



Roxann Wedegartner
Mayor

City of
GREENFIELD, MASSACHUSETTS
CONSERVATION COMMISSION

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1548 ext 3 • Fax 413-772-1309
mitchell.vye@greenfield-ma.gov • www.greenfield-ma.gov

Travis Drury, Chair. Jun, 2024
Rachel Lindsay, Vice-Chair. Jun, 2023
Fletcher Harrington. Dec, 2024
Erika LaForme. Dec, 2025
Christin McDonough. Dec, 2025

Agent: Mitchell Vye

GREENFIELD CONSERVATION COMMISSION
Meeting Minutes of Tuesday, February 21, 2023
Greenfield Department of Planning and Development
Online via Zoom
Greenfield MA 01301

The meeting was called to order by Rachel Lindsay at 6:35 p.m. with the following members:

MEMBERS PRESENT: Rachel Lindsay (Vice Chair)
Christin McDonough
Erika LaForme
Fletcher Harrington

MEMBERS ABSENT: Travis Drury (Chair)

ALSO PRESENT: Mitchell Vye (Agent)
Adam Provost
Bob Provost
Tom Hogan
Steve Capshaw
MJ Adams
Chuck Caron
George Chianis
Michael Rosen
Frank Kelley
Stephen Herzog

Note on Meeting Access in light of COVID-19 State of Emergency:

Pursuant to Bill S.2475 Extending Certain COVID-19 Measures Adopted During the State of Emergency, this meeting of the Greenfield Conservation Commission will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found below. Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the City of Greenfield website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Should any technical interruption to the meeting occur and the meeting is suddenly ended, it will not be resumed and all items will be automatically continued to the next scheduled meeting date. Contact the Conservation Agent for more information



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Administrative Matters

Approval of Meeting Minutes from 1/24/2023

Motion by Fletcher to approve the minutes from January 24, 2023

Motion seconded by Christin

No further discussion

Christin AYE

Rachel AYE

Fletcher AYE

Erika AYE

Motion passes 4-0-0

Schedule of Public Meetings & Hearings

- **Public Hearing: Notice of Intent: Building addition and parking area construction at 15 Greenfield Street; (Map: R05, Lot: 28/28C) DEP #168-0353**

Tom Hogan introduced the project, which proposes a parking lot addition, truck dock within the existing parking lot, and a building addition to join the two existing buildings. Steve Capshaw believes this project is necessary for them to expand employment. A mitigation plan was made, which involves redirecting the stream that is currently located between the buildings. It would be relocated towards the mitigation area. The bank and Bordering Vegetated Wetland mitigation would be done at a level greater than what would be altered. Aspen and white pine would be planted. Grading would occur within the proposed parking area, which is partly within the Bordering Vegetated Wetland buffer zone. Erosion and sediment control are planned. Christin shared concern for the grading done within the buffer zone, especially within the first 25 feet. Rachel stated that most wetlands replications that fail do so due to incompatible soils. Chuck Caron stated that they would use a soil that he has used before for other replications or other weed-free soils.

A Certificate of Compliance has been requested and is on the agenda. DEP noted that the project does not seem to follow the bank standards as the performance standards refer to the carrying capacity of the existing bank and not the relocated channel. In Chuck’s response to DEP, he stated that they do not believe this standard is applied under other scenarios. A third party for peer review was suggested to review the mitigation plan and the discrepancy between the interpretations of the Wetlands Protection Act.

Motion by Rachel to nominate Fletcher and the temporary Chair for the remainder of the meeting

Seconded by Erika

No further discussion

Erika AYE



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Rachel AYE
Fletcher ABSTAIN
Christin AYE
Motion passes 3-0-1

Rachel left the meeting.

MJ Adams, asked if there were any less stringent and less formal methods of review than having a third party look it over. MJ had mentioned that Eric Twarog doesn't believe a peer review is typically done for a project of this size.

Motion by Christin to continue the hearing to the February 28th, 2023 meeting and to the have a third party review the Notice of Intent application. Ward Smith will be used if he is available.

