

**Conservation Commission**  
**April 27, 2011**  
**Meeting Minutes**

Attendees: Amanda Sewell (Conservation Agent), Bruce Gore, Orit Kadosh, Jessica Dezieck, Pat Kinne, David Shanahan, Andrew Mankin, Jennifer Connell

Pat Kinne opened the meeting.

Public Comment (not part of Agenda):

Nicholas Sotis (Owner of 139 Hurlburt Road abutter to property in question at 135 Hurlburt Road) was unable to attend the March meeting at which the Commission approved the RDA with a negative no. 3 for the replacement of two existing culverts with an 18" culvert, filed by Tyler and Richard Malik. Mr. Sotis informed the Board of two leach fields adjacent to the driveway and a high volume of water that crosses under the roadway into the wetlands across Hurlburt Road. Mr. Sotis is concerned that there will be contamination of the wetlands from the runoff crossing the leach fields. Andrew Mankin noted that this is a health department issue. Mr. Sotis will provide the Commission with copies of his documentation. The Conservation Commission will write a letter to the Board of Health regarding the drainage ditches and leech-fields.

**7:00 NOI - 100 Bridge Street, DEP #167-0354**, filed by the Community Development Corporation of South Berkshire. Proposed work will involve demolition of five existing buildings at the former New England Log Homes site as the initial phase of an overall site re-development. Mary Brittain and Eric Bernardin from Fuss & O'Neill (F&O) reported they'd received a letter from Natural Heritage.

The Commission asked for a revised Compensatory Storage Plan to more clearly and graphically represent proposal. F&O submitted an updated Historic Mill Plan, revised to show the values for the areas of historic buildings and driveway located within the 200' riverfront area. Total exempt area from riverfront development restrictions is noted on the submitted plan. Dave Hanes? and Elaine Hines met on site to discuss limits of wetland boundaries and determined that a future inspection after debris pile removal will allow a more accurate determination of the wetland boundary. A statement of fact page will be included with the NOI; information from C1.01 and C1.02 will be included.

**MOTION:** Andrew Mankin to approve the NOI with the five conditions listed on the page attached here.

**SECOND:** Jessica Dezieck

**VOTE:** 7-0, all in favor

**7:10 NOI – Maple Ave., Map 30, Lot 45, DEP File #167-0343**, filed by George Beebe, continued.

The proposed project will provide flood protection and bank stabilization along approximately 600 feet of the left bank of the Green River while providing excess compensatory flood storage.

Continued until May 25, 2011 at 7:30.

**7:20 – RDA-SMA – 148 Castle Hill Avenue**, filed by Louis Gardella. Proposed work is the removal of five white pines from the rear left of the house.

Pat Goff reported that trees were removed and that 10 new trees will be planted. A plan and a list of the trees were submitted.

**MOTION:** Andrew Mankin to approve – negative number 3

**SECOND:** Jessica Dezieck

**VOTE:** 7-0, all in favor.

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**7:40 NOI- 367 Park Street, Housatonic, DEP # 167-0356**, filed by Richard J. Bourdon, Berkshire Mountain Bakery. Proposed work will involve construction of a new exterior walk-in freezer and sunroom addition.

Steven Mack from Foresight Land Services reviewed the project which includes an exterior freezer, a covered area for parking vehicles and a sunroom addition at the front of the building at the entry. A determination that the canal is not riverfront was clarified. It is understood that the building is part of a historic mill complex.

**MOTION:** Andrew Mankin to approve with one condition:

1. Any material that is stockpiled during construction be surrounded by erosion control materials and be covered with a tarp.

**SECOND:** David Shanahan

**VOTE:** 7-0, all in favor

**7:50 – NOI – SMA – Monument Valley Road**, filed by Monument Mountain Lodge, LLC. Proposed work is the construction of a single-family dwelling, driveway, drainage structures and utilities.

Mike Parsons and Chris Tryon submitted various documents and plans.

Sheet 1 of 3 shows the full lot plus USGS plus Zoning Map.

Sheet 2 of 3 dated 4/26/11 is proposed site plan.

- Owner proposes clearing 1 section to obtain fill
- Driveway will be oil and stone
- Two areas have been designated for stockpiling and will be protected with silt fence and hay bales
- Erosion control mix will be used on long term stockpile areas
- A detention pond will accommodate drainage from the site
- Septic system is existing
- 20 to 25 trees would be cleared from an area of approximately 3000 S.F.
- Another 6 trees may be removed to create an area for the installation of solar panels
- All disturbed areas will be planted with grass.

Sheet 3 of 3 shows watershed plans both existing and post construction.

Jessica Dezieck asked for flow rate numbers and these have been submitted.

34'-6" is the highest point of the roof from the foundation. 1102' is the highest elevation of the site. Mike Parsons explained that the highest ridge point is about 60' higher than the elevation where the house will be built. The Commission would like to see an elevation drawing that includes the house on the site.

David Shanahan asked about gutters on the house. He was assured that the roof runoff would flow to several catch basins which then feed into the detention pond.

The Commission would like to see a color rendering of the house at our next meeting.

