Town of SHELBURNE

Conservation Commission

MINUTES

Regular Meeting ~ March 10, 2020

Present: Norman Davenport, Ellen Jenkins, John Richardson, Steve McCormick, Allan Smith

Absent: None

Administrative Assistant: Faye Whitney

Guests: Bob Higgins, Lara Radysh, Phil Pless, Byron Gilchrist, Tris Metcalfe, Jim Richardson

Chair Norm Davenport opened the meeting at 7 p.m. A quorum was present.

It was noted that there had been no meeting in February due to a lack of a quorum.

**Minutes**

A motion was made by Allan, seconded by Ellen, to approve the minutes of January 14, 2020.

Voting in favor: Norm, Ellen, John, Steve, Allan

Opposed: None

Abstentions: None

**Organizational Matters**

Faye had written the annual report for the Town Report. It was suggested that a line be added concerning Building Permits.

**RDA Meeting – Residences @ Mill Falls LLC – 7:15 p.m.**

John recused himself from this meeting as he represents the applicant.

Byron Gilchrist, a developer/architect from Charlemont, plans to purchase the former Mole Hollow Candle building and convert it to residences. An application for change of use is currently before the ZBA. The 10 proposed residences will require 17 parking spaces, according to Shelburne’s Zoning Bylaws. There are currently six spaces on the west side of the building and 11 on the lower east side. Mr. Gilchrist’s concern is the lower lot, which will be used as a staging area during construction. He plans to add six inches of gravel to the lower lot and add a barrier to prevent vehicles from going over the bank into the river. He is aware that he may need to come back for an NOI when he converts the lot from a staging are to a permanent parking area.

Mr. Gilchrist said he planned to use 6” X 6” posts and 4” X 12” horizontals for the barrier. Steve said that the present time there didn’t seem to be any erosion, but if the lot were to be paved with an impervious surface a plan would be required. Allan’s concern would be if posts for the barrier were to be driven into the bank. Mr. Gilchrist said he was not planning to construct the wooden barrier now, until sometime in the future. For now, he might just place large rocks near the bank to act as a visual barrier.

A motion was made by Steve, seconded by Allan, to approve the maintenance of the parking area with a Negative 3 Determination, subject to the conditions that there be no digging as part of the activity, and that hay bales be installed on the southwest corner of the lot.

Voting to approve: Norm, Allan, Ellen, Steve

Opposed: None

Abstaining: John

**Joe Geary – Pre-application Conversation**

Joe Geary of 80 Bardwells Ferry Road has a horse barn that is difficult to access with a horse trailer. He proposed to put in a culvert for drainage and gravel a driveway leading to the barn. Mr. Geary was told to file an RDA.

**Other Unanticipated Business**

Bob Higgins and Lara Radysh are abutters to the proposed extension of the Mohawk Mahican Trail. They felt the proposed extension from the area of the former Sweetheart to the Deerfield River was not so much a real trail as a way to access the river. They were afraid it could turn into a popular swimming area, much like Sunburn Beach. They were concerned about littering, sewage, and bank erosion. Norm said the Commission’s permission had been only for a trail, if abuse of the riverfront were to occur it would be jurisdictional and the Commission could take action.

John and Fernanda Harrington and Jim Richardson share a brook that has a nine-foot dam. They would like to repair the dam and put in a hydrant for fire use. Allan said the only way to repair such a dam is if the pond will be used for fire or agricultural purposes. It seems the idea is to make the pond a fire pond. If that is the case a letter from the Fire Chief will be needed and an NOI will be required.

The next meeting was scheduled for April 14.

At 8 p.m. John, seconded by Allan, made a motion to adjourn the meeting. The vote in favor was unanimous.

Respectfully submitted,

Faye Whitney

Administrative Assistant

Minutes of January 14, 2020

Conservation Commission Annual Report

RDA Application from Residences @Mill Falls, LLC