

Planning Board
Town of Wales, MA
Wales Town Offices
2/11/19; 7:00 p.m.

Present: James Whalen (**JW**); Danelle LaFlower (**DL**); Jason Oney (**JO**); Laurie Hornacek (**LH**); Lynn Greene (**LG**)

Guests: Kristen (K) Sunpin, Mr. & Mrs. Dickinson, Gary Brown, Mr. Johnson

JW opened the meeting at 6:41 p.m.

Andrews: Formally submitted to Planning Board- new documents with revised plans: 1 thumb drive with cover letter, plans, and storm water report: 6 sets of plans, 3 sets of cover letter, 3 storm water reports.

Planning Board will put pdf files on website.

Kristen gave summary:

Project size is 13.8 acres with in tree limits, are within fence is 7.8 acres (includes 20'buffer)

Altered plans to increase detention basin size, which will require fewer trees to be cut. (basin sized for 100 year flood and overflow.

Plans include 3 Sided box culverts for the stream crossing. This type of culvert has smaller footprints.

Projects will replicate wetlands that will be altered. Concom will flag trees to be removed. Lined crossing with intermittent stream during peak flow season.

Summarized Comments: (Continued Kristen)

To address previous concerns, the access road has been widened, we addressed turn around size, house to remain on proposed private drive, array- as of right, eastern portion of land will be protected-we will demarcate if planning board would like. The revisions meet zoning setbacks, we have updated fencing: there will be a 6" gap straight rod on top, no stream buffer, 1350 stems stumped and cleared within 5....

There will be screening in front of array- more existing trees will remain. Outside fenced area will only be stumped, we added more erosion control to prevent anything from washing out during a big storm- road steps encased wattles to stabilize site, added inspection form and decommission plan-Sunpin will provide added detail sheets to plan set, heavily revised storm water design. (D27"/hr infiltration.)

(JW):

Construction sequence must be submitted prior to construction. Bylaw earth removal-as a condition of approval to Sunpin, send bond with decommission plan. Erosion control-more detailed for construction sequence if requested.

Continued Summary:

Site will be inspected once erosion control has been installed correctly in proper place. Then site visits will take place as requested. The precast concrete details have been updated, O & M (Operation and Maintenance) Sunpin Plan...materials

Sunpin will email to James.

We have yet to talk to Road Commissioner, Police Department or Fire Chief. *Question about who hires storm water inspections, it depends.* We can sub-contract it out. *Question about if there is a disconnect for electrical or equipment with FD, there is a knock box on gate and into actual array.* FD can be given directions if they want it.

(JW):

Concerned that sizer drive may not be able to handle weight of construction vehicles. This could be addressed with plates over culverts etc. James would like a site visit and to leave the construction sequence to contractors.

(LH):

Asks what is the typical time line and amount of traffic: would provide PD detail if they request it. 3 month construction is typical. Although work may be completed during any season. It is but usually spring and fall.

Question about hazardous materials- do not know if this falls under CA Prop 65- recyclable electronics? Sunpin will send link.

Abutter Questions:

About retention pond: Retention pond size- sq ft: top foot print 9,500 ft (control outlet structure) volume: 31,000ft mounded on all sides, double the size of what it needs to be.

Mr. Dickinson:

Where does the stream cross? Response: Used GIS mapped intermittent stream. We (ASE) will define the grading, expected to be inches. Details are on plans for concrete footings- The wetland replication is 2 to 1.

Culvert length~ 10' 22' long.

Gary Brown talks about the presence of ledge at the stream crossing.

If the ledge may shift then a plan will need to be approved by Concom.

Everyone: CC Planning Board for Concom correspondence.

Liz Dickinson:

Says it is a cold water fishery/ brook- perennial stream SARIS #4129335

Lamphier Brook- Response: this is not the brook it's the brook north.

Kristen (Sunpin) states on that on USGS and Stream-Stats there are no cold-water fisheries mapped on this site.

Liz Dickinson recommends a soil review: wants a soil person come out. She feels that a soil survey should be required. She stated that this was not done legally because it was not submitted and paid no filing fee.

Kristen (Sunpin) states that they are applying for special permit for USE. They are going through site plan review as a courtesy and that they did mail original submissions.

Liz Dickinson requests another peer review to assess the road issue. This review should include access, anticipated damage, repair cost....etc.

Here to protect the town. She also suggests stumps should be kept on site. Response: have it be part of the (construction sequencing). She also talks about the soil type: the Brookfield- Brimfield Soil- not altering slopes.

(JW): States that the board will discuss some of these items on regular agenda and that, no decisions are being made tonight. He also said that materials should be posted 2 weeks prior.

Mr. Johnson

Asks what is hazardous inside the fenced area. He clarified that he was interested in what is in the transformers, inverters, switches, etc. (not the panels) Sam from SunPin states that he will follow up.

After being asked about the decommissioning plan- **Sam** stated: "It is being put together and will be presented to the town."

Kelly Moccio asked about screening and concerns about the tree line came up. **Kristen** explained that they will be: leaving a tree line as much as possible. Sunpin will walk with her (Kelly) and will add trees for increased screening.

Kristen states that they will do whatever. They will have soil tested (in detention basin). They use own their own soil evaluators which someone from the town can witness.

Liz Dickinson reiterates her concerns and brings up hazardous materials.

(JW) states: Weston and Sampson will review.

Kristen (ASE) recommends that Weston and Sampson be present for next public hearing.

Continued discussion of the soil parent material and a pyrite release concern. Testing needs to be done in ledges. It was suggested that the soil test results could be a condition of approval.

Liz Dickson:

Requested 2 weeks' notice for site visit.

Continued Discussion:

Deep pits require heavy equipment and cause a disturbance. The Planning Board will ask Weston and Sampson their advice on where the pits should be located and how many. Mr. Johnson asked whether the town could vote to have moratorium until we decide on these issues.

(JW): states that it would likely be struck down by the Attorney General.

Mr. Johnson then stated that Warren just passed a moratorium on new installments.

Sunpin states that they are leasing the land and that the amount needs to be determined. The owner's state that it's the least of the evils and that they want to maintain the land and keep it.

James will follow up with fire chief.

Upcoming Dates:

3/04 Concom –tentative

3/11 regular meeting – Senior Center

3/1 Site Visit 11:00AM- if there is inclement weather or snow on the ground PB will give 24 hour notice to cancel and will email Kristen and Sunpin. PB will also put on website. This date is contingent on Weston and Sampson's availability.

Attendees continue to bring up the road, the soil survey, endangered species (bats), and hazardous materials. Mr. Johnson states that there will be information regarding the hazardous materials at the continuance. More questions regarding that easement and ROW research has been done? **Andrew's** states that licensed professionals conduct the deed research. When asked how to verify, **Kristen's** states that the plans are stamped. When asked how far back the research goes, Mr. Johnson stated that the PB can inquire as to how far they went back.

Attender requests that the PB put Weston and Sampson's second review online when we get it.

Planning Board made a motion to schedule the continuance for 3/18/19 6:30PM Senior Center- second all in favor.

Talk about the decommissioning and that it is usually a bond. Sunpin will get it to us this week.

In response to questions; James stated that payment in lieu of taxes has not been discussed at the PB level. Furthermore, natural disaster damage; the O&M plan addressed and that it is covered through contract.

James will follow up regarding the lease.

Motion of adjourn at 9:30.