



**CITY OF EASTHAMPTON**  
**Conservation Commission**  
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### **Meeting Minutes (1/12/2026)**

This meeting of the Easthampton Conservation Commission was conducted in-person and 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, both the in-person and 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 Order<sup>2</sup> **6:00**
3. Public Concerns (Non-Agenda Items)
4. Public Hearings / Meetings<sup>3</sup>
  - a. Request for a Determination of Applicability for 20 & 30 Ballard Street (114-1-2, 113-1-3) for confirmation of the wetland boundary.

Cole Modestow of R. Levesque Associates, representing Mr. Gartska, noted that a site visit was conducted the previous week, and both Ryan Nelson and Agent Gerstle agreed that some of the wetland flaggings needed revision. Ryan Nelson, the wetland scientist from their office, was scheduled to adjust the flags the following day after the snow cleared. A summary of the site visit confirmed that the flagging needed to be confirmed once the snow was not visible, allowing for more thorough soil samples. A request was made to Ryan for the wetland data form, specifically the soil section, because the site is mowed and altered, the soil forms will be key for the delineation. The Commissioners agreed that the required information, including the soil forms, might necessitate waiting until closer to spring for warmer weather to get accurate information. Cole Modestow requested to table the RDA item.

**Commissioner Ryan motioned to continue this item to the January 26th meeting. Commissioner Weeks seconded the motion. The motion was approved unanimously.**

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

The Commission received an invoice from LSI for one round of invasive management treatment and a question about continuing the contract. The recommendation was to end the contract, with Commissioner Ryan planning to do a winter mow when conditions were right. The Commission planned to conduct a site visit in early spring to evaluate the invasives' extent and determine if a new contractor was needed.

- b. Boruchowski Parcel

- i. Natural Heritage Filing Discussion

The Commission reviewed the prepared Natural Heritage application for the B- Parcel, which was structured as a three-phase project.

Phase zero is the permitting and public engagement phase. Phase one includes the installation of two bog bridges over intermittent streams, repair work on the Broadbrook Bridge, and closure of the red trails with signage.

Phase two involves an uphill climbing trail machine build, creation of a full trail map, and additional signage.

Phase three focuses on clearing down trees from microburst damage and digging water bars on existing trails for drainage. The map used in the application included proposed trails based on aggregated user feedback and cross-referenced with Trail Forks.

The Commission decided to proceed with the application map to avoid further delays in the slow permitting process with Natural Heritage. The closure of a trail leading to the water department was supported as it would leave that section of habitat unfragmented. Pasqualina Azzarello raised concerns about infrastructure, specifically parking and signage, if the trail development increases usage. The Commission agreed that the location-specific parking issue could likely be addressed relatively easily with striping or signage about proximity, which could be pursued immediately. Ross Krause thanked everyone for their work on the trails as a "longtime and regular trail user".

Agent Gerstle noted that the existing and proposed conditions for the trail project are covered by the red and blue lines on their map. She confirmed they have the assessor's map and all registry deeds dating back to the 1940s to prove ownership. The discussion also covered various photographs needed to represent the site, including erosion, bridge needs, and the proposed climbing trail area. Agent Gerstle requested Scott Smith to provide a detail, potentially a schematic or marked-up photo, showing the standard trail cross-section and features like a water bar, to demonstrate what an improved machine-built trail would look like.

The Commission deliberated whether to submit a Request for Determination of Applicability (RDA) or a Notice of Intent (NOI) for the bog bridges, especially considering one stream crossing might require a more substantial structure. The Commission instructed Agent Gerstle to submit the NHESP application and then work on the NOI concurrently, as the NHESP process will take some time.

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, Southamton) (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
  - 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  
Jeff Squire from Berkshire Design Group updated the Commission on a small adjustment made to the 385 Main Street project plans to accommodate emergency access. The modification involved flipping the location of a maintenance building to allow access on the south side and adding a short stub on the north side using reinforced turf. Commissioner Buttrick motioned to approve this as a minor modification. Commissioner Ryan seconded the motion. The motion passed unanimously.

w. RDA/DOA Project Updates:  
i. Hartnett Manhan Memorial Forest

9. General Business

a. Meeting Minutes: 12-08-2025

Commissioner Ryan motioned to approve the minutes, Commissioner Carr seconded the motion. The motion passed unanimously.

b. Wetlands Ordinance Discussion

The draft is now ready to be sent to the city solicitor for review.

c. Nashawannuck Pond Fishing Platform, type of filing

Nashawannuck Pond Steering Committee is seeking guidance on the appropriate filing (RDA or NOI) for rebuilding the currently closed fishing platform. The plan involves replacing old pilings with new ones in the same location, which raised a question because the new flood maps place the area within the flood plain. The consensus was that if the new structure is the same size, it would not increase displacement in the floodplain, but Paul Davis, who is working on the project, was instructed to investigate the platform's elevation relative to the 100-year flood plain.

d. 232 Park Street Post-COC invasives report

Agent Gerstle shared the successful permit compliance documents from the 232 solar array project as a "gold standard," specifically noting the annual submission of survey results, invasive species analysis, and treatment maintenance logs.

A need for additional planting on a sloped, mostly bare area near the Nashawannuck Pond Promenade was discussed to secure the soil and prevent erosion. Chair Busa suggested organizing a volunteer effort in the spring to plant hardy, native shrubs like Sweet Fern, which holds the surface in place and does not grow too tall.

Agent Gerstle and the Commission celebrated Commissioner Jay's 15th anniversary of joining the Commission!

10. Motion to Adjourn

Commissioner Carr motioned to adjourn the meeting. Commissioner Lohr seconded the motion.

The motion passed unanimously.

**7:52pm.**