

**TOWN OF GREAT BARRINGTON
CONSERVATION COMMISSION MEETING
MINUTES
WEDNESDAY, JANUARY 25, 2017
6:30 P.M. – TOWN HALL
334 MAIN STREET**

PRESENT:

GAETAN LACHANCE – Chairman
BILL BOYER
LISA BOZZUTO
JEFF COHEN –Absent
JESSICA DEZIECK
ANDREW MANKIN –Absent
DAVID SHANAHAN

SHEP EVANS – CONSERVATION AGENT

1. CALL TO ORDER

Chairman LaChance called the meeting to order at 6:30 P.M.

WPA NOI 167-0369 from Dave Inglis of Mahaiwe Harvest located on South Main Street, Map 37 Lot 93 for new agriculture in the resource area of the Green River, a NHESP habitat and a 100 year flood plain. **Continued from August 28, 2013.** Update on progress.

MOTION: Jess Dezieck moved to continue **WPA NOI 167-0369** until the next meeting, **February 22, 2017**

SECOND: Lisa Bozzuto

VOTE: 5 -0

Notice of Intent (DEP # 167-0406) from Foresight Land Services on behalf of Michele Waldman. Property is located at 42 Monument Valley Road, Map 41 Lot 15. The proposed work consists of demolishing an existing single family house; installing a new 16 ft. wide common driveway crossing Muddy Brook via a new concrete deck bridge and continuing uphill to two proposed house sites. **Continued from October 27, 2016.**

Steve Mack presented on behalf of Michele Waldman. The project intends to temporarily alter the bank of Muddy Brook during construction but will return the bank back to normal post construction. Jess Dezieck asked for Foresight to come back with additional plans for mitigation to the area. Jess said, "since there is going to be such a great amount of space cleared I would ideally like to see the property left in better condition than it was found in originally." The Commission asked for waddles to be set

as erosion control during the construction of the drive. A second site visit was scheduled for February 15th at 4:00 PM.

MOTION: Jess Dezieck moved to continue until February 22, 2017.

SECOND: Lisa Bozzuto

VOTE: 5-0

Notice of Intent (DEP # 167-0408) from Diego Gutierrez of Housatonic Architectural Services on behalf of Berkshire Real Estate Connections, LLC. The property is the unnumbered Main Street lot lying between #165 and #179, Map 14 Lot 219. Proposed work consists of redeveloping a previously developed riverfront area through the construction of a 1000 sq. ft. footprint commercial building. **Continued from November 16, 2016.**

Item not discussed.

Notice of Intent (DEP # 167-0000) submitted by Accord Engineering & Surveying, LLC on behalf of Green Houses Partners, LLC for the construction of a low density residential housing development, including construction of six new residential dwellings (cottages), an associated clubhouse/greenhouse, a one way loop gravel driveway, retaining walls, gravel parking areas and all related utilities, grading and other site work. The property is the former E. B Dolby Inc. greenhouses complex at #27 Humphrey St., Map 20 Parcels 2, 5, 8 & 8B.

Al Thorp, civil engineer presenting on behalf of Green Houses Partners, LLC. The redevelopment site totals about two and half acres. The planting plan was drafted and approved by Emily Stockman, it includes adding native berry producing species along the riverfront. Al Thorp informed the Commission that the driveway loop as submitted is intended to be farther away from the high water mark than the current drive. Green Houses Partners, LLC received a letter from Natural Heritage stating that the project, as proposed, does not adversely affect the resource area of rare wildlife species and does not result in a prohibited take of State listed rare species. Mr. Thorp mentioned that Green Houses Partners expects to make some minor changes to this version of the plan. They intend to alter the width of the drive from 10ft to as wide as 16ft in order to accommodate emergency vehicles. Chairman Lachance asked why the driveway is designed as a loop rather than a two way route. Bobby Houston of Greenhouse Partners explained that the vision for the residential development is to create a pedestrian friendly traffic zone and the loop design has a lesser 'footprint' for automobiles and fire trucks. Gaetan told Green House Partners that he needs to see an alternative to the road design before he can approve this as the best option. This design goes within the 100 foot buffer zone. Jess Dezieck asked about parking, how many spaces are there and how many will be created. Mr. Thorp said that there will be two spaces per cottage and a total of 19 spaces will be created. The Commission had two conditions for the revised plan; the added plantings need to have 75% survivability over 5 years, and the erosion controls need to be either silt fencing or waddles. The erosion controls also need to be adjusted to the site conditions as needed.

MOTION: Jess Dezieck motioned to continue until February 22, 2017.

SECOND: Lisa Bozzuto

VOTE: 5-0

Miscellaneous matters:

- **Notice of Enforcement Order** issued on the Larkin property of +/- 15.6 Ac. adjacent to the Housatonic and Green Rivers. Notice to be signed and recorded.

- **HVA Shoreline Survey** of the Green River in the spring, including recruiting, training, field work and production of a final bound report with photos and map(s). Volunteers welcome.

Shep Evans announced that HVA has received additional grant funding to do a shoreline study of the Green River. HVA is recruiting stream team volunteers, Mr. Evans encouraged Commission members to participate if they are able to do so. The contact person is Alison Dixon.

- **Discussion of priorities** for the McAllister property with Jess Toro of Native Habitat Restoration LLC.
Jess Toro presented to the Commission her progress with mapping the McAllister Preserve. There are several different types of habitat within McAllister, Jess asked the Commission to identify which of the habitats they deem to be of high importance for an invasive and wildlife management plan. Ms. Toro reported that the wetlands and the meadows are the most invasive dense. Jess discussed funding options with the Commission, she highlighted the availability of funding for grasslands. Ms. Toro decided to come back before the Commission with a map of the different sections of habitat within the property. She thought it would be conducive for the Commission to visit the site in the spring in order to see what species are in each habitat. The Commission did not make any motions.

- The Conservation Commission signed a letter circulated by the MACC. The letter is addressed to Governor Baker and asks him to reconsider his position regarding Natural Gas Pipelines.

- **Citizen Speak time:** None.

- **Approval of Minutes** of the December 14, 2016 Conservation Commission Meeting.

MOTION: Jess Dezieck moved to approve the December 14, 2016 Meeting Minutes.

SECOND: Lisa Bozzuto

VOTE: 5-0

- **Adjournment:** On a motion made by Jess Dzieck, seconded by Lisa Bozzuto the meeting was adjourned at 9:10 PM with a vote of 5-0.

Respectfully submitted,
Rebecca Jurczyk
Recording Secretary

