



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:**

Blasiak, John (2016)  
DeHoyos, Thomas (2016)  
Miller, Gail (2017)  
Mosher, Timothy (2018)  
Nevins, Matthias (2017)

**GREENFIELD CONSERVATION COMMISSION**

**Minutes of Tuesday, April 12, 2016**

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

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

**PRESENT:** John Blasiak, Chair  
Timothy Mosher, Vice Chair  
Gail Miller  
Matthias Nevins

**ALSO PRESENT:** Tony Wonseski, SVE Associates  
Bill Lattrell, Lattrell Ecological Consulting  
Maureen Pollock, Assistant Planner & Conservation Agent

**ABSENT:** Thomas DeHoyos

Approval of Minutes:

Approval of Meeting Minutes from March 22, 2016.

The minutes have not been prepared.

Public Meetings/Hearings:

- **7:10p.m. RDA – Pan Am Railways, Pan Am Right-of-Way:** Request for Determination of Applicability submitted by Pan Am Railways, for property located at Pan Am Right-of-Way, to determine whether the boundaries of resource area(s) depicted on submitted plans is accurately delineated.

The representative requested a continuance to the next regularly scheduled meeting unless the Commission would consider issuing the Determination contingent on the site inspection. Miller and Nevins expressed that since they have never been to the site(s), they would like to conduct the site visit prior to issuing a Determination.

**MOTION:** Moved by Nevins, seconded by Miller, and voted 3-0-1 (Mosher abstained) to continue the public hearing until April 26, 2016.

- **7:25p.m. NOI – Greenfield Country Estates Cooperative, Inc. 42 Adams Road:** Notice of Intent submitted by Greenfield Country Estates Cooperative, Inc., for property located at 42 Adams Road



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(Assessor's Map R05, Lot 26) for the construction of a new sewer and water main for the northern driveway loop of the Estates.

Tony Wonseski, Representative to the Applicant was present to explain the project. The objective of the project is to improve the sewer and water utilities for the property. The Estates had previously updated 1/3 of the sewer and water utilities for the mobile homes on the property. This project plans to update water and sewer utilities for 23 mobile homes along the northern drive of the property. Currently, these 23 mobile homes are connected to existing water and sewer utilities located at the back of the mobile homes. The existing sewer and water mains run through part of the wetlands. The existing sewer main is fairly flat at specific locations and causes slow drainage and some occasional back-ups for the mobile homes.

The proposed design for the project will move the sewer and water mains into the drive and abandon in place the existing sewer and water mains that run behind the trailers. New sewer and water services will be then be installed from the existing connections at the trailers to the new mains running under the drive. The proposed water main will then connect to the previously updated water system at gate valves located on the east and west side of the property. The proposed sewer main will connect on the western side of the site to a sewer manhole that was constructed during the previous utility updates and connect on the eastern side of the site to a public sewer manhole, which is located within the 25-ft no disturb zone. With the new water services, each mobile home will receive a new curb stop so the water can be shutoff if the mobile home has to be removed off-site. The new sewer services will have new cleanouts to allow the easier care of the sewer laterals. With the proposed design, 7 of the mobile homes will have their service connections located in the 25-no disturb zone.

No wetland resources will be altered with this construction. Erosion controls will be installed to mitigate the potential of erosion and sedimentation of the existing wetland resource.

Blasiak, Miller, Mosher, Pollock, Mark Stadnicki (site designer), Ward Smith (wetland scientist), and Wonseski conducted a site inspection on April 12, 2016. Nevins stated he conducted a site inspection by himself.

Chairman Blasiak opened the public hearing.

No Comments

Wonseski stated the mobile home park has been in existence for at least 50 years. The Applicant plans to re-grade and repave the driveways. The project will not have a net increase of impervious surface. If contractors hit any ledge, they will ram it instead of blasting it.



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Mosher inquired whether the proposed sewer and water hookups will be in the same place as the existing hookup locations. Wonseski responded they will be within 5-feet of the existing locations.

Mosher inquired whether the sewer lines abandoned in place will be flushed beforehand. Wonseski responded he does not believe the lines will be flushed out beforehand, though they can be if the Commission conditions it. The lines are gravity-fed sewer pipes, so the lines will not be full of effluent. There could be some residual but that will not present any environmental issues.

Blasiak inquired whether the site re-grading will re-direct water flow. Wonseski responded, no. The re-grading will not re-direct water flow. Blasiak stated there is pooling issues at the south-west portion of the property. Wonseski responded that area is not within the scope of work for this project.

Chairman Blasiak closed the public hearing at 7:45pm.

**MOTION: Moved by Mosher, seconded by Miller to issue an Order of Condition for DEP # 168-0313 under the Wetlands Protection Act (WPA), with the standard boilerplate conditions.**

Discussion

Mosher inquired whether the installation of the underground sewer lines is exempt under the WPA. Pollock replied that according to 310 CMR 10.02(2)(b)2.j., the work would only be exempt if it meets the following language: "Installation and repair of underground sewer lines with existing paved or unpaved roadways and private roadways/driveways, provided that all work is conducted within the roadway or driveway and that all trenches are closed at the end of completion of each workday." Wonseski stated that some of the installation would occur over yard. Therefore, the activity would not be considered exempt.

