

**TOWN OF GREAT BARRINGTON
CONSERVATION COMMISSION MEETING
MINUTES
WEDNESDAY, FEBRUARY 22, 2017
6:30 P.M. – TOWN HALL
334 MAIN STREET**

PRESENT:

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

SHEP EVANS – CONSERVATION AGENT

1. CALL TO ORDER

Jessica Dezieck 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: Andrew Mankin moved to continue **WPA NOI 167-0369** until the next meeting, **March 22, 2017**

SECOND: Lisa Bozzuto

VOTE: 6-0

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.**

Marc La Vasseur, Foresight Land Services presented on behalf of the NOI. Jess Dezieck requested a written planting plan detailing 5 years of survivability of 75% or greater, monitored biannually (spring and fall) with reports submitted to the Commission. Lisa Bozzuto requested improving south of the crossing by cutting invasive vines.

MOTION: Andrew Mankin moved to approve the NOI with the following order of conditions; remove and treat invasive species 20ft along the driveway on each side of the crossing and 50ft. up and down stream of the crossing, the intended work is to be done by hand without the application of herbicides, plant restoration needs to have 75% survivability over 5 years with biannual reports submitted to the Commission, plantings shall be restored as needed. The Planting Plan shall be contingent upon the approval of the Chair and Vice Chair, the Agent shall also receive a copy of the Planting Plan to sign and stamp.

SECOND: Lisa Bozzuto

VOTE: 6-0

Notice of Intent (DEP # 167-0409) submitted from 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 gravel driveway, retaining walls, gravel parking areas and all related utilities, grading and other site work. The property is the former Dolby greenhouses complex at #27 Humphrey St., Map 20 Parcels 2, 5, 8 & 8B.

Continued from January 25, 2017.

Al Thorp, Accord Engineering spoke on behalf of the NOI. Mr. Thorp noted changes in the new plan. One of the cottages in the original plan has been eliminated and the road going through the development has been widened to accommodate emergency vehicles. David Shanahan raised the concern of a particularly steep slope on the property. David requested proof from Accord Engineering that infrastructure will be designed and implemented to prevent massive erosion on the slope. Jeff Cohen asked if a Phase One environmental study had been conducted. Ian Rausch, project manager said that Phase One was done and DEP gave a clean report. Mr. Cohen requested that the Conservation Commission receive copies of the reports. Andrew asked for silt fences and straw waddles to be used the entire length of the property along the Housatonic River. Jeff Cohen asked if they have come up with a planting plan. Mr. Thorp said a plan was drafted by Emily Stockman and submitted with the original application.

MOTION: Andrew Mankin moved to approve the NOI with the following conditions; silt fence and straw waddles erosion controls shall be used, any stock piles should be rimmed with erosion controls, the refueling area will be located near the westerly entrance, first phase of construction will include the storm water management area dry pond, and plantings shall have a 75% survivability rate over 5 years with a biannual report sent to the Conservation Commission, erosion controls need to be adjusted as needed during construction, an engineering report shall be submitted on the retaining wall when they discover the subterranean material, the report may be subjected to peer review.

SECOND: Lisa Bozzuto

VOTE: 5-1 David Shanahan opposed.

- Attorney Nick Arienti notified the Commission that this location falls within two zoning districts, B3 (mixed use) and R1b (residential). Green House Partners are seeking a special permit that would allow the B3 Zone to extend 50ft.

MOTION: Andrew Mankin moved to tell the Selectboard that the subject of the Special Permit is outside of the Conservation Commission's jurisdiction and therefore they do not have an opinion.

SECOND: Lisa Bozzuto

VOTE: 6 -0

Miscellaneous matters:

- **Notice of Enforcement Order** issued on the Larkin property of +/- 15.6 Ac. adjacent to the Housatonic and Green Rivers. Distribute copies of the recorded Notice & discussion of next step(s).
Agent Evans will present an outline of action at the following meeting for the Commission to consider and vote upon. Agent Evans asked that this become standard procedure when dealing with enforcement issues.

- **Discussion of priorities** for the McAllister property.
Continued until April, 26 2017.

MACC Conference is coming up.

- **Citizen Speak time:** None.
- **Approval of Minutes** of the January 25, 2017 Conservation Commission Meeting.

MOTION: Jess Dezieck moved to approve the January 25, 2017 Meeting Minutes.

SECOND: Lisa Bozzuto

VOTE: 6-0

- **Adjournment:** On a motion made by Jess Dezieck, seconded by Lisa Bozzuto the meeting was adjourned at 8:15PM with a vote of 6-0.

Respectfully submitted,
Rebecca Jurczyk
Recording Secretary



