



CONSERVATION COMMISSION

Town of GREENFIELD, MASSACHUSETTS
114 Main Street, Greenfield MA 01301

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GREENFIELD CONSERVATION COMMISSION
Minutes of October 12, 2010
7:00 p.m.

Greenfield Planning Department
114 Main 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; Dee Letourneau; Tom DeHoyos
ABSENT: Steve Walk
Also present: Ralph Kunkel, Conservation Agent and members of the Public.

Approval of Minutes: Approval of Meeting Minutes from September 14, 2010.

MOTION: Moved by Mosher, seconded by DeHoyos, and voted 3-0 (Haro abstained), to approve the minutes of September 14, 2010 as submitted.

Approval of Meeting Minutes from September 28, 2010.

MOTION: Moved by Mosher, seconded by DeHoyos, and voted 3-0 (Haro abstained), to approve the minutes of September 28, 2010 as amended.

Public Meetings/Hearings: 7:06 p.m. Vassilios Arvanitis – Public Hearing to review a Notice of Intent for property located at 105 Mohawk Trail (Assessors Map 46 Lot 23) to add a 500 sq. ft. addition and for site improvements with portions of the work within the Buffer Zone to a Bordering Vegetated Wetland.

Bruce Griffin, Senior Scientist, New England Environmental was present on behalf of the client. Sue and Effie Arvanitis were also present. Griffin showed the property boundaries as depicted on the plans, reviewed the layout of the BVW and showed the intermittent stream on the plans. Griffin said that the wetlands delineation had been done as part of a 21 E survey on the site. DeHoyos asked when that survey had been done. Griffin replied that he did not know. Effie Arvanitis said it was done in 2003. DeHoyos asked if it had been approved. Griffin said the delineation was never approved. Griffin said NEE's wetland scientist thought the delineation was conservative and reflagged it in place. Griffin briefly reviewed the project; he said all work would be outside the 25-foot No Disturb Zone.

DeHoyos asked if this could be approved without a prior wetland delineation, as it would be ambiguous to try and mark a 25 foot NDZ without an accurate line from which to measure.

A discussion ensued regarding the delineation seen at the sight visit.

Haro summed up the discussion and asked Griffin to have the NEE Wetland Scientist to be present to walk with the Commission at another site visit and at that time explain how the placement of the flags was determined. Regarding that site visit, DeHoyos asked for the 25 foot NDZ to be clearly marked out; Letourneau asked for stakes to show the proposed grading and retaining wall. Griffin and the Arvanitis family representatives agreed to return to the October 26, 2010 meeting.

MOTION: Moved by DeHoyos, seconded by Letourneau, and voted 3-0 (Mosher abstained) to continue the Public Hearing for Vassilios Arvanitis, DEP File N^o. 268-0279, to 7:00 p.m. October 26, 2010.

8:07 p.m. Charles Roberts – Public Meeting to review a Request for Determination of Applicability for property located at Spring Terrace (Assessors Map 65 Lot 7) to determine if the work depicted on the plans is subject to the jurisdiction of the Massachusetts Wetlands Protection Act or the Greenfield Wetlands Protection Ordinance. Continued from September 28, 2010. Roberts was not present at 7:30 p.m.

MOTION: Moved by DeHoyos, seconded by Mosher, and voted 3-0 (Letourneau abstained) to continue the Public Meeting for Charles Roberts until after the Leyden Woods request.

7:47 p.m. Roberts had not arrived.

MOTION: Moved by DeHoyos, seconded by Mosher, and voted 4-0 to continue the Public Meeting for Charles Roberts to 7:30 p.m. October 26, 2010

Roberts arrived at 7:50 p.m.

MOTION: Moved by DeHoyos, seconded by Letourneau, and voted 3-0 (Mosher abstained) to rescind the previous motion to continue the Public meeting for Charles Roberts.

Charles Roberts was present on his own behalf. After the Commission members read the proposal for the method of removing the tree in question, there ensued a discussion of whether or not the Waiver should be invoked regarding the proposal to drive a vehicle on to the 25 foot No Disturb Zone. DeHoyos was in favor of using the waiver. Haro brought the discussion to a conclusion and asked for a motion.

