



William F. Martin  
Mayor

City known as the Town of  
**GREENFIELD, MASSACHUSETTS**

**CONSERVATION COMMISSION**

Town Hall • 14 Court Square • Greenfield, MA 01301  
Phone 413-772-1551 • Fax 413-772-1309  
Conservation@greenfield-ma.gov • www.greenfield-ma.gov

**Members:**

Blasiak, John (2016)  
DeHoyos, Thomas (2016)  
Haro, Alex (2015)  
Letourneau, Dee (2014)  
Mosher, Timothy (2015)

**GREENFIELD CONSERVATION COMMISSION**

**Minutes of Monday January 13, 2014**

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

The meeting was called to order by vice chair, Tim Mosher at 7:00 p.m. with the following members:

**PRESENT:** Tim Mosher, Vice-chair  
Dee Letourneau  
John Blasiak

**ALSO PRESENT:** Frank Holmes, Stantec Planning and Landscape Architecture  
Rachana Crowley, the Community Builders  
Sara Campbell, Town Engineer  
Maureen Pollock, Assistant Planner & Conservation Agent

**ABSENT:** Alex Haro, Chair  
Tom DeHoyos

Approval of Minutes:

Approval of Meeting Minutes from December 10, 2013.

**MOTION:** Moved by Blasiak, seconded by Letourneau, no further discussion and voted 3-0-0 to accept the minutes from December 10, 2013.

Public Meetings/Hearings:

**7:00 Amended NOI (DEP #168-0274) – The Community Builders, Leyden Woods Redevelopment, 24 Aster Court:** Amendment to a Notice of Intent submitted by Community Builders, for property located at the 24 Aster Court (Assessors Map R28, Parcel 27A), for the demolition of existing residential buildings and construction of new residential buildings on the same foundation footprints; reconfiguration of parking areas and driveways, pedestrian walkways, site amenities and landscaping; and minor changes to the site's stormwater management system.

Frank Holmes representative of the applicant, The Community Builders/New Leyden Woods 1 Limited Partnership and Rachana Crowley, of the Community Builders were present to explain the proposed redevelopment project of Leyden Woods apartments. The existing Order of Conditions was for the complete redevelopment of the site, including demolition of all existing buildings, a partial reconfiguration of roadways, and to reduce the amount of buildings from 56 to 19 larger buildings in order to provide a total building reduction of 200 to 181. The funding was not provided for this project, so nothing in the existing Order of Conditions was completed.



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With the current proposal, the redevelopment will include the demolition of all of the existing buildings. The existing foundations of the buildings will be retained, and new buildings will be constructed on the existing foundations. Nine (9) buildings will be completely demolished including the building foundations and will be replaced with two (2) playgrounds; more parking; and conversion to natural vegetation. The total number of units will be reduced from 200 to 181. There will be some modifications to the existing parking lots to reduce the amount of parking spaces. The total number of parking spaces will be reduced from 356 to 273. The limited work proposed within the 25 foot No Disturb Zone will concur on land that has been previously developed on.

The proposed project will maintain the existing stormwater system. Twenty (20) new catch basins will be constructed in order to pick up stormwater runoff from the adjacent walkways and parking areas. There will be no elimination of catch basins; some of the existing catch basins will be moved a few feet to meet the new elevation grade. The new catch basins and adjusted catch basins will connect to the existing stormwater system; therefore, there will be no new outfalls. All catch basins will meet the existing MA Stormwater Standards, and will have deep sumps with hoods to promote the capture of the Total Suspended Solids (TSS).

The inlets of the proposed catch basins will be protected from sediment inflow during the work period through the installation of silt sack, or by surrounding them with a barrier of staked straw bales. In the latter case, a layer of filter fabric will be installed beneath the grates of the catch basins. The inlets of existing catch basins will be protected by silt sack. These protection measures will be inspected after every storm event and will be routinely maintained until the drainage area tributary to each inlet has been stabilized with vegetation and/or covered by pavement. Any sediment that collects behind the barrier or in the sacks will be removed and will be either reused on project area or disposed of at a suitable off-project area location.

The impervious area for the overall site will significantly decrease by 24% compared to the existing conditions; therefore, the post-development peak discharge rate and volume of stormwater runoff will be decreased, and the annual recharge from the post-development will be increased.

Mosher inquired whether the existing concrete swales will remain. Holmes responded they will remain.

Mosher inquired whether the manmade dam in Stream 2 on the south side of the site has been removed. Holmes responded, the manmade dam has not been removed yet, but it will removed as part of the original Order of Conditions, Condition 24 which specifies: *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.*



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Additionally, per the original Order of Conditions, Condition 25 shall remain in effect. Condition 25 specifies: *the exposed fill/erosion area southeast of the Maintenance Building, shall be re-graded; 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.*

Unlike the original Order of Conditions, the proposed work will not have any impact to the Bordering Vegetated Wetlands on site.

