



MONTAGUE CONSERVATION COMMISSION

ONE AVENUE A · TURNERS FALLS, MA 01376 ·
PHONE: 413-863-3200 EXT 207 · FAX: 413-863-3222

Meeting Minutes

Thursday, November 8, 2012

6:30 PM

Town Hall Upstairs Conference Room

Commissioners Present: Mark Fairbrother-Chair, Sean Werle, Donna Francis, Addie Holland
Justin Fermann

Commissioners Absent: Deb Picking

Staff Present: Walter Ramsey- Agent

Meeting was called to order by Mark F. at 6:33PM

Approval of September 13, 2012 minutes:

Motion made by Sean Werle to accept the September 13, 2012 minutes with clarification about the extent of work permitted for NOI 2012-02. Seconded by, Donna Francis. Motion passed unanimously.

PUBLIC HEARING CONTINUATION: Notice of Intent #2012-03, by Mark Zaccheo of Zaccheo Properties and Great Apt LLC. (Montague Center School). Hearing Continued from October 18, 2012.

Applicant proposes construction of a new driveway and parking area, ground mounted solar and associated storm water management within the buffer zone of a jurisdictional wetlands resource area. The property is identified in the Franklin County Registry of Deeds Book 550 page 185. Assessors Parcel 43-111 and is located at 15 School Street.

Guests: Mark Zaccheo, Brian Darnold (Berkshire Design Group)

The applicant presented a Stormwater Drainage Report Supplemental Summary and updated site plan dated 10/31/12. The revised storm water plan replenishes the pond and groundwater on site with the storm water from the roof of the building while reducing the initial surge. The Highway Department and Berkshire Design Group confirm that the converted stream can support the proposed storm water discharge.

The applicant presented evidence that the full permit fee of \$610 was paid. The applicant initially paid for site work only (a category one project), but the work also includes a new point source discharge (a category two project).

In reviewing the site plan Donna F questioned why non-native vegetation was planned and why the spruce trees south of the solar canopy were not shown to be removed. The commission agreed that the spruce trees are at the end of their lifespan and they can be removed. This area is to be replanted with native vegetation. The Berkshire Design Group landscape architect will reconsider native plantings elsewhere on site. The conservation commission would prefer that native plants are used that address both the landscape terrain and the aesthetic plans of the project.

The commission discussed the following findings of fact:

- No work is proposed in the pond, on the bank, or in bordering vegetated wetland.
- The site is located in a Water Supply Protection District per the Montague Zoning Bylaws but is not in a Department of Environmental Protection recognized Interim Wellhead Protection Area.
- The development of a parking area in the buffer zone is necessary for virtually any reuse of the former school building.
- Under pre-development site conditions all storm water drains to pond and drains to culvert under School Street.
- Soil conditions on the site are not conducive for permeable pavement.
- Applicant has demonstrated that it is unfeasible to contain all storm water on site.
- Peak flows are expected to decrease as a result of the proposed work and the project has demonstrated compliance with MassDEP Stormwater Standards.

The commission discussed the following Special Conditions as well as the Standard Montague Conservation Commission conditions:

- No residual snow from plowing shall be stored in a bordering vegetated wetland, with particular emphasis on the western end of the 27 space parking area.
- Fertilizers, pesticides, herbicides, sodium chloride and other leachable materials shall not be used in amounts which result in groundwater contamination levels exceeding Massachusetts Drinking water Standards.
- The owner of record shall submit records of storm water system maintenance system on an annual basis for a period of three years following construction to the Commission.
- Applicant may remove spruce trees south of proposed solar canopy for solar exposure.
- Applicant shall use native plantings rather than non-native plantings where possible on site.

The Commission requested the Agent correspond the following to the Planning Board for their Special Permit review: Design of the storm water system shall allow for shutdown and containment where appropriate to isolate the system in the event of an emergency spill or other unexpected event.

***Motion** made by, Sean Werle to close the Public Hearing and issue an Order of Conditions to applicant as laid out and discussed this evening and referred to in DEP file number 229-0231. Seconded by, Justin Fermann. Motion passed unanimously.*

DISCUSSION: NOI #2009-03- Unity Park Improvements- Montague Parks and Recreation Department - Construction of phase II may require an amendment to Order of Conditions. Applicant not present. Discussion tabled for the next month's meeting.

***Motion** made by, Justin Fermann to adjourn at 7:42 PM. Seconded by, Sean Werle. Motion passed unanimously.*

Approved by: _____ Date: _____