

**HADLEY CONSERVATION COMMISSION  
MEETING MINUTES**

**August 26, 2014**

*Approved at the 10/21/14 meeting*

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

**1. 7:00 PM Discussion** with Andrew French (USFWS, Conte Refuge) to discuss approval of repair/replacement of failed water control structure to wetland off *Moody Bridge Rd.* Mr. French handed out some photos showing the location of the present structure. It would be a stop-log structure with a single riser to control the water level. The new structure would hold back water and restore the wetland altered by the former owner. Mr. French would like to manage this wetland area for amphibian use. He has used this type to restore about 3,000 acres of wetland in the Midwest, where it is commonly used. It would be about a 20-inch culvert. He would like to do it now, this fall, so it will be ready for springtime amphibian use. Janice discussed possible permitting needed for working in a stream and wetland (Notice of Intent). Paulette suggested a site visit and perhaps Emergency Certification, and asked for photos of the structure. Commission agreed to a site visit at 5 PM on September 2, after a 4 PM on North Maple St (Kestrel Trust project).

**2. 7:22 PM Notice of Intent #170-233, continued.** Filed by L. & J. Gougeon, to remove several trees in the Riverfront Area of the Connecticut River, on their property at *31 & 33 Honey Pot Road.* Mrs. Gougeon stated that she had filed with MESA through the NHESP, and had received a “no take letter” under the Wetlands Protection Act and MESA. Paulette made a motion to close the hearing and issue an Order of Conditions to allow the removal of the hazardous trees and repair the dock and steps as presented in the Notice of Intent. Edwin seconded, and all voted in favor.

**3. 7:27 PM Request for Determination of Applicability** by General Construction and Environmental Inc., for construction of a 626 square foot addition in the buffer zone to the existing Sam’s Outdoor Outfitters at *227 Russell Street.* William Garrity was present to represent the applicant and property owner. Mr. Garrity gave a little background on the property and previous work done in the buffer zone. This is a small paved area at the back of the building near the detention basin that they want to enclose. There will be no difference in stormwater, snow disposal etc. No impact on the detention basin. Outside the 35-foot buffer zone. Paulette made a motion to issue a Negative Determination #3 (work in buffer zone will not alter resource area), with the special condition to submit an as-built plan when done. Jim seconded, and all voted in favor.

**4. 7:35 PM Request for Determination of Applicability** by M. Morocho, to construct a driveway for a new house in the buffer zone at *15 Stockwell Road.* Robert Stover present to represent the applicant. Mr. Stover showed the Commission the small area of the outer 100-foot buffer zone that the driveway will fall into. The driveway crossing had been approved earlier under a Notice of Intent filing. Driveway will be stone, erosion control barrier is shown on plan. The house excavation will be outside the buffer zone. Paulette made a motion to issue a Negative Determination #3 (work in buffer zone will not alter resource area), following the submitted plan. Edwin seconded, and all voted in favor.

**5. 7:40 PM Request for Determination of Applicability** by the UMass Five College Federal Credit Union, to repave the parking lot, perform normal maintenance of the detention basin, and add solar car port in the buffer zone at *200 Westgate Center Drive*. Mark Darnold of Berkshire Design Group present to represent the applicant. Mr. Darnold explained that they would be repaving the parking lot, which has deteriorated over time. They will remove the existing pavement, and if necessary replace the subbase with new gravel and repave. All the catch basins will be the same. Some areas that have sunken will be restored to their originally approved grading. He was not sure how deep the present gravel went, perhaps 8-10 inches. The old material will be disposed of off site. The curbing, if replaced, will be in the same footprint. They are proposing a minor change in the drainage, to add a pipe to the roof leaders so the water will not flow across the back parking lot. They are also proposing to install a solar port for electric cars in the corner near the detention basin. They will need to remove a tree to install the port. The Commission asked why the port could not be moved over to avoid removing the tree. The consultant explained why the electrical lines had to go through there. The Commission asked what kind of maintenance has been done on the stormwater system, and whether the owners had followed the stormwater maintenance plan issued with the original Order of Conditions for the construction of the building and parking lot. Mr. Darnold stated that they have cleaned the catch basins. Janice stated that the banks of the detention basin were heavily vegetated and could use some trimming to provide easier access to the basin for inspections and maintenance. Surprisingly, the basin itself seemed to be in good working order. Mr. Darnold stated they would do maintenance as needed on the basin. Paulette made a motion to close the hearing and issue a Negative Determination #3 (work in buffer zone will not alter resource area), with a note that this does not confirm the wetland boundaries shown on the plan, and that all work be within the developed areas. Edwin seconded the motion, and all voted in favor.

