



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)
Miller, Gail (2017)
Mosher, Timothy (2015)
Nevins, Matthias (2017)

GREENFIELD CONSERVATION COMMISSION

Minutes of Tuesday October 28, 2014

**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
Thomas DeHoyos
Gail Miller*
Matthias Nevins

ALSO PRESENT: Ronald Deck
Allary Braitsch, VHB
Jed Hayes
James Allen
Maureen Pollock, Assistant Planner & Conservation Agent

Approval of Minutes:

Approval of Meeting Minutes from October 14, 2014.

MOTION: Moved by Mosher, seconded by Nevins, no further discussion and voted 4-0-0 to accept the minutes from October 14, 2014, as amended.

*Miller arrived at 7:05 PM

Public Meetings/Hearings:

7:10 RDA- 58 Freeman Drive (Assessor's Map 66, Lot 2154): Request for Determination of Applicability submitted by Peter Balan for property located off of 58 Freeman Drive (Assessor's Map 66, Lots 54), to determine whether the work proposed for the porch replacement, is subject to the Wetlands Protection Act and the Greenfield Wetlands Ordinance.

Ronald Deck, representative for the Applicant conducted a site visit with Blasiak, Miller, and Nevins on October 27, 2014. Deck was present to explain the proposed work, which includes the removal of an old porch within the 100-ft Buffer Zone to a wooded swamp and installation of a replacement porch with sonotubes, a landing, and egress stairs.



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DeHoyos suggested that the contractor could use techno metal post in lieu of sonotubes, which are cheaper and do not leave spoils.

MOTION Moved by Nevins, seconded by Mosher, and voted 5-0-0 to make a negative determination, box 3, the work described in the Request is within the Buffer Zone, as defined in the regulation, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent, with the following conditions:

1. Spoils shall not be dumped into the adjacent wetlands or Priority Habitat of Rare Species;
2. Boiler Plate Conditions;

MOTION: Moved by DeHoyos, seconded by Nevins, no further discussion and voted 5-0-0 to make a negative determination, box 6, the work described in the Request is not subject to review and approval by the Greenfield Conservation Commission pursuant to the Wetlands Protection Ordinance, Chapter 195.

7:25 NOI – 208 Mohawk Trail (Assessor’s Map 37, Lot 5): Notice of Intent submitted by Benderson Development for property located off of 208 Mohawk Trail (Assessor’s Map 37, Lot 5), to determine whether the work proposed for the removal and/or redistribution of earthen piles, is subject to the Wetlands Protection Act and the Greenfield Wetlands Ordinance.

Allary Braitsch, Jed Hayes, Blasiak, DeHoyos, and Nevins conducted a site visit of the project site on October 28, 2014. Braitsch and Hayes were present to explain the proposed work. The project consists of removing/relocating 9 earthen piles on the Candlelight Motor Inn’s vacant lot. One of the piles is known to be contaminated and will be transported off-site and disposed of properly. All handling of contaminated material will be under the supervision of a Licensed Site Professional (LSP). Prior to commencement of work on the site, erosion and sedimentation controls will be installed at the down gradient limit of work. Upon completion of proposed activities, any disturbed ground will be stabilized through the application of a native seed mix and mulching with straw. There are two options for handling the onsite relocation of the clean soil piles.

Option 1: the site contains an open swimming pool and an open residential foundation (demolition of residential structure part of separate NOI filed with the Commission), which due to safety concerns will need to be filled. Alternative 1 proposes to use the clean soil from the removed piles to aid in the filling of these structures. This would avoid disturbing otherwise stable, vegetated areas of the site and limit the potential for erosion and minimize restoration needed.

Option 2: this option proposes that the soil from the clean stockpiles be spread evenly within the



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upland meadow located south of the western motel building just beyond the 100-foot buffer zone and Riverfront Area. The field is currently vegetated. Dispersing the soil in this area will require restoration measures, which will include seeding following by an application straw or mulch to the area. All erosion controls would remain in place for one growing season or until the site has reached a stable condition and erosion is no longer a concern. This option does not aid in filling the structure foundations.

Mosher stated the soil is not ideal for spreading and seeding. Therefore, he would like the Applicant to use the clean soil from the removed piles to aid in the filling of the open residential and hotel foundations. The pool is not open.

- MOTION:** **Moved by DeHoyos, seconded by Miller, no further discussion and voted 5-0-0 to close the public hearing and to issue an Approved Order of Condition for the cleanup activities with the following conditions:**
- 1. Option 1 shall be used for the removal and dispersal of cleanup activities, which includes using the clean soil from the removed piles to aid in the filling of the open residential and hotel foundations;**
 - 2. Option 2 is null;**
 - 3. Any excess soil from the clean earthen piles shall be removed off-site.**

7:40 NOI – 208 Mohawk Trail (Assessor’s Map 37, Lot 5): Notice of Intent submitted by Benderson Development for property located off of 208 Mohawk Trail (Assessor’s Map 37, Lot 5), to determine whether the work proposed for the demolition of five structures is subject to the Wetlands Protection Act and the Greenfield Wetlands Ordinance.

