



William F. Martin  
Mayor

City known as the Town of  
**GREENFIELD, MASSACHUSETTS**

**CONSERVATION COMMISSION**

Town Hall • 14 Court Square • Greenfield, MA 01301  
Phone 413-772-1548 ext 3 • Fax 413-772-1309  
Conservation@greenfield-ma.gov • www.greenfield-ma.gov

*Members:*  
Griffin, John (2019)  
LaForme, Erika (2019)  
Lindsay, Rachel (2017)  
Miller, Gail (2017)  
Mosher, Timothy (2018)

**GREENFIELD CONSERVATION COMMISSION**

**Minutes of Tuesday, April 25, 2017**

**7:00 p.m. Greenfield Department of Planning and Development  
114 Main Street**

The meeting was called to order by Chair, Timothy Mosher at 7:00 p.m. with the following members:

**PRESENT:** Timothy Mosher, Chair  
Gail Miller  
Erika LaForme  
Rachel Lindsay  
John Griffin

**ALSO PRESENT:** Carole Collins, Director of the Greenfield Energy & Sustainability Dept.  
Paul Curran, BQ Energy LLC  
William Jordan, Jordan Energy  
Charlie Fiechter, Greenleaf-TNX  
Seth McCabe, Greenfield Glass Co.  
Steve McCabe, Greenfield Glass Co.  
Jessica B. Roberts, Tighe & Bond  
Briony Angus, Tighe & Bond  
Emily Mann  
Maureen Pollock, Assistant Planner & Conservation Agent

Approval of Minutes:

Approval of Meeting Minutes from March 28, 2017

**MOTION:** Moved by Griffin, seconded by Miller, no further discussion and voted 4-0-1 (Miller abstained) to accept the minutes from March 28, 2017.

Approval of Meeting Minutes from April 11, 2017

**MOTION:** Moved by Lindsay, seconded by LaForme, no further discussion and voted 4-0-1 (Griffin abstained) to accept the minutes from April 11, 2017.

**Approval of Remote Participation:**

**MOTION:** Moved by Griffin, seconded by Miller, and voted 5-0 to allow remote participation for applicants, including Charlie Fiechter and William Jordan and other attendees.



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Public Meetings/Hearings:

- **7:00 p.m. NOI – Charlie Fiechter/GTR Greenfield Millbrook Solar LLC, - 195 Mill Brook Road (Assessor’s Map R11, Lot 84):** Notice of Intent submitted by Charlie Fiechter/GTR Greenfield Millbrook Solar LLC, for property located at 195 Mill Brook Road (Assessor’s Map R11, Lot 84), for the installation of a 4,320 panel 1.468 MW ground-mounted solar photovoltaic system at this location.

The Applicants, including Carole Collins, Paul Curran, William Jordan, and Charlie Fiechter were present to explain the project.

Carole Collins, Paul Curran, Mayor William Martin, Tim Mosher, Gail Miller, Erika LaForme, Rachel Lindsay, John Griffin, and Maureen Pollock conducted a site visit of the project area on April 25, 2017.

The Commission approved an Abbreviated Notice of Resource Area Delineation (ANRAD) to the Greenfield Department of Public Works in 2011 (DEP # 168-0282) for the wetlands present at this location. The ANRAD is valid until October 2018. No wetland flags were present during the site walk.

Curran stated his company did the town solar project at the transfer station. Stated this project would be a 4,320 panel 1.468 MW ground-mounted solar at the town’s wellfield site. Stated there is perennial stream to the northeast of the project area on the other side of the train tracks; with a stream and wetlands to the west, south, and southeast of the project area. The solar panels will be installed on land currently not utilized

Stated the solar modules are sealed silicon modules, which do not release chemicals or emissions of any kind. There will be no chemical stored on site. Stated the solar modules would be installed with pile drilled with steel posts. Stated there would no cement foundations. Stated there would be no toilets. Stated the modules would not be visible from the road, and would not cause any noise issues. Stated trees would be need to be removed for the project. Stated the DPW have no problem with the tree removal, and cited that the trees are in poor health.

Mosher closed the public hearing at 7:19pm

Mosher stated a complete scope of work was not submitted to the Commission.

Pollock stated this project would qualify as a Riverfront Redevelopment Project and restoration 1:1 and/or mitigation 2:1 would be required. Curran responded the project applicants cannot afford providing mitigation and/or restoration. Pollock stated both MassDEP and the Commission will require that the Applicant meet the requirements under a Riverfront



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Redevelopment per 310 CMR 10.58 (5). Pollock stated MassDEP is still reviewing this project and not ready to formally release any comments or the DEP file number.

