



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  
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John Griffin, Chair  
Rachel Lindsay, Vice Chair  
Erika LaForme  
Douglas Cloutier

Agent: Sarah Brodeur

**GREENFIELD CONSERVATION COMMISSION**  
**Meeting Minutes of Tuesday, June 26<sup>th</sup>, 2018**  
**Greenfield Department of Planning and Development**  
**114 Main Street, Greenfield MA 01301**

The meeting was called to order by Chair Timothy Mosher at 6:03 PM with the following members:

**MEMBERS PRESENT:** Timothy Mosher, Chair  
Rachel Lindsay, Vice Chair  
Erika LaForme  
Doug Cloutier  
John Griffin

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Shardool Prammar, 70 Chmura Road, Hadley, MA 01305  
Kishore Prammar, 239 Russell Street, Hadley, MA 01305  
Kelly Killeen, 141 Longwater Drive, Suite 104, Norwell, MA 02061  
Rachana Crowley, 31 Trumbell Road, Northampton, MA 01060  
Vicki Donahue & Cari Hibbard, 66 West Street, Pittsfield, MA 01201  
Kris Warner, 115 Verde Drive, Greenfield, MA 01301  
William J. Sieruta, 18 Deport Road, Leverett, MA 01504  
Peter Balan, 22 Verde Drive, Greenfield, MA 01301  
Toni Halbak, 99 Verde Drive, Greenfield, MA 01301

**6:05 PM Administrative Matters: Approval of Minutes – June 12, 2018**

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**Motion made by Erika LaForme to table the approval of minutes from June 12, 2018 to July 10, 2018**

**Motion seconded by Rachel Lindsay**

**No further discussion – 5-0-0 – Motion Carries**

**6:06 PM Administrative Matters: Approval of Documents**

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**1. EverSource Energy – River and Laurel Streets:**

The GCC received a Request for an Emergency Certification from EverSource Energy for access preparation and selective trimming and removal of vegetation within the Bordering Vegetated Wetland (BVW) and Riverfront Area of the Green River to allow access to two (2) damaged utility poles in-kind, within fifteen (15) feet of the existing utility poles. The utility poles are located at the junction of River and Laurel Streets and were damaged due to inclement weather during the evening of Sunday, June 24, 2018. The Agent performed a site visit on June 26, 2018 and observed that minimal site preparation and removal of vegetation had occurred, and that the 2 damaged utility poles were replaced.

**Motion made by Rachel Lindsay to table the approval the Emergency Certification for the work performed to repair 2 damaged utility poles at the intersection of River and Laurel Streets along the Green River**

**Motion seconded by Doug Cloutier**

**No further discussion – 5-0-0 – Motion Carries**



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**2. Request for Certificate of Compliance – DEP # 168-0274 – Leyden Woods:**

The GCC received a Request for a Certificate of Compliance from the New Leyden I Limited Partners c/o The Community Builders on June 24, 2018 for work to construct a public housing development. The Agent performed a site inspection on June 26, 2018 to confirm compliance with the Order of Conditions issued for the project, which was extended on September 27, 2016 in order for the Applicant to address site erosion issues at seven (7) areas adjacent to wetland resource areas. The 7 areas of erosion were aerated, loamed and seeded or covered with sod, depending on individual site conditions, and species of native grasses were planted to stabilize these areas. The Agent recommended that the GCC issue a full Certificate of Compliance because it was apparent during the site visit that the areas of erosion had been addressed using the aforementioned methods. The Agent also read the perpetual conditions listed in the Order of Conditions, which stated:

“17. All soils, aggregate, debris, fill, excavated material, construction material and building material stockpiling shall be stockpiled far enough away from designated wetlands or other resource areas, and at a location to prevent sediment from surface runoff entering these resource areas. At no time shall any debris or other material be buried or disposed of within that line marked on plan as wetland, other than that fill which may be allowed by this Order and as shown on the above referenced plans. ***This condition is ongoing and does not expire upon completion of this project or the issuance of a Certificate of Compliance.***

19. All catch basin sumps which eventually discharge into a regulated resource area shall be cleaned at a frequency insuring that sediment buildup does not exceed 50% of basin capacity, as measured from the bottom of the sump to the lowest invert elevation of any outflow pipe. ***This condition is ongoing and does not expire upon completion of this project or the issuance of a Certificate of Compliance.***

26. All detention/retention and stormwater basins and/or structures shall be built to the specifications as presented in the Notice of Intent and/or plans as approved by the Commission. ***This condition is ongoing and does not expire upon the completion of this project or the issuance of a Certificate of Compliance.***

27. 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 the completion of this project or the issuance of a Certificate of Compliance.***

28. Snow shall not be stockpiled in any resource area. ***This condition is ongoing and does not expire upon the completion of this project or the issuance of a Certificate of Compliance.***

29. 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 the completion of this project or the issuance of a Certificate of Compliance.***

