

**HADLEY CONSERVATION COMMISSION
MEETING MINUTES**

June 24, 2014

Approved at the 8/26/14 meeting

PRESENT: Paul Alexanderson, Chair; Paulette Kuzdeba, Vice-Chair; Gary Pelissier; Steve Szymkowicz; Edwin Matuszko; Jim Habana Hafner, and Janice Stone, Conservation Staff.

1. 7:00 PM Update. Charles McQueeney from Gator Pearson present to discuss upcoming work at *Hadley Corner, 350 Russell Street*. Mr. McQueeney told the Commission that the present construction in the front middle of the parcel is being done by Milestone Associates, and that this company will also be developing the last parcel of this complex. This next parcel is the one where there is presently a large hill of dirt, and that used to be the woodchip plant. They had left the dirt (mostly clay) there to serve as a surcharge, similar to what Home Depot did. Soon they will be taking it away. Do they need to do any permitting with Conservation for this? Commission asked about erosion and sediment control when moved, and whether it was clean fill (yes, taken from site while digging foundations). There was a question as to where the wetland boundaries in that area are, and whether there is a way to get in and move that dirt without crossing wetlands. The Commission told Mr. McQueeney that if he stayed out of the 100' buffer zone he did not have to come back to them. Janice gave Mr. McQueeney a small copy of the wetland plan for the site, and Mr. McQueeney will check on location of wetlands and get back in touch with Janice and the Commission if needed.

2. 7:10 PM Notice of Intent #170-232, continued. NOI filed by James and Marjorie Rule, for construction of a 2-car garage in the Riverfront Area of the Connecticut River at *72 River Drive*. The Rules were present to answer questions. They had been waiting for a DEP file number and comments, and they have been issued. Commission discussed with the Rules excavating the area nearest the bank quickly, and to backfill as soon as possible to prevent deterioration of the steep bank close to the back of the house. Paulette made a motion to close the hearing and issue an Order of Conditions for construction of the garage, with conditions that they make sure the drainage is addressed, and they use extreme caution near the edge of the bank. Steve seconded, and all voted in favor.

3. 7:15 PM Request for Determination of Applicability filed by MA DCR to demolish an old greenhouse and install two storage units on property in buffer zone at *40 Cold Storage Drive*. Rich Brazeau from DCR present to explain project and answer questions. He told the Commission that the old greenhouse has a mold problem and is unusable. They previously used it for storage of equipment for the ADA accessibility project. Now they would like to install two storage units in the parking area for that equipment. They will restore the portion of the greenhouse footprint that is within the 35-foot buffer zone with loam and native vegetation. Unfortunately the area all around it is rampant with Japanese knotweed. Gary suggested they try using roundup on the knotweed when it is flowering in August, which seems to be effective. See revised plans for site. Paulette made a motion to approve the project with a negative determination #3 (in buffer zone but will not alter wetland), with special conditions including treating the Japanese knotweed in an attempt to control its spread, especially in the 35-foot buffer

zone, and to restore the part of the greenhouse footprint that is within the 35-foot buffer. Gary seconded, and all voted in favor.

4. 7:25 PM Notice of Intent #170-231. Filed by Hadley2Solar LLC, to construct a 2.37 MW solar energy generating facility on 10 acres of agricultural land on the corner of *South Maple Street and Mill Valley Road*. Applicants requested this Public Hearing be continued to July meeting. Public Hearing was opened. Paul made a motion to continue it to the next meeting July 8th at 7 PM. Ed seconded, and all in favor.

5. 7:26 PM Other Business. Informational discussion with Mark Darnold from Berkshire Design Group concerning two projects: UMass Five College Credit Union and Venture Way. UMass Five College Credit Union (UMFCCU), *Westgate Center Drive*, is intending to repave their parking lot, which is very close to wetlands. The pavement is badly deteriorated. They will be removing all the old asphalt, installing a new layer of gravel and then repaving in the same footprint. They may modify the grading slightly for better sheet flow. They would also like to add a solar collector for cars in the corner next to the detention basin (within 35 feet of wetland). They also will be doing “routine maintenance” on the detention basin. Do they need to file with the Conservation Commission? They do not want to re-delineate the wetlands for this project. Commission suggested this was not routine maintenance since it does not appear the detention basin has been mowed for quite some time. Commission asked several questions to determine answer about filing. How deep will they be replacing the subsurface layer of gravel? Mr. Darnold said there was presently 2.5 inches of gravel, and they would like to make it at least 4 inches deep. Edwin asked if they had done any borings to find out what was underneath the present layer of gravel. No, they have not. Gary asked if they knew where the groundwater level is there. No. Commission suspects it may be very high, considering the nearby wetland and the condition of the asphalt. They may need to dewater to do this excavation and paving. Last filing was in about 2000. They need to file a Request for Determination, and should update their storm water operation and maintenance plan, and include a schedule for maintenance. Will there be phases to the excavation? What will they do if they hit groundwater? All these things should be considered in the Request for Determination.

