

**SOUTH HADLEY CONSERVATION COMMISSION
VIRTUAL MEETING MINUTES
MARCH 16, 2022**

Present: Neva Tolopko, Chair; Bill DeLuca; Vice-Chair; Garth Schwellenbach, Member; Tom Dennis (arrived at 6:20 PM), Member; Kathleen Davis, Member; April Doroski, Member; Jessica Schoendorf, Member; Louise Croll, Associate Member; Rebekah Cornell, Conservation Administrator; and Colleen Canning, Planning/Conservation Coordinator

Chair Tolopko called the meeting to order at 6:00 PM and reviewed the virtual meeting protocols.

Agenda Item #1 --- Open Public Forum

No members of the public indicated their interest to speak during the open forum.

Agenda Item #2 --- Public Hearing to consider a Notice of Intent filed by R Levesque Associates, Inc on behalf of the Gary Linsky to secure an Order of Conditions permitting the applicant to restore previous unpermitted clearing within Riverfront Area, as well as minor site improvements, at 0 (68) School Street

The applicant's consultant, Ryan Nelson of R. Levesque Associate, was present at the meeting.

Ryan Nelson presented the proposed project site plan to the Commission. Enforcement action had been taken against the property for unpermitted clearing within the Riverfront of Buttery Brook. A Notice of Intent had been filed to remedy the Enforcement Order and to propose additional site alterations including a gravel footpath and basketball court. The area previously cleared would be restored with native plantings and seed mix.

Commissioner Tolopko asked if a construction detail of the proposed walkway would be provided. Ryan Nelson stated that the walkway would be built at the existing grade so only a couple inches of gravel would be needed. He anticipated that the walkway would be constructed using a mini excavator or skid-steer loader.

Commissioner Doroski observed that part of the footpath was within Bordering Land Subject to Flooding (BLSF) and asked the applicant how performance standards would be met. Ryan Nelson responded that no grade change was proposed within BLSF. Thus, the standards were satisfied.

Vice-Chair DeLuca inquired if there was a limit of disturbance that was allowable under the Wetlands Protection Act. The application was not filed as a 'Riverfront Redevelopment' project so the maximum limit of work calculation did not apply. Additionally, the location of the basketball court was existing lawn.

Commissioner Schoendorf asked if fill would be used to stabilize the proposed footpath. Ryan Nelson responded that no fill was proposed at that location. Fill was only proposed at the basketball court.

Commissioner Dennis arrived at the meeting at 6:20 PM.

Commissioner Davis asked how many new plantings were proposed. The applicant proposed 23 trees and shrubs. Administrator Cornell added that the site has been previously improved by removing invasive plants.

The Commission needed to schedule a site visit to assess the proposed work before Orders of Condition could be issued. Therefore, the hearing needed to be continued.

No public comments were received during the hearing.

Motion: Vice-Chair DeLuca moved to continue the hearing to April 6, 2022 at 6:00 PM. Commissioner Schwellenbach seconded the motion. Seven (7) out of seven (7) Commissioners voted in favor of the motion through roll call.

Agenda Item #3 --- Public Hearing to consider a Notice of Intent filed by Eversource Energy for activities associated with a maintenance project along Lines 1327/1428/1447 between Hadley Street (Route 47) in South Hadley and the town line with Chicopee, Massachusetts

David Askew, Eversource Energy, was present at the meeting along with the project consultant, Melissa Coady of Tighe & Bond.

Commissioner Doroski abstained from participating at the hearing due to a professional relationship with the applicant.

Melissa Coady displayed the proposed project site plan and described the proposed work. Eversource Energy was proposing a number of upgrades along their utility right-of-way to include the replacement of one utility structure and rewiring of others. The work triggered the need for Commission review as work padding would be needed within areas of jurisdiction as determined under the local Wetlands Bylaw, but not the Wetlands Protection Act. Work was anticipated to take place during the Spring and Fall of 2022. As David Askew stated, larger padding would be used in the Fall than in the Spring.

The Commission considered special conditions which would include: 1) a pre-construction meeting with the Conservation Administrator, 2) any stock piling would be out of the Resource Area and Buffer Zone, and 3) the pad size used during the Spring would be smaller than that used during the Fall.

A site visit was held with the Commission. Commissioners who attended the site visit indicated that they had no additional questions or concerns.

No public comments were received during the hearing.

Motion: Vice-Chair DeLuca moved to issue Order of Conditions under the South Hadley Wetlands Bylaw only to Eversource Energy for activities associated with a maintenance project along line 1327/1428/1447 with special conditions *and* moved to issue a waiver to allow work within the 50 foot Buffer Zone. Commissioner Davis seconded the motion. Six (6) out of seven (7) Commissioners voted in favor of the motion. Commissioner Doroski abstained from the vote due to her professional relationship with the applicant.