Miller inquired whether equipment would go outside the limit of work. Wonseski responded, no. Miller and Nevins each stated that they were satisfied with the proposed work.

**Voted 3-0-1 (Blasiak abstained) to issue an Order of Condition for DEP # 168-0313 under the Wetlands Protection Act (WPA), with standard boilerplate conditions.**

Mosher inquired how far down is the contractor going to dig within the 25-ft NDZ. Wonseski responded 8.4 feet down. Stated the existing depth to pipes is 12 feet. Mosher stated that given the amount of digging within the 25-ft NDZ, he believes that there will be disturbance. Stated he believes that the Commission should exercise the waiver as defined under the local wetlands ordinance.



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Blasiak read aloud Section §195-7 D “Waiver” which states: “The Commission may waive specifically identified and requested procedures, design specifications, performance standards, or other requirements set forth in its regulations, provided that: the Commission finds in writing after said public hearing that there are no reasonable conditions or alternatives that would allow the proposed activity to proceed in compliance with said regulations; and that avoidance, minimization and mitigation have been employed to the maximum extent feasible; and to avoid a decision that so restricts the use of the property as to constitute an unconstitutional taking without compensation.”

Blasiak stated that he does not believe the activities with the 25-ft NDZ warrant a waiver, as they are minor activities which would not cause any permanent disturbance. The applicant is digging trenches in order to connect to the existing municipal sewer manhole. All areas would be permanently stabilized.

Blasiak stated that granting the waiver could be illegal action as it would constitute an unconstitutional taking. Also, the Commission did not receive a written statement from the Applicants after the public hearing, as required by the Ordinance, which would explain the rationale for the waiver.

Mosher expressed that he believes that granting a waiver would be a legal action. Stated the applicant did not submit their NOI as a “limited project” which would make the project not subject to a “No Disturb Zone.” Because the project did not have a limited project status, the Commission needs to grant a waiver for the work within the 25-ft NDZ.

**MOTION: Moved by Mosher, seconded by Miller, no further discussion and voted 3-1-0 (Blasiak opposed) to grant a waiver for activities within the 25-ft No Disturb Zone and to issue an Order of Conditions for DEP # 168-0309 under Greenfield Wetlands Protection Ordinance, with standard boilerplate conditions.**

Other Business:

- **Wedgewood Gardens, Colrain Street:** Bill Lattrell, representative for the Green River Festival was present to informally discuss the overflow parking at the old Wedgewood Gardens site for this year’s Green River Festival event. The Commission had requested that the event organizers conduct a new wetland delineation since the old one expired this year. Lattrell inquired the reasoning. Blasiak explained that the Commission wants to take a fresh look at the site and proposed activities since there have been some problems over the years with the parking. Mosher explained that he has seen cars parked in areas that they were not supposed to.

Lattrell expressed that he would like to use GIS wetland datalayers to re-determine the wetland boundary and go out to the property to verify the line. Also, he would like to place construction fencing along the limit of parking so there is a visible barrier. The construction fence would stay



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up for the entirety of the festival. Lattrell stated he would check the fencing during the festival to make sure it is still in place.

The Commission expressed that Lattrell's suggested course of action would be acceptable. Lattrell will submit a completed RDA application with a site plan showing all proposed work with GIS wetland datalayers, and a written narrative explaining the project.

- **Crescent Street (Assessor's Map 54, Lot 23):** The property owner has expressed that he would like to sell/donate the property to a conservation entity. The property owner reached out to Mount Grace Land Trust about protection. Nevins who works for Mount Grace expressed that the property would not be a viable option for Mount Grace but wanted to run it by the Commission for consideration. There needs to be more potential for public benefit for Mount Grace to bring this to their land committee. The property is about .7 acres and is all wetlands associated with Graves Brook. The property is a mapped wetland resource which is protected by state WPA and local wetlands ordinance. There is little risk of the property being developed. Nevins said it would be worth seeing if the town would want to hold the property if they donated it.

The property is not contingence to conservation land but is across the street from conservation land.

Blasiak stated he would rather a private owner possess the property instead of the public. A private owner will likely invest more time and energy in their property than the town.

Nevins stated that the property could be controlled and managed under the Conservation Commission.

Blasiak responded that Nevins should submit a formal proposal to the Commission for further discussion and consideration. Stated small parcels are important to protect as they provide ecological value.

Miller stated that she does not think the .7 acre property is sufficient for protecting.

Mosher stated he would be interested in protecting the property if the parcel was contingence to conservation land.

