

Whately Conservation Commission
Wednesday, February 17, 2021
Via Zoom

Commissioners present: Andrew Ostrowski, Ann Barker, George Owens, Montserrat Archbald, and Scott Jackson (chair)

Commissioners absent:

Others present: Tony Wonseski, Mark Stadnicki, Christopher Lee, Kevin Schnell

Meeting convened at 7:00 p.m.

1. Public hearing to consider a Notice of Intent submitted by John Hannum for construction of a Common Drive at Masterson Road (Map 18, Lot 9) in Whately. The public hearing was reconvened at 7:00 pm. Tony Wonseski updated the Commission about the status of other permits required for the proposed project and changes that are being contemplated to meet requirements for those other permits. On behalf of the applicant, Tony requested that the Conservation Commission continue the hearing until the next meeting. The Commission voted unanimously (5-0) to continue the hearing until 7 pm on Wednesday, March 17, 2021.
2. Request for a Certificate of Compliance submitted by Long Plain Solar, LLC. Tony Wonseski described work that had been done on the access road for the solar farm and requested that the Commission issue a Certificate of Compliance. The Commission Chair (Jackson) indicated that he was not yet comfortable issuing the Certificate. He expressed concern that although additional fill had been added to the access road to eliminate the depression in the road that collected standing water, he thought additional grading needed to be done to manage the runoff so that it crossed the access road at a point further from the stream and associated wetlands. The Commission voted unanimously (5-0) to postpone the issuance of a Certificate of Compliance until additional work was done to ensure that the stream and wetlands are not degraded by sediment-laden runoff.
3. Public Hearing for Notice of Intent filed by Backyard ADUs to construct an accessory dwelling unit at 148 Westbrook Road. The public hearing for this Notice of Intent was convened at 7:20 pm. A site visit for the project was conducted on February 6, 2021. Christopher Lee and Kevin Schnell presented the project and explained that they had mistakenly believed that it was not necessary to file a Notice of Intent for the project, even though the accessory dwelling would be located within the Riverfront Area associated with West Brook. The accessory dwelling had already been installed/constructed. The Notice of Intent was filed to facilitate after-the-fact permitting.

Chairman Jackson explained that during the site visit, the landowner objected to the mitigation for disturbance to the Riverfront Area proposed by the applicants. It was expected that the applicants would be presenting a new site plan showing adequate mitigation that had the concurrence of the landowner. No such plan was presented. The applicants requested that the Commission issue the Order of Conditions prior to the submission of a revised plan. The Commission agreed that it would be inappropriate to issue the Order of Conditions before a final plan had been submitted. Given the urgent need for the accessory dwelling the Commission agreed that the work could be completed and an occupancy permit issued while the Wetlands Protection Act permitting process continued. With permission from the applicant, the Conservation Commission voted unanimously (5-0) to continue the hearing until Wednesday, March 17, at 7:20 pm.

4. Other Business. Donna Wiley, representing the Whately Historical Commission, addressed the Commission about the Historical Commission's proposal to designate Strippe, Webber and Poplar Hill Roads as "scenic roads." Donna described the history of scenic road designations in Whately and the rationale for adding that designation to these three roads. She asked if the Conservation Commission would be willing to

support the Historical Commission's proposal. The Conservation Commission voted unanimously (5-0) to support the proposal.

5. The Commission voted unanimously (5-0) to accept the minutes from the January 20th meeting.

Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Scott Jackson