Seconded by Erika
No further discussion

Erika AYE
Christin AYE
Fletcher AYE
Motion passes 3-0-0

➤ **Public Meeting: Request for Determination of Applicability: Building addition at 139 Silvio O Conte Drive; (Map: R05, Lot: 24H)**

The proposed project is for an addition to the existing facility to allow for additional ice storage to accommodate for the growing business. There will be no substation excavation. There is no vegetation clearing and the entire project is within the existing pavement. No work or machinery would be within the 25-foot No Disturb Zone. Christin requested that snow removal should be done farther away from the wetland line.

Motion by Fletcher to issue a Negative Determination Type 2 for the building addition at 139 Silvio O Conte Drive

Seconded by Erika

Erika AYE
Christin AYE
Fletcher AYE
Motion passes 3-0-0

➤ **Public Hearing: Notice of Intent: Cell tower installation; (Map: R24, Lot: 11) DEP #168-0352**



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The project is for a proposed cell tower installation and associated equipment by 105 Newton Street. It will be a 50 by 50-foot fenced compound with a 10-12 by 170-foot gravel driveway. Stormwater will be allowed to infiltrate on site. The work is within buffer zone only and outside of the 25-foot No Disturb Zone. A silt fence will be installed as erosion control and the area is fairly level. Once erosion controls are installed, clearing and grading will be done. The tower will then be erected and underground utility lines will be installed. The tower will be atop a concrete pad. Disturbed areas will be loamed and seeded. No vegetation maintenance is expected to be needed. No plant growth will occur within the compound as it will be a gravel surface. DEP noted that soil type should be confirmed to show compliance with the stormwater standards. The soils were confirmed to be sandy loam. The project should be a filing fee category 2. There were no comments from the public. DEP also noted that a log book must be kept and made available for the Commission or MassDEP review upon request to show compliance with Stormwater Standard #9. Christin suggested expanding the erosion controls along the road. The applicant agreed to continue the hearing to March 14th, 2023 to obtain more information for the Commission.

Motion by Fletcher to continue the hearing for the Notice of Intent at 105 Newton Street (168-0352) to the meeting on March 14th, 2023

Seconded by Christin
No further discussion

Erika AYE
Christin AYE
Fletcher AYE
Motion passes 3-0-0

➤ **Public Hearing: Notice of Intent: Supermarket construction at 208 Mohawk Trail; (Map: 37, Lot: 5) DEP #168-0354**

The applicant had previously agreed to discuss the project at the February 28th meeting due to time restraints at this meeting.

Motion by Fletcher to continue the hearing to the meeting on February 28th, 2023

Seconded by Christin
No further discussion

Erika AYE
Christin AYE
Fletcher AYE
Motion passes 3-0-0

Other Business & Enforcement Updates



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- Request for Certificate of Compliance: 15 Greenfield Street (DEP #168-0320)

No as built was submitted, although the plans were compared to the current conditions that were drawn up for the submitted Notice of Intent. Steve Capshaw had stated previously that there was no project engineer. The Commission will wait to discuss the request with the applicant.

- Edits to 105 Newton Street Order of Conditions (DEP #168-0350)

The Commission reviewed the edits, but will wait to discuss them with the applicant so that they may ask questions.

- Potential Sale of City Owned Property: A Portion of Parcel 4-6A

The owner of 59-71 Montague City Road, David Zaccheo, had requested to purchase the portion of Parcel 4-6A that abuts his property for a future development project. The portion is about 4,850 square feet. The parcel contains wetlands, although the portion that is potentially being sold is mainly paved parking that would be renovated.

Motion made by Fletcher to forward a positive recommendation to the Department of Planning and Development on the potential sale of a portion of Parcel 4-6

Seconded by Erika

No further discussion

Motion passes 3-0-0

Project Monitoring, Correspondence & Site Visit Scheduling

No updates.

Meeting Adjourned at 10:27 PM

Motion made by Christin to adjourn the meeting

Motion seconded by Fletcher

No further discussion – 3-0-0 – Motion Carries

Respectfully Submitted,

Mitchell Vye,

Conservation Agent

Travis Drury,

Chair