



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 (2020)  
Mosher, Timothy (2018)

**GREENFIELD CONSERVATION COMMISSION**  
**Minutes of Tuesday, September 12, 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  
Erika LaForme  
Rachel Lindsay  
John Griffin

**ALSO PRESENT:** Selene Weber, Landscape Architect  
Mark Ledwell  
Jonathan Wright  
Sara Campbell  
Alec MacLeod  
Cathy Gouch  
Maureen Pollock, Assistant Planner & Conservation Agent

**ABSENT:** Doug Cloutier

Approval of Minutes:

Approval of Meeting Minutes from August 2, 2017, 2017.

The minutes were not prepared

**MOTION:** Moved by Lindsay, seconded by Griffin, no further discussion and voted 4-0-0 hold off voting on the minutes until they are prepared.

Public Meetings/Hearings:

- **7:00 p.m. NOI – Green River Homes LLC, - 96-108 Deerfield Street (Assessor’s Map 24, Lots 38, 39, 40, and 41):** Notice of Intent submitted by Green River Homes LLC, for property located at 96-108 Deerfield Street (Assessor’s Map 24, Lots 38, 39, 40, and 41), for the construction of seven (7) multi-family dwelling units at this location.

Mark Ledwell, Jonathon Wright, Sara Campbell, Alec MacLeod, and Selene Weber were present.



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Ledwell stated that the project would construct 2 building with 3 dwelling units in one building and 4 dwelling units in the other building. The units would be net zero ready for the homeowners. 4 of the dwelling units would be affordable, with a veterans preference. Affordable refers to housing units that are priced to be affordable to housing making up to 80% of the Franklin County median income.

Weber stated the project would be considered a Riverfront Redevelopment project. The project would clean up this now vacant property, restore some of the degraded area on-site and would provide off-site mitigation as well. Stated the houses on the property have now all been demolished. Stated the applicant will keep the existing street trees, with the exception of one small spruce tree will be removed. Stated the trees along the westerly edge at the top of the bank will be removed as it will impact the stability of the slope. Stated the stumps will remain. Stated there would be a 3-ft high split rail fence along the westerly edge of property.

Griffin inquired how the applicant determined the degraded areas. Weber responded that the degraded areas were based on the site survey, Main Street GIS, ortho maps, and on-site observations.

Griffin inquired if the applicant has a proposed off-site mitigation selected. Weber responded, Alec MacLeod, wetland scientist will explain.

MacLeod responded the applicant is proposing an off-site landscape plan at the town's Highland Park parking lot. Stated the town DPW is in the process to redo the existing parking lot and driveway and the landscape plan will enhance the condition between the parking lot and the wetland. The approximate planting area will be 3500 square feet. Pollock stated the proposed planting selection should be based on the existing native plant community at the site.

Weber stated all stormwater will be managed on-site; therefore, no point source discharge is being proposed. Stated the proposed snow storage is located in front grassy bioswale and a small snow storage area is located to the southern side of the proposed parking lot.

Campbell stated the proposed bioswales are flat basins with a a depth of 1 feet. Stated test pits were performed to ensure the soil could adequately percolate.

Griffin read correspondence from the DPW and Sara Campbell P.E.

Ledwell submitted a letter from Jason Kicza of Northeast Tree Care & Landscaping who is a ISA certified arborist regarding the condition of the existing trees at westerly edge of the property at top of bank and his recommendation to remove the trees. Ledwell stated the site was surveyed by Dan Warner, licensed surveyor. Stated the site plan was signed and stamped by Selene Weber, registered landscape architect.



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Griffin read the correspondence from Jason Kicza.

MacLeod stated he agrees with Kicza that the trees should be removed as part of this construction project. Stated he would not want the tree to fall down on the new buildings. Stated that if the trees fall, they will destroy the stability of the steep bank. Stated he recommends that the tree stumps stay in place to help stabilize the bank while new tree saplings grow. Stated the parking area is composed of gravel, so water infiltrates.

Mosher stated he supports the project. Stated he would like the trees removed along the top of the bank to be replaced at a 1:1 ratio.

Lindsay stated she would like the trees removed along the top of the bank to be replaced at a 1:1 ratio and would like to see a level spreader with rip rap and vegetation to help disperse water on-site.

Chair Mosher opened up the hearing for public comment.

Caty Gouch, 12 Brookside Avenue

Stated she supports the project.

Chair Mosher closed the public hearing at 8:28 pm.

The Commission request that the applicant provide the following information for the next regularly scheduled meeting:

1. A revised planting plan and list for proposed planting on-site. Specifically, the Commission would like the 12 trees to be removed at the top of bank to be replaced at 1:1 ratio. Please indicate in the plan, where the replacement trees will be located on-site and what species type and size.
2. Construction detail of proposed level spreader, which includes proposed vegetation and engineering methods for 100 year flood protection.
3. Planting Plan and List for off-site mitigation.

**MOTION:** Moved by Griffin, seconded by Lindsay, no further discussion and voted 4-0-0 to continue the discussion/deliberation until the next regularly scheduled meeting.

Other Business:

- **Trail Work: Green River Conservation Area:** The high school students and teacher, Cathy Wilkins have completed over 50% of the trail work needed for the property. The funded for the project have been fully used. Dick O'Brien suggested the Commission apply for a trails grant for



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the remainder of the work needed, which include 3 sets of stairs. Pollock will get a thank you card for Cathy Wilkins and students for the Commission members to sign.

Cathy Gouch of 12 Brookside Avenue

Stated she and neighbors have had issues with the developer and would like the Commission to continue to monitor all construction phases.

Enforcement Updates/Possible Violations:

Project Monitoring:

- **McHard Acres, Country Club Road (DEP #168-0233)** – Pollock conducted a routine site inspection of the on-going construction. Stated that the project complies with the approved Order of Conditions.

Correspondence:

- **660 Colrain Road** – the property owner would like to build an addition to her house. Pollock conducted a site visit and observed that the proposed addition would be located within the 100-ft buffer zone and would require Commission approve.

Site Visit Scheduling:

- **96-108 Deerfield Street (Assessor's Map 24, Lots 38, 39, 40, and 41)** – Meet on-site on September 12<sup>th</sup> at 5:00pm

Next Meeting:

7:00 PM on Tuesday, August 22, 2017, at the Greenfield Department of Planning and Development; 114 Main Street.

Adjournment:

**MOTION:** Moved by Griffin, seconded by Lindsay, no further discussion and voted 4-0-0 to adjourn the meeting at 9:10 PM.

Respectfully Submitted,  
Maureen Pollock  
Assistant Planner & Conservation Agent

Timothy Mosher  
Chair