Allary Braitsch, Jed Hayes, Blasiak, DeHoyos, and Nevins conducted a site visit of the project site on October 28, 2014. Braitsch and Hayes were present to explain the proposed work. The project work consists of demolition of the five structures located on the Candlelight Motor Inn property. All demolished building material will be transported off-site and disposed of properly. Building foundations will be left intact, which will minimize ground disturbance. Building foundation will be filled with clean soil from the 8 earthen piles (DEP #168-0305). Prior to commencement of work on the site, erosion and sedimentation controls will be installed at the down gradient limit of work. All building materials will be removed and disposed of off-site. Upon completion of demolition, any disturbed ground will be stabilized through the application of native seed mix and mulching with straw.

- MOTION:** **Moved by DeHoyos, seconded by Nevins, no further discussion and voted 5-0-0 to close the public hearing and to issue an Approved Order of Condition for the demolition of 5 structures with the following conditions:**
- 1. In the event of a heavy snow event, all snow shall be stockpiled within the limit-of-work;**



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Other Business:

- **Cont. NOI - ExxonMobil, 142 Mohawk Trail (Assessor's Map 35, Lot 15):** Notice of Intent submitted by Synergy Environmental, Inc. c/o David Hrinak presenting Lehigh Gas Corporation, for the ExxonMobil Station property located at 142 Mohawk Trail (Assessors Map 35 Lot 15), for work pertaining to the installation of a longer gabion basket retaining wall than previously proposed.

The applicant has requested the public hearing be continued until the next regularly scheduled meeting.

MOTION: Moved by DeHoyos, seconded by Nevins, no further discussion and voted 5-0-0 to continue the public hearing to November 25, 2014.

- **Baseline Reports and annual monitoring for Town-Owned Conservation Land:** Pollock is creating a list of items to include in a Baseline Documentation Report (BDR) and is reaching out to local land trusts and surrounding communities for examples.
- **Review of Boiler Plate Conditions:** The Commission would like to review existing boiler plate conditions for approved projects. Pollock distributed copies of the existing conditions. The Commission hopes to discuss this item during the next regularly scheduled meeting.
- **Cabot Taps Separation Project: New England Power Company dba National Grid, French King Highway and Silvio O Conte Drive:** In anticipation in submitting a Notice of Intent for the next phase of the Cabot Taps Separation Project, the Applicant informed Pollock that they intend to propose a Conservation Restriction under M.G.L. c. 184, §§ 31 to 33 to preserve undisturbed riverfront areas as their the mitigation for the proposed redevelopment within a previously developed Riverfront Area. The Applicant inquires if there is any priority properties in Greenfield that the Commission would like to see permanently protected. Pollock will reach out to local land trusts.

Blasiak suggested that there could be ethical problems if the Commission solicited purchase of a mitigating site prior to the Applicant's Notice of Intent submission.

Project Monitoring:

- **105 Newton Street (Assessor's Map R24, Lot 12):** All erosion and sedimentation controls have been properly installed. Upon a pre-construction site visit, Pollock observed a dumpster located within the wetland. Pollock ordered the Applicant to have the dumpster immediately removed from the wetland and placed at the location approved under the negative Determination of



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Applicability. The Applicant agreed to move to the dumpster. The Applicant hopes to start work on November 3, 2014.

Enforcement Updates/Possible Violations:

Correspondence:

- **Invasive Plant: Japanese Siltgrass, *Microstegium vimineum*:** Cynthia Boettner with the Silvio O. Conte National Fish & Wildlife Refuge would like to work with the Commission to help develop a strategy to keep the highly aggressive invasive, Japanese Siltgrass from spreading further in Franklin County. The only known sites for this species in Franklin County are in Conway, Northfield and Greenfield. There are already control efforts underway in the first two towns. Pollock will set up a time for Boettner to meet with the Commission.

Site Visit Scheduling:

Next Meeting:

7:00 PM on Tuesday, November 25, 2014, at the Greenfield Department of Planning and Development; 114 Main Street

Adjournment:

MOTION: Moved by DeHoyos, seconded by Miller, no further discussion and voted 5-0-0 to adjourn the meeting at 8:41 PM.

Respectfully Submitted,

Maureen Pollock
Assistant Planner & Conservation Agent

John Blasiak
Chair