

Planning Board- Meeting Minutes

Town of Wales

4/25/2022 6:40 PM

Site Visit – 45 Union Rd.

Members Present: Danelle LaFlower, Sarah Ryan, Lynn Greene, Jason Oney

Property Owner Present: Bill Matchett

The Planning Board conducted a site visit following a regular scheduled monthly meeting where an informal discussion occurred with the property owner (Bill Matchett) regarding earth removal. Mr. Matchett explained at the meeting that the removal of dirt/gravel from his property is for the purpose of expanding his back yard. The board observes the very large mound that is directly behind his fenced in back yard. **Danelle L.** does a rough pace of the area, estimating that the wetlands are in fact 50-60 ft from the gravel mound, not 125 ft. as it was suggested at the meeting. The contractor estimated that the large mound is roughly 3,000 – 3, 500 yards consisting of small trees and brush plants. According to our town's bylaw, Section 7.2, "The Planning Board before issuing a permit for the removal of topsoil, loam, sand, gravel, or rock from any area, shall consult with local officials of the Soil Conservation Service or their successors and the Conservation Commission and shall file any written statements respecting their recommendations with the records relating to such permit, "therefore the board would be consulting with conservation regardless of the wetland proximity. Based on what was presented at the time of this site visit the board does not necessarily feel this removal will have a negative impact on the property itself or abutters, but the special permitting process will give the opportunity for any abutters with concerns to come forward and allow the conservation commission to impose special conditions or restrictions on the proposed removal. The Planning Board will need to review the wording of the bylaw to make sure that this specific site complies with the requirements for earth removal.

Site visit concluded at 7:00 PM.