

# CONSERVATION COMMISSION



Town of GREENFIELD, MASSACHUSETTS  
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## GREENFIELD CONSERVATION COMMISSION

Minutes of October 13, 2009

7:00 p.m.

Greenfield Police Station  
321 High Street

The meeting was called to order by Chair Alex Haro at 7:05 p.m. with the following members:

PRESENT: Alex Haro, Chair; Dee Letourneau; Tom DeHoyos

ABSENT: Tim Mosher, Vice-chair

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

### Approval of Minutes: October 13, 2009

Haro said these minutes would be approved at the next meeting.

### Public Meetings/Hearings:

7:06 p.m. The Community Builders, Inc. Leyden Woods Limited Partnership – To review a Notice of Intent for property located at Assessors Map R28 Lot 27A for proposed redevelopment with construction of 181 apartment units. Continued from September 22, 2009.

Frank Holmes, of Stantec Consulting, and Diane Sargeant, of The Community Builders (TCB), were present on behalf of the applicant. Holmes briefly reviewed the history of the Notice of Intent and the previous Public Hearings.

Letourneau asked for verification of several items she had made note of when listening to the recording of the last Public Hearing.

DeHoyos said he wanted to address several issues:

- asked if all erosion controls would be installed at the beginning of the project. Holmes replied that they would not; erosion controls would be installed in areas relevant to each phase of construction prior to the beginning of that phase. DeHoyos asked that a condition be included that would require all Wetland Delineation Flags be reestablished in relevant areas prior to the beginning of each phase; this would help to ensure proper placement of erosion control devices and help to establish proper delineation of limit of work for each phase of construction.
- asked if dumpsters could be placed away from resource areas. Kunkel suggested writing a recommendation to ZBA.
- asked that the draft condition regarding removal of debris from resource areas be more specific as to what should be removed.
- asked that street cleaning in areas not jurisdictional to the town be swept 4 times per year as recommended by the Manufacturer of the Stormceptor units.
- asked for verification of what the Commission had decided to do about 1” vs. 2” openings on the grates. Haro said that 2” grates had been decided on.

- asked about stockpiling of snow in resource areas. Holmes pointed out where snow would be stored. Homes pointed out that these areas were across the road from the resource area, but added they would be in the buffer zone.

Haro asked if snow would be trucked out. Sergeant replied that if there were excessive snow, they usually will sacrifice a parking space to stockpile extra snow.

There were no further questions. Haro closed the public hearing.

**MOTION: Moved by Letourneau, seconded by DeHoyos and voted 3-0 to accept as revised the Notice of Intent submitted by The Community Builders, Inc. Leyden Woods Limited Partnership, DEP File #168-0274 with the following special conditions:**

- 1. Boiler plate conditions for NOI**
- 2. Prior To Construction the DEP File Number shall not be posted on a live tree.**
- 3. Prior to each new phase of construction, relevant Wetland Delineation Flags shall be reestablished and the Conservation Agent shall be notified to inspect that the flags have been reestablished; this is to ensure proper placement of erosion control devices and establishment of the limit of work prior to the beginning of that phase of development.**
- 4. Prior to the beginning of each phase of construction, any change in staging areas shall be reported to the Conservation Agent for review and approval.**
- 5. All trash and discarded brush shall be removed from stream channels, BVW and other resource areas.**
- 6. The manmade dam in Stream 2 on the south side of the site shall be removed by hand using hand tools, or other means as approved by the Commission or Conservation Agent; also the non-native plantings, benches and other materials placed in the vicinity of the dam shall be removed by similar methods.**
- 7. The exposed fill/erosion area southeast of the Maintenance Building, shall be regarded; any large debris (e.g. concrete, plastic pipe) shall be removed; any fill shall be removed to the level of the original grade. The area shall be covered with topsoil and replanted with upland and wetland seed mix as appropriate. The same measures shall apply to areas in the vicinity of the existing shipping container to be removed which are not intended to be paved or converted to driveways. During this stabilization appropriate erosion control measures shall be installed.**
- 8. During construction and post construction no debris, brush or cuttings shall be dumped in resource areas or their buffer zones. *This condition is ongoing and does not expire upon completion of this project or the issuance of a Certificate of Compliance.***
- 9. Snow shall not be stockpiled in any resource area. *This condition is ongoing and does not expire upon completion of this project or the issuance of a Certificate of Compliance.***
- 10. Paved areas, not jurisdictional to the Town of Greenfield, flowing to Stormceptor units shall be swept 4 times per year as recommended by the**

**manufacturer of the Stormceptor units. *This condition is ongoing and does not expire upon completion of this project or the issuance of a Certificate of Compliance.***

Other Business: Ted Watt, APR on Town Farm

Ted Watt, of *Just Roots*, and Nancy Hazard, of *Greening Greenfield* and *Just Roots*, were present to present the application of the Town for an APR on the Town Farm. Ted Watt explained that they were present at the request of Eric Twarog. After a discussion of the vision of *Just Roots* and the intent of the Town, DeHoyos and Letourneau requested that this be continued to the next meeting and asked Kunkel to have the Mayor or a representative from the Town to be present at the next meeting.

Project Monitoring:

Enforcement Updates:

Site Visits:

Set Next Meeting Date: Greenfield Police Station, October 27, 2009, 7:00 p.m.

Adjournment:

**MOTION: Moved by DeHoyos, seconded by Letourneau, and voted 3-0 to adjourn the meeting at 8:28 p.m.**

Respectfully Submitted,

Ralph Kunkel  
Conservation Agent

Alex Haro  
Chair