

CONSERVATION COMMISSION



Town of GREENFIELD, MASSACHUSETTS
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GREENFIELD CONSERVATION COMMISSION Minutes of September 8, 2009 7:00 p.m.

Greenfield Police Station
321 High Street

The meeting was called to order by Chair Alex Haro at 7:02 p.m. with the following members:

PRESENT: Alex Haro, Chair; Tim Mosher, Vice-chair; Tom DeHoyos; Dee Letourneau

ABSENT: None

Also present: Ralph Kunkel, Conservation Agent; Richard Starkey, new appointee to the Commission; and members of the public.

Approval of Minutes: August 25, 2009

Kunkel said the minutes were not yet ready. Haro said they would be approved at the next meeting.

Public Meetings/Hearings:

7:04 p.m. The Community Builders, Inc. Leyden Woods Limited Partnership – To review a Notice of Intent for property located as Assessors Map R28 Lot 27A for proposed redevelopment with construction of 181 apartment units.

Frank Holmes, of Stantec Consulting, and Eric Ford, Wetlands Scientist of Stantec Consulting, were present on behalf of the applicant. Also present on behalf of the applicant was Diane Sargeant of The Community Builders (TCB). Holmes updated the Commission on developments in the project since the last meeting. Holmes mentioned that DEP comments and the file number had been received. Holmes then submitted copies of his responses to DEP's comments. Holmes also submitted an additional receipt for abutter notification that had been received. Holmes then reviewed the surveying and relocation of the Wetlands delineation flags as requested by the Commission and then asked the Commission how they would like to proceed with the presentation.

Haro said that he had listened to the proceedings of the previous meeting and had some questions. Haro said after his questions had been answered he would like Holmes to address his responses to DEP.

Haro asked for verification that there would be a decrease in impervious area. Holmes briefly reviewed the change in impervious area. Haro then asked Holmes to point out on the plan where the bioretention basins would be. Holmes did so and added that all of the roof drainage would be channeled into infiltration trenches. Haro asked how run-off was currently handled. Holmes showed a plan with existing conditions and explained that each parking area has its own drainage system which ultimately was pumped to public drainage which in turn traveled to wetlands. Haro asked for verification that there would be less run-off with the new plans than the present conditions. Holmes answered in the affirmative. Haro asked whether there were plans to improve the habitat where concrete swales were being removed. Holmes said most will be left as is,

however the buildings and drains that will be removed within the 25 ft. No Disturb Zone would be an improvement.

Haro then asked Holmes to address the responses to DEP's comments. Holmes reviewed the applicant's responses to each of DEP's comments.

Haro asked Holmes to clarify what was meant by a "large storm event". Holmes said any storm event with an inch of rain during the rain event.

Haro then addressed the DPW's comments and asked Holmes about the frequency of street sweeping. Holmes said that street sweeping would be done twice a year.

Mosher addressed Holmes' response to DEP's recommendations regarding catch basins. Mosher said that in his opinion there should be additional catch basins; that he agreed with DEP. Mosher said he did not have a problem with the size of the openings proposed for the covers of the catch basins. Mosher then addressed the frequency of street sweeping, proposing that they should be done quarterly. During his responses to DEP, Holmes said that the Bioretention basins would only require 12 inches of soil; that Stantec had installed a number of these and they worked. Mosher addressed that comment and asked if those installations were in the Commonwealth of Massachusetts. Holmes said some of them were but many were not. Mosher asked what was meant by "Checking the drainage." Holmes responded that they would check all drains and retention basins to see if they were draining; if not they would determine why and remedy the situation.

Mosher then addressed the most recent site visit to see the flagging of the Wetlands that the Commission had asked for. Mosher said that some of the delineations did not appear to be close to the delineations pointed out at the original site visit. Mosher, DeHoyos and Letourneau all expressed concern about delineations in certain areas. Mosher and Letourneau pointed out to Holmes on the plan the areas where they thought there might be problems with the wetland delineations, predominantly Wetlands E & C.

Haro advised another visit with Holmes and the Wetlands Scientist present.

Haro opened the hearing to Public Comment:

Robert St. Marie, 30 Bayberry Court, said that he agreed the drainage problems should be addressed, and admonished the Commission to not get bogged down in rules and regulations because this development was needed.

Krista St. Marie, 30 Bayberry Court, reminded the Commission that the extremely wet summer may have been responsible for the wet areas, Mosher, DeHoyos and Letourneau had commented on. Krista St. Marie also emphasized the need for this development to go forward.

Haro and Mosher addressed their concerns and explained the procedure for reviewing such projects.

