

# Montague Conservation Commission

One Avenue A, Turners Falls, MA 01376

(413) 863-3200 Ext. 207

Fax: (413) 863-3222

Email: [planner@montague-ma.gov](mailto:planner@montague-ma.gov)

## MEETING MINUTES

Thursday, April 11, 2019

Upstairs Meeting Room, Town Hall, One Avenue A, Turners Falls, MA

**Commissioners Present:** Mark Fairbrother - Chair, Sean Werle, Donna Francis, Deb Henson and Justin Fermann

**Commissioners Absent:** Laurie Reid, Alex Peterkin, and Addie Rose Holland

**Staff:** Walter Ramsey – Agent

Mark Fairbrother called the meeting to order at 6:30 PM.

Approval of Minutes: None approved

**Public Hearing Notice of Intent #2019-01 filed by the Town of Montague** to conduct asbestos abatement and demolition of five connected buildings and associated areas within the Strathmore Mill Complex located at 8 and 20 Canal Road. Work will occur within Bordering Land Subject to Flooding and the 100 foot inland bank of the Connecticut River. The properties are identified as Montague Assessors Map 2 Lots 1 and 6.

**Guests:** Melissa Coady and Brian Day representatives from Tighe & Bond

MC: The project has a DEP number assigned (229-0253) and Tighe & Bond is requesting to wait to close the public hearing until NHESP has issued their determination. The project area is the former Strathmore Mill complex, portions of which are slated for demolition and asbestos abatement. The site will have to be stabilized and graded using some of the demolition materials.

BD: Stated that the goal is to have bid ready set of specifications by the end of June 2019 including all permits being obtained.

MC: Access to the site is by Canal Road which has width, weight and height restrictions due to the foot bridge that will remain in place. The buildings will be demolished bay by bay and the footbridge and building 9 will remain after the project is done. The site falls under category of a “Historic Mill Complex”. The resource area a 100 foot buffer zone from bank of the Connecticut River along with the wall of the canal. There is a FEMA flood plain within the project areas as well, but there will be no net fill in that area. This means that the project is not required to provide compensatory flood storage. There is a sizeable retaining wall that will stay along with the Building 3 slab which will remain in tact while others will be perforated for stormwater drainage. The fill will be used to stabilize the wall after the project is done and all fill is to be done within the existing footprint. The final grade will be finished with 6 inches of loam and seeded to stabilize the area. Any demolition material will be stockpiled on concrete foundations or paved areas which will reduce any of these materials around the vegetation areas. Best management practices will be utilized and there is a process in which to catch debris if it falls in the area of the river. There will be the use of straw waddles where needed in and around the staging and stockpiling areas. The bank is currently filled with bricks (urban rubble) from over the years and there is no proposal at this time to clean it up since that would cause larger resource area impacts. When issued this would be considered a standard order of conditions with the possibility of an extended 5 year order. Walter will look into if it can be done.

*Melissa Coady Tighe & Bond representative requested from the Conservation Commission to continue the hearing.*

**Motion** made by Sean Werle to continue the hearing to 6:30 PM on May 9, 2019. Seconded by Deb Henson.  
**Motion passes.**

**Conservation Agent Updates:**

- FERC Recreation updates:
  - Firstlight brought together all their stakeholders over the last few months to get an idea of what project stakeholders envision for recreational improvements. Walter is preparing a “proposal to improve outdoor recreation in Montague through the FERC process”. He reviewed a draft with the Commission. It proposes improvements at Cabot Camp, Unity Park, Canal District, and Cabot Woods, and Poplar Street

**Motion** made by Donna Francis to adjourn the meeting at 7:20 PM. Sean Werle. **Motion passed unanimously.**

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

**Exhibits:**

NOI #2019-01

Proposal to improve outdoor recreation in Montague through the FERC process, April 2019