



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 – May 19, 2022

Present: Robert Herbert (**Rob H.**) – *Chair*, , Hugh Brower (**Hugh B.**) – *Commission Member*-, Jennifer Bothwell (**Jennifer B.**) – *Commission Member*, Joanie D'Ambrosia (**Joanie D.**) – *Commission Member*, Sarah Ryan (**Sarah R.**) – *Clerk*

Public Present: Brian Johnson, Glenn Krevosky, Peter Arabolos, Lori Whitman, Claude Whitman, Andre Cormier, Ethan Pearson, Eric Pearson, Ted Wysocki.

Rob H. opened the public meeting at 6:04 PM.

Minutes to be approved: 4/28/22

Motion 051922-01 by Jennifer B. to approve 4/28/22 meeting minutes with edits, 2nd by Joanie D., no discussion all in favor.

Roll Call Vote:	Hugh Brower	Y
	Robert Herbert	Y
	Jennifer Bothwell	Y
	Joanie D'Ambrosia	Y

New Business:

****45 Union Rd.- Earth Removal**

The commission conducted a site visit on 4/18/22. The commission reported that Mr. Matchett's proposed earth removal would be outside of the 100 ft. buffer zone. Mr. Matchett was informed at the site visit that all erosion controls would need to be in place prior to and during construction and that he needed to contact the Highway Department to see if any rumble rocks would need to be placed along the access. If the commission receives any complaints about erosion or sediment going into the adjacent pond then the commission will follow up with the owner.

Old Business:

****Agenda Item: Sizer Dr. – Sunpin Solar-appeal for a superseding Order of Conditions – NOI 314-0160**

No updates.

****40 B Hollow Rd. – Wysocki/Pearson**

The property owners stated that this parcel was now identified as 46 Hollow Rd., the clerk will look into this with the town's assessors. Mr. Wysocki would like the commission to review the completed NOI, to ensure that this is filled out correctly. The commission explains the process for filing an NOI with DEP and the fees associated with it. The clerk will follow up with Mr. Wysocki to break things down.

****40 A Hollow Rd.- Krevosky/Whitman**

The commission provided Mr. Krevosky with all enforcement information issued by the commission. After walking the property, Mr. Krevosky stated that he would like to walk the property with the commission to discuss restoration and what methods will be used. There is brush that Mr. Krevosky would like to remove to properly delineate the wetlands. The commission would like a plan in writing and then they will follow up with a site visit before any work commences.

****Agenda Item: 214/216 Union Rd. – Peter Arabolos**

Mr. Arabolos explained that he hopes to hire an environmental engineer to address the culvert and additional areas that need to be restored. The owner plans to construct a small house in future.

The commission would like to see a restoration plan for both lots that have Enforcement Orders on them, to include culvert repair and restorative plantings for wetlands. An NOI filing would be required for a new construction and for a culvert repair. A restoration plan needs to be submitted to the commission, when wetlands have been delineated, including plans for removal of the wood and stabilization to the site.

Public Hearings-New/Continued:

****Agenda Item: 520 Old County Rd. (Lot 10)-Andre Cormier-NOI**

Rob H. opened the public hearing at 6:52 PM.

The commission conducted a site visit on 5/18/22. Lot 10 was flagged. Flagging in the field was confirmed by the commission to match what is reflected on the plans. The applicant was able to relocate the well outside of the buffer zone. Some grading, limited clearing and part of the house is within the buffer zone.

Motion 051922-02 by Hugh B. to close the public hearing at 6:56 PM, seconded by Jennifer B. no discussion, all in favor.

Hugh B. read the comments from DEP for file # WE-314-0175.

Roll Call Vote:	Hugh Brower	Y
	Robert Herbert	Y
	Jennifer Bothwell	Y
	Joanie D'Ambrosia	Y

Motion 051922-03 by Hugh B. to approve the Notice of Intent for Old County Rd. Lot #10, DEP File # WE-214-0175 with standard conditions and special conditions (attached), seconded by Joanie D., no discussion, all in favor.

