

**Planning Board**  
**Town of Wales, MA**  
**Wales Town Offices**  
**2/26/18; 7:00 p.m.**

Present: James Whalen (JW); Keith Hood (KH); Danelle LaFlower (DL); William Matchett (WM); Jason Oney (JO); Ryan Wingerter (RW)

Guests: Laurie Hornacek (LH); Susan Anderson (SA); Jeff Fortier (JF);

WM opened the meeting at 7:01 p.m.

JW; move to approve meeting minutes from 1-18-18 as amended, KH second, all in favor.

**SOLAR BY-LAW**

JW; stated, this is a good time to bring up changes to the by-law.

KH; agreed to revisit discussion.

DL; stated, I looked into it and I want to support forest land, I looked at Shutesbury's solar by-law.

WM; asked, are we going to move forward with Bradway?

KH; stated, I don't think that we can.

JW; stated, next meeting we will bring back old business and listen to ideas. Move to continue discussion on March 12, second KH, all in favor.

**BRADWAY FARMS**

JW; stated, I discussed with counsel the discussion with Chris Clark (NEXAMP) and it was decided he was correct about the land lease. NEXAMP's attorney contacted town counsel to inquire about a public hearing.

LH; asked, doesn't it have to go through the Conservation Commission first?

WM; stated, if they adhere to the Conservation Commissions conditions, then they can continue with the permit.

JW; stated, let's set the first public hearing and condition.

WM; stated, we need to first set conditions, we should be as prepared as possible.

JW; stated, the first meeting can just be a starting point for questions.

KH; stated, when I drafted special conditions for Bill before, I used a template.

JW; stated, I think the second hearing would be a good time for that, and at the first hearing it would be to hear concerns and questions.

KH; stated, that is why the second hearing would be the time for the conditions in order to address questions and concerns.

WM; stated, the 26<sup>th</sup>? We should have a regular meeting on the 12<sup>th</sup> at 7:00 pm and the board will meet at 6:30 pm on the 26th, followed by the hearing at 7:00 pm at the senior center.

JW; proposes to hold a public hearing on March 26<sup>th</sup> a 7:00 pm at the senior center.

### **BRADWAY FARMS / FORTIER**

WM; stated to JF, we see no reason you cannot fill out the application.

KH; stated, I believe you cannot by-pass the by-law with a special permit.

Board reviewed the Bradway plan submitted. JW; stated, they are making the entire area one (1) lot. Taking this part of farm and ANR-ing it off for the instillation. Taking whole farm as 1 lot and the black line is what they are cutting off leaving the rest for the farm, inside black line will be solar (79 acres).

DL; stated, it was 2 parcels and not its 1 and the lot needs to be 90% upland.

LH; asked, are you voting if it goes out of farm land?

JW; stated, this is just a resurvey of the property. After 90 days from being filed, they can submit this to the Hampden Count of Deeds. We are looking at it from our own perspective.

JW; stated, the application will tell us the actual size, this plan does not show solar.

JF; stated, I thought this was a question about the five (5) acre rule.

JW; asked, did anything come through Conservation Commission?

LH; stated, I spoke to MassDEP and they did not receive anything from the Conservation Commission.

JW; stated, it adheres to what we need.

JW; moved to continue ANR discussion on March 12<sup>th</sup>. JO, second, all in favor.

WM; stated, if the by-law dates back to when we submitted it to AG, I am sure it is more than 5 acres, if we cannot find it on the special permit we need to know for the hearing. Ask NEXAMP for the permit.

## **G.I.S. ROADS**

DL; stated, we should amend it. We should have a public hearing at some point. Did the town already submit it to get it to the registry?

WM; stated, I do not know, but will ask Bruce.

DL; asked, should we make Hegan St. a town road and ignore Walker Rd. Did you (JW) ask counsel about the +/-?

JW; stated, I have not yet but I will be seeing him soon.

DL; stated, we should talk about it again next month after we find out about the +/-.

DL; proposes to continue discussion till next month's (March 12<sup>th</sup>) meeting, KH second, all in favor.

## **PVPC**

JW; stated, I went to a commissioner's meeting and interesting things happening. A few places have mosquito control districts. Past Interstate 495, there are a number of these districts formed due to EEE a few years ago. They are run like regional Planning Boards. It is a regionalization effort. If you trap and test for viruses it could cost hundreds of thousands of dollars. If you regionalize it and share the cost, it can help. We do not have districts currently. I asked if towns sign on, does the cost get shared and if more sign on does the cost go down? The answer is yes. A five member committee is being investigated and the Department of Agriculture does the interviews. Do we want to discuss this due to public health?

DL; stated, pesticides are not good for public health.

JW; stated, it is not about spraying pesticides but identifying diseases. It is not a requirement. If we want to join, we would need to have a town meeting.

JW; stated, the rail study is ongoing with a lot of public input and momentum, status of study has changed but it is still kind of stuck in the water. There is a petition at the Steaming Tender if anyone is interested.

## **COMMENTS:**

LH; shared minutes from November which noted the 6 foot height limit and acreage and had a plan of the proposed NEXAMP installations.

WM; stated, the solar array looks to be 3.18 acres.

JW; stated, the special permit is just for different circumstances such as height.

WM; stated, a special permit for a solar array is still in the by-laws.

JW; stated, everything is considered rural residential and the special permit is a decision on what the intent of the use is for. Solar installations were listed as a special permit.

JF; asked, if I do more than 5 acres does it require another special permit?

KH; stated, no we are amending the by-law.

WM; stated the change to the by-law would not be voted on until the town meeting in May.

WM; stated, if you want to build 5 acres now and file the permit for more, than you will have to wait until May.

Mail reviewed

Vouchers signed

JW moved to adjourn at 8:15 pm, KH second, all in favor.