



TOWN OF WARE

Conservation Commission

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Meeting Minutes from
Wednesday, October 11, 2017
Board of Selectmen's Meeting Room

Commission members present: Mark Swett (Chairman), Dave Kopacz, Sr., Dennis Cote, Thomas Barnes

Commission members absent: Kristin Rosenbeck

Public: As taken from observations and sign-in sheet: Dan Zuppio, Ralph Jacques, Arthur Allen, Dennis P. Slattery, Jeri Vadnais, Trudy DeSantis, Gasper DeSantis, Jr., Glen Wojcik, Harold Swift, Laurie Swift, Pat Monette, Brandon Monette, Scott Medeiros, Mike Horrigan, Callie Duda, Peter Engle, Martha Klassanos

Mark Swett called the meeting to order at 6:30 p.m.

1. Applications

- a. RDA 2017-10 by Glen Wojcik, 50 Greenwich Rd.
For the construction of a new building at an existing self-storage facility.

Glen W. presented scope of project. Proposal for one additional storage building to the six. It is 90' long as opposed to 100' and 25' wide. It would also be outside the buffer zone.

Motion by D. Kopacz for a Negative Determination #1. T. Barnes seconded. So voted 3/0/0.

- b. RDA 2017-11 by Melink Solar Development, Parcel 30-0-20 Upper Church St.
For construction of a 1.3 MW ground mounted solar array.

Peter Engle of Bertin Engineering presented. The proposed solar array is on Upper Church St. The lot has been cleared over the past couple years and currently there are piles of roots/stumps. The 200' river and 100' wetland buffer delineations were shown on the plan.

D. Kopacz asked about runoff and sheetflow management; the design calls for new grass cover, silt fence and straw wattles for erosion control. D. Kopacz replied that an additional 200 linear feet should be included (in addition to the design) as a precaution in case issues arise.

D. Kopacz prompted a discussion on the construction sequence for control and stabilization. Peter E. replied 1) installation of silt fence and straw wattles and hay bales on slope for management of the steepness. 2) Planning Board

discussed the implementing of a tackifier to control the dust. 3) Driveway and construction entrance.

D. Kopacz asked if any plantings are to be included outside the fenced area. The answer was that nothing outside of the proposed fence was included at that time. Hydroseeding will be done for site stabilization and grading around the driveway.

D. Kopacz asked about construction equipment. The answer was 1 excavator along with 1 pile-driving machine for a couple of days. D. Kopacz requested for the Conservation Commission office to receive notification of pile driving and excavation start dates. T. Barnes inquired what the impact of the construction vehicles will be on the road. Peter E. replied that the construction vehicles should not be on the roads.

Screening was discussed. The plans showed screening on the east and south sides, everything else to remain as is.

D. Kopacz made motion to issue a Neg Determination -1 with the condition that extra erosion controls to be included as a precaution and the office be notified of the pile driving start dates. T. Barnes seconded.

M. Swett stated that as far as Conservation matters go, the Conservation Commission's job is to make sure it's done the way it's supposed to be done.

Resident Dennis Slattery, resident from across the street of the proposed project, had several questions. How long will the project be in construction? Peter E. replied 2 months. Dennis S. also inquired about the fencing and the kind of trees to be planted. Peter E. replied that the plans call for a 6' high chain link fence. Vinyl was original proposed but the Planning Board decided against the vinyl. Proposed tree species will be submitted later in the week. Utility poles will be placed along the gravel drive in the middle of the site. Dennis S. asked if Zoning can do something about that given that it's in a residential area.

Another resident, Pat Monette, from next to the site stated she would want to see more screening. She would like to see the screening extend as far back as her property goes. She also expressed concern over the wattles eroding. D. Kopacz replied that wattles do erode once the area has stabilized.

Dennis S. added that at the Planning Board meeting, dangers were discussed. Lead was brought up – could the Conservation Commission comment on lead concerns along with potential dangers to eagles and hawks. National Heritage mapping would show potential concerns with eagles and hawks in the area in questions. They may have been in the area in the past, though

D. Kopacz stated he would like to address the original tree comment. He added that white pines were on the site in the past and there was visible damage to the. They did not offer too much value to the site. Historically, the area may have been used for logging as this site's trees did not prove to be as valuable as a neighbor's trees. Pat M. did state that she would like the screen of trees to remain as a good screen. Currently there has been a change in the proposed plan. Martha Klassanos asked for more info. It was answered that the project moved 60' from the orig 60' for 120' from the Monette residence. Now if was

proposed to be 220' as the other neighbor (EQLT) was satisfied with that. Existing vegetation to be maintained, 12' and higher vegetation to be topped off.

D. Kopacz added that the meeting had to remain within the jurisdiction of the Conservation Commission. A concern was brought up on reflective light from the solar panels. D. Kopacz did not think it was a direct impact on the environment. He would be concerned in the case of a dangerous storm. Pat M. added that the reflective material would interfere with birds. Dennis S. added concerns over toxic e-waves, radiofrequency and radiation exposure to humans and animals. Though his intention wasn't to put a stop to the project, he did wish for the concerns to be heard. A question was brought up regarding overgrown grass. D. Kopacz replied that some solar developments have cows grazing among the solar panels. Many solar developments have seed mix specified to require mowing just 2x/year. Another area in Maine found that songbirds increased with clear-cutting done on the property. D. Kopacz expressed the concerns should be noted and inquiries could be made to other towns for any info on the amount of bird deaths – if there were any negative impactful signs.