Roll Call Vote:	Hugh Brower	Y
	Robert Herbert	Y
	Jennifer Bothwell	Y
	Joanie D'Ambrosia	Y

Other Business:

45 Tiderman Rd.

Brian Johnson explained that he recently sold this property, and the new owner hopes to build a home. Septic plans were reviewed that were approved in 2004. The commission has concerns about the driveway that is in the buffer zone and the use of heavy-duty trucks on that driveway. The applicant may entertain establishing a different driveway to access the property. The commission would like to have an RDA filed, so there can be an official determination made on the property. The commission would prefer a site plan, showing wetland delineations. Any work within a buffer zone would require an RDA and since the driveway is within the buffer zone, the commission does not want any construction to continue.

Public Hearings-New/Continued

****Agenda Item: Highway Department – NOI**

This is continued to June 16, 2022 meeting.

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

This is continued to June 16, 2022.

Old Business:

****Enforcement Order – Round Up/Site Visit – follow up**

Monson Rd. – The site visit that the commission conducted was at 8 Monson Rd. and the owners of that property have not been doing any clearing within the buffer zone. The owners are having their property surveyed and pinned. It is clear that a neighbor closer to the wetland is the one doing the cutting and a letter has already been issued to that property.

Holland Rd. – A informative letter was issued to the owner after the commissions last meeting. Work is still taking place on the property and from the road it does look like work is outside of the buffer zone. The commission may be able to look closer by using abutting land, if an abutter wanted to give permission to the commission to do that.

****Agenda Item: Sizer Dr. – Sunpin Solar-appeal for a superseding Order of Conditions – NOI 314-0160**

No updates.

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

This is continued to June 16, 2022.

Other Business:

Sarah R. will follow up with the Registry of Deeds to confirm that electronic signatures are accepted and if they are what exactly is required by the commission in order for documents to be recorded by the applicants.

Motion 051922-04 by Hugh B. to close the meeting at 7:44PM, Seconded by Joanei A. No discussion, all in favor.

Roll Call Vote:	Hugh Brower	Y
	Robert Herbert	Y
	Jennifer Bothwell	Y
	Joanie D'Ambrosia	Y

(Attachment Special Conditions, Lot 10 Old County Rd.)

Old County Road Lot 10 Conditions

1. Applicant will attempt to relocate the well to a point outside of the Buffer Zone, contingent that a 100 foot setback can be maintained from the septic leach field and a 50 foot setback from the septic tank.
2. The access road to the well site shall be constructed outside of the Buffer Zone.
3. Any spoils from well drilling or fracking shall be removed from the site.
4. Applicant will clear only the minimum area necessary between the house and the 50 foot buffer zone limit.
5. No construction activities shall be conducted beyond the limit of work depicted on the final approved plans. No construction vehicles shall operate outside this limit.
6. The limit of work is to be staked and erosion controls fully installed prior to the start of any clearing, grading, or other construction activity on the site.
7. Wales Conservation Commission is to be notified of any proposed changes to the drainage structures abutting the property on Old County Road.
8. Any drainage or stormwater structures built on the property shall not discharge directly into the Buffer Zone or Resource Areas.
9. Wales Conservation Commission is to be provided with the name, phone number(s) and email address of the construction manager or general contractor prior to the start of construction.
10. Wales Conservation Commission is to be notified prior to the start of construction, and any time that erosion controls are breached or sediment runoff is observed in the buffer zone or wetlands areas.
11. Wales Conservation Commission reserves the right to inspect the site to assess if the erosion controls are properly installed and maintained.
12. Any soil stockpiles shall be kept outside the Buffer Zone and have erosion controls erected around the downslope side(s).
13. Disturbed areas shall be promptly seeded upon completion of the construction work and also stabilized by appropriate matting if any erosion is observed.
14. No use of herbicides in the buffer zone or BVW areas without written approval by the commission.
15. No blasting on the site without written approval by the commission.
16. No refueling of vehicles or storage of any waste within the buffer zone or BVW areas.
17. Erosion controls to consist of a double row of staked hay bales.
18. Erosion controls to be checked and repaired weekly and after each storm event of greater than 0.25".
19. Erosion controls shall be cleaned any time there is silt or sediment buildup more than ½ the height of the erosion control.
20. Erosion controls are to be maintained until vegetation has reestablished itself in the disturbed areas.
21. The commission reserves the right to order additional erosion control measures if significant erosion is occurring that affects the buffer zone or BVW areas.