

**HADLEY CONSERVATION COMMISSION  
MEETING MINUTES**

January 14, 2014

*Approved at the 2/18/14 meeting*

PRESENT: Paul Alexanderson, Chair; Paulette Kuzdeba, Vice-Chair; Gordon Smith; Edwin Matuzsko; Jim Habana Hafner; Associate Member Matthew Burak and Janice Stone, Conservation Staff.

**1. 7:00 PM Notice of Intent #170-228.** Filed by University of Massachusetts Center for Agriculture for construction of a 2.4 MW solar energy generating facility on a portion of the UMass Farm off *North Maple Street*. The Commission opened the Public Hearing, and moved to continue it to the next Conservation Commission meeting on February 18<sup>th</sup>. (Commission discussed changing the date in February from the second to the third Tuesday. Paulette made the motion to meet on the 18<sup>th</sup>, seconded by Gordon. All approved.) The applicant had requested the Public Hearing be continued to the next Conservation Commission meeting. People in the audience asked where they could see the plan and documents. The Commission stated they would put a copy in the Town Clerk's office for public review. The Commission showed the public the plans submitted for the project.

**2. 7:15 PM Other Business. Minutes** from December 2013. Edwin noticed that there is an incomplete date on the first page, 8 lines from the bottom (199\_). Janice will check original notes and correct year. Paulette made a motion to accept the minutes, with the correction noted by Edwin. Edwin seconded, all voted in favor. Edwin asked about the apparent change in the DPW's **use of salt** over sand on winter roads. Commission discussed whether there was a need to create "low salt" areas if this was going to be the common form of winter road treatment now. Apparently sand put on roads is considered hazardous material when it is time to sweep it up and dispose of it because of the oil and gas from the road. It must be disposed of very carefully, so DPWs are switching to mostly salt. Commission asked if the DPW person could come in to talk to the Commission about this. Janice will make contact. **Request for Partial Certificate of Compliance** for lot 3 on #170-160 (Hadley Corner, *350 Russell Street*). Kelly Killeen present from Coler & Colantonio for the applicant. HE stated the plans were approved in 2007 and 2009 for this lot in front. All the infrastructure work for the development (detention basins, roads) has been done, and the lot is not within a buffer zone of wetlands. They would like this release before closing on the property tomorrow. Janice explained that portions of two detention basins are on this lot and she asked for a written explanation as to who was going to be responsible for maintenance of them. Mr. Killen stated it would be the new owner, not the developer as with the other basins. Janice then asked for an O&M plan, which Mr. Killeen provided. Commissioners asked where the snow disposal area would be. Mr. Killeen stated it would be on the west side. See new stamped set of plans. Gordon made the motion, seconded by Paulette, to issue the Partial Certificate of Compliance for lot 3 of #170-160. All voted affirmative. Janice told Mr. Killeen the document would be in the Conservation mail slot in town hall for him to pick up in the morning.

**3. 7:30 PM Notice of Intent #170-227**, filed by Pizza Hut Inc., to demolish the existing building at *424 Russell Street*, and construct a new building, parking lot and stormwater management structures. Alyssa Jacobs and Jeremy Fennell (Epsilon Associates) and Huseyin Sevincgil (MHF Design) were present on behalf of the applicant. The legal notice was published January 6<sup>th</sup>. The developed site is entirely within the 200-foot Riverfront Area of the unnamed stream that flows on the west and north side of the property. They intend to demolish the building and remove the existing pavement. They intend to construct a building for two restaurants (Pizza Hut and a drive-up restaurant). They have

developed a plan that will result in a decrease in the amount of impervious surface. The roof drain and surface water runoff will be managed by a series of shallow swales and basins. Commissioners discussed plan with consultants, about how the stormwater swales and basins would work, and what would happen during winter snow removal. They expressed concern about snow being plowed into the basins, and recommended signage that stated no snow storage was to be in these areas swales and basins along the edge of the parking lot. There was also concern about the snow disposal in front, in a narrow strip between the parking lot and Route 9. Janice will check with DPW about whether this would work. Mr. Sevincgil stated they would truck snow off the property if there were not room for it in the designated places. Commissioners asked about the Operation & Maintenance Plan, and who would be responsible for following it. They are proposing sweeping the parking lot once a month, and inspecting and cleaning the forebays every three months. How will the Commission know the manager is doing it? Mr. Sevincgil stated that Pizza Hut had a maintenance division, and they are told what the towns require. Commission asked for O&M in 8.5x11" format, and some kind of marker in the forebay to show when it is time to be cleaned out. These are very shallow, and could fill quickly. Commission also requires closed containers for trash. Consultant stated that they are adding 6" curbs on the wetland side of the trash enclosure, and a fence around it. Commission asked for an explanation of how the shallow basins will have capacity for the one, two and other event storms. Consultant will get back to the Commission on that. Presently there is no stormwater management/treatment for the site, so this plan will be an improvement. They do request a waiver from the local wetland bylaw's 35-foot no-disturb buffer. They are not expanding the impervious surface, in fact are reducing it, but it is very tight and there is nowhere else to put the stormwater structures except between the parking lot and the wetland edge. Gordon made a motion to continue the Public Hearing to the next Conservation Commission meeting on February 18<sup>th</sup> at 7 PM. Jim seconded, and all voted in favor.

**4. 8:35 PM Other Business.** Janice gave an update on the **APR projects** coming up, and which ones need to get **CPA funding** approved for Spring Town Meeting. Commission reviewed handout of projects, and determined how much to ask for from CPA Open Space set aside and CPA General Funds. The two additional parcels for the *Pirog APR* (West St and Honey Pot), and the three *Niedbala APR* parcels on Cemetery Road will be requests from CPA Open Space set aside funds. They should be completed by June 2014. The *Allard's Farm APR* is still in the paperwork stage, but the amount the town needs to contribute is known (\$230,000). It is not needed until January 2015, but the Commission felt it was such an important project and such a large sum of money that it should be presented to the CPA committee and Town Meeting now. That request will be from CPA General Funds. **Other Comments.** Mr. Ed Kelley, whose farm is just north of the UMass Farm, expressed his concern about the solar energy proposal for the *UMass Farm*. He already has a drainage problem, due in part from an old concrete dam in the woods, and the sediment that is filling two of the three culverts under the road at the Mill River. The water is too high at the Full of Grace Farm, and he is concerned this project will make matters worse. He will check out the plans at the Town Clerk's office, and come to the next meeting.

**5. 8:55 PM ADJOURNMENT.** Paul made the motion to adjourn. Jim seconded, all voted in favor.

Respectfully submitted by

*Janice Stone*

Materials used in review and deliberation of agenda items will be found in corresponding project folder in Conservation Commission office.