

**Great Barrington Conservation Commission Meeting  
Town Hall, 334 Main Street, Selectman's Meeting Room  
September 26, 2012**

**ATTENDEES:** Andrew Mankin, Jennifer Connell, Jessica Dezieck, Bruce Gore, Lisa Bozzuto, David Shanahan

Chairman Mankin brought the meeting to order at 7:00 pm.

7:00pm RDA for traffic light installation, pavement work and pedestrian facilities improvements on Main Street.

Joe Sokul reported that the project is from Taconic Ave to Cottage Street. Includes new pavement, new sidewalks, new curbing, new drainage, replacing old clay tiles and pipes. New drainage in the project area that will include catch basins with new sumps a minimum of three feet deep. Pipe will be reinforced concrete throughout the project. There will be new drain man holes. Not doing anything with existing outfalls. New trunkline from Taconic Avenue and Main Street down to Memorial Field. Will connect unknown pipes. This will correct a lot of drainage problems. New street lights. All crosswalks will have ornamental lighting with pedestrian lighting. All existing pear trees will be coming out. The plan is for 81 new trees to be planted. Cottage Street will have some new drainage, new signals at Cottage and Main. Annual maintenance plan on the trees.

Andrew Mankin asked about sediment controls. Joe Sokul said it is written into the contract. Bruce Gore asked when work will start. Joe Sokul said early spring of 2013 will be the start of construction.

Jessica Dezieck commented that it is preferred if hay bales not be used for sediment control. Prefer straw bales or straw wattles.

MOTION: Jessica Dezieck to close public hearing

SECOND: David Shanahan

VOTE: 6-0, all in favor

MOTION: Jessica Dezieck to approve RDA as a negative #3 with stated condition.

SECOND: Jennifer Connell

VOTE: 6-0, all in favor

7:15pm NOI #167-0367 for 295 Park Street for stabilization of the Housatonic River bank.

Andrew Mankin said that we are still waiting for the conservation management plan from National Heritage.

Agent Sewell noted that we just got the draft of the conservation plan and they will send it to National Heritage and it will have to go through the approval process.

David Shanahan commented that the applicant did not get the information to National Heritage in timely fashion.

MOTION: Jessica Dezieck to continue public hearing to October 24 at 7:15pm

SECOND: David Shanahan

VOTE: 6-0, all in favor

7:20pm RDA for 65 Pumpkin Hollow Road for removal of large sugar maple from the top of the bank of the Green River.

Deborah Morris noted that she sent certified letters to abutters.

Andrew Mankin said that a site visit was done. It was agreed that it is a big old dying maple tree. Barrett Tree to come in with crane and remove it. It is all lawn right up to the tree. The stump will be left. If anything different we would need to know.

Deborah Morris said they would like to plant another tree.

MOTION: Jessica Dezieck to approve RDA with negative #2

SECOND: David Shanahan

VOTE: 6-0, all in favor

MOTION: Jessica Dezieck to close the public hearing

SECOND: David Shanahan

VOTE: 6-0, all in favor

## MISCELLANEOUS

1. Approval of August 22, 2012 minutes.

MOTION: Jessica Dezieck to approve August 22 minutes

SECOND: Jennifer Connell

VOTE: 6-0, all in favor

2. Certificate of Compliance 237 Monument Valley Road Scenic Mountain Act #11  
Monument Valley Lodge

David Shanahan to abstain from voting, not at site visit

Andrew Mankin noted that the site visit was done. Looks like he stuck to the plan. All looks good. Site work is good, no erosion problems.

Agent Sewell noted that he added three drains.

MOTION: Jessica Dezieck to approve the Certificate of Compliance

SECOND: Bruce Gore

VOTE: 5-0, all in favor

### 3. Amendment to NOI 137-0358 39 Dresser Avenue

Alan Clark and Joe Millonzi (owner). Alan Clark reported that they have an OCC to work in the riverfront. The drawing of the buildings was an approximation. We now have a footprint map. We propose a building with a complete foundation and roof to connect the buildings. We are also proposing to build a garage which has not changed from the original NOI. We were permitted 1500 square feet of alteration and we are less than that.

Agent Sewell asked if they are requesting the mitigation dimensions be different. Joe Millonzi said that they would do what was planned before. We are doing less of a project than the original order.

Agent Sewell commented that it will be in the order of the minutes that the changed dimensions are less than the original order permitted but the special conditions still apply.

David Shanahan asked why the larger dimension was permitted. Agent Sewell said that on the NOI it was approximate and a previous secretary took the original numbers off the NOI.

MOTION: Jessica Dezieck to approve updated plan of 9/18/12 to note the square footage change

SECOND: Bruce Gore

VOTE: 6-0, all in favor.

