

**APPROVED**

**ADAMS CONSERVATION COMMISSION  
MEETING MINUTES  
THURSDAY, February 10, 2022  
6:00 P.M.**

**MEMBERS PRESENT:** Chairman James Fassell, and Commission members Steve Melito, Jeff Randall, David Lipinski, Matt Burdick, and Natasha Bordeaux

**OTHERS PRESENT:** Brian Rhodes, iBerkshires.com; Eammon Coughlin and Rebecca Ferguson, Town of Adams; Sharon Burke, Thomas Williams, and Russell Abell, SMI Adams; Melissa Coady, Tighe & Bond; Joseph Nowak, Town of Adams Select Board; Isaiah Moore, Administrative Assistant

**CALL TO ORDER:** Chairman Fassell called the meeting to order at 6:00 P.M.

**APPROVAL OF MINUTES:** The board members need to approve the minutes of December 2<sup>nd</sup>, 2021.

A motion by member Jeff Randall seconded by member Natasha Bordeaux to approve the minutes of the December 2<sup>nd</sup> 2021 meeting as written. The motion passed unanimously.

**NOTICE OF INTENT:** Filed by Tighe & Bond on behalf of the Town of Adams, the proposed project involves remediation of contaminated subsurface soils at the former Hoosac Valley Coal & Grain site located at 1 Cook Street to facilitate the construction of a community park. The proposed park will include an ADA-accessible walkway, landscaped areas, and an off-leash dog area.

Chairman Fassell opened the floor to Ms. Coady.

Ms. Coady began the discussion by presenting a map of the proposed park area and the major features of the area. She pointed out the subsurface contamination, the underground storage tank, and unoccupied building.

Ms. Coady went on to explain the major features surrounding the lot. She explained that the Ashuwillticook trail was on one side of the parcel and that the Hoosic River was on the other. The parcel is separated from the river by a vertical flood wall put in by the Army Core of engineers.

Ms. Coady showed on the map that the entire parcel was within the two-hundred feet of the river area. Ms. Coady pointed out that along the flood wall there was overgrown vegetation that would be landscaped to be a pollen sanctuary. Mr. Coady explained that the building would remain and that there would be improvements done to the parking lot, and an ADA accessible ramp to the Ashuwillticook Rail trail. Ms. Coady showed on the map where the dog park would be on the parcel.

Member Bordeaux asked if the parking area was going to be separated by the neighbor's driveway.

Ms. Ferguson explained that the parking area was going to leave space between the neighboring driveway and the parking lot of the proposed project.

Chairman Fassell asked Ms. Ferguson what her function of being at the meeting was. Ms. Ferguson responded that she was here as a representative of the town. Mr. Coughlin added that Ms. Ferguson has been working on this project longer than himself and will be able to provide crucial information on the project.

Ms. Coady explained that the area would be entirely in the two-hundred-foot boundary of the riverfront area, but that there would be a net improvement and a decrease to impervious areas. Ms. Coady also explained that areas would be graded out and surfaced for stability. Ms. Coady then explained that there would be no chance of erosion because of the vertical flood wall that was protecting the area.

Member Bordeaux asked if there was a plan for water runoff in the parking area to ensure that the water would not run onto the neighboring properties yard.

Ms. Coady explained that the parking lot would be graded to have a slope away from the adjacent property.

Member Randall asked if Ms. Coady had seen the comments submitted to the town before the meeting. Ms. Coady answered that she had. Member Randall then went on to explain that the parking lot had problems getting water out of the area, he explained that it collects into a large puddle in the parking lot because of the way that the ground is shifted. Member Randall said that he did not think that the water could escape the parking lot even if it were grated because the parking lot is so much lower than the road.

Ms. Coady responded that there is the option to sheet flow towards the drywell, and that the site does not require stormwater management according to the Massachusetts handbook standards.

Member Randall suggested that perhaps the project should point source discharge on site using the catch basins and man holes on the street.

Ms. Coady said that the plan was to grade out the area that Member Randal suggested using as the spot for the point source discharge.

Chairman Fassell mentioned that he wanted to see a solution come to by the groups on the plan.

Ms. Coady explained that she would need to engineers to see if it was okay to use a street parcel and tap into the municipal storm bank system.

Member Randall explained that it had been a problem for many years, remembering that it had been a problem even when the factory was operational.

Ms. Ferguson responded that the town would not want to have a parking lot that is constantly flooded and that while the exact solution is not currently present, that the town will be sure to find a solution for the problem.

Member Randall explained that he was trying to avoid having the town have to return to the board at a later date since the whole plot is within the protected area.

Chairman Fassell again expressed the importance to solve this problem.

Member Melito asked if it was possible to reach a solution with the people in the room at that meeting, Chairman Fassell responded that he thought it was.

Member Melito expressed his desire to have this parking lot problem solved because he thought the project was a good idea but would be overshadowed and disliked if there was the puddle collection that Member Randall described.

Member Burdick mentioned that the puddle would particularly upset people since the there would be dogs there that might stop to try and drink from the contaminated water source. Member Bordeaux agreed with that comment.

Ms. Ferguson agreed that the town does not want the puddle there and that while the original designs appeared to have taken care of the puddle and that they would be amenable to a drywell but that if the project was started and it didn't look like the puddle would be fixed that they would explore other options to mediate the problem.

Member Randall asked if the town has thought about the other comment that he had sent in. He mentioned that because of the amount of remediation happening to the parcel, that the town could bank some of the area and use it to counteract future projects.

Ms. Coady answered that she had seen the comment and thought it was forward thinking and a good idea.

Member Randall asked if there was a square footage number that could be used in the condition.

Ms. Coady answered that she would be able to the number to the commission at a later date. Member Randall agreed that that would work.

A motion by Member Randall to approve the Order of Conditions with the general conditions and the additional conditions that the town banks excess remediation efforts to account for a project at a later date, as well as the condition that a solution for the ponding of water in the parking lot be presented to the Commission at a later date, seconded by Member Bordeaux. The motion passed unanimously with a vote of 6-0.

**REQUEST FOR DETERMINATION OF APPLICABILITY: Filed by Sanborn, Head & Assoc on behalf of Specialty Minerals, Inc. (260 Columbia St), is requesting determination of whether the work depicted on the plan(s) referenced is subject to the Wetlands Protection Act. The proposed project involves soil borings and installation of groundwater monitoring wells.**

Chairman Fassell opened the floor for the SMI Adams.

Mr. Abell explained that the project was to replace three monitor wells. He explained that there are some regulations that apply to the project but that this will be a temporary move into the wetlands.

Chairman Fassell asked for Mr. Abell's background and Mr. Abell responded that he has training as a geologist and has been working with his firm for twenty years.

Member Bordeaux asked if the SMI had checked with the neighbors of the project site to make sure that their project wouldn't be a disruption. Mr. Abell answered that he had and that they were all okay with the project.

Member Randall motioned for a negative determination because the work described in the Request is within an area subject to protection under the Act, but will not remove, fill, dredge, or alter that area. Member Bordeaux seconded the motion and the motion passed unanimously.

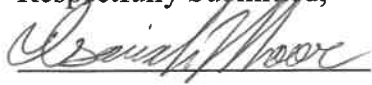
**OLD BUSINESS/NEW BUSINESS:**

**REVIEW MAIL:**

**ADJOURN:**

Member Burdick motioned to adjourn at 7:06 pm, seconded by Member Melito, passed unanimously.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Craig Moore", written over a horizontal line.A handwritten date "10/5/2022" written in cursive script over a horizontal line.

Date