30. Within 30 days of final grading, (or within 30 calendar days after the commencement of the following growing season if the project is completed after October 31<sup>st</sup>), all disturbed areas shall be permanently stabilized with rapidly growing cover and a minimum of 4 to 6 inches of organic topsoil, if necessary and a USDA, Natural Resources Conservation Service-approved seed mixture should be used in accordance with the measures outlined in “Vegetative Practices in Site Development: Massachusetts Conservation Guide, Volume II,” or other acceptable stabilization method to assure long-term stabilization of disturbed areas. Maintenance of these areas shall be in a manner that assures permanent stabilization and precludes any soil erosion and shall be the responsibility of the owner of record of the property or the responsibility of the applicant. ***This condition is ongoing and does not expire upon completion of this project or the issuance of a Certificate of Compliance.***”



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Agent: Sarah Brodeur

**Motion made by John Griffin to issue a full Certificate of Compliance**

**Motion seconded by Doug Cloutier**

**No further discussion – 5-0-0 – Motion Carries**

**6:26 PM Notice of Intent (NOI): DEP # 168-0323 – 125 Mohawk Trail – Greenfield Hotel proposed development**

The Commission continued to review a Notice of Intent permit application submitted by the CHA Consulting, Inc. c/o of the Pioneer Valley Hotel Group for the property located at 125 Mohawk Trail (Assessor's Map 46 & 47, lots 1, 21 & 9 respectively) for the proposed construction of a new hotel with two (2) additional buildings, new utility service connections and improved stormwater management systems. All disturbance associated with the proposed project will occur in the 100-foot buffer zone to Bordering Vegetated Wetlands and within the 25-foot No-Disturb-Zone.

Tim Mosher re-opened the hearing, and Kelly Killeen of CHA Consulting, Inc. was present to update the GCC per discussions at the previous hearing on June 12, 2018. A detailed landscape plan was provided to the GCC depicting the existing trees on site in addition to the forty-five (45) trees that are proposed to be removed with greater than 45 trees being replaced. Due to the Greenfield Wetlands Protection Ordinance (GWPO), trees that are removed from a site must be replaced at least at a 1:1 ratio. Kelly Killeen continued to discuss the stabilization of the intermittent stream flowing through the eastern portion of the project site, stating that the outlet of the drainage easements will be armored with rip-rap or other material suitable to the GCC, but that the proponents would like to work with the Agent to determine a mutually acceptable stabilization method for the outlet to the stream to prevent future erosion. The slope of the intermittent stream will be seeded and protected with jute and/or coconut nets secured with a staple pad and installed under and above the seed to prevent erosion into the stream channel; Tim Mosher commented that attention should be paid to the top of the stream bank to ensure that erosion doesn't occur under the mats. Rachel Lindsay inquired as to the position of the hedgerow at the top of the stream bank, noting that there is a grassy area between the hedgerow and the edge of the parking area in the eastern portion of the site that could accumulate trash and inhibit the stabilization of the stream bank. Kelly Killen stated that the hedgerow wasn't relocated due to the tree line, but that the hedgerow could be easily moved per Rachel Linday's comments.

The discussion proceeded to the comments provided by MassDEP per review of the Notice of Intent. Kelly Killen stated that the sediment forebay joins the underground infiltration basins via the bioretention areas, but that the project isn't looking to gain credits from this aspect of the stormwater system. Moreover, he proceeded to explain how the level spreader conforms to the design requirements of the Stormwater Handbook, Volume 2, Chapter 2. He continued to explain the required removal of the total suspended solids (TSS) to meet stormwater standards, stating that the isolator row meets the 80 percent TSS removal requirement, and that the additional best management practices (BMPs) increase the percentage of TSS removal to well over 80 percent. Finally, he explained that the underground stormwater systems are subject to UIC reporting requirements, in which reports are submitted to the state for review.

Finally, Tim Mosher requested that the tree replacement on site be greater than a 1:1 ratio, but that the trees replaced don't have to be like and kind to those removed from the site; Rachel Lindsay stated that the trees removed from the Riverfront Area should be replaced like and kind so that the same level of shading is provided to the intermittent stream.

**Motion made by Erika LaForme to approve the Notice of Intent for DEP # 168-0323 for the proposed hotel development at 125 Mohawk Trail**

**Motion seconded by John Griffin**

**No further discussion – 5-0-0 – Motion Carries**



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**Motion made by John Griffin to issue a waiver for work within the 25-foot No Disturb Zone as required by the Greenfield Wetlands Protection Ordinance, Chapter 195, stating that the work for the project won't fill, dredge or alter an area subject to protection under the Greenfield Wetlands Protection Ordinance**

**Motion seconded by Rachel Lindsay**

**No further discussion – 5-0-0 – Motion Carries**

**Motion made by Erika LaForme to close the public hearing and issue the Order of Conditions for DEP # 168-0323 for the proposed hotel development at 125 Mohawk Trail**

**Motion seconded by John Griffin**

**No further discussion – 5-0-0 – Motion Carries**

**6:48PM Other Projects, Monitoring, Enforcements & Violations**

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**1. Violation updates – DEP # 168-0233 – McHard Acres – 99, 107, 115 Verde Drive:**

