



## ***TOWN OF DEERFIELD***

*Conservation Commission*  
8 Conway Street  
South Deerfield, MA 01373

### **Deerfield Conservation Commission – Meeting Minutes** ***January 22, 2026***

**Members Present:** Peter Law, Sean Libbey, Kate Devlin

**Members Absent:** Darren Desmarais, Ben Byrne,

**Town Staff Present:** Amy Hahn, Land Use Coordinator; Tim Eve-Cowles, Conservation Agent

**Others attending:** Carlos Nieto, Chris Chamberlain, George Miller

**Call to Order:** The meeting was called to order at 6:02 PM, virtually via Zoom and in person at Town Hall

**Minutes:** The minutes of the 12/18/2025 meeting were reviewed. Kate Devlin made a motion to accept the minutes from 12/18/2025 as written, Sean Libbey seconded: The motion passed 3:0:0

#### **New Business:**

- **RCOC 281 Greenfield Road, NOI 142-0123 (Magic Wings) –**
  - NOI started in 1999 and was never issued a certificate of compliance. Peter Law and Tim Eve-Cowles conducted a site visit on 1/9/2026. The NOI had standard DEP conditions set and the Conservation Commission did not add any special conditions. The project involved the creation of a detention basin and plantings to absorb runoff from the parking lot. It is a healthy area with a lot of vegetative growth. The detention basin looks good and looked to meet the criteria of the initial NOI. George Miller is resolving any outstanding issues with the property in preparation for the sale of the business.
  - Sean Libbey made a motion to recommend approval of the request Certificate of Compliance **RCOC 281 Greenfield Road, NOI 142-0123**. Kate Devlin seconded. 3:0:0.
- **NOI 113 North Main Street:** Pursuant to the Wetlands Protection Act MGL Chapter 131, Section 40, the Deerfield Conservation Commission will hold a public hearing on January 22, 2026 at 6 pm to consider a Notice of Intent filed by Frontier Regional School District, for repaving the parking lot on property at 113 North Main Street, identified in the Assessors records as Map 158 Lots 17 & 18. Copies of the Notice of Intent documents are on file for public review at the Municipal Offices during office hours and on the town's website at [www.deerfieldma.us](http://www.deerfieldma.us) in the calendar event.
  - **DEP 142-0256.** Peter Law and Tim Eve-Cowles conducted a site visit on 1/9/2026. This project is for the repaving of school parking lots (north and south of the building) leaving the base material in place. Work will happen within 200 feet of a resource area and some parts boarding land subject to flooding. The plan is to retain the same footprint and reconfigure the flow of the parking lot to

increase the number of spaces available. The plans also include the installation of a new stormwater treatment chamber to treat storm water from the south parking lot and the addition of new native planting area. Noted that the typo on the numbering of the flags has been fixed and the FEMA flood lines were verified on the newer maps as suggested during the site visit.

- Suggestions from the Conservation Commission include the use of trackpads to capture small particles from trucks entering and exiting the lot and making sure that the garden south of the lot is planted with water tolerant species (sweet fern, dogwood, viburnum) as that spot floods frequently. There was also discussion of the form which doesn't give a "check box" for certain situations for stormwater which are described in the narrative, but not the NOI. An additional request was to clean out the existing culvert when excavation is in process from the stormwater treatment separator to the discharge point and to add a scour pad to help collect sediment and slow the flow of water. Also discussed was the continued maintenance and annual maintenance reports due by 12/31 every year.
- Sean Libbey made a motion to continue the hearing for NOI 113 North Main Street for the repaving the parking lots at Frontier until 2/12/2026, a special scheduled meeting, at 6 pm in main conference room of the town hall. Kate Seconded. Motion to continue the hearing passed: 3:0:0

#### **Old Business:**

- **NOI 21 Pleasant Street:** Review of plans submitted 12/19 for approval as per OOC, the conservation commission will revisit this on 2/12/2026

#### **Other Business:**

- SunnyDayz Stormwater & WRA reports and silt fence plan
  - Replication area is looking good, need wait until spring for 2<sup>nd</sup> growing season to sign off
  - Erosion control question, good report, will need to schedule another site review in the spring to see growth, last year in the summer there was excellent growth of the planted area.
- Eaglebrook Whipple Pond Management Report 2025
  - Have a lot of growth in pond that they take care of
- OSC Conservation Fund Agreement
  - Establishment of Deerfield Conservation Fund needs to be on the warrant for the Town meeting on 5/11/2026
- Letter of support for OSC grant proposal
  - 1.7 mile walking loop – Birchwood reservation up to Pocumtuck road reviewed draft letter. Sean Libbey make motion to approve draft letter for the Mt. Sugarloaf Reservation Trails, Kate Devlin seconded. Draft letter was approved: 3:0:0
- Letter to Select Board RE School Bus Dwelling, across from 341 Lower Road
  - Came from health and building inspector. Tim Eve-Cowles joined a number of inspectors (building inspector, health inspector, wiring and fire inspectors) on a site visit on 1/14/2026
  - Number of issues on the site. With regard to the Conservation Commission specifically, it is a dwelling located in flood plain. Inhabitants are taking water

from brook via a pump, discharge of waste materials into area. There is also a generator, gasoline and propane tanks stored on site.

- The Selectboard has moved ahead with a condemnation order and will move to next level of the court system.

### **General Discussion**

#### **Site Visits Completed:**

1/9/2026 – Peter Law and Darren Desmarais visited Frontier High School Parking Lot and Magic wings

1/12/2026 – Tim Eve-Cowles visited School bus dwelling on Lower Road

**Public Comment (2-3 minutes/person):** none

**Mail:** none

**Items Unanticipated 48 hours prior to posting:** none

**Upcoming Meetings:** 2/12/2026 at 6 pm zoom and in person at Town Hall

**Adjourn:** Sean Libbey made a motion to adjourn at 7:29 PM. Kate seconded. Vote to approve motion 3:0:0.

Respectfully submitted, Kate Devlin, Conservation Commission

All Materials and Documents discussed during this meeting are publicly available on the Town of Deerfield's website (excepting those in draft form). The link to the Conservation Commission page is: [www.deerfieldma.us/243/Conservation-Commission](http://www.deerfieldma.us/243/Conservation-Commission).