



Town of Wales Conservation Commission

3 Hollow Road, P.O. Box 834, Wales, MA 01081

Tel. (413) 245-7571 Ext. 108

conservation@townofwales.net



Meeting Minutes – March 24, 2022

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

Public Present: *In Person:* Derek Talbot (NWS), Andre Cormier (Old County Rd.), Mark Farrell (Old County Rd.), Pete Johnson, Tom Dearborn (29 Union Rd.), Joseph Tenerowitz (235 Union Rd.)

Virtual Attendance: Dean Dickinson, Elizabeth Dickinson, Bob Reidy, Caller 001

Robert H. opened the public meeting at 5:00 PM.

Minutes to be approved: 2/17/22 & 3/3/22

Motion 032422-01 by Hugh B. to approve 2/17/22 minutes with corrections, 2nd by Jennifer B., no discussion, all in favor.

Roll Call Vote:	Hugh Brower	Y
	Robert Herbert	Y
	Jennifer Bothwell	Y

Motion 032422-02 by Hugh B. to approve 3/3/22 minutes with corrections, 2nd by Jennifer B., no discussion, all in favor.

Roll Call Vote:	Hugh Brower	Y
	Robert Herbert	Y
	Jennifer Bothwell	Y

Public Hearing Continued:

****Agenda Item: 30 Peck Rd. – Chapin Meadow Site- Norcross Wildlife Foundation-RDA**

Robert H. opened the public hearing at 5:05 PM.

Mr. Talbot described the proposed work for Chapin Meadow Site. Norcross Wildlife are proposing to cut invasive plants using only hand tools for minimal soil disturbance. The invasive plants would be cut and further into the growing season, chemical application would be applied. Because the proposed work is within a resource area the commission would like to conduct a site visit before making a determination. The public hearing was continued until April 1st, 2022.

Discussion/Inquires of Property:

****Agenda Item: 29 Union Rd. – Emergency Tree Cutting**

The commission reviewed the emergency tree cutting form submitted by Mr. Dearborn of 29 Union Rd.

Motion 032422-03 by Hugh B. to approve the tree cutting request for 29 Union Rd. with standard conditions, seconded by Jennifer B., no discussion, all in favor.

Roll Call Vote:	Hugh Brower	Y
	Robert Herbert	Y
	Jennifer Bothwell	Y

****Agenda Item: 20 Old County Rd. (Lot 10) – Andre Cormier – NOI**

Robert H. opened the public hearing at 5:24 PM.

Mark F. gave a description of the work proposed at Lot 10 Old Country Rd. No work is proposed within the 50ft buffer zone, the installation of the well, minor grading and part of the house, and some tree clearing is within the 100 ft. buffer zone. Straw waddles will be placed along with 50 ft boundary. A proposed drive in the front with the house being fixed closer to the road. No work has been done on this lot.

Hugh B. wanted to clarify if the lot had been surveyed, which Mark F. confirmed that it had. **Hugh B.** wanted to confirm that the 2018 plans reflect the same plot plans and lines submitted for this NOI. The commission and applicant compare maps and confirm that the lines are consistent. **Hugh B.** requests that the full lot including riverfront area be defined on the submitted plans. Mark F. will put eyes on this area, it is unknown if the map is showing a hydrological connection vs. a riverfront or even possibly an intermittent stream. The commission prefers that the house is outside of the 100 ft. buffer zone and if this is not a realistic option for Mr. Cormier, then the commission would like a written narrative explaining why the house cannot be moved outside of buffer zone.

The public hearing was continued to April 28, 2022, at 6:00 PM, the commission will conduct a site visit before the continued hearing.

****Agenda item: Highway Department – NOI**

The NHSEP confirmed that they have been in receipt of the Highway Department's Blanket NOI from 2021. The commission is anticipating comments by the end of March.

****Agenda Item: 33 Barney Rd. – follow up enforcement order**

The commission has no update regarding this property. When conditions are conducive for a site visit, the commission will plan to go out.

Old Business:

**** Agenda item: 40 Sizer Dr. – Sunpin Energy Services-NOI-Deliberations/Decisions/Issuance of OOC**

Hugh B. highlighted some proposed conditions that were added or changed, giving a brief overview of the different sections included in the proposed conditions. The commission discussed the specific conditions during the construction phase and the monitoring to take place after construction. The commission emphasized the importance of an environmental or erosion control manager. There are roughly 48 special conditions proposed by the commission. After some discussion the commission made amendments based on the comments made by the commission to include a diagram showing areas of tree cutting. The applicants can request an amendment to the conditions or appeal the decision all together. The public may also appeal the decision.

The commission closed deliberations for 40 Sizer Dr.

Motion 032422-04 by Hugh B. to approve the Notice of Intent for Sunpin Solar LLC for 40 Sizer Dr., Wales, MA DEP file # WE 314-0160 with proposed special conditions 1-49, Seconded by Norma T., no discussion, all in favor.

Roll Call Vote:	Hugh Brower	Y
	Robert Herbert	Y
	Jennifer Bothwell	Abstained
	Norma Thompson	Y

Other Business:

Haynes Hill Rd.:

Pete Johnson asked if the commission knew who was conducting wetland flagging along Haynes Hill Rd. The commission has not been notified of any flagging or proposed work on Haynes Hill Rd.

180 Union Rd.

Robert H. and **Sarah R.** filled in the other commission members about the anticipated DCR forest cutting plan submission for 180 Union Rd. Mr. Wreblowski came in to obtain his DBA license for a logging business, after it was confirmed that the proposed cutting would take place near wetlands, the applicant was directed to contact the state about a forest cutting plan. The applicant followed up with the state and was approved for a temporary harvester license and forest cutting plan. The applicant also submitted a completed site visit permission form for the commission to walk the site after they review the plan.

Motion 032422-05 by Hugh B. to close the meeting at 6:42 PM, Seconded by Norma T.
No discussion, all in favor.

Roll Call Vote:	Norma Thompson	Y
	Hugh Brower	Y
	Robert Herbert	Y
	Jennifer Bothwell	Y