- **Trails Assessment, Conservation Properties next to the Swim Area:** On March 29, 2016, the Commission conducted a site visit with Dick O'Brien of Conservation Works LLC to assess the existing trails and discuss how the trails could be improved. Nevins stated trail improvements could be done through grant funding and volunteers. Potential grant resources include the DCR trails grant and Field's Pond Association grant. Pollock stated she is waiting for recommendations from O'Brien. Once the Commission receives the recommendations



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they can discuss further steps.

#### Project Monitoring:

- **DEP File #168-0310, Northrop Grumman, 11-17 Meridian Street:** The applicant submitted a post-drilling event inspection report for work conducted. As of March 28, 2016, the applicant installed six new monitoring wells into completed light non-aqueous phase liquid (LNAPL) excavation area. All erosion controls are satisfactorily intact.
- **DEP File #168-0309, Cabot Taps Separation – Weekly monitoring reports + seed mix/planting approval request:** In accordance with Condition #2 of the OOC, “Prior to planting, seeding and/or mulching any disturbed areas within resources areas and/or wetland buffers, the applicant shall submit to the Commission for their approval a list of the plant species intended to be seeded and/or planted.” The applicant submitted a plant species list for the proposed buffer zone (upland) restoration seed mix. The seed mix includes a wide variety of upland species and some species that can establish in the moister areas closer to the wetland boundary. Prior to the initiation of work, the right-of-way (ROW) was largely dominated by upland shrub species. Since this an electric utility ROW, it is maintained to support low-growing species that will not interfere with the overhead lines.

Shrub species typical in wetlands on the ROW in Greenfield include speckled alder (*Alnus incana*), northern arrowwood (*Viburnum recognitum*), red osier dogwood (*Cornus sericea*) and meadowsweet (*Spirea alba*). In uplands, sweet fern (*Comptia peregrina*), ground juniper (*Juniperus communis*), tartarian honeysuckle (*Lonicera tartaria*), and glossy buckthorn (*Frangula alnus*) are dominant. Shrub species are not included in the proposed seed mixes because existing seed stock is still present in portions of the ROW that are undisturbed by the Project. In particular, alder species are quick to reestablish in disturbed areas. The table above summarizes the dominant herbaceous species in each wetland and the adjacent Buffer Zone.

Based on the diversity of the existing wetland vegetation, we recommend that annual rye (*Lolium perenne ssp. multiflorum*) seed and a light layer of weed-free straw mulch be applied in wetland areas temporarily disturbed by the placement of swamp matting in wetlands. The application of annual rye grass and straw mulch is the method of stabilization in wetlands requested by, and approved by, MassDEP under the Project’s 401 Water Quality Certification. Annual rye will serve as temporary stabilization, allowing the surrounding vegetation to re-establish the area and maintain the existing diversity (species composition and local genetic variation). Most wetlands within the ROW are dominated by either cattails or goldenrod species, which are aggressive colonizers in areas with an existing seed stock.

In the upland buffer zones, we recommend the use of New England Wetland Plants, Inc., New England Conservation/Wildlife Mix (attached). This mix of plant species includes upland species currently present in the ROW, but also includes a variety of other native



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upland species. Since invasive plants were common prior to the initiation of work, this conservation/wildlife mix would improve the diversity of native plant species in the ROW. This seed mix is also preferable because it includes a legume (nitrogen fixing plants) which will help reestablish the nutrient content of the disturbed soils and also includes a few wetland species will be suitable for re-establishing uplands closer to the wetland boundary.

The applicant believes that this seeding/stabilization protocol would serve to stabilize disturbed wetlands and buffer zone, is appropriate for an existing, actively managed ROW and consistent with the interests of the local Ordinance and the WPA.

**MOTION: Moved by Nevins, seconded by Mosher, no further discussion and voted 3-0-1 (Blasiak abstained) to approve the planting plan and planting list.**

Enforcement Updates/Possible Violations:

- **Greenfield Auto Wrecking, 392 Deerfield Street:** The Commission received a complaint regarding the junk cars in the vicinity of a wetland. The junk cars appear to have been there for quite awhile, so it doesn't seem to warrant a cease and desist action. The Commission will conduct a site inspection from the road.

Correspondence:

Site Visit Scheduling:

- 4:30pm, Tuesday, April 19th – Possible Violation at 392 Deerfield Street. Meet at Briar Way right-of-way.
- 5:00pm, Tuesday, April 19<sup>th</sup> – Invasive Plant Control, Conservation properties next to the Swim Area. Meet at swim area parking lot.
- 4:30pm, Thursday, April 21st for a submitted RDA by Pan Am Railways: to determine whether the boundaries of resource area(s) depicted on submitted plans is accurately delineated. Meet at the wells field at Millbrook Road.

Next Meeting:

7:00 PM on Tuesday, April 26, 2016, at the Greenfield Department of Planning and Development; 114 Main Street

Adjournment:

**MOTION: Moved by Miller, seconded by Nevins, no further discussion and voted 4-0-0 to adjourn the meeting at 8:40 PM.**

Respectfully Submitted,  
Maureen Pollock  
Assistant Planner & Conservation Agent

John Blasiak  
Chair