

Planning Board Meeting and GIS Public Hearing

Town of Wales, MA

Wales Town Offices

11/19/18; 7:00 p.m.

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

Guests: ALEX HUBBARD (AH) Samuel Dionne (SD) Kristen Page (KP)

JW opened the meeting at 7:00 p.m.

Minutes approved as amended.

G.I.S. PUBLIC HEARING 7:06 Called to Order

(No Abutters in Attendance)

DL; stated, add in the official map of the attribute table we want Hegan St to be labeled town road instead of blank. Per MGL Ch41 sec.81e. The amendment needs to be sent to the registry of deeds.

DL; stated, will speak with the Town Clerk to find out exact details.

Board and Audience had no commence on this subject.

Motion to close public hearing at 7:10 pm, so moved by Lynn Greene, second, all in favor

Motion to change Hegan St to a Town Road, so moved by JO, second, all in favor.

SOLAR APPLICATION PEER REVIEW

JW; stated, I have not heard back about the escrow account. As for Chapter 61 Right of First Refusal and what it is; the Town through various town boards has the first of right refusal to not have the land out of Chapter 61. The discussion was had at the last meeting, but LH and LG were not present so no action was taken. To date, I had Todd sending it around to all the committees and have not heard anything back. Planning Board and Select Board are the only ones not to talk about it. After the Planning Board talks about it the Select Board will talk about it. I will pass it along.

20 WOODLAND HEIGHTS

Sally Sarnelli (SS) would like the approval of the PB to purchase a piece of land from the Pearsons.

JW; stated, have you had it surveyed?

SS; stated, yes this is it.

JW; asked, do you have the mylar?

SS; stated, yes.

JW; asked, the frontage is not changing?

SS; stated, no.

SS; stated, the purpose is to gain access to buildings in the rear through an existing driveway.

JW; stated, the mylar needs to go to the registry of deeds for recording.

Motion to accept the ANR for 20 Woodland heights, DL so moved, second, all in favor.

SPECIAL PERMIT AUTO DEALER LICENSE (DBA ACH AUTOMOTIVE 98 MAIN ST.)

JW; asked, have you filed the application fee for all of this?

AH; stated, no I am still trying to figure out what is needed.

JW; asked, are you familiar with the special permit process?

AH; stated, no.

JW; stated, there needs to be a public hearing in which you need to get the abutters list and notify them. The public hearing has to be no later than fourteen (14) days before the public hearing. I will email you the schedule of fees and once we receive it, we will begin scheduling the public hearing. It would be one (1) public hearing to allow abutters to speak about it. The Planning Board would approve the permit and the Select Board would approve the license.

DL; asked, would it be sensible to make a site visit or should we wait for the Public hearing?

JW; stated, after the meeting and paper work is in, we can discuss a site visit. We will send you information and you can see the assessor's office for the abutters list.

SIZER DRIVE SUN PIN SOLAR

JW; stated, the select board had emergencies and did not discuss the fee side. LH and LG are here and could you please give them an idea of what is planned.

KP; described the site plan and it's elements including storm water, wetlands, and array location.

SD; stated, it is around three (3) megawatts, there may be some changes later. The house will be kept and it will be a 35 year lease.

JW; asked, with an option to renew?

SD; stated, this equipment is rated for 35 years and the renewal would be discussed at 20 years if dialed down. The commercial panels are now 35 year rated. A decommissioning plan would be included.

LG; asked, you did say there is wetlands?

KP; stated, the roads are within 100 feet and is considered clean water, the panels are not within the 100 feet. There will be drainage swales and it will be rated for a 100 year storm.

KP; stated, the disturbed area is 19.2 acres.

LH; asked, are you in contact with National Grid?

SD; stated, yes we have discussed the interconnection and at the end of Sizer Rd there would be 3 phase run to the road.

JW; asked, would there be a whole reconstruction?

SD; stated, they will probably need to add lines and poles due to being a single phase currently.