Mosher stated he would like the applicants to provide a section elevation of the solar modules a full plan set of construction documents, including construction details for the proposed project.

Griffin stated a numerous things would left off in the submission. Stated would like the applicants to re-fresh the approved wetlands flags. Stated he is interested to hear MassDEP comments. Stated he would like to know how many trees are to be removed and what species are they. Stated he would like the trees to be removed to be shown in the site plan and in a written tree inventory. Stated he would like to see a more completed scope of work submitted to the Commission. Stated he would like to see the sedimentation and erosion control barrier shown in the site plan and described in the written scope of work.

Curran requested to continue the public hearing until the May 9<sup>th</sup> Commission meeting.

**MOTION: Moved by Griffin, seconded by LaForme, and voted 5-0 to continue the public hearing until May 9, 2017.**

- **7:15p.m. NOI – Greenfield Glass Co., - 52 River Street (Assessor’s Map 32, Lot 2B):** Notice of Intent submitted by Greenfield Glass Co, for property located at 52 River Street (Assessor’s Map 32, Lot 2B), for construction of a 40’x60’ warehouse at this location.

The applicant, Seth McCabe was present to explain the project. Stated he wants to build a 40’x 60’ warehouse/workspace steel building at this location. The proposed building will be constructed on a concrete slab. The proposed building site is on level ground and without a slope. There will be a silt fence and straw bale or wattle at the limit-of-work, as shown on the submitted site plan. The existing catch basin in the parking lot will be protected during construction by installing a commercial filter fabric. Stated the existing parking lot will be re-surfaced.

LaForme stated she observed trash and debris on the proposed when she conducted a site visit. McCabe responded he plans to remove all trash as part of the project.

Pollock stated this project would be considered a Riverfront Redevelopment project as it within within the Riverfront Area and the property is already degraded; therefore, restoration and/or mitigation would be required.

Pollock read the comments submitted by MassDEP:

Although a file #168-0318 has been issued, please note the following:



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“[1] This segment of the Green River is considered an Impaired Water per the 2014 Integrated List. Though no new point source is proposed, there is an existing stormwater inlet shown on the plan.

[2] A gravel bed is not necessarily considered degraded if there are weeds and other vegetation coming up through the gravel. It appears that 310 CMR 10.58(5)(e) cannot be met therefore mitigation at a 2 to 1 basis is required. An improvement over existing conditions is also required per 310 CMR 10.58(5)(a).

[3] If the stormwater inlet discharges into the Green River, then having a vegetated buffer around the inlet could serve as an improvement over existing conditions. A properly designed vegetated buffer would act as a filter prior to the water entering the River.”

McCabe showed his planting plan to the Commission.

The Commission request that the planting plan be more specific with a planting list showing the plant species. The Commission request that the applicant consider designing a rain garden with the parking lot site grading pitch towards the rain garden for stormwater treatment and infiltration. The roof gutters could also be designed so the gutters would flow towards the rain garden. The Commission also request a drainage plan be submitted. The Commission would like to conduct a site visit once the requested information has been provided.

McCabe requests that he continue his public hearing until May 23, 2017

**MOTION: Moved by Griffin, seconded by LaForme, and voted 5-0 to continue the public hearing until May 23, 2017.**

- **7:30 p.m. NOI – Emily Mann/CG Greenfield Energy Development, LLC, - 36 Log Plain Road (Assessor’s Map R17, Lot 6):** Notice of Intent submitted by Emily Mann/CG Greenfield Energy Development, LLC, for property located at 36 Log Plain Road (Assessor’s Map R17, Lot 6), for the installation of a 7,488 panel 2 MW ground-mounted solar photovoltaic system at this location.

The Applicant, Emily Mann; and the Representatives to the Applicant, Jessica Roberts and Briony Angus were present. This NOI is being submitted for the project per the local wetlands ordinance, as portions of the proposed work will occur within the 100-ft buffer zone of an Isolated Vegetated Wetland (IVW). IVWs are not protected under the MA Wetlands Protection Act; therefore, this NOI has not been filed to MassDEP. No work will occur within the limited of IVW or the 25-ft No Disturb Zone. All work will occur within the outer 75-ft of the 100-ft buffer zone. The project and protective measures have been designed such that there will be no direct alternative of jurisdictional resource areas.



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Activities proposed to occur within areas subject to jurisdiction under the local ordinance consist of selective vegetation clearing and the installation of solar PV panels.

Proposed activities located outside of jurisdiction include installation of solar PV modules and equipment pads, installation of a perimeter fence and construction of an ew gravel maintenance access road. An existing gravel driveway from Log Plain Road will be used to provide access to the proposed solar facility. A new gravel access road will extend south of the existing gravel driveway. The new 15-ft wide road will be graded and will be overlain with 12" of gravel.