Andrew Mankin said that a letter should be sent stating what was voted on and the new square footage.

### 4. 237 Long Pond Road letter review.

Craig Okerstrom representing Paul Chesloff noted that a fault line was discovered. We have an OCC and an amended OCC. The client has hired a builder and tweaked original plans. House is smaller in size. We have amended Scenic Mountain Act. Would like to do this in a two step process. Demolition and blasting and rough grading to better understand site.

The house is 400 square feet less in size. They can build up to 2 feet to the fault line. We can greatly minimize the impact on the hillside. We still have to remove some

rock. We can reduce blasting. We would like to raise the house 3 feet by adding a crawl space.

Andrew Mankin asked if he could explain about the roof pitch.

Craig Okerstrom explained that by narrowing the house the roof will be slightly shorter. View management area is off the deck. Elevation is 1082 and we want to raise it to 1085. The view management area is 1084.5 and we will raise it 3 feet. Garage is now 1 story. Deck will be smaller in size and be built independent of the house and done in wood. We want to expose the ledge and have a ledge wall.

Proposed note or condition that in summary we be allowed to break ground this fall with the following condition: upon completion of tree removal, blasting, rough grading and installation of septic field and house foundation we will submit revised L1 and L2 plans which will clarify how remaining site work and landscaping will be completed. We anticipate that it will closely reflect what was approved in the amended OCC but with slight adjustments to meet the new field conditions.

Craig Okerstrom stated that no more trees will be cut but might shift some plantings. Well will be moved to other side of the driveway because of the fault.

Andrew Mankin noted that the view management would rise.

David Shanahan commented that it seems like there is enough of a change under the Scenic Mountain Act that there should be a vote.

Andrew Mankin said there should be a limit on what the height is going to be. They don't have final design of building. There should be an amended order of conditions when there is a final design going along with the time limit.

Agent Sewell said it could be phase 1 – the demolition could be 3 months.

Andrew Mankin said we will want site visits. Height no more than 3 feet, that any change cannot be any more than 3 feet in elevation and also that the view management area will correspond.

MOTION: Jessica Dezieck to approve the changes based on following limit on time line of December 1 on Phase 1, that there be an amended order of conditions with final plan, the roof elevation should be no greater than 3 feet and the VMA will be adjusted to correspond with the roof height.

SECOND: Jennifer Connell

VOTE: 6-0, all in favor

Agent Sewell will write a letter and cc Linda.

## 5. Other business

- a. McAllister property kiosk being built by Will Conklin.

- b. 237 Long Pond – went out because of clearing down by pond. Town and State regs of who is overseeing. All is in water quality protection district. Long Pond is a Class A water supply which means that 400 feet laterally is untouchable. Which means you cannot get a permit to do anything. No permissible activities within 400 feet. Docks will have to be removed. Kevin O'Donnell asked Agent Sewell and Ed May to craft letter to property owners abutting Long Pond explaining the regulations. We are still working out the 10 foot easement that is owned around Long Pond. Need to get all of the information. Sharon Stassfield to get a letter to cease and desist all cutting down near the pond to come from Ed May. Ed May to ask her to come to us with an RDA to remove the dock. She will have to have permission from the Mercers as they own the pond. Another special letter to be written to the Humes. They removed the canopy. What is growing in is 10' high barberry and thorns. They are cutting a swath down to their property line. Andrew Mankin stated that is 200 feet from bank of pond. Pfieffer Arboretum trails predated water quality district and is grandfathered in. Agent Sewell also stated that a second house is for sale and would like to get something in place as soon as possible. On right track with letter. Letter will be emailed for review. Agent Sewell asked if we revisit the property in a year. Andrew Mankin said that in the letter will be explanation of regulations.
- c. Another issue with Long Pond with Alex Sarbib. He put in a lot of fill, 20 or 30 truckloads of fill in a Scenic Mountains Act area. The fill is around big trees which will kill them. Possibly more clearing than was allowed. Need a site visit. Agent Sewell to send enforcement order with site visit required. Andrew Mankin stated he would like to see the fill removed. It is in direct violation of regulations of the Scenic Mountains Act. Town can help with inspector so that no permits will be allowed.
- d. Welcome Lisa Bozutto to the Board.
- e. Phone call from Micky Marcus regarding Neenah Paper. Want to know if the town wants the property. Berkshire Resources was looking at it. It is 65 acres. There are severe liability issues. DEP has signed off on alot on that property. At the other end was a junk yard and not properly cleaned up. Whole property suspect.

MOTION: to close the public hearing at 8:13

SECOND: Jennifer Connell

VOTE: 6-0, all in favor

Respectfully submitted,  
Julie A. Kelley  
Secretary