



MONTAGUE CONSERVATION COMMISSION

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Meeting Minutes

Thursday, October 18, 2012

6:30 PM

Town Hall Upstairs Conference Room

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

Commissioners Absent: None

Staff Present: Walter Ramsey- Agent, Anne Stuart –Planning & Conservation Clerk

Approval of September 13 minutes were tabled to the November meeting by the Chairman.

- 1) **Jennifer Morgan** had requested a discussion about the prevalence of the invasive Oriental Bittersweet Vine, particularly on the banks of the Connecticut River in the Turners Falls area but she was not present for the meeting so no discussion took place.

- 2) **Mark Stinson, DEP Western Region Wetlands Circuit Rider** – Mark gave a presentation regarding findings of the Massachusetts Stream Continuity Project and had a general discussion about DEP/Wetlands Protection Act updates. Some topics that he covered included:
 - How to analyze culverts by looking at examples
 - Sliplining of culverts affects jurisdictional bank and thus requires a NOI
 - Draft DEP regulatory updates

- 3) **PUBLIC HEARING Notice of Intent #2012-03, by Mark Zaccheo of Zaccheo Properties and Great Apt LLC. (Montague Center School)**
Present: Mark Zaccheo, Mark Darnold (Berkshire Design Group), Brian Darnold (Berkshire Design Group), Natalie Walker, Diane Flynn, Edwin Fronkus, Frances Fronkus, Gerald Boswell, Richard Dingman, and Hannah Boswell, Mark Stinson (DEP)

There was a site visit attended by Justin F., Donna F., Sean W., Walter R., and Mark Stinson on 10/18/12.

Much of the discussion at the meeting revolved around the current and future issues of stormwater in and around the site noting that peak flows and timing issues are important to retention on the property.

Current conditions at the site:

- The project site is comprised of a sloping terrain which directs water toward the east and south. The existing site surface consists of pavement, woods, roof, and grass areas. Test pits were conducted throughout the site and generally consisted of high groundwater and poor infiltration conditions.
- A portion of the roof discharges through a 6" pipe to the pond area.
- Other part sheet flows and discharges into School Street culvert.
- Test pit for soil found clay type which will not allow for a lot of infiltration.

- 28,000 square foot building with no parking. In order to redevelop the property onsite parking is necessary.

Stormwater management/treatment systems:

- Stormwater management system has been designed to ensure that water quality treatment for the site is incorporated and that peak flows and volumes of runoff entering the wetland system will be equal to or less than in existing conditions.
- Runoff from the east toward School Street will go into a sump hooded catch basin and be treated.
- Runoff from the paved areas sheet flows toward a series of water quality swales designed to catch the runoff in drain basins located within the swale.
- The roof area is directed into a dry well system designed to provide infiltration prior to discharging into the same system the dry wells are in.
- The proposed stormwater management system will utilize both conventional and country drainage methods and has been designed to adequately handle stormwater from the redeveloped site.
- The proposed stormwater management system has been designed to help improve both the environmental and municipal aspects of the redeveloped site and the areas upstream and downstream of the site.

Resident/Town Concerns and Information:

- Who will maintain the stormwater system? It was noted that would be the responsibility of the developer/owner
- Snow removal and impacts on the wetlands. Where will it be stored?
- Confluence of 2 streams and the possibility of downstream erosion from surge?
- In 1995 some residents properties became “islands” surrounded by water. How is this matter being addressed to avoid an issue in the future? This project can not prevent 100 year floods. It will lessen the peak flow.
- How do you test post and pre conditions to measure impacts? The Board approves plan prepared by registered professional engineer in accordance with State Stormwater Standards. The Commission is not in a position to require a pre-and post conditions study.
- Are there logs keep for the maintenance of the system? Yes this is part of the submitted maintenance plan.
- Proposed north parking lot and the runoff and how it will impact surrounding areas.
- Identify the pipe dimensions underneath road for handling the flow.
- It was noted that low impact techniques were explored such as porous paving options but the soils were not conducive to it.

The Commission requested clarification of the following information:

- Applicant should demonstrate that the project will not increase downstream erosion from the surge
- Applicant should demonstrate that the channelized stream has the capacity to accept the stormwater and
- Applicant should present an alternative scenario where clean roof water will be discharged into the wetland on-site.

Mark Zaccheo requested the hearing be continued.

Motion made by Donna Francis to continue the public hearing for NOI 2012-03 to Thursday, November 8, 2012 Seconded by Deb Picking. Motion passed unanimously.

The Chairman announced that the hearing for NOI 2012-03 be continued to Thursday, November 8, 2012 at 6:45 PM.

Motion made by, Justin Fermann to adjourn at 8:50 PM. Seconded by, Donna Francis. Motion passed unanimously.

Approved by: _____ Date: _____