David Shanahan suggested balloons to help us visualize the impact of the house on the site.

Pat Kinne suggested that a third party review of this large, complex project would help the Commission.

The applicant and Commission agreed to ask Chris Blair if he would submit an estimate for review.

**MOTION:** Andrew Mankin to continue the public hearing until the May 25, 2011 meeting at 7:00.

**SECOND:** Pat Kinne

**VOTE:** 7-0, all in favor

**8:00 – RDA – Lake Mansfield**, filed by the Lake Mansfield Alliance. Proposed work will involve manual removal of exotic invasive plant species within the Lake Mansfield Recreation area, to include common reed, purple loosestrife and Asian bittersweet. Work will involve manual cutting only to remove above ground plant parts.

**MOTION:** Andrew Mankin a negative number 2

**SECOND:** Jessica Dezieck

**VOTE:** 7-0, all in favor

**MISC:**

1. Discuss Lake Mansfield Recreation Area Updates for Mowing Guidelines and regulations for accessible vehicles on trails in the Conservation Forest. Review mowing guidelines.

Joe Sokol spoke regarding the Guidelines and noted that Dale Abrams has worked with the Town to develop them. Christine Ward concurred that the Guidelines will help maintain the lake area.

2. There was a discussion on revisions to the existing Chapter 217 of the Great Barrington Town Code. Chris Rembold commented that only some numbering changes since we review the last revisions. There was a concern about the Lake Mansfield Regulations regarding beavers. This has recently become a problem. Andrew Mankin recommended that the regulations be revised to permit trapping with approval by the Board of Health and the Conservation Commission (Section 217-33.11).

**MOTION:** To approve the revised Chapter 217 of the Great Barrington Town Code with the change suggested by Andrew Mankin.

**SECOND:** Jessica Dezieck

**VOTE:** 7-0, all in favor

3. 2 Bridle Path Lane, Request for Certificate of Completion filed by Judith Lichtenstein. Silt fence has been removed from the property.

**MOTION:** Andrew Mankin to approve the Certificate of Completion

**SECOND:** Jessica Dezieck

**VOTE:** 7-0, all in favor

4. 162 Division Street Emergency Order update. They need a 401 WQC from DEP and may need an Army Corp. Permit if they plan to replace the culvert.

5. Berkshire Heights Road, Driveway Permit Application.

**MOTION:** Andrew Mankin to approve

**SECOND:** Jessica Dezieck

**VOTE:** 7-0, all in favor

6. 137 Hurlburt Road, Driveway Permit Application.

Agent Hines had recommended an approval of this permit, as it was out of all resource areas. A discussion followed between 137 Hurlburt Road representative, Sarah Stiner and 135 Hurlburt Road representative, Mike Parsons. David Shanahan requested that we schedule a site visit. (Tuesday at 3:00)

**MOTION:** Dave Shanahan that the Conservation Commission will send a letter to the Board of Selectmen stating that we were unable to reach a decision on this controversial driveway without conducting a site visit.

**SECOND:** Jessica Dezieck

**VOTE:** 7-0, all in favor

7. A motion to approve the meeting minutes was requested.

**MOTION:** Jessica Dezieck to approve the meeting minutes of March 23, 2011

**SECOND:** Andrew Mankin

**VOTE:** 7-0, all in favor

8. 11 Rodger Rd.

A notice of violation will be sent to Gary O'Brien for disturbances near an intermittent stream. The Commission is also requesting that he move salt that has recently been stockpiled in a shed near the stream.

9. Beaver Permit – Dave Shanahan (who recused himself)

A beaver removal permit was given to David Shanahan at 637 S. Egremont Road.

A motion to adjourn was requested.

**MOTION:** Andrew Mankin that the meeting adjourn

**SECOND:** Jessica Dezieck

**VOTE:** 7-0, all in favor

Meeting adjourned at 10:00

100 Bridge Street, DEP #167-0354

1. Statement of Fact – Historic Areas Within the Riverfront

- Approximate area of historic buildings = 43,145 SF
- Approximate area of parking/driveway/access area = 58,745 SF
- Total approximate area of historic interrelated area = 92,890 SF

Statement of Fact – Flood Plain Storage

- Between elevations 672 feet to 673 feet, 867 cubic feet of compensatory flood storage volume will be allowed as credit for future development on the site.
- Between elevations 673 feet and 674 feet, 1079 cubic feet of compensatory flood storage volume will be allowed as credit for future development on this site.
- Between elevations 674 feet and 674.5 feet, 919 cubic feet of compensatory flood storage volume will be allowed as credit for future development on this site.

2. Within 10 days of completion of re-grading of any given portion of the project, disturbed areas in the completed portions of the site shall be permanently seeded with erosion control/restoration mix.
3. NHESP S.C.: All work associated with the project, as built, must remain within the limit of work shown on the plans.
4. The siltation fencing shall be revised to be reinforced in accordance with the MA Erosion and Sedimentation Controls Guidance for Urban and Suburban Area (2003). Siltation fencing must include reinforcement.
5. New wetlands delineations need to be done before any future work is approved for the property.