

Minutes
Northampton Conservation Commission
Remote Online Meeting
March 25, 2021

Members	Present	Time
Kevin Lake, Chair		
Mason Maronn	x	
Randy Krotowski		
Jack Finn	x	
Jason Perry	x	
Alec Bernstein	x	
Jen Smith	x	
Staff	Present	Time
Sarah LaValley	x	

<i>Meeting Opened At:</i>	<i>By:</i>
5:32 p.m.	Mason

<i>Minutes Approved:</i>	<i>Motion By:</i>	<i>Second By:</i>	<i>Unanimous:</i>
October 22, 2020	Jack	Alec	Yes, by roll call vote

Public Comment

None

5:30 PM – Continuation: Notice of Intent for building rehabilitation and related site work, including HVAC and generator installation, and stormwater drain line within riverfront area (Mill River). Community Growth Partners, 20 Ladd Ave, Map ID 30B-084

Chris Chamberland, Berkshire Design, provided an overview of the project. The building formerly housed Yankee Hill Machine. Priority habitat is located near the Mill River, but no work is proposed in that area. Nine native shrub plantings are proposed in the riverfront area to improve existing conditions and meet the redevelopment standard. Four equipment pads are proposed within riverfront in an existing gravel area. An existing catchbasin collects runoff from that area but is currently clogged, and is being scoped. Roof drainage is proposed to tie into the catchbasin once clear, so drainage patterns will not change. The property will be used for marijuana cultivation, with most renovation work to be done to the interior of the building. Wastewater will be connected to the City’s sanitary sewer. The mill building has a long history, but is not listed in the National Register of Historic Places.

Jason moved to close the hearing. Seconded by Alec, the motion carried unanimously by roll call vote. Alec moved to issue an Order of Conditions with standard conditions, a requirement for monitoring plantings for two growing seasons, and a requirement that the outfall from the catchbasin to the Mill River be documented prior to the preconstruction meeting. Seconded by Jen, the motion carried unanimously by roll call vote.

5:45 PM – Notice of Intent for construction of a single family home, driveway reconstruction and related site work with riverfront and buffer zone. Harvey Ashman and Linda Doucette Ashman. 176 Turkey Hill Rd. Map ID 34-16.

Racel Loeffler and Greg Henson Berkshire Design Group, and Aelen Tierney, architect, provided an overview of the project. The site includes an existing single family home and driveway, and 200 feet of grade change from Turkey Hill Road and riverfront there, as well as an intermittent stream and associated wetlands. Plans are to demolish the house and construct a new home, manage woodland and trails, and improve the driveway, which currently sheetflows to Turkey Hill Road. An emergency turnaround, bioretention area, driveway paving are proposed. Roofs will connect to subsurface infiltration, and pre and post flows are balanced. Tree removal within the riverfront area for driveway work is proposed, as well as additional tree removal near the house site. Rachel stated that riverfront standards are met through stormwater improvements and work being proposed no closer to the river than existing conditions. Alec asked if trees are being removed in their entirety. Rachel replied that trunks could be left onsite if required. Replacement trees are required pursuant to the Significant Tree Ordinance, most or all of these will be planted outside resource areas. Mason noted that the driveway is quite steep and that stabilization along the edge will be required. The Commission discussed the limit of work, noting that the lawn area extends nearly to the resource area in some locations. The Commission discussed a possible no disturb zone to compensate for lawn encroachment into the buffer, agreeing that the limit of work shown extending to the resource area near wetland flag B40 should be pulled away from the resource to the Protected Zone, and a no disturb area created, and revised construction plans to show this. Revised limit of work location proposed by the applicant can also be shown. The Commission agreed that riverfront area standards are met through stormwater improvements.

Jason moved to issue an Order of conditions with standard conditions, conditions discussed, stormwater reporting copies to the Commission, tree removals within buffer zone or BVW to occur only where trees would pose a hazard to structures, and will be left in place to rot, and restoration of the well drilling pad as required in the existing Determination. Seconded by Jen, the motion carried unanimously by roll call vote.

Other Business

As there was no further business the meeting adjourned at 6:49 PM