



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 28, 2023
Greenfield Department of Planning and Development
Online via Zoom
Greenfield MA 01301

The meeting was called to order by Travis Drury at 6:33 p.m. with the following members:

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

ALSO PRESENT: Mitchell Vye (Agent)
Andy Platt
Tom Hogan
Rich Derbes
Mark Stinson
Mathew Oates
Steve Capshaw
Amanda Bazinet
Chuck Caron
Cheyanne Gracia
MJ Adams
Cody Griffin
Adam Provost
Tracy Sudhalter
Al Norman
Larry Rusiecki
Chris Chamberland
Domenic Poli

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



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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

Administrative Matters

Approval of Meeting Minutes from 2/21/2023

Motion by Fletcher to approve the minutes from February 21, 2023

Motion seconded by Erika

Christin requested that the word “performance” should be added before “standards” for clarification

Erika AYE

Fletcher AYE

Christin AYE

Rachel AYE

Travis AYE

Motion passes 5-0-0

Schedule of Public Meetings & Hearings

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

Andy Platt from Boehler Engineering presented the project for the proposed ALDI Grocery Store at the location of the former Candlelight Inn. It is located between two streams and there are Border Vegetated Wetlands located to the west and south of the property. It is located within previously developed Riverfront Area associated with the inn. Mitigation plantings are planned in degraded areas at a level greater than 1 to 1. An erosion control plan is planned as well. Most of the work within the Riverfront Area is within disturbed or degraded areas. Asphalt was leftover from the previous building and other areas are lacking topsoil. A native plant list was provided for the planting plan. No work is proposed for land under water.

Travis opened a period for public comment. Al Norman stated that the applicant is responsible for showing possible alternatives and is concerned about the size of the project. Matt Oates from Benderson Development,



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who owns the property, responded that ALDI’s plan had the lowest impact of the economically viable projects. The amount of development has been pulled back over the years. The same alternatives analysis is not required due to this being submitted as a redevelopment project. The period for public comment was closed.

Motion by Rachel to close the public hearing for the project at 208 Mohawk Trail (DEP #168-0354)

Seconded by Fletcher

No further discussion

Rachel AYE

Erika AYE

Christin AYE

Fletcher AYE

Travis AYE

Motion passes 5-0-0

Motion by Rachel to issue an Order of Conditions for the project at 208 Mohawk Trail (DEP #168-0354)

Seconded by Erika

A SWPPP shall be submitted prior to construction.

A BMP Operations and Maintenance log book shall be kept and maintained.

A report on the restoration plan progress shall be submitted to the Commission once a year for the first two years.

Rachel AYE

Erika AYE

Christin AYE

Fletcher AYE

Travis AYE

Motion passes 5-0-0

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

Travis and Rachel watched the previous meeting’s recording and can participate in this discussion as per the Mullin Rule. No quotes have been provided yet for the third party peer review. Mark Stinson from DEP had suggested submitting the project as an ecological restoration limited project, although Chuck Caron’s understanding is that the restoration has to be the main purpose of the project. Mark replied that DEP did not



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have an issue with the restoration being done in conjunction with construction projects. Mark feels this is the only way to permit this project under the performance standards. Travis interpreted the performance standard the same way as DEP and Mark Stinson. Steve stated that the stream was man-made in the 80's and has about an inch of water on wet spring days. Under a limited project, the applicant would need to improve the hydrologic connection to the downstream ecosystem. The applicant is planning to revise the Notice of Intent and agreed to continue the hearing to March 14th, 2023. The applicant should submit written notification of the proposed filing for publication in the Environmental Monitor.

Motion by Rachel to continue the hearing for the project at 15 Greenfield Street (DEP #168-0353) to March 14th, 2023

Seconded by Christin
No further discussion

Rachel AYE

Erika AYE

Christin AYE

Fletcher AYE

Travis AYE

Motion passes 5-0-0

Other Business & Enforcement Updates

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

The submitted plans for the new building addition were used in absence of the as built plan. The Order of Conditions included no ongoing conditions.

Motion by Rachel to issue the complete certification for the project at 15 Greenfield Street (DEP #168-0320)

Seconded by Fletcher
No further discussion

Rachel AYE

Erika AYE

Christin AYE

Fletcher AYE



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Travis AYE
Motion passes 5-0-0

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

Chris Chamberland shared the changes, which he feels are insignificant. Bituminous concrete curbing, bike racks, fencing, stone mulch beds, and more were added. Some of the plants in the planting plan were replaced. Grasses replaced some of the shrubs, so the area was increased to make up for this change. The owner prefers grasses over shrubs in the front of the site. The grasses are a native switchgrass, which could provide habitat for pollinators. Impervious surface area would not significantly change.

Motion by Fletcher to accept the updated plan for the Order of Conditions at 105 Newton Street (DEP #168-0350)

Seconded by Rachel
No further discussion

Rachel AYE
Erika AYE
Christin AYE
Fletcher AYE
Travis AYE
Motion passes 5-0-0

➤ Erosion off of Health Camp Road

The Green River has eroded significantly since the utility line structure relocation project began. Tracy Sudhalter submitted a proposal to ensure the safety of the crew working there, which involves connecting the steel cross beams to minipiles. The Commission recommended submitting an Emergency Certification.

Project Monitoring, Correspondence & Site Visit Scheduling

No updates.

Meeting Adjourned at 10:44 PM

Motion made by Fletcher to adjourn the meeting
Motion seconded by Rachel
No further discussion – 5-0-0 – Motion Carries



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Respectfully Submitted,

Mitchell Vye,

Conservation Agent

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Travis Drury,

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