



Town of Wales Conservation Commission

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Meeting Minutes – December 31, 2021

Present: Robert Herbert (**Rob H.**) – *Chair*, Norma Thompson (**Norma T.**) – *Commission Member*-, Hugh Brower (**Hugh B.**) – *Commission Member-Virtual*, Sarah Ryan (**Sarah R.**) – *Clerk* -

Public Present: *In Person:* Andre Cormier – *Old County Rd.*, Mark Farrell – *Old County Rd.*
Janie Mersereau (85 McBride Rd.), Neil Jackson- 87 McBride Rd.

Robert H. opens the public meeting at 1:00 PM.

New Business:

****Agenda item:** 87 McBride Rd. – NOI Public Hearing

Rob H. opens the public hearing at 1:01 PM.

Neil Jackson and the commission discuss the repositioning of the septic system. Mr. Jackson explains that he had implemented an innovative system, made changes to the delineation, and repositioned the system. The commission did not have any issues with the revisions for the septic plan. The commission did address a few issues with the lot, piles of woodchips in the vicinity of WF2, which would need to be removed and restored with appropriate wetlands plantings or seeded to be a lawn area. Additionally, WF3 near the road that goes through the property, there was a pile of brush and cut branches which would need to be removed given that it was within a resource area.

The commission asks if the public has any questions or concerns regarding this NOI, the resident of 85 McBride, Janie Mersereau, was on the call to confirm that the septic would not be affecting her property and to address the cutting of trees that had taken place early in the project, that were unfortunately on her property. Looking at the plans the commission can confirm that in the case of a leak the outflow would be on the northwest, less likely to go to the adjacent property to the east.

Approved conditions for 87 McBride:

-notification to commission prior to start of work

- removal of wood chips from area around WF2
- replanting of either grass or wetlands species in this area
- removal of brush and wood debris piles from the area of WF3

Motion 123121-01 by Hugh B at 1:08 PM to close the public hearing, Seconded by Rob H., no discussion, all in favor.

Roll Call Vote: Hugh Brower (Y)
 Robert Herbert (Y)
 Norma Thompson (Y)

Motion 123121-02, by Hugh B. to approve the Notice of Intent of 87 McBride Rd. (DEP File # WE 314-0174) with the conditions stated, Seconded by Rob H., no discussion, all in favor.

Roll Call Vote: Hugh Brower (Y)
 Robert Herbert (Y)
 Norma Thompson (Y)

Old Business:

**** Agenda item: 21 & 23 Old County Rd. – Continued Public Hearing**

Rob H. reopens the public hearing for Lots 11 and 12 on Old County Rd. at 1:12 PM

The applicant advises the commission that EBT Environmental did soil testing, the commission can expect an email with those numbers.

The commission and the applicant discuss the findings of the site visit that was conducted on December 10, 2021. The surveyor had staked corners and sidelines of those lots. **Mark F.** explains that the plans accurately depict what is in the field, he used surveying instruments, picking up the wetland flags, property corners and topography.

EBT Environmental will be delineating the rest of the property. Soil testing was conducted as well. Joe Leveque is the surveyor and will be in communication with EBT and Mark, working together to accurately depict what is in the field.

Hugh B. would like to re-walk the site to confirm that the tree lines and boundaries are reflected in plans. The stakes that are now in place have not been confirmed by the commission. **Hugh B.** also has concerns of evidence of hydric soils on Lot 12. Although mountain laurel vegetation was present and that is considered an upland plant, there is a specie of mountain laurel that is conducive to wetlands.

On Lot 11, **Mark F.** submits revised plans for the position of the septic. Sliding the septic towards Lot 12, grading within 100ft buffer, but the leach field itself is outside of the 100ft buffer. **Hugh B.** confirms that the house and the septic on Lot 11 would be outside

the buffer zone, the only work that will take place will be grading for the septic and work on the gravel driveway.

Lot 11 reserve area for the septic was moved to be outside of the buffer zone. **Mark F.** confirms that the house, the leach field will be outside the buffer zone and the well and portion of the driveway will be inside the buffer zone.

The commission and applicants discuss possible follow up dates for site visits. The commission inquires about additional plans submitted for any additional lots. Lot 10 will be the next lot.

Cul-de-sac will be flagged, and the proposed location may be readjusted depending on the flagging. The commission wanted to point out that the Fire Chief did not want anything going up vertically until the cul-de-sac was finished. Due to the fact that the cul-de-sac being within the buffer zone an NOI filing will be necessary. The applicant intends to deed the cul-de-sac to the town, but that will not happen until after it is completed.

The public hearing for both Lot 11 and Lot 12 is continued until January 20th, 2022.

The applicant informs the commission that he has an approved well permit from the Board of Health for Lot 6, Old County Rd. This is outside of the 100 ft. buffer zone, and the applicant would like to get started with that work. The commission confirms that any work in those lots that is outside of the 100 ft. buffer zone is permitted.

Other Business:

- The commission discusses sending a follow up letter to WOODS and the applicants (SUNPIN) requesting their feedback regarding comments from the public, but this letter will be sent and be a formal request from the commission. The commission will ask that a response be submitted prior to our scheduled January meeting.

- The possible buyer of 214 & 215 Union Rd. reached out to **Hugh B.** regarding the purchase of both parcels, looking for certainty regarding 214, putting an accessory building on that property. **Hugh B.** advised that building with a foundation or slab floor were most likely not be permitted. Anything being built would need to be as close to the northern property line as possible, only permit one stream crossing for both parcels and a restoration plan would need to be submitted for the areas that were disturbed. Once the new owners have a plan, they would need to come before the commission with those plans.

- The commission may want to walk 40 A Hollow Rd. at some point, to assess the situation of the stream flow.

Motion 123121-03 Hugh B. makes a motion to adjourn the meeting, Seconded by Norma T., no discussion, all in favor.

<u>Roll Call Vote:</u>	Hugh Brower	(Y)
	Robert Herbert	(Y)
	Norma Thompson	(Y)