

**Town of Hardwick Conservation Commission
NOVEMBER 15, 2017
APPROVED MINUTES**

Attendance: Present

Bill Zinni, Chair
Rebecca Bottomley, Vice Chair

Nicholas Paydos

Jennifer Tabares

Peggy Baxter, Clerk/Secretary

Also Present:

Matthew Longman, Seaboard Solar, Inc.

Call to Order: The meeting was called to order by Chairman, Bill Zinni at 6:31 PM.

Topic	Discussion/Actions Taken	Next Action/ Responsible Party
Reading of Minutes	Time was allotted for the reading of the Minutes of the meeting of October 18, 2017. Minor corrections were made. Action: It was moved, seconded and unanimously agreed upon to accept the Minutes as corrected.	Peggy to post approved Minutes to website.
Inquiry, Seaboard Solar	<p>Matthew Longman of Seaboard Solar, Inc., came before the Commission to discuss their proposed solar field project at Upper Church Street and High Street. The proposal is for two solar arrays on the property, but Seaboard is not certain whether both sites will be viable. Mr. Longman stated that the property has lot of old equipment and debris on it. They plan to submit soil samples to the EPA and Mass. DEP to determine whether this is a brownfield site.</p> <p>Bill reviewed certain general requirements for solar fields: they are not allowed in the wetland or riverfront. Applicants are encouraged to consider upland areas or mitigation if upland areas are not feasible. He directed Mr. Longman to the recently released DEP Policy statement on solar projects. This was issued to clarify certain issues for both applicants and Conservation Commissions.</p> <p>The aerial photo showed a stream channel and BVW. Bill asked Mr. Longman to include such features on the final drawings, which will be very helpful to the commission. Jennifer and Nick focused on the question of whether the property is a brownfield, and whether they are trying to prove that it is. Mr. Longman stated that there are incentives for situating solar arrays on brownfields, but he is not sure whether the date that a site was identified as a brownfield would affect those incentives. Becky asked whether the land has been purchased already; Mr. Longman stated they are currently in negotiations. Becky noted that they may have to scale back from the wetland. The disturbed area will total approximately 10 acres. Bill noted that the site does not have a lot of wetland. There are a couple of stream channels, so they will need to have their environmental consultant determine whether they are intermittent or perennial. If perennial, they will need to observe the standard 200' riverfront area. Nick asked whether they will need to upgrade the transmission lines. Mr. Longman said no, that would be too expensive. Any project they propose is predicated on the lines being sufficient to carry the load.</p> <p>Mr. Longman was thanked for his presentation and for coming in early in their planning process to get the Commission's input.</p>	

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Follow –Up to K. Pulnik inquiry	<p>Bill took photos after the recent rains of significant water flowing through what was previously a dry stream channel, where Mr. Pulnik would have to cross the stream for a driveway. Bill contacted Erik Fleming, Planning Board Chairman, regarding setback distances for the driveway, and he offered to check into whether there are established setback distances. Bill relayed Erik's recommendations for a civil engineer (and contact information) to Mr. Pulnik. When Mr. Pulnik saw the photos of the water flowing through the stream channel, he immediately realized he would need an engineer to plan an appropriate crossing.</p> <p>Next Action: Peggy was asked to make a file on this inquiry. This will be useful if Mr. Pulnik decides to purchase the property or if another individual expresses interest in the property.</p>	
Complaint to BoH re: 1820-1822 Barre Road	<p>Justin Sykes, BoH clerk, forwarded a neighbor complaint that came in to the Board of Health. Lois Luniewicz, Health Agent, expressed concern that the vehicles and trash accumulated on the property may be encroaching on a brook.</p> <p>The Conservation Commission may be able to offer support to Ms. Luniewicz by conducting a site visit to if the debris is within the buffer zone of a mapped wetland. Jennifer noted that it is up to the BoH to respond to the owners and have them get the tenants to clean up the property. Bill stated the burning of trash on the property is a bigger problem than the debris pile.</p> <p>Next Action: Peggy will contact Ms. Luniewicz to offer the ConCom's help in conducting a site visit and taking measurements from the wetland to the debris pile to determine whether it is within the 100' buffer zone.</p>	
Follow-Up to Previous Meeting	<ol style="list-style-type: none"> 1. Peggy was thanked for her work in clearing up the confusion regarding the timely approval of minutes. Peggy expressed appreciation of the very quick response from Atty. General Maura Healey's office. 2. Beaver dam on Will Van Arsdell's property: Nick observed that the lower dam washed out in the recent rains. Bill checked with the MA Div. of Fisheries and Wildlife, and advised Mr. Van Arsdell to apply for a 10-Day Emergency Permit from the BoH, and to do so on a date close to the ConCom meeting, so that the ConCom could give input within the 10-day period. 3. Town solar project at Roach Field. Nick observed wetland flagging on trees in the middle of a brook. The proposed solar field will be situated a gravel pit on far side of sports fields. Once the plans are drawn up, they will come before the ConCom with a NOI. Bill said that it will be important for all members of the ConCom to participate in the site visit for this project. 	
Financial Report	Peggy reported that there has been no change since last month.	
Office Report	<p>Peggy reported:</p> <ol style="list-style-type: none"> 1. She is still working with Office Depot to get the credits recorded to our account. 2. The Town Clerk requires that meeting minutes not only be posted on the Town website, but also that a paper copy be submitted to the Town Clerk 	

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Office Report (cont.)	<p>monthly. Peggy has submitted copies of the 2017 approved minutes to date, and will continue to do so. She will copy 2015 and 2016 minutes a few at a time until that project is completed and report her progress to the ConCom. Bill suggested the ConCom think about purchasing a new, more efficient printer for the office. This will be taken under consideration.</p> <p>3. The office will be closed the week of November 26 for the Clerk's vacation and Thanksgiving holiday.</p>	
New Business	<p>1. Peggy, Becky and Nick reported on the workshops they attended at the recent MACC Academy held in Sturbridge. All three attended the informative workshop on the Wetlands Protection Act Fundamentals. Peggy and Becky found the workshop on Writing Effective Orders of Conditions very helpful, especially the idea of developing a list of conditions that we regularly impose as boilerplate. This would streamline the process of writing the orders. They also participated in a hands-on project, looking at plans of a project that was completed in Weston, and writing sample conditions for it. Nick also attended a workshop on Managing Conservation Lands.</p> <p>2. At the request of Paula Roberts, Town Clerk, Peggy distributed copies of revised regulations that support the Open Meeting Law.</p>	
Adjournment	There being no further business to come before the Conservation Commission, the meeting was adjourned at 8:59 pm.	
Date and Time of Next Meeting	Wednesday, December 20, 2017 at 6:30 PM in the Municipal Office Building.	

Respectfully submitted,

Marguerite L. Baxter

Marguerite L. Baxter, Clerk