



Town of Wales Conservation Commission

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Meeting Minutes – September 30, 2021

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

Public Present: Stephen Herzog (Wood MA, Inc.), James Martin (Counsel), Marie & Dan Arsenault (203 Union Rd.), Mike Wilkinson, Margaret Washburn, Dean Dickinson, Darlene Yiznitsky, Elizabeth Dickinson (Virtual), Joseph Orzel (Project Manager, Lucas Environmental, LLC), Sam Dionne (Sunpin Solar), Matthew Leidner (Civil Design Group, LLC), Drew Vardakis

Norma T. opens the public hearing at 7:00 PM

Motion 093021-01 by Hugh B. to have Conservation Commission member Robert H. act as chairperson for this meeting/hearing, seconded by Norma T., no discussion, all in favor.

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

****Agenda item:** 203 Union Rd. – RDA – Public Hearing

Hugh B. opens the public hearing and gives an overview of the application, along with the findings of the site visit conducted on the property.

Motion 093021-02 by Hugh B. to conclude a determination of “negative” supported by the following section of the Wetlands Protection Act: (1) the area described in the request is not an area subject to protection under the act or the buffer zone, seconded by Rob H., no discussion, all in favor.

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

Public hearing closed.

****Agenda item: 40 Sizer Dr./Sunpin Energy Services**

Hugh B. opens the public hearing for 40 Sizer Dr./Sunpin Energy Services.

Joseph Orzel from Lucas Environmental, LLC, reads through and summarizes the comments made by Lucas Environmental, LLC, regarding the review of the Notice of Intent documents as well as the site visit to review the delineated wetland boundaries for the property located at 40 Sizer Dr.

Matthew Leidner from Civil Design Group, LLC reviews and summarizes the comments made from the engineering standpoint. Mr. Leidner would like to have an open line of communication between himself, and the applicants engineer. The commission feels that this is necessary to move the process along, with the condition that all conversations include the commission, and the commission receives an overview of these conversations that do not take place via email, so the public can stay informed.

The commission then asks Mr. Orzel and Mr. Leidner to expand on some of their comments within the NOI review letter. Some of the concerns that commission had were regarding acidic storm water runoff, validating the intermittent status of the stream, obtaining new FEMA maps, concerns of tree topping and hyper growth, cold water fishery and the stability and design of the box culvert.

Stephen Herzog states that revisions were submitted on the 24th of September, with the understanding that the commission along with Lucas Environmental did not have the appropriate time to review those comments. Mr. Herzog is willing to discuss questions and concerns that the commission and Lucas Environmental may have, in hopes to have a final submission to be voted on by the commission's next meeting.

Hugh B. continues the public hearing for 40 Sizer Dr./Sunpin Energy Services to the next month's meeting on October 21, 2021 at 6PM. If revisions are not submitted two weeks prior, the commission will hold a special meeting separate from regular monthly meeting.

Motion 093021-03 by Hugh B. to allocate \$1,200.00 additional, over the contracted \$2,800.00 for the 2nd peer review, Rob. H. seconded that motion, no discussion, all in favor.

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

**Motion 093021-04 by Rob H. to adjourn the meeting at 8:21 PM, seconded by Hugh B,
all in favor.**

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