regarding the completeness of the application, and Agent Gerstle mentioned that the wetland delineation and corresponding Notice of Intent (NOI) will need to wait for a thaw.

Agent Gerstle also announced that Kalai Ellis from Smith College offered to conduct an RTK GPS survey of the trail system at the parcel and that will be happening in the next several months.

- c. Other Open Space parcels
- 8. Compliance Updates – Active Projects / Open Permits
 - a. Pleasant Street Mills, various locations (MassDEP File #151-273). Infrastructure improvements. (Map:, Lot: Various Locations). Exp. 11/22/2028.
 - b. Lathrop Community of Easthampton / 100 Bassett Brook Drive (MassDEP File #151-283). Invasive Plant Management. (Map: 104, Lot: 2). Exp. 06/26/2028.
 - c. City of Easthampton / Nashawannuck Pond (MassDEP File #151-288). Aquatic Vegetation Management via herbicide/algaecide. (Map: 151, Lot: 166). Exp. 2/27/2029.
 - d. One Industrial Lofts, LLC / 1 Ferry Street – Tract 1 (MassDEP File #151-0298). Ferry Street Mill Redevelopment Project. (Map: 135/131, Lot: 2/1). Exp. 12/11/2026.
 - e. One Industrial Lofts, LLC / 1 Ferry Street – Tract 2 (MassDEP File #151-0324). Ferry Street Mill Redevelopment Project. (Map: 135, Lot: 2). Exp. 9/18/2028.
 - f. R. Levesque Associates, Inc., 69 and 73 Loudville Road (MassDEP File #151-0309) for new 18-unit housing development. (Map: 140/139, Lot: 28, 29/11). Exp. 9/19/2028.
 - g. W. Chicoine property, 108 Oliver Street (MassDEP File #151-0311) for new single-family home with one crossing. (Map: 125, Lot: 30). Exp. 12/20/2028.
 - h. City of Easthampton, DPW (MassDEP File #151-0307) for routine maintenance activities. (Map:, Lot: City Wide). Exp. 2/27/2029.
 - i. Beacon Solar, LLC, 50 Florence Road (MassDEP File # 151-314) for the large-scale solar project. (Map: 115, Lots: 2 and 5). Exp. 6/17/2027.
 - j. Moove In Storage, Main Street Rear (9 Coleman Road, Southampton) (MassDEP File #151-0319) for expansion of self-storage facility. (Map: 164, Lot: 8) Exp. 5/16/2027.
 - k. Haas Home Products, LLC, 65 Lovefield Street (MassDEP File # 151-0325) for single-family home redevelopment. (Map: 130, Lot: 14) Exp. 9/14/2028.
 - l. Tasty Top Development, LLC, 93, 95, & 97 Northampton Street (MassDEP File #: 151-0322) for mixed-use development. (Map: 128, Lot: 112, 113, & 114) Exp. 1/23/2029
 - m. Dodge Residence, 120 East Street (MassDEP File #: 151-0328) for pond/stream restoration. (Map: 111, Lot: 41) Exp. 5/9/2029
 - n. City of Easthampton DPW, Emerald Place (Entire ROW) (MassDEP File #: 151-0329) for stormwater/pedestrian infrastructure improvements. (Map: ROW & 135, Lot: ROW & 242) Exp. 6/27/2029
 - o. Our Lady of the Valley, 109 Everett Street (Stormwater Permit Only) for cemetery expansion. (Map: 146, Lot: 1) Exp. 6/27/2027
 - p. Williston Northampton School, 40-50 Park Street (MassDEP File #: 151-0331) for Pond restoration and herbicide treatments. (Map:144, Lot:10) Exp. 3/03/2028
 - q. Easthampton Parks and Recreation, Nashawannuck Pond (Mass DEP File #151-0332) for retaining wall construction (Map:157 Lot 83)
 - r. New City Infrastructure Improvements (Stormwater Permit Only) for parks and road work. Exp 7/17/2028
 - s. Mass Audubon, Arcadia,(MassDEP File # 151-0335) ecological restoration invasive plant removal (Map 107-1&2, 112-5). Exp 8/12/2028
 - t. Norwich Properties, LLC (MassDEP File # 151-0334) for a new housing development at 35 Pleasant Street (Map: 136 Lot: 1) Exp. 9/17/2028

Agent Gerstle shared photos and observations from a recent site visit to 35 Pleasant Street, noting the rapid progress of the development and confirming that the silt fence along the river appeared to be generally in order under the snow. Agent Gerstle reported notifying Norwich Properties and Kevin Perrier about debris that had fallen onto the silt fence in one location, which they agreed to address. Commissioner Buttrick inquired about the gully, and Agent Gerstle clarified that addressing the gully is scheduled for phase four of the project, as the area is currently being used for storm water management. Chair Busa asked Agent Gerstle to inquire with the applicant about their plan to ensure the stockpile remains stable per the order of conditions

- u. MassDOT, Route 5, (MassDEP File #151-0333) for shared use path and additional parking construction Exp. 10/6/2028
- v. The Community Builders, Inc, 385 Main Street (MassDEP File# 151-0330) for a new housing development (Map: 154, Lot: 32-1). Exp 10/23/2028
- w. RDA/DOA Project Updates:
 - i. Hartnett Manhan Memorial Forest

9. General Business

a. Meeting Minutes: 1-12-2025

Commissioner Weeks motioned to approve the minutes, Commissioner Lohr seconded the motion. Dan Buttrick (AYE) Jay Ryan (AYE), Deborah August (AYE) Hal Weeks (AYE) Sarah Carr (AYE) Heather Lohr (AYE)

b. Wetlands Ordinance Discussion

c. Nashawannuck Pond Winter Use Regulations

Agent Gerstle shared that there may be regulations for the Commission to review soon.

d. MACC Spring Conference Feb 28 attendance?

Agent Gerstle encouraged the Commissioners to let her know if they would like to attend the MACC conference.

e. Preservation Plan Annual Meeting! March 19th 2026!

Agent Gerstle advertised the Preservation Plan annual meeting.

10. Motion to Adjourn

Commissioner Buttrick motioned to adjourn the meeting, Commissioner Ryan seconded the meeting. Dan Buttrick (AYE) Jay Ryan (AYE), Deborah August (AYE) Hal Weeks (AYE) Sarah Carr (AYE) Heather Lohr (AYE)

6:22pm