

Approved as amended 3-27-24

Plainfield Conservation Commission
Minutes of Meeting Held February 28, 2024

Meeting was held in Town Hall. Commissioners present: Erik Burcroff, Judy Ferber, Jack Nelson, Alice Schertle, Judith Williams (chair). Also present: Emily Stockman, Stockman Associates LLC; Yonatan and Jessica Katzelnik; Greg Miller; Judith Hanson.

Call to Order, Judith Williams, 6:38 p.m.

RDA, 0 Lower Liberty St.

Judy W. and Jack, with Emily Stockman, did a site visit to the property last fall.

Emily Stockman presented the RDA for applicants Kiva Singh and Joshua Nordin of Los Angeles. Proposed work involves the construction of a three-bedroom house and a one-bedroom studio on an 18.9-acre parcel. Emily showed maps and described the property which includes several jurisdictional areas including Mill Brook. Work will take place outside jurisdictional areas except for approximately 7,000 sq. ft. of BVM buffer zone where a section of 12 ft. gravel driveway will be constructed. A culvert, retaining wall, and riprap swale will be constructed and erosion controls installed to protect resource areas. Work areas will be seeded and stabilized.

Driveway construction will be in two stages: construction and stabilization, then installation of the culvert at the bottom of the drive to avoid an erosion problem. Emily acknowledged that the Conservation Commission will visit the property during the construction period.

Jack expressed concern about the impact on species habitat in an area with extensive priority habitat. Emily will convey these concerns to her clients. She said that the property owners want to limit adverse effects on wildlife as much as possible, are working with NHESP, and they anticipate developing a species protection plan.

Judith W. moved, and Judy F. seconded that the Conservation Commission issue a Negative Determination under #3: The work described is within the Buffer Zone but will not alter an area subject to protection under the Act. Therefore said work does not require filing of a Notice of Intent. Vote was unanimous in favor.

Jack moved, and Judy F. seconded that the Conservation Commission issue a Positive Determination under #2a: The boundary delineations of the following resource areas described on the referenced plans are confirmed as accurate. Therefore, the resource boundaries confirmed in this Determination are binding as to all decisions rendered pursuant to the Wetlands protection Act and its regulations regarding such boundaries for as long as this Determination is valid. Vote was unanimous in favor.

The Determination was signed by all Commissioners present.

Continuation of RDA, 50 Campbell Road

Erik, Jack, and Judith W., with Campbell Road property owners Yonatan and Jessica Katzelnik and Plainfield resident Judith Hanson, did a site visit to the property on 2-24-24. The stream was located and determined to be more than 200 feet from the limit of work. Work area is non-jurisdictional. Alice moved, Erik seconded that the Commission issue a Negative Determination under #4: The work described in the request is not within an area subject to protection under the

Act (including Buffer Zone). Therefore, said work does not require filing of a Notice of Intent unless and until said work alters an area subject to protection under the Act.

Vote was unanimous in favor. The Determination was signed by all Commissioners present.

Discussion with Greg Miller Judith thanked Greg Miller, owner/resident of 7 Bow Street for offering to come to a Conservation Committee meeting. Greg expressed his belief that he is not obligated to comply with laws and regulations. He said he and his family have improved the property by removing trash and planting a garden and feels he is free to reside there in violation of building, health, and wetland regulations. Commissioners pointed out that all residents must comply with the same laws and regulations and that exceptions cannot be made for certain individuals. Greg maintained that he does not recognize the authority of municipal or state agencies and does not feel bound by their requirements. The Conservation Commission's Enforcement Order has been served on the Millers. The court has ordered the Millers to comply with building, health and wetland laws, or be fined and/or evicted.

Continuation of ANRAD for 29 Union submitted by Beals and Thomas.

At the January meeting the Commission asked for a peer review of the ANRAD submitted by Beals and Thomas for Nexamp. Judith W. reported that she signed an agreement with Levesque Associates, Inc. of Westfield, MA to do the peer review. Beals and Thomas have submitted a check for \$3,960 to pay Levesque for the review.

NOI to convert forest land, parcel 3, 15 acres, East Main, to residential use.

An Noi was submitted to the Select Board and other Plainfield committees by Richard Evans, attorney representing Michael Chudy and Kathi DiMicely of North Carolina. Jack said the Select Board voted not to exercise the Town's right of first refusal on the property, which is currently in Chapter 61.

The next meeting of the Conservation Commission will take place in Town Hall at 6:30 p.m. on 3-27-24.

Adjourned 8:30 p.m.

Respectfully submitted,

Alice Schertle