The proposed plans show Building 108-112 to be rebuilt on the same footprint, which is within the 25 foot No Disturb Zone. A straw-bale and silt fence should be installed on the resource side to constitute a limit-of-work line. This limit-of-work line shall be at a minimum of eight (8) feet away from the resource.

All new building foundations will receive maintenance work, which will include waterproofing and insulation. In order to waterproof and insulate the foundations, excavation of up to eight (8) feet beyond the building foundations.

Vice Chair Mosher opened up the hearing for public comment.

Sara Campbell, Town Engineer

States the Department of Public Works would like to review the annual Operations and Maintenance Log. After her review of the drainage plan, the Department of Public Works has no issues with the request. The Fire Department has not reviewed the proposed plans relating to fire access and hydrant locations. If the Conservation Commission approves the project, and then the Fire Department demands any significant changes to the plan, then the applicant will need to file to Amend the Order of Conditions again.

**MOTION:** Moved by Letourneau, seconded by Blasiak, no further discussion and voted 3-0-0 to close the public hearing and issue an Amended Order of Conditions for DEP # 168-0274 with following conditions:

1. Boiler Plate Conditions
2. The applicant shall submit an annual Operations and Maintenance Plan and Log to the Conservation Commission and Department of Public Works
3. Before any maintenance work of all buildings within the 25 foot No Disturb Zone (including Building #108-112), the contractor shall come before the Conservation Commission to review the trenching work
4. Maintenance of all building foundations within the 25 foot No Disturb Zone (including Building #108-112) shall not exceed 8 feet beyond the building foundations



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- 5. Prior to the initiation of any maintenance work to building foundations within the 25 foot No Disturb Zone (including Building #108-112), straw-bales with silt fencing shall be installed on the resource side to constitute a limit-of-work line.**

Other Business:

**562 Leyden Road Emergency Certificate (Greenfield #13-11):** Pollock updated the Commission regarding her correspondence with David Foulis (MassDEP) on January 10, 2014. Foulis stated the Commission should have required the applicant, Joe Sabella to submit a project plan and written narrative when he requested the emergency permit on July 24, 2013. In regards to what can be done now, the applicant has three options: (1) submit a Notice of Intent for biostabilization work on the banks, and not touch the existing culvert; (2) extend the existing culvert, which will require an issued Order of Conditions, 401, and 404; or (3) do nothing at this time.

**Wiley & Russell Dam Removal (DEP #168-0293):** Pollock updated the Commission that the Mayor withdrew his support for the removal of the Wiley & Russell Dam, and is currently researching the costs associated with repairing the existing dam and the long term maintenance.

Project Monitoring:

**Log Plain Road (Assessors Map R08, Lot 6):** Pollock inspected the installed sedimentation and erosion controls during a pre-construction site visit on December 11, 2013 and states the controls have been satisfactorily installed

Enforcement Updates/Possible Violations:

**208 Mohawk Trail (Map 37, Lot 5):** Pollock updated the Commission regarding her attempts to contact Brian Barlow, who has been unavailable. The Commission requests Pollock to mail the property owner the certified letter that was previously mailed to Barlow, which requests Barlow to submit a restoration plan for 208 Mohawk Trail to the Commission for approval. The restoration measures shall include, soil testing of all piles within the 25 foot No Disturb Zone, which should be specifically tested for PCBs, petroleum hydrocarbon, heavy metals, and light nonaqueous-phase liquids (LNAPLs). The full test results were suppose to be submitted to the Commission no later than January 10, 2014, but the Commission will extend this date to February 25, 2014. Based on the soil testing results, an appropriate disposal facility will be determined for disposal of all piles. All soil testing costs shall be at the expense of the applicant.

If no action is taken by February 25, 2014, the Commission has the right to fine the property owner and record the enforcement order and notice of fine in the Registry of Deeds, per the Greenfield Wetlands Ordinance § 195-7.F. and § 195-7.G. , which states:



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*F. If the property owner fails to comply with the enforcement order by the specified date, a maximum of a \$100 a day fine shall be levied under the Noncriminal Disposition Act. The property owner shall be notified of the fine by certified mail or served by the enforcing person(s) who shall be the Conservation Commission, any of its designees or any police officer.*

*G. If the property owner fails to comply with the enforcement order within 30 days, the Conservation Commission will record the enforcement order and notice of fine in the Registry of Deeds and shall notify the property owner by return receipt, certified mail.*

Correspondence:

None

Site Visit Scheduling:

None

Next Meeting:

7:00 PM on Tuesday, January 28, 2014, at the Greenfield Department of Planning and Development; 114 Main Street

Adjournment:

**MOTION:** Moved by Blasiak, seconded by Letourneau, no further discussion and voted 3-0-0 to adjourn the meeting at 8:22 PM.

Respectfully Submitted,

Maureen Pollock  
Assistant Planner & Conservation Agent

Alex Haro  
Chair