



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:
Cloutier, Douglas (2020)
Griffin, John (2019)
LaForme, Erika (2019)
Lindsay, Rachel (2020)
Mosher, Timothy (2018)

GREENFIELD CONSERVATION COMMISSION
Minutes of Tuesday, September 26, 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
Doug Cloutier

ALSO PRESENT: Selene Weber, Landscape Architect
Mark Ledwell
Alec MacLeod
Maureen Pollock, Assistant Planner & Conservation Agent

Approval of Minutes:

Approval of Meeting Minutes from August 22, 2017, 2017

MOTION: Moved by LaForme, seconded by Griffin, no further discussion and voted 5-0-0 to approve the meeting minutes from August 22, 2017.

Approval of Meeting Minutes from September 12, 2017, 2017

MOTION: Moved by Griffin, seconded by LaForme, no further discussion and voted 5-0-0 to approve the meeting minutes from September 12, 2017.

Discussion/Deliberation::

- **Continued 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, Alec MacLeod, and Selene Weber were present.

Weber stated that the Greenfield Zoning Board of Appeals requested two more parking spaces, so the revised site plan shows the additional parking. Stated in order to accommodate



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the spaces, the building had to be moved slightly to the west by 9 feet. This revision caused the required restoration and mitigation square footage to increase to 4,000 square feet. Ledwell stated the two spaces will be designated for visitor parking.

Weber showed the Commission the following changes to the submitted revised site plan, including: the detail for level spreader and the 12 trees to be replaced for the 12 trees to be removed at the top of the bank.

Rachel inquired whether there was a specification for the tree planted at the top of bank. Weber stated there is no detail; however, they will be careful to plant on flat areas, at the top of bank. Stated the proposed trees will be planted 6 feet from the top of bank and split rail fence. Ledwell stated the trees will be hand dug. Rachel suggested that the proposed trees at the top of bank be bare root.

MacLeod stated he is working with the Town's DPW for providing off-site mitigation. Stated he met with Nic Reitzel at Highland Park on Friday, September 22nd to measure the mitigation area and discuss mitigation measures. Stated the mitigation area would be 10 feet wide and 400 feet long. Stated the mitigation area is at least 4,000 square feet. Stated the mitigation plan and narrative has been submitted to the Commission with the revised site plan.

MacLeod show eight 50-foot sections of the planting plan. Stated the planting plan will be based on in-field call. Stated the plants will be done by hand and the plantings will be monitored and replaced, if needed for two growing seasons.

Cloutier inquired where the plants will come from. MacLeod responded the plants will come from New England Environmental. Stated these plants have been adapted to wetland conditions.

Rachel stated she knows all the mitigation plants presented in the plan. Stated the wetland indicator status should have been listed with the proposed planting list. Stated there is no scale bar or dimensions provided in the proposed planting plan and there should be included. Stated the applicant could have used Oliver MassGIS or Google Earth to obtain a scale bar for the plan.

Griffin read correspondence from Nic Reitzel, Town Engineer.

Mosher read the list the Conservation Commission requested of the applicant, including:

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.



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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.

Mosher stated that the applicant has provided all requested information.

MOTION: Moved by Griffin, seconded by LaForme, no further discussion and voted 5-0-0 to approve the Order of Conditions for 96-108 Deerfield Street, with the following conditions:

1. All new plantings on-site and at the off-site mitigation area located at Highland Park, (Assessor's Map R01-Lot 15) Greenfield shall be monitored for two growing seasons and all failed plantings shall be replaced according to the following schedule:
 1. Reports shall be submitted to the Commission at the end of the first and second growing seasons censusing the surviving plantings.
 2. Plants that died in the previous growing season shall be replaced the following spring.
 3. Reports shall be submitted to the Commission at the beginning of the second and third growing seasons listing the replacement plantings.
 4. These reports shall include both a plant list, photos of the plantings, and a scaled site plan.
2. All twelve (12) trees removed at the top of the bank to the Green River shall be replaced at 1:1 ratio. The twelve (12) replacement trees shall have a maximum caliper of 1.5 inches.

Other Business:

- **Parking at Wedgewood Gardens, September 30, 2017:** Classic Kitchens & Baths are celebrating their 30th Year Anniversary on September 30 from 11:00am until 7:00pm at their store location. There is only a small amount parking at their store and would like to park cars at the old Wedgewood Garden property. Classic Kitchens submitted a parking site plan to the Commission, which shows where parking would be allowed, snow fencing locations, and van pick-up/drop-off locations

MOTION: Moved by LaForme, seconded by Griffin, and voted 5:0 to approve the parking request for Classic Kitchens & Baths at the property formerly known as Wedgewood Gardens, Colrain Street (Assessor's Map 48, Lot 24) from 11:00 am – 7:00pm, September 30, 2017, with the following conditions:

1. Parking area shall only occur in the designated "parking area" as indicated in the site plan submitted on September 20, 2017;
2. Vehicles shall be restricted from using other areas over the 1-day event by temporary establishment of a construction fence;



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3. **Any bus/van service to load and unload passengers shall occur on the existing asphalt access road pull off locations;**
 4. **The parking area shall only be used during the event hours for Classic Kitchens & Baths' 30th Anniversary Party on September 30, 2017;**
 5. **Clean up of the parking area shall take place the day after the event during which time the construction fencing and any unforeseen trash from the event parking shall be removed off-site;**
 6. **Two (2) trash barrels shall be located at the parking area during the entire length of the event;**
 7. **Parking shall start closest to the Colrain Street entrance and make its way back;**
 8. **Two (2) staff members shall be located at the parking area during the entire length of the event to instruct guests where to park.**
- **Request for Certificate of Compliance: Silver Crest Subdivision DEP #168-0232:** The Commission will postpone the discussion/approval until the Commission members can conduct a final site inspection.
 - **93 Meadow Lane:** Pollock conducted a site visit at this property. The owner would like to remove a few trees that have fallen over the intermittent stream. Pollock suggested that the Commission conduct a follow-up site visit before discussing.
 - **Scholarship Fund:** Mosher stated he would like to create a scholarship fund for a student majoring in wetland science, environmental science, or something related. The Commission all like the idea. Pollock will look into whether the Commission funds can appropriate money for a scholarship fund.

Enforcement Updates/Possible Violations:

Project Monitoring:

Correspondence:

Site Visit Scheduling:

- **93 Meadow Lane** – Meet on-site on October 3rd at 5:00pm

Next Meeting:

The Commission will cancel the October 10, 2017 meeting and will meet next at 7:00 PM on Tuesday, October 24, 2017, at the Greenfield Department of Planning and Development; 114 Main Street.



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Adjournment:

MOTION: Moved by Griffin, seconded by LaForme, no further discussion and voted 5-0-0 to adjourn the meeting at 8:23 PM.

Respectfully Submitted,
Maureen Pollock
Assistant Planner & Conservation Agent

Timothy Mosher
Chair