The property owners from 99, 107 and 115 Verde Drive were present to discuss the violations of the MA WPA and the GWPO. The Agent issued a cease and desist for all work on these lots on June 14, 2018 per the discovery of violations during a site visit for partial Certificates of Compliance on June 14, 2018 with Erika LaForme. The GCC explained to the property owners that the original permit for the subdivision was issued in 2005 and that the original applicant, Kris Warner never requested an extension for the permit, so work conducted in the subdivision has been done so without a permit for the better part of 10 years. Moreover, the Agent explained that an Order of Conditions for a subdivision road and house lots is not the same as an Order of Conditions for single family home development. Moreover, the GCC explained that the wetland delineation could have changed since the initial delineation in 2005 due to the occurrence of two hundred year storms in the last decade. The GCC instructed the property owners to acquire a new wetlands delineation and to submit Notices of Intent for the lots without houses on them currently; for the lots with houses, the delineation will inform the GCC as to the amount of resource area loss, and the appropriate mitigation will be required.

**Motion made by John Griffin to require a new wetland delineation and Notice of Intent for the houses listed in the cease and desist issued on June 14, 2018**

**Motion seconded by Rachel Lindsay**

**No further discussion – 5-0-0 – Motion Carries**

**7:40 PM Administrative Matters: Approval of Documents – Request for Partial COC – DEP # 168-0233, 99 Verde Drive**

The applicant, Kris Warner, requested a continuance of the discussion for the Request for a Partial Certificate of Compliance for DEP # 168-0233 for 99 Verde Drive until July 10, 2018 so that more information can be provided to the GCC per the previous discussion regarding the wetlands violations on that lot.

**Motion made by John Griffin to table the discussion of the partial COC Request for DEP # 168-0233 until July 10, 2018**

**Motion seconded by Erika LaForme**

**No further discussion – 4-0-0 – Motion Carries (Tim Mosher abstains)**

**6:48PM Other Projects, Monitoring, Enforcements & Violations**

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**2. 8 Conway Drive – fire pit and fill next to Green River:**



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The Agent sent a letter documenting the violations of the WPA and the GWPO to MassDEP on June 1, 2018 and requested assistance given the magnitude of the violations occurring on site. The Agent spoke with MassDEP after their review of the letter, who informed the Agent that the GCC needs to issue an official Enforcement Order requiring specific actions (i.e. removal of fill out of Bordering Land Subject to flooding, etc.) by a certain date and time. If the property owner doesn't comply with the required actions by the date and time specified in the Enforcement Order, then MassDEP can assist with enforcement.

**Motion made by John Griffin to issue an Enforcement Order for 8 Conway Drive**

**Motion seconded by Erika LaForme**

**No further discussion – 5-0-0 – Motion Carries**

**3. Update – 142 Mohawk Trail:**

The Agent performed a site inspection on Thursday, June 21, 2018 to 142 Mohawk Trail to perform a final site inspection. The Agent found no violations on site, and the work for the project was complete, so she authorized the removal of the erosion sediment controls.

**4. Update – DEP # 168-0321 – Green River Homes mitigation area and substitution to plantings:**

The Agent performed a site visit to Highland Park on June 21, 2018 to review the dimensions of the proposed mitigation area. The Agent measured the dimensions of the mitigation area as outlined by Northeast Land and Water, LLC. and determined that the planting area needed to be extended approximately 30 feet to the south to equal the 4,000 square feet proposed as part of the Green River Homes project. The Agent received correspondence on June 19, 2018 regarding the plantings at the top of the bank of the Green River; the Order of Conditions explicitly requires trees no larger than 1.5-inch caliper, but the landscapers were having difficulty locating the appropriate size Crabapple and Hawthorne trees. The Agent relayed this information to the Chair, who suggested that the plantings may be substituted for other plants on the original planting proposal and that would be survivable on site.

**5. Discuss Agent absence: 9/11/2018-9/25/2018:**

The Agent will be taking a leave of absence from 9/11/2018 to 9/25/2018, and has received approval from the Director of Planning and Development for this absence.

**8:17 PM Administrative Matters: Board reorganization**

Tim Mosher was not seeking reappointment to the GCC, so the board voted to appoint new officer to the position of Chair.

**Motion made by Doug Cloutier to nominate John Griffin as Chair of the GCC**

**Motion seconded by Erika LaForme**

**No further discussion – 3-0-0 – Motion Carries (Tim Mosher and John Griffin abstain)**

**Motion made by John Griffin to nominate Rachel Lindsay as Vice Chair of the GCC**

**Motion seconded by Erika LaForme**

**No further discussion – 3-0-0 – Motion Carries (Tim Mosher and Rachel Lindsay abstain)**



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**Douglas Cloutier**

**Agent: Sarah Brodeur**

**Set Next Meeting Date:** Tuesday, June 26<sup>th</sup>, 2018 at 6:00 PM in the Greenfield Department of Planning and Development, located at 114 Main Street in Greenfield.

**Meeting Adjourned at 8:28 PM**

**Motion made by Tim Mosher to adjourn at 8:29 PM**

**Motion seconded by Doug Cloutier**

**No further discussion – 5-0-0 – Motion Carries**

Respectfully Submitted,  
Sarah A. Brodeur  
Conservation Agent

John Griffin,  
Chair