Agenda Item #4 --- Public Hearing continuance to consider a Notice of Intent filed by BSC Group, Inc on behalf of E-Ink for redevelopment activities and a new stormwater management system located with Riverfront Area and Buffer Zone of a wetland resource at 7-25 Gaylord St

The applicant and their consultants were present at the hearing as follows: Wayne Ashworth, Eink; Bob Heumann, Eink; Keith Jacobsen, Eink; Rob Troccolo, IFDesign; and Rob Newton, BSC Group.

The peer-reviewer, Jim Riordan of Weston & Sampson, was also present at the hearing.

The peer-review was performed and had been provided a few days before the night of the Commission's meeting. Therefore, the applicant was not able to submit responses in writing within the time allotted. The hearing would need to be continued to allow time for the applicant to respond. However, the peer-review consultant would review his findings and answer questions.

Jim Riordan presented a slideshow (attached) detailing the peer-review findings. The peer-review identified that additional labeling and details were needed on the application plan sets. The stormwater management plan generally met the Massachusetts standards but some items needing clarification were noted within the review. Information was also needed regarding site screening, air quality, and traffic associated with a shared entrance drive.

Commissioners had questions and comments regarding the project. As the applicant was preparing to respond to the peer-review in writing, the applicant would respond to any additional questions at that time. The comments were as follows:

- Chair Tolopko inquired if the tank connection was sized to accommodate a large spill and if the tank was vented. Separately, she asked how small spills overtime would be monitored.
- Commissioner Davis expressed concern for the volatility of the chemicals proposed for use and questioned why a secondary containment was not proposed.
- Commissioner Schoendorf observed that the snow storage area was proposed to be located near a wetland. Snow melt would likely flow toward the wetland.
- Associate Commissioner Croll questioned potential traffic impacts including the frequency of deliveries and the available turning radius for trucks on site.

Rob Newton stated that the site's stormwater management system was located on the abutting property owned by Fuel Services but E-ink would maintain the system. Jim Riordan requested that the applicant provide a maintenance easement.

Vice-Chair DeLuca inquired if the peer-review identified concerns for the Resource Areas on site. Jim Riordan replied that the peer-review was limited and only reviewed the stormwater management plan and conformity to local bylaws concerning hazardous materials. However, the site could be considered previously degraded as it was an existing industrial facility.

The hearing needed to be continued to allow the applicant to respond to the items within the peer-review.

No public comments were received during the hearing.

Motion: Commissioner Schwellenbach moved to continue the public hearing to April 6, 2022 at 6:30 PM. Commissioner Davis seconded the motion. Seven (7) out of seven (7) members voted in favor of the motion through roll call.

Agenda Item #5 --- Minutes

Draft minutes of the February 16 and March 2, 2022 meetings were sent to the Commission for review. Commissioner Davis noted that a Conservation Area was misidentified within the March 2 minutes.

Motion: Commissioner Davis moved to approve the February 16 and March 2 meeting minutes as amended. Commissioner Dennis seconded the motion. Five (5) out of seven (7) commissioners voted in favor of the motion. Commissioners Doroski and Schoendorf abstained from the vote as they were not members of the Commission at the time of the meetings.

Agenda Item #6 --- Tree Replacement Policy

As the meeting was running late, the Commission decided to defer the item to a future meeting.

Agenda Item #7--- Administrator's Report

Administrator Connell detailed the following items:

- *Future Meeting schedule* – The future meeting dates were as follows: April 6, April 20, and May 4, 2022.
- *Site Visit* – A Notice of Intent had been filed for construction of a walkway and dock at 80 River Road. The Commission scheduled a site visit to review the proposed work during the afternoon of April 1, 2022.
- *Volunteer Conservation Corps*- A volunteer event would be held during the upcoming months to help maintain the Hahn-Warner Arboretum and Bynan Conservation Area.

Agenda Item #8--- Other New Business

Conflict of Interest – Member Doroski asked for guidance regarding potential conflicts of interest with future applications. The State Ethics Commission had a hotline service in which

public employees, including board and commission members, could receive free and confidential advice.

Adjournment

Chair Tolopko adjourned at 7:50 PM.