**6 8:00 Other Business.** Request for Certificate of Compliance for # 170-211 (Mill Valley Solar Array on the Goulet property, east side of *Mill Valley Rd*). Sean Harrington was present as representative of Nexamp. He told the Commission that the grass was growing in well and is well established. They removed all the silt fence and straw bales from the site. The array was put into operation on July 2, 2014. The site is also serving as good wildlife habitat, especially for birds. All the water leaving the site has been clear. A decommissioning plan at maturity is in place for restoration of the site back to farmland. There will be semi-annual inspections for the next 10 years. He stated it was in the owner's interest to keep the site mowed and maintained, in order to generate the most solar electricity. The Commission discussed the continuing Special Conditions # 20, 21 and 25. Condition 20 is restore area to farmland when solar array done. Condition 21 is to provide the Commission with a restoration plan when the time comes. Condition 25 is for semi-annual onsite inspections. Paulette made a motion to issue a Certificate of Compliance with ongoing conditions # 20, 21 and 25. Jim seconded the motion, and all voted in favor.

Request for Certificate of Compliance for # 170-224 Huntington Road Solar Array on the Kusek property at *26 Huntington Rd*. Janice told the Commission she had done a site visit with the contractor and solar array cooperative director. The grass has come in over most of the site. Where it is patchy is where the logging operation was active, not the solar company's fault. The site is stable. Paulette made a motion to issue a Certificate of Compliance with the Special Condition for the 25 foot buffer on active farmland, but reverting to a 35 foot no-disturb buffer if the land is no longer farmed. Edwin seconded, and all voted in favor.

Discussion about Martin Rule's request to remove a dead tree on his property at *56 River Drive*. The residence is an old trailer. The lot is heavily wooded and very close to the Connecticut River.

He would like to cut down some trees (at least the large dead one in the middle near the trailer) now. He is planning on doing more, but has been told he needs to file with the Conservation Commission and DEP. He has spoken with staff at DEP, and they suggested the Commission might consider an Emergency Certification for the large dead tree, but it should be taken down by a professional. Commission seemed willing to consider that option, if Mr. Rule wants to request it for just that tree for now.

Open Space Plan status. Janice told the Commission the consultant has delivered an almost complete draft (parts waiting on some GIS information Janice is still working on). She discussed putting the draft on the Town's website, and providing paper copies to the library, Planning Board, Selectboard, Long Range Plan Implementation Committee and Recreation. Maybe others as well. CPA committee update. Commission discussed CPA projects (no APRs this time). CPA committee will schedule future CPA meetings enough in advance for people to be able to prepare for them. They will probably meet in January for May TM, since warrant usually closes in February. The Committee is planning to set a date that all submittals have to be in by, so the Committee can have time to review them before voting. Paul mentioned his concern that the Town should buy the dike, for public safety (maintenance & repair), and for the public recreation access. Commissioners asked if the farmer on *North Lane* still pays for a lease of that property (part of Dawson Conservation Area). Janice thinks it is a multi-year lease, but she will check. When it comes up, others may be interested in using the space as well.

Discussion with Ted Mieczkowski about *Lawrence Plain Road* property. Mr. Mieczkowski was not present. Two neighbors were. Both were concerned about the activities Mr. Mieczkowski was doing down in the floodplain and back land near the CT River. They told the Commission he is creating roads down there, and has a lot of pipes along the bank. It appears he is going to create some new drainage discharge in the floodplain, probably on his neighbor's property. One neighbor told the Commission Mr. Mieczkowski does not own any Riverfront. His land follows the old Fort River.

Minutes. Commissioners reviewed and approved the minutes for June 24 and July 8<sup>th</sup>, with the correction of the spelling of Edwin's last name (sz). Jim made the motion, seconded by Edwin, all voted in favor.

**Other Topics.** Mr. Tom Quinlan came in to let the Commission know about a new development off *Huntington Road* that was approved by the Planning Board July 17<sup>th</sup>. It is called "Hilltop Estates". The Planning Board approved the stormwater management plan. It requires each owner to hire an engineer to make sure no new runoff goes onto neighbors' properties. There are no wetlands, so no Conservation Commission jurisdiction. It is northeast of Sylvia Heights.

**7. 8:45 PM Adjournment.** Paulette made the motion to adjourn. Edwin 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.