

**HADLEY CONSERVATION COMMISSION  
MEETING MINUTES**

November 18, 2014

*Approved at the 1/15/15 meeting*

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

**1. 7:00 PM Request for Certificate of Compliance** for # 170-150 (Mill Valley Estates subdivision off *Mill Valley Road*). Mark Darnold (Berkshire Design) told the Commission that no work had been done on this Lot 1. There was discussion about the requirement in the Order of Conditions for permanent monumentation along the 35-foot No-Disturb buffer. Mr. Darnold told the Commission the retaining wall for the new project is at or a little beyond the 35-foot buffer, and asked if the Commission would accept that as the permanent monumentation. He confirmed that no work (including equipment during the construction period) would go beyond that line. Commission agreed, as long as the 35-foot buffer is staked before installing the new retaining wall. Jim made a motion to approve issuance of the Certificate of Compliance under the option of invalid Order of Conditions – Order has expired and no work has been done. Edwin seconded, all voted in favor.

**2. 7:05 PM Notice of Intent #170-236, continued.** Filed by Amir Mikhchi, to construct a one-story office building with associated parking places in the buffer zone at *1 Mill Valley Road*. Mark Darnold from Berkshire Design was present with Mr. Mikhchi. This includes lot 1 that just received the Certificate of Compliance for the previous Order of Conditions. Mr. Darnold restated from last meeting that this is a buffer zone only project, and will stay out of the 35-foot buffer zone. The stormwater management plan was reviewed by a third party for the Planning Board, and approved. The Commission just received a copy by email this week. The soils do not allow for recharge, and as redevelopment (half the parcel) it only needs to meet that standard to the maximum extent practicable. Since the meeting last week the construction engineer has confirmed that the wall has to be a gabion wall because of the soils and chance of settling over time. The gabion wall needs to be installed now and allowed to settle 5-6 months before the rest of the construction can begin. There will be no snow disposal in the 35-foot buffer zone. All construction work will be done from the upland side of the 35-foot buffer. Commission approves the wetland boundary. Commission discussed with applicant that if the stockpiled snow gets to be too much, it will be removed from the site and disposed of properly. They also required permanent monumentation of the 35-foot No-Disturb buffer on the northeast side, where there is no retaining wall. Mr. Darnold stated that a silt fence and haybale barrier will be installed at the limit of work, as shown on the plan, before the work begins. Paulette made a motion to close the hearing and issue an Order of Conditions for the building, parking and associated construction work within the buffer zone, with the conditions described above including permanent monumentation of the 35-foot buffer zone in the northeast section, and removal of excess snow from the site (not into 35-foot buffer zone). Gary seconded the motion, and all voted in favor. Because of the urgency of the applicant to install the gabion wall as soon as possible, Janice said she would finish the Order tonight to have the applicant pick up or she will send by tomorrow. Mr. Darnold said to send the original to him, and a copy to Mr. Mikhchi.

**3. 7:46 PM Notice of Intent #170-237, continued.** Filed by American River Nutrition, to construct a commercial building with associated parking and stormwater management in the buffer zone off *Venture Way*. Valerie Miller and Meredith Borenstein from New England Environmental, Brian Ng (applicant), and Mark Reed from Heritage Surveys present to discuss project. Ms. Miller stated that there were three outstanding items from the Conservation Commission meeting last week. They are the 35-foot buffer zone markers, Conservation Commission copy of peer reviewer's letter of approval on the stormwater management plan, and a letter of no adverse impact from Natural Heritage & Endangered Species Program (NHESP). She handed out copies of the proposed alternating signs (no mowing or snow disposal) and 6' high birdhouses on posts for the permanent monumentation of the 35-foot No-Disturb buffer zone. On the second item, the Commission was sent a copy of the stormwater review, and today got a confirming letter from Doucet (the peer reviewer). The Commission also got an email letter from NHESP today stating that there is no adverse impact from the project plans on rare species. Ms. Borenstein explained some changes made to the stormwater plan required by the Planning Board review. The pre and post peak discharge rates were corrected to not be larger post-construction. Some revisions were made to the detention basin design (shape). They added minimal use of sodium chloride and commercial fertilizer allowed (in aquifer recharge area). See pg. 4 of the 11/13/14 letter from Doucet. The Commission discussed how the 35-foot buffer zone boundary will be identified and recorded on a final plan or site description. Once the markers are in place, measurements from them to known permanent points (such as corners of buildings) shall be taken when the construction is complete, and recorded on the as-built plan and submitted to the Conservation Commission. The Commission approves the wetland boundary as shown on the plan. Paulette made a motion to close the hearing and issue an Order of Conditions approving the project, with conditions as discussed and recorded. Gary seconded, and all voted in favor.

**4. 7:35 PM Discussion** with John Waskiewicz for the Town of Hadley, concerning the water line replacement at Pump Station #4, *corner of Bay Road and West Street*. He asked the Commission whether the Town needed to file for replacing a culvert that is badly deteriorated. It is a drain line that runs from the area they are presently working in and discharges in the ditch along the beginning of Aqua Vitae Road just slightly down Bay Road. The steel corrugated pipe has the bottom third gone and the length is 140 feet, under the road. They would like to do the work while they have the road open and the contractor there. They would like to put in a bigger pipe, but would settle for the same size if the Commission requires it. It is an 8-inch diameter pipe now. When asked where the water in this pipe comes from, he explained that it has a very small drainage area to the catch basin that connects to the discharge point at Aqua Vitae. Commission discussed with him whether it was just a stormwater conveyance, or part of a stream piped underground. He said it was the former. Commission stated it should be the same size pipe replaced (8"). Paulette made a motion to send a letter to the DPW stating that since this pipe is just stormwater pipe maintenance and the size of the pipe is remaining the same, there is no need to file with the Commission or DEP. Gary seconded, and all voted in favor. Janice will write and send letter to DPW. The Commission asked Mr. Waskiewicz about the pump station work. He stated that they finally got the wet well in. The dewatering has stopped, and they are starting to backfill. They will set the station in the spring. They will have to dewater again then for a limited time.

**5. 7:45 Other Business.** Commission discussed that the 5-College library storage is going into the *North Maple Street* site. The wetland delineation is from 6/7/07 so technically still good, with the two Governor's Acts extensions (4 years total). When does sidewalk work on *Rt 9* begin? Some time next spring?

**6. 7:50 PM Adjournment.** Gary made the motion to adjourn. Jim seconded, all voted in favor.

Respectfully submitted by

*Janice Stone*

Janice Stone

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