Respectfully Submitted,

As Approved

Colleen Canning, Planning/Conservation Coordinator

Document	Document Location
Q&A Transcript	Attached
68 School Street NOI DEP #288-0476	Conservation Files
Eversource Energy NOI Bylaw Only	Conservation Files
27 Gaylord Street NOI #288-0475	Conservation Files
Power Point	Attached

March 16, 2022 Conservation Commission Meeting 'Q&A' Transcript

Question

Asker Name

1 Colleen will you please let me in?

Kathleen Davis

Eink Peer Review

Conservation Commission Hearing
March 16, 2022

Stormwater, Hazardous Materials, Fire Department



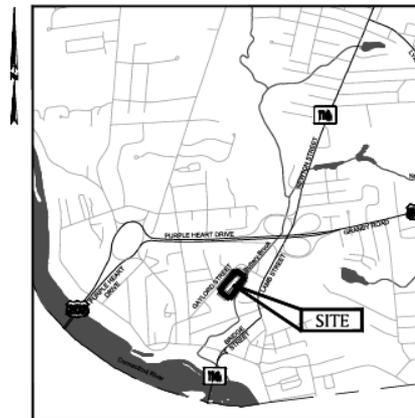
Overview of the Site

E INK CORPORATION FACILITY EXPANSION

7 GAYLORD STREET
SOUTH HADLEY, MASSACHUSETTS

JANUARY 5, 2022

REVISED FEBRUARY 2, 2022



SITE MAP

SCALE: 1"=1000'

FOR PERMIT ONLY

INDEX OF DRAWINGS

T-1.0	TITLE SHEET
EC-1.0	EXISTING CONDITIONS PLAN
C-1.0	OVERALL SITE IMPROVEMENTS PLAN
C-2.0	SITE PREPARATION PLAN
C-3.0	SITE IMPROVEMENTS PLAN
C-4.0-4.1	DETAILS
C-5.0	TURNING MOVEMENT PLAN
C-5.1	TURNING MOVEMENT DETAILS

PREPARED FOR:

Eink

E INK CORPORATION
7 GAYLORD STREET
SOUTH HADLEY, MA 01075

PREPARED BY:



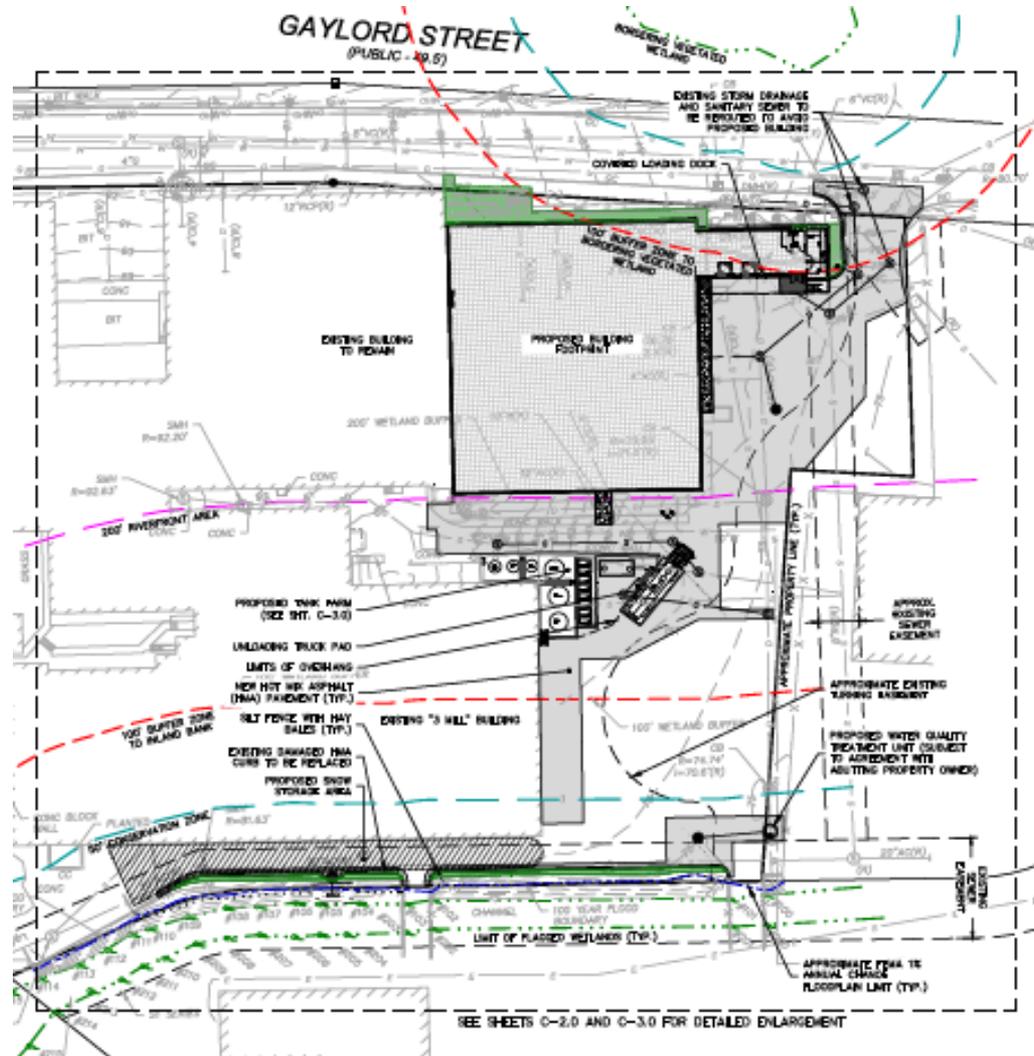
BSC GROUP

300 Brickstone Square
Andover, Massachusetts 01810
617.896.4300

JOB NO: 23301.01 DWG NO:

SHEET T-1.0

Overview of the Site



Materials Reviewed

- Application for Special Permit (January 5, 2022)
- Project Narrative (Revised February 9, 2022)
- Drawing Set (Revised February 2, 2022)
- Application for Stormwater Permit
- Stormwater Management Report
- E Ink Corporation Hazardous Waste/Material Contingency Plan
- Summary of E Ink South Hadley – Flammable and Combustible Chemicals

Materials Reviewed

- Safety Data Sheets (SDS)
- E Ink Pigment Functionalization Process Overview
- First and Second Floor Area Control Drawings
- Letter from Troccoli to Captain Houle
- Letter from Troccoli to Capra regarding Special Permit and NOI Application
- E Ink Permits Required

Stormwater

- Review Criteria
 - Section 200-20 Criteria
 - Section 200-17, 18, and 19 Performance Standards
 - Massachusetts Stormwater Standards

Stormwater

- 200-20 Safety
 - Prepared in conformance

Stormwater

- 200-17 to 200-19 Prevent Stormwater Impacts
 - Generally, meets Mass Standards 1 – 10
 - Exceptions noted in next slides for stnds 4, 5, 8, and 9.

Stormwater

- 200-17 to 200-19 Prevent Stormwater Impacts
 - Mass Standard 4 & 5
 - Should meet 1.0 inches WQV rather than 0.5 inches
 - Subject site is a LUHPPL
 - Provide STC 1200 quality and flow calculations
 - Third party testing for 77% TSS removal claim
 - Change LeBaron reference, out of business

Stormwater

- 200-17 to 200-19 Prevent Stormwater Impacts
 - Mass Standard 8 & 9
 - Construction O&M should be under Stnd 8
 - Provide long-term O&M for stormwater BMPs
 - If Fuel Services will be responsible, provide agreement

Stormwater

- 200-17 to 200-19 Prevent Stormwater Impacts
 - Mass Standard LID
 - Applicant is not seeking LID credits
 - Site is a LUHPPL. Proposal meets MEP stnd.

Special Permit Review

- Zoning Code 255-129

Special Permit Review

- Existing Facilities with Added Chemical Storage
 - Eight rectangular features on the site plan should be labeled.
 - Tanks should be clearly labeled.
 - Add detail for 2⁰ containment around tanks.
 - Provide a plan set without the truck.
 - How will the hoses be connected and managed?
 - How will the area be cleaned if a spill occurs?

Special Permit Review

- Screening from neighboring properties
 - Screening is indicated
 - Provide architectural plans to show screening

Special Permit Review

- Traffic—Shared Driveway
 - How will traffic in the shared driveway be managed during loading and offloading?

Special Permit Review

- Air Permitting
 - What's in the closed-loop system? How will vapors be managed?
 - Provide detail on air emission control from the tank farm and RTO
 - What air monitoring will be done and will data be provided to the Town?
 - Will the 8,500-gal tank be vented? How would a release be managed?
 - How will building materials from the demolished building be managed?

Special Permit Review

- Air Permitting
 - How will air be monitored and managed during toluene deliveries?
 - Inspection plan and schedule for the tanks?
 - Written, structural assessment of tank to MassDEP?
 - Tightness tests of tanks?

Requests from the Fire Department

- Provide monitored fire alarm protection for the abandoned 3 mill building adjacent to the new tank farm.
- Reinforce and repair site security. Openings in fences, and open unlocked gates on both ends of the property where this project is located.
- Provide updated plan showing turn around area for delivery tankers/trucks.
- Clarify item #8 (Traffic) Explain how shared driveway with Fuel Services hazards will be addressed. Fuel services enters and exits property daily with several propane and fuel oil tankers.
- Provide guard rail protection to ramp located next to tank farm.

Weston & SampsonSM

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thank you
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