During construction of the facility, Best Management Practices (BMPs) will be used to minimize soil disturbance caused by compaction and rutting from construction equipment. Use of these BMPs will minimize the potential for erosion and sedimentation which will assist in keeping soil and nutrients on the project site. Construction staging and equipment will be located outside of the 100-ft Buffer Zone and all work and stockpiling of construction materials will be limited to upland areas. Erosion and sedimentation control measures will be installed as necessary to stabilize areas of disturbance and will be maintained through construction until final stabilization of the site.

Chairman Mosher opened the public hearing

Joan Peters, 167 South Shelburne Road

Inquired how the applicants plan to protect the IVW.

Angus responded that erosion and sedimentation controls will be installed along the limit-of-work. Stated after site tree clearing, the ground will be re-vegetated with low growing seed mix. This proposed planting will have a strong root structure. Stated the grass grows successfully under the solar arrays.

Griffin asked how many trees will be removed as part of this project. Angus responded he doesn't know how many but it would be an area made up of 7,500 square feet worth.

Lindsay inquired how tall the solar arrays are. Angus responded 72 inches tall.

LaForme inquired how deep with the posts be installed. Angus responded they still need to study that through the design process. It will be based on various factors, including the soil types, wind types, etc.

Mosher inquired about the drip line and whether that would cause erosion issues. Angus responded that water flows off each panel so there will be an even distribution off the panel. Also, the grass will help infiltrate the water flowing off the panels.



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Joan Peters, 167 South Shelburne Road

Inquired whether the IVW dries up each year, and whether it is a vernal pool.

Angus responded that the IVW is classified as a Potential Vernal Pool; therefore, it is not protected by the MA Wetlands Protection Act.

Lindsay stated that there will be increased lighting towards the potential vernal pool due to the removal of trees and the glare coming off of the solar arrays. Inquired whether the applicants explored other areas on the property for the solar array so it would not impact the potential vernal pool.

Angus responded, they did explore other areas, and they tried to stay out of all the buffer zones. Stated this small potential vernal pool is the only jurisdictional area that the project goes near.

Joan Peters, 167 South Shelburne Road

Inquired did the applicants study how the drainage of the site post-construction

Angus responded, yes they did study the drainage patterns for the post-construction. Showed the Commission the post-construction grading plan, which shows that some water will flow towards the potential vernal pool, but it will be slowed down with the proposed vegetation. Also, some of the water infiltrate which will reduce the peak runoff.

Chairman Mosher closed public hearing at 8:25pm

**MOTION: Moved by Griffin, seconded by LaForme, no further discussion and voted 5-0-0 to approve the Notice of Intent under the Greenfield Wetlands Protection Ordinance, with boilerplate conditions.**

- **7:45p.m. Continued ANRAD – Eastern Retail Properties, 166 South Shelburne Road:** Abbreviated Notice of Resource Area Delineation submitted by Eastern Retail Properties for property located at 166 South Shelburne Road (Assessor's Map R40, Lot 12), to determine whether the boundaries of wetland resource area(s) depicted on submitted plans is accurately delineated.

The Applicant has made a request via email correspondence to continue the public hearing until May 9, 2017

**MOTION: Moved by Lindsay, seconded by Griffin, no further discussion and voted 5-0-0 to continue the public hearing until May 9, 2017.**

Other Business:



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- **Request for Extension Order for Swimming Area (DEP #168-0244)**

**MOTION:** Moved by Griffin, seconded by LaForme, no further discussion and voted 5-0-0 to approve the permit extension for the approved OOC for DEP #168-0244.

Enforcement Updates/Possible Violations:

Project Monitoring:

- **38 East Wayland Drive:** Pollock inspected the erosion controls before the project started. Pollock observed that the controls were satisfactorily installed and had no issues.

Correspondence:

- **237 Mohawk Trail:** Tony Wonseski of SVE Associates is reviewing the non-permitted point discharge and will be filing a permit to repair the area. Pollock suggested Tony Wonseski to informally meet with the Commission before filing to further discuss.

Site Visit Scheduling:

Next Meeting:

7:00 PM on Tuesday, May 9, 2017, at the Greenfield Department of Planning and Development;  
114 Main Street.

Adjournment:

**MOTION:** Moved by Griffin, seconded by LaForme, no further discussion and voted 5-0-0 to adjourn the meeting at 8:45 PM.

Respectfully Submitted,  
Maureen Pollock  
Assistant Planner & Conservation Agent

Timothy Mosher  
Chair