



Town of Wales Conservation Commission

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Meeting Minutes – June 16, 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: Ted Wysocki, Ethan Pearson, Rebecca Li (R Levesque Associates), Maryann Spring

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

Minutes to be approved: 5/19/22

Motion 061622-01 by Hugh B. to approve 5/19/22 meeting minutes with edits, 2nd by Jennifer B., no discussion all in favor.

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

Old Business:

****Agenda Item: 214/216 Union Rd.**

No update at this time.

****Agenda Item: 40 A Hollow Rd.-Krevosky**

On June 9th, 2022, the commission conducted a site visit where Glenn Krevosky was present. Mr. Krevosky showed the commission the debris he would like to remove in order to properly delineate the wetlands. After the wetlands are delineated, a restoration plan will be submitted.

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

The clerk plans on confirming with DEP's Michael McHugh on the date and time (June 23rd at 10AM) the site visit will occur for the appeal for a superseding Order of Conditions.

Other Business:

15 Holland Rd.

Hugh B. did some research into some of the work that is being done on the property of 15 Holland Rd. All work appears to be outside of jurisdictional areas for the commission. The commission had a brief conversation with the property owner and made clear that any proposed work within the buffer zone would require filing with the commission and DEP.

Tiderman Rd.

The commission recapped what was discussed at the last meeting with Mr. Johnson regarding site work taking place on Tiderman Rd. The commission had advised Mr. Johnson to not move forward with any construction using the driveway that is within a buffer zone. If the contractor can access the property outside of the buffer zone, then the commission had no issue with work continuing. Unfortunately, the commission is aware that construction has continued and moved forward, using the driveway located within the buffer zone. The commission will conduct an informal site visit from the road to determine if activities that are ongoing would require a filing with the commission, in which case the commission would contact the owner and contractor as necessary.

New Business:

****Agenda Item: Lake Association-Newsletter**

The commission discussed the newsletter that the Lake Association would like to issue to its members, an informative newsletter of best practices. **Joanie D.** suggested having this newsletter distributed to all residents on the lake and utilizing the electronic sign along Rt.19 prior to lake treatments, as a means of spreading the word. **Hugh B.** stated that NOI filings are required to be submitted to the commission prior to any lake treatments, so the commission can see the application plans and specific chemicals being used.

Other Business:

Norcross/Peck Rd.

Rob H. spoke with Mr. Talbot from Norcross Wildlife. Norcross needs to make repairs to a dam and pond, located off Peck Rd. The pond would need to be drained partially in order to make the repairs, and the spill way gate that controls the flow is also in need of repair. Norcross has invited the commission to a site visit scheduled for Thursday June 30th at 10 AM with Rick Talbot and his consultant.

Public Hearings-New/Continued:

****Agenda Item: 30 Lake George Rd.-NOI**

Rob H. opened the public hearing at 6:25 PM. **Rebecca Li** from R. Levesque Associates was on the call, representing the applicant Mr. Sweeney, to answer any questions that the commission may have had regarding the Notice of Intent filing. Ms. Li gave a recap of the work depicted in the plans. Ms. Li stated that this plan was for a proposed house, well, septic and property improvements. Work proposed is within the buffer zone. The septic is outside the 50 ft. buffer zone and the distance between the well and septic meets the 100 ft. requirement. **Hugh B.** had corresponded with Ryan Nelson from R. Levesque Associates regarding a few questions the commission had regarding this application. The commission had asked if alternative septic designs were possible. Ms. Li explained that in their opinion the location of the septic was the ideal placement, considering this location had the best perk test. Ms. Li believes that Mr. Nelson most likely (not confirmed at that point in time) performed subsurface investigations/noninvasive tests throughout the property to determine that this location was ideal. Further east of the site had less native soil and more of a glacial till. Ms. Li will need to confirm with Mr. Nelson how he came to this conclusion. The commission would like to get feedback from Mr. Nelson regarding the possibility of relocating the septic system or possibly moving the location of the house further to the east or moving the system to the front of the property with a raised system. Ms. Li explained that efficiency becomes an issue the further east you move the system. The leach field would be expanded, which would put the proposed work further in the buffer zone. The commission's goal is for minimum disturbance to the west side of the property where the stream flows. Ms. Li will follow up with Ryan Nelson and confer with the commission about possible alternatives regarding house and septic locations. The public hearing was continued to July 21, 2022 at 6PM.

****Agenda Item: 46 Hollow Rd. – Wysocki/Pearson-NOI**

Rob H. opened the public hearing for 46 Hollow Rd. at 6:50PM. The commission discussed DEP's comments.

*This project has been assigned the following file # : **WE 314-0177***

ISSUANCE OF A FILE NUMBER INDICATES ONLY COMPLETENESS OF SUBMITTAL, NOT APPROVAL OF APPLICATION

Although a file # is being issued, please note the following:

[1] The Applicant must identify the method for resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach the documentation of the methodology.

[2] Insufficient information is provided on the project drawings to evaluate the work in relation to jurisdictional areas. Plans should be of adequate size, scale, and detail to completely and accurately describe the site, resource area boundaries, and proposed work. The drawings should show a clear limit of work (including grading and tree clearing) and clearly indicate the locations of jurisdictional areas.

[3] The project drawings should show the locations of erosion controls and other measures employed to prevent adverse impacts to resource areas during and following the work.

The commission reiterates that the applicant must submit a site plan showing contour lines, limit of work, wetland delineation and placement of the home. The applicant agreed to work towards providing this to the commission. The hearing was continued to July 21, 2022, if the commission receives the plans prior to that meeting a site visit may be possible before the continued hearing.

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

The commission decided that they will circulate draft conditions prior to the next meeting. Conditions will be condensed and simplified. DEP recommends issuing a five-year order of conditions. Some standard conditions were discussed, including distinguishing exempt projects vs. work that will require notification to the commission. NHESP guidance suggests any work within 10 ft of the road is exempt, but beyond the 10 ft would require notification to the commission. DEP guidance suggests that anything involving streams or tree cutting within buffer zone would require notifying the commission prior to the work. If the highway commissioner supplied the commission with a list of potential projects for the year, that would be helpful. The hearing is continued to July 21, 2022.

****Agenda Item: 33 Barney Rd.**

The condition of the property was improved, but the commission witnessed a lot of trash that is migrating to abutting properties. The culvert may have been repaired without notification to the commission and tree cutting with the buffer zone also appeared to have taken place. The commission will need to reissue the enforcement order and have it posted on the property.

Other Business:

49 Hollow Rd.

Maryann Spring was on the call and requested a site visit with the commission. The clerk will coordinate.

Motion 061622-02 by Hugh B. to close the meeting at 7:16 PM, Seconded by Joanie A. No discussion, all in favor.

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

