



Incorporated 1787

## Conservation Commission

[DRAFT] WCC Walk Notes – July 27, 2024, 8 a.m. submitted by T. Failla, Conservation Planner

Present: K. Brendsel, A. Squance, as designated representatives.

237 Godfrey (Town of Weston Transfer Station) – Dennis Hick, a representative of Greenskies Clean Energy which is leasing land from the Town for the proposed project, guided the group through the layout of the proposed 460 KW solar array on 1.45 acres of the cap of a former landfill. The location was an open burning dump from about 1935 until the land transfer to the Town which operates it as a landfill until 1980. In 1978 a transfer station was established, and the landfill was capped. Due to settling of the cap, an unintentional wetlands area of 3,900 sf. formed. Since wetlands on top of closed landfills are not permitted, the wetland will need to be filled as part of the proposed project. The approximately 1,000 solar panels in three areas will be anchored by concrete blocks sitting on top of the land fill. The position of the units will be laid out on exiting slopes less than 15 percent and the vegetated area receiving the runoff will be greater than the average width of the solar panels and slopes. So, stormwater patterns for the site will not be altered. For more details see plans and Abby Fedus and Tim Ondecko, PE, Langan Memorandum July 11, 2024, Matthew Gustafson Wetland Inspection, Dennis Hicks Power Point for P&Z, March 13, 2024, 2024. All natural wetlands and water courses on the 50-acre site are considerably more than 100 ft from the solar array areas. Questions arose about depth of soil disturbance during construction, replanting and the erosion and sedimentation controls during construction, construction method, location, sequence and E&S controls for installing the underground cable to connect to the three-phase electrical utility grid on Godfrey Road and maintenance plan post construction for the fenced in solar panels. Also, a question arose about where the town would move its storage area for road construction and masonry materials and wood chips and wrecked cars used for fire department drills.

38 High Noon – Tom Quinn, PE, representing the property owner, guided the group through the plan. He noted that although the plan shows two locations for the studio the preferred location is now near the carport and revised plans will be submitted. He also noted that the septic plans also need to be updated for the health department since the primary residence has four, not three bathrooms, and the studio will also house an ADU with one bathroom and kitchen. Questions arose on construction access to the rear of the primary residence where a new septic system is proposed, protection and restoration of a wetland area where construction access is needed, the location of a storm water management system to hold incremental runoff from the proposed studio and increased driveway area totaling about 1000 sf., include permitting for a 12 in, 105 ft existing buried corrugated pipe that transfers drainage from the hillside and a wetland area on the hillside to the main wetland system near the street frontage, planting plan for wetland buffer to make up for trees that need to be removed and to restore the hillside wetland post construction activity