Pat M. asked how the project can be more "blendable". It was stated that the Gilbertville Rd project is an eyesore.

Dennis S. inquired about the lead. Peter E. replied that the lead amounts are miniscule - unless hit by lightning and blown up, would the lead actually be released. In a 3x4 meter/transformer, the transformer can be heard 5' away from it. Once the distance is 150'-200', the EMF amounts are the same as cell phone exposure. A report was submitted with the above information. D. Kopacz noted that he could not condition a better location for the transformer. T. Barnes added that the old Palmer Airport did not see a negative environmental impact. Perhaps the concern with the birds was out on the west coast. Martha K. inquired if it could be a Planning Board question – M. Swett replied it would not be.

D. Kopacz again made the **Motion** for a Negative Determination #1 with the condition that extra erosion controls to be included as a precaution and the office be notified of the pile driving start dates. T. Barnes seconded. So voted 4/0/0.

- c. RDA 2017-12 by Michael Horrigan of 119 Bondsville Rd.
For the removal of six trees on the property.

Applicant Michael Horrigan presented his proposed plan. T. Barnes requested that the trees be marked with spray paint as the ties/flags can get blown away. M. Swett stated that the Commission should take a look at it soon, the sooner the better. D. Kopacz requested that the pages be straightened out and corrected with clarified information.

Motion by M. Swett to continue. T. Barnes seconded. So voted 4/0/0.

- d. NOI DEP# 317-438 by the Town of Ware for Babcock Tavern Rd.
For repairs and drainage improvements to Babcock Tavern Road extending from Belchertown Road to Miner Road.

Scott Medeiros and Arthur Allen presented the project. 3 cross-stream culverts, intersections having minimal disturbance. An informal site walk with DEP was conducted. Comments have been issued and addressed. 2 sets of revised plans will be provided. The crossings are below grade, no rise in inverts. Turf reinforcement as opposed to rip rap for control of the grade. Drainage outletting will be separate. Per DEP comments, upper culverts shall not have gaps in elevation and will be upsized to make up for the gaps as needed. An increase in the culvert size at the are of the residential development.

It is a 7-phase project. 1st phase starting down by Beaver Lake. Phases are pending funding. T. Barnes inquired on the timeline. Scott M. replied that is an expansive project over may administrators. It can still be broken up in additional phases as budget allows. D. Kopacz asked the engineers to identify the 3 most critical crossings with regards to flooding, etc. The response was the 2 small intermittent brooks of Rt. 9 and one at the subdivision being the most difficult. T. Barnes inquired why the approvals are not being done in phases – Scott M. replied that the whole proposed drainage system is seeking approval.

A resident/farmer who owns property from Rt 9 to the left side of Pennybrook Estates noted that his field gets flooded – field is used to harvest hay. The response was that the planned basin failed – bylaws need to be created/tightened up.

Harold Swift inquired about the stone wall on his property. Another resident also brought up his wall as well. It was noted that \$4-\$5 million will be the cost of the job. Additional concerns were also made about movement in the spring at west of road. Scott M. added that the primary objective of this project is to improve drainage which will improve the roadway as the current poor condition is because of water/drainage problems.

Motion by T. Barnes to approve project as presented. D. Kopacz seconded. So voted 4/0/0.

- e. NOI DEP# _____ by Belco Construction, Lot 5 on Wildflower Dr.
f. NOI DEP# _____ by Belco Construction, Lot 6 on Wildflower Dr.
g. NOI DEP# _____ by Belco Construction, Lot 7 on Wildflower Dr.
h. NOI DEP# _____ by Belco Construction, Lot 11 on Wildflower Dr.
i. NOI DEP# _____ by Belco Construction, Lot 21 on Wildflower Dr.

D. Kopacz made motion to continue the 5 Lots on Wildflower for the next meeting. T. Barnes seconded. So voted 4/0/0.

2. New Business

- a. *Dean Zuppio on behalf of Ware River Snowmobile Club – plans for a trail project (Hyde Woodland Preserve Trails) adjoining Ware Town Forest.*

Dean Z. presented the proposed trail project. It would be a joint project with the EQLT. No bridges, no motorized vehicles – mainly for cross-country skiing, walking and hiking. There would be groomed trails, a deal made with the groomer – as a benefit for local scouts. In the blue area indicated on presentation, there are no rivers – there is a ridge.

D. Cote stated that the Commission would take a look at it. M. Swett didn't think there would be a problem as presented. It was asked what the timeframe for the work to be? Dean Z. replied it would take place in November. D. Kopacz added it could invite traffic to the stream.

- b. *Emergency Certifications – requests by DPW for dam breachings at the Doane Rd Bridge and the North St Bridge*

Emergency Certifications were granted for dam breachings by the Commission.

- c. *Updates on new issues*

Martha Klassanos expressed request for input on the design of an ADA accessible trail at the Frohloff Farm. A site visit was requested.

3. Adjournment

Motion by D. Cote to adjourn at 7:50 p.m. Seconded by D. Kopacz.
So voted 4/0/0.

Respectfully submitted by Anna S. Marques

Approved on _____
Date

Members: Mark Swett
David P. Kopacz, Sr.
Dennis Cote
Kristin Rosenbeck
Thomas H. Barnes