Venture Way Industrial Park, inner circle undeveloped parcel. This is the parcel that has been approved for a solar farm, but there is a different potential buyer for an alternate use. There are a lot of drainage structures already installed for the industrial park. The potential buyer needs to know if they will have to do a new storm water management design, or is everything already installed according to plan and sufficient for a new use on that parcel with high percentage impervious material? Was storm water management for a full build out calculated and the structures for it already installed? How much impervious surface was calculated overall in 1995? The NES/Pearson site has two large building and a large parking lot. Did they have to come to the Commission for their construction? (Commission not sure, don't think so.) If the new project has to install more storm water management structures, following the newer DEP storm water regulations, the project may not be possible. They can deal with TSS removal and attenuate peak flow runoff with more detention basins if necessary, but recharge will be a problem with the high water table and wetlands. The new project would pave as much of the area outside of wetlands and the 35-foot buffer as possible. What footprints were used in the calculations, and have they been already met or exceeded for the property as a whole (Industrial

Park)? Conservation Commission stated that Mr. Darnold and the Commission would have to look at the old files and plans to answer those questions. Janice has found the old storm water report and plans in a few folders. There is a lot to go over to find these answers. Mr. Darnold asked if she could make a copy of the storm water report and send it to him. It is a bulky report, but she can. Paulette stated she could come in soon and look it over as well for the Commission. Janice will call Mark Stinson at DEP and ask him how to handle these questions.

Informational discussion with Bill Garrity of Garrity and Tripp about an addition on Sam's Outdoor Outfitters building, *Russell Street*. Dwight Scott, contractor for the last two projects at Sam's also present. The owner wants to construct a 660 sf addition on to the back of the building, near the detention basin. It will be on land that is presently pavement. There is already an underground recharge chamber under the parking lot, and the detention basin in back. Commissioners asked whether they have been cleaning the stormceptor unit (yes) and maintaining the detention basin (yes). New work is in the 100-foot buffer zone, but on presently paved area. Paulette told him they could do a Request for Determination of Applicability for this project. Mr. Garrity stated they will be filing late summer – August or September.

Vote on additional funds for Boisvert-Kelley APR on *River Drive*. Janice explained that when the final acreage was determined for this APR, the appraisal value went up. The DAR cannot pay anymore now, and they are asking if the town would be willing to provide some additional funds towards the APR. The town has approved payment of \$19,900. (10% of the previous value) from CPA funds. The value came in \$5,000 higher. Commission discussed approving another \$2,500 from the Woodchuck fund to cover half the difference. This is not a precedent for future APRs. The DAR has provided substantial funds on a few large APR projects, which combined with other state money required no town match. Recent examples include the former Montgomery Rose property (S&J) on the Sunderland line, and the Barstow APR going forward now, on the South Hadley line. Gary made the motion to approve payment of an additional \$2,500 from the Woodchuck fund for the Boisvert-Kelley APR on River Drive. Paulette seconded. All voted in favor except Steven, who opposed it.

River Rules. Commissioners reviewed the draft and made some recommendations for revisions. Add another page on campers, from ZBA bylaw. Discussion of how to find a record of permitted docks (DEP and HG&E have a list and Janice has an old one from DEP). Paul mentioned how you cannot tell which ones are permitted and which are not when riding up and down the river. There should be a requirement that a number of some kind be displayed on each dock, so people know it is legally permitted. When the River Rules are done, they should be put on the town website and a copy mailed to all property owners along the CT River shoreline. Discussion of whether there is portable toilet permits through the Board of Health that can help the Commission identify property owners with campers to notify. Janice said she has finally spoken with the Board of Health, and they issue one permit to the portable toilet company rather than individual properties now. Put something in the newspaper and Channel 5 cable TV? Send a full copy to the Town Clerk on the website.

Arrange site visit with Patrick Leighton in preparation for his filing for demolition and new construction of barn in Riverfront Area and floodplain. Commission agreed on a site visit on Tuesday July 1 at 5:30 PM. Needs to get going on this to have new barn ready for his daughter's wedding next summer. Will submit Notice of Intent for August meeting.

Janice's hours. Janice explained that she has been working more hours than when she started, and would like to submit them for payment. Some hours are for work on weekends updating the GIS protected land data layer for the Open Space Plan. Some are just more hours in the office, doing wetland filing paperwork and sometimes APR paperwork (preparation for CPA meetings for example). Commissioners agreed she can turn in her additional time for this year.

Lowe's out parcel, Russell Street. Janice told the Commission she has been in touch with a consultant working on a commercial building for the front lot at Lowe's. They should be filing soon. There is some new wetland now near the storm water discharge area in front.

Pump Station #4. The town is starting soon on this project, and realize they will need to dewater. What does the Commission want them to do? They propose using a silt sock on the hose, and a temporary basin. Okay.

Reappointments. Edwin needs to be reappointed. Has not received notice.

Dawson Wildlife Reserve dedication and plans. Janice and Commissioners discussed the nice dedication ceremony that took place Friday June 6th. Discussion of how to find a good access point for a trail or use of the property by the public. Steve asked where hunters could park, since hunting is allowed on the property. Right now there is no place to park except across the road at UMass. How can that be improved? One idea is to construct a boardwalk so people can "walk" out into the swamp, but where would parking be off Rocky Hill Road? Is a rest area off Rt 116 a possibility?

6. 8:55 PM Minutes & Other Topics. Edwin made a motion to accept the May 13, 2014 Minutes as submitted. Paulette seconded, and all voted in favor. Steve asked the Commission what the Wancyks (off *River Dr*) would have to do to be able to farm/hay their field behind their house and business again. This area was subject to a DEP Consent Order, which required removal of unpermitted fill in the 100-year floodplain and restoration of the Riverfront Area. Commission discussed the situation, and mentioned that that parcel was exempted from the agricultural grandfathering in the flood plain back in the 1980's, so they could keep their business there. Now they need to look at what they agreed to in the Consent Order. It may be that the area was restored to native vegetation and has to stay that way. Janice will see if she can find a copy of the Consent Order for Steve and the Commission to read over.

7. 9:15 PM Adjournment. Gary made the motion to adjourn. Paulette 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.