Haro closed Public Comment.

Holmes asked for a continuation of the hearing to the next meeting.

MOTION: Moved by DeHoyos, seconded by Letourneau, and voted 4-0 to continue the Public Hearing for Notice of Intent of The Community Builders, DEP File # 168-274 to September 22, 2009 at 7:00 p.m.

8:05 p.m. Synergy Environmental Inc. of Royersford, PA – To review a Request for Determination of Applicability for property located at 142 Mohawk Trail, for installation of 13 monitoring wells.

Chris Horan, Synergy Environmental, was present on behalf of the applicant. Horan said that Synergy Environmental was working for Lehigh Gas of Bethlehem, PA. Horan reviewed the project and the reason for installing monitoring wells.

Haro asked how the borings would be done. Horan responded that the borings would be done with a machine that does direct punch drilling. Haro asked how deep the borings would be. Horan responded that they would be 15 feet.

MOTION: Moved by Letourneau, seconded by DeHoyos, and voted 4-0 to make a negative determination that the area described in the Request is subject to protection under the Act. Since the work described therein meets the requirements for the following exemption, as specified in the Act and the regulations, no Notice of Intent is required: 310 CMR 10.02(2)(b)g.

Other Business:

8:15 p.m. Cerosimo Industries Inc. – Request for Certificate of Compliance, DEP File # 168-250, Wayland Pines.

Eric Nelson, of SVE Assoc., was present on behalf of the applicant.

Haro and Letourneau examined the previous plans. Haro reviewed the site visit that he and Letourneau had made. Kunkel read into the record an e-mail dated September 8, 2009 from the Greenfield DPW. Haro reviewed the project for the other Commission Members.

Haro reviewed the situation with an abutter who claimed the retention basin had increased flow to their property. Haro said the Commission's concern, however, was whether the basin was built according to plan and whether it functioned according to plan. Haro added that the Commission could issue a Certificate of Compliance and if agreed upon a letter of concern to the Town Council.

DeHoyos asked if everything had been built according to the approved plans. Haro responded in the affirmative. Nelson also confirmed that it was.

MOTION: Moved by DeHoyos, seconded by Letourneau, and voted 2-1-1 (Haro opposed; Mosher abstained) to issue a Certificate of Compliance to Cerosimo Industries Inc. for Wayland Pines, DEP File Number 168-0250 with the following Condition:

1. Remove the silt fence.

MOTION: Moved by Letourneau, seconded by Mosher, and voted 3-1 (DeHoyos opposed) to issue a Certificate of Compliance for to Cerosimo Industries Inc. for Wayland Pines, DEP File Number 168-0250. Further the Commission shall write a letter of Concern to the Greenfield Town Council stating that while there is nothing apparent indicating that the Basin is not functioning as proposed, there has been an abutter who has expressed concern.

8:42 p.m. Mackin Construction Company, Inc. – Notification of Commencement of Environmental Clean-up for DEP File # 168-0269.

Eric Nelson, of SVE, was present on behalf of the applicant. Nelson stated he was present to set-up the “pre-construction” site visit pursuant to the Order of Conditions. After discussion it was agreed to have a “pre-cleanup” site visit Wednesday September 9, 2009 and to schedule a “pre-*in-situ* restoration” site visit in April, 2010. Nelson asked that for the September 9th site visit that Amy Ball be available by cell-phone. The Commission agreed to allow Ball to participate by phone for the September 9th site visit, but stated that she had to be present for the April 2010 site visit.

9:05 p.m. Kunkel submitted an invoice from Bob Cook for work at the Griswold/GTD Conservation Area.

DeHoyos asked Kunkel to check on tree cutting behind the Body Shop on High Street across from the Police Station.

Project Monitoring: Kunkel said he had received a call from Chuck Roberts who planned to begin construction on his house at 11 Spring Terrace. Kunkel said Roberts had made two requests:

1. Permission to remove a Norway Maple located within the 25 foot No Disturb Zone, because the tree would block his solar collectors on the roof. The Commission agreed to permit him to do so provided he agree to plant another large Native tree somewhere else on the property.
2. Permission to back a concrete truck into the 25 foot No Disturb Zone long enough to pour the footer. The Commission denied this request.

Enforcement Updates:

Correspondence:

Site Visits:

Set Next Meeting Date: Greenfield Police Station, September 22, 2009, 7:00 p.m.

Adjournment:

MOTION: Moved by Mosher, seconded by DeHoyos, and voted 4-0 to adjourn the meeting at 9:20 p.m.

Respectfully Submitted,

Ralph Kunkel
Conservation Agent

Alex Haro
Chair