LH; asked, how much tree clearing?

SD; stated, there has been clearing from previous, and we will utilize that area. The shading from the hillside made sense for that locations.

KP; stated, we would use wild flower seed mix under arrays and around the arrays will be meadow mix

JW; stated, we do have a local bee keeper.

KP; stated, if there are certain flowers that need to be excluded, we can accommodate.

LH; asked, I was talking with the tree guy from National Grid, is there an entry way with plantings?

SD; stated, no there would be trees in front of the house.

KP; stated, the entrance is across from the pull off parking area.

DL; stated, we did just amend our By-Laws and they are not back yet.

JW; stated, the check list has not changed.

KP; asked, we do have the check list, and the only thing that will change is the 150 foot setback at the rear of the dwelling?

JW; stated, yes.

KP; asked, are there any waivers?

LH; stated, we do not plan on it.

LH; asked about fencing?

KP; stated, there will be fencing with a 6" clearance under it for critters.

SD; stated, we typically do seven (7) feet with barbed wire if needed but not usually around residential, we adhere to code.

JW; stated, the Board of Selectman meet next week, so I will get that on the agenda. We will get you the fees.

SD; stated, we would like to get the public hearing meeting going as soon as possible due to the SMART program opening up on the 26th.

JW; stated, the town will do a special meeting to accommodate due to the next meeting being on December 10th.

KP; asked, when would you need changes to the site plan?

LH; stated, by the 10th for the Planning Board Meeting.

JW; do I hear a motion to have a public hearing on December 17th at 6:30 pm at the Select Boards office, LG so moved, second, all in favor.

BUILDING INSPECTOR (Bill Cantell)

BC; asked, what are the designated areas in the special permit?

DL; stated, I think it means a certain solar area, which requires a special permit.

BC; asked, did you issue the special permit for Wales LLC?

JW; stated, yes.

BC; stated, I need a copy of that for my files.

BC; asked, so there is no designated area?

JW; stated, the table of use has not changed.

LH; asked, don't these people need to go through you for a driveway permit?

BC; stated, it is part of the process and then the Highway Commissioner gets it.

LH; spoke about the scenic road with the stone wall and contractors associated with it including tree cutting and drive way installation. Chris Clark stated that he is waiting for the Select Board to respond about the pilot agreement. I think there are issues that need to be addressed.

JW; stated, I remember we met on the road and the town tree warden stated that there were some trees that were not looking good or were on private property.

LH; stated, five (5) of seven (7) trees that are tagged are not on private property and National Grid is not going to do anything until a special permit is approved. I think what they are waiting on is the pilot agreement. I think they just want to get going and want to get the driveway put in. The stonewall needs to be tapered in and there needs to be a public hearing about the tree removal.

JW; stated, if we do need to have a special meeting we can schedule that internally and I will get back to Chris about these issues.

BC; stated, I need to find out what date they submitted the building permit. I have 30 days to accept or reject. The road is not part of my department but the aesthetics are.

3RD PARTY CONSULTANT RFP REVIEW

The Board reviewed RFP's by Weston and Sampson and VHB.

Motion to make Weston and Sampson the primary reviewer and VHB the secondary peer reviewer, so moved by LG, second, all in favor.

CHAPTER 61

JW; described what Chapter 61 and Right of First Refusal is to the board. JW; explained that there was a letter sent to us by NEXAMP and we have not ruled on it due to two (2) members not being in attendance.

JO; Motion to pass on right of first refusal, LH second, LG, second, all in favor.

MARIJUANA BY-LAW

JW; recited and explained the October 22, 2018 Planning Board Meeting explanation about a host agreement explained by the PVPC about the Cannabis Control Commission.

SITE PLAN REVIEW BY-LAWS

JW; will share the by-laws from other towns with the members that were absent last month.

MAIL AND VOUCHERS REVIEWED AND APPROVED

MOTION TO ADJOURN AT 9:13 PM, all in favor.