MOTION: Moved by Mosher, seconded by Letourneau, and voted 3-1 (DeHoyos opposed) to make a negative determination that the work described in the Request is within the Buffer Zone, as defined by the regulations, but will not alter an Area subject to protection under the Act or the Ordinance.

Therefore, said work does not require the filing of a Notice of Intent subject to the following condition:

1. The Agent shall inspect the site visit upon completion of the work.

Other Business: Leyden Woods – Change in Approved Plans in the Order of Conditions issued for DEP File Number 168-0271.

Frank Holmes, Project Engineer from Stantec and Rachana Crowley were present on behalf of the applicant. Holmes briefly reviewed the history of the project, showing the approved plans and the revisions that were made September 17, 2010 after the Appeal by abutters. Holmes pointed out changes made at the request of the Commission after the last site visit. Holmes submitted a memo that had been distributed at the site visit prior to this meeting. Holmes then reviewed the improvements to the area as a result of the relocation of the buildings pointing out that the total impervious area had now been reduced to 6 acres.

Mosher reviewed the site visit. Mosher referred to a proposed sidewalk at Building 22 which would be on an embankment and that he had expressed concern at the last site visit that the slope beyond that sidewalk would not be changed. Mosher said that Holmes had assured the Commissioners at this site visit, however that a retaining wall would be built as part of the side walk with safety railing if it would be necessary.

Letourneau, referring to an area at the north end of the property, asked why it had not been considered for proposed relocation of any buildings. Holmes explained that it would be too steep.

Haro asked about removal of trees near the driveway in the forested area. Holmes said the contractors would maintain as many of the trees as they could. Haro asked Holmes to save as many of the old growth as possible.

DeHoyos asked what would be done with the area between the buildings and the NDZ upon completion of construction. Holmes said a landscape architect would evaluate the sites and

see which plants would be most suitable to each area. DeHoyos reiterated his concern about a future dumpster at Building 1 and asked if Holmes would be amenable to a condition assuring there would be no dumpster placed there. Holmes replied in the affirmative. DeHoyos then referred to Building 22 and asked that the retaining wall for that sidewalk be on the plans.

MOTION: Moved by Mosher, seconded by Letourneau, and voted 4-0 to administratively approve the revisions in the Approved plans with the following conditions:

- 1. No trash barrel or disposal unit greater than 55 gallon capacity be allowed adjacent to Building N^o. 1**
- 2. Snow removal for Building N^o. 1 and the Maintenance Building should be according to the revisions clarified in the memo from Frank Holmes to the Commission dated September 22, 2010. All other snow removal and storage should be according to the plans approved by the Planning Board**
- 3. The sidewalk retaining wall at Building N^o. 22 and the parking lot curbing at Building N^o. 1 should be clearly shown on the plans.**

Monitoring: Highland Park Bike Races – Seasonal Review
Chris Ethier, a primary sponsor and organizer of the Races and Rick Roy from the Recreation Commission were present.

Haro reviewed the site visits and said that overall the trails were not damaged; however, there was one area of concern near the parking lot. After a discussion with Ethier and Roy the area was identified as the return coming down the hill just south of the Parking Lot. Haro asked that for the next season the organizers change the route of the race to eliminate that leg of the course.

Ethier thanked the Commission for allowing the Races and reviewed the events and explained that they had taken precautions to limit the number of participants with greatest number having been 24 but usually there had been fewer participants.

Letourneau said that she had no problem with their reusing the area next year. Haro agreed with her but reiterated he would like to see them reroute the course to eliminate that one area.. Ethier said that he does not want to see the number of participants in the race get much larger than it was this year as it would not be a manageable event.

Roy said he had been a monitor and that after each race in which he participated he walked the trail and saw minimal erosion. Roy said from the Recreation Commission's perspective, the Highland Park Bike Races had been a well run event.

Correspondence: None

Enforcement Updates: None

Site Visits: 105 Mohawk Trail, October 20, 2010 5:00
592 Leyden Road October 20, 2010 at 5:30 p.m.

Next Meeting: October 26, 2010 at 7:00 p.m. Greenfield Planning Department, 114 Main Street.

Adjournment: **MOTION: Moved by Mosher, seconded by DeHoyos, and voted 4-0 to adjourn the meeting at 8:42 p.m.**

Respectfully Submitted,

Ralph Kunkel
Conservation Agent

Alex Haro
Chair