

CONSERVATION COMMISSION

MINUTES (approved 8/12/09)

JULY 8, 2009

Present: J. Wiley, Chairman
A. Goetz Vice Chairman
B. Dyer, R. Turner

Absent: R. Jones, K. Phelps

Also Present: L. Hershey, Conservation Agent
P. Smith, Board Secretary

Conservation Agent report given to members

A workshop was held with members of the Open Space committee prior to the Public Hearing

MEETING OPENED: 7:35

CONT. PUBLIC HEARING REQUEST FOR DETERMINATION PINNACLE DR. LOTS 24, 25 & 26 and 27

Mr. Wiley read the advertisement from the Walpole Times for the Continued Public Hearing on Lots located at Pinnacle Dr.

Mr. Stephen Christy, of New England Engineering Design, was present representing Mr. John Hasenjaeger who was also present.

LOT 27 PINNACLE DR.

Mr. Christy presented revised plans to the board. He stated the purpose of the continuances was to verify the wetland line that was last looked at in 2005. The commission felt the information submitted last hearing was old data. They also wanted the high water line verified. Mr. Christy stated basically the proposal is the same as was submitted last time. He did state in certain areas the riverfront was closer than before. The proposed work for this Lot is out of the 100' buffer and outside the 200' riparian zone. Mr. Christy stated he would like to put a fence in which will run along side Lot 28, the Lot that was approved by the commission at the last Public Hearing.

Mr. Christy stated he wants to satisfy the commission. He stated there is a temporary right of access which is approximately 20' wide for the public to use. There may be some donation of parcel 26 to the Town for Conservation purposes eventually

Mr. Turner discussed the mean high water line and about Dam Safety.

Ms. Hershey stated the scale on the plans needs to be corrected and stamped by an Engineer. She also stated there is not much room behind the house

Mr. Christy stated it is a Spec home. He understands the backyard is small but stated it leaves room for alternatives to prospective buyers.

Mr. Goetz stated there is no room behind the house and talked about changing the location of the fence. He stated it does not encroach on the riverfront that much and it is much more realistic. He stated he has no problem making this concession, and that he wants the area cleaned up though.

Mr. Wiley asked for questions or comments from the audience and there were none.

**Mr. Goetz made the motion to close the Public Hearing for Lot 27 Pinnacle Dr.
Ms. Dyer seconded the motion**

Vote: 3-0-0

Closed: 8:00

The commission discussed special conditions to include the placement of a fence with plaques on them to show demarcation of the no alteration area. Revised plan will be submitted prior to issuance

Mr. Goetz made the motion to approve and issue a Negative 4 Determination with conditions for Lot 27 Pinnacle Dr.

Ms. Dyer seconded the motion

Vote: 3-0-0

LOTS 25 & 26 PINNACLE DR.

The commission discussed Lots 25 & 26. Mr. Christy presented modified plans showing verification of the wetland line. Ms. Hershey stated she completed a site visit and the flags did look good. She stated no work should be within the riverfront area including the lawn area under a Determination filing.

Mr. Christy stated the grading is coming from fill from the proposed homes

Ms. Hershey stated this Determination of Applicability will be based on the river boundary and proposed grading of the house on Lot 25.

Mr. Goetz stated his major concern is where the fence and plaques will go. He also discussed stormwater management

Mr. Christy discussed erosion controls

Mr. Hasenjaeger discussed loaming and seeding the area as soon as possible for stabilization purposes.

Mr. Goetz stated the commission be given a written statement discussing stabilization and how the disturbed area will be handled

Mr. Goetz made the motion to close the Public Hearing for Lots 25 & 26
Ms. Dyer seconded the motion
Vote: 3-0-0
Closed: 8:10

Mr. Goetz made the motion to approve and issue a Positive 2A Determination on the verification of the riverfront and BVW, and a Negative 4 Determination on the activity.
Ms. Dyer seconded the motion
Vote: 3-0-0

The commission discussed the location of the proposed fence should follow contour 136 to the property line of the abutters

LOT 24A PINNACLE DR.

The commission discussed Lot 24A and concurred the fence shall match up with the abutters fence. Minimal grading will take place

Mr. Goetz made the motion to close the Public Hearing on Lot 24A
Ms. Dyer seconded the motion
Vote 3-0-0
Closed: 8:15

Mr. Goetz made the motion to approve and issue a Negative 4 Determination for Lot 24A with the same conditions as the other Lots
Ms. Dyer seconded the motion
Vote: 3-0-0

CONT. PUBLIC HEARING
NOTICE OF INTENT
CROSSWOODS PATH# 22 (THE TRAILS)
DEP# 315-944

Opened: 8:20

Mr. Wiley read the advertisement from the Walpole Times. A DEP # has been issued since the last Public Hearing.

Mr. Wiley read Board comments into the record that have been received since the last Public Hearing

Mr. Rick Merrikin, of Merrikin Engineering was present representing the applicant

Mr. Merrikin gave an overview of the proposal to construct a subdivision roadway with fill, grading, utilities and drainage. He stated that part of the subdivision process is the donation of over 2 acres of land to the Town. Mr. Merrikin address issues concerning drainage calculation for the basin which was an issue brought up at the last Public Hearing. He stated he has had meeting with the Town Engineer and a Planning Board meeting will be held tomorrow night. Mr. Merrikin gave an overview on the drainage system. He discussed Ms. Hershey's concerns regarding water quality and stated a stormceptor will be put in to provide additional protection. An O&M plan was submitted and suggested to be part of the Order of Conditions as well.

Ms. Hershey stated the stormceptor units need to be added on the plan. She asked about a phasing plan

Mr. Merrikin stated areas that will be undisturbed should have temporary cover such as light loaming

Mr. Turner asked about a trail easement and the land donation

Mr. Merrikin stated verbiage regarding the trail easement will be included in the Homeowner Association for walking access to the public

Mr. Wiley stated the conservation commission would like the land donation to be under the jurisdiction of ConCom because it abuts Adams Farm. A letter with this request will be given to the Planning Board

Mr. Goetz made the motion to close the Public Hearing

Ms. Dyer seconded the motion

Vote: 3-0-0

Closed: 8:30

The commission discussed they would like a revised O& M plan. Special conditions include silt sacs in catch basins, and documentation that the Homeowners Association will maintain all drainage issues as well as the retention basin

Mr. Goetz made the motion to approve and issue an Order of Conditions

Ms. Dyer seconded the motion

Vote: 3-0-0

**PUBLIC HEARING
NOTICE OF INTENT
STONE ST. #341
DEP# 315-945**

OPENED: 8:33

Mr. Wiley read the advertisement from the Walpole Times and green cards were collected.

Mr. Wiley read Board comments into the record

Mr. Dan Merrikin, of Merrikin Engineering was representing the applicant, Mr. Joseph Digiantommaso who was also present

Mr. Merrikin stated the purpose of this filing is to resolve a long standing issue regarding work that was conducted at 341 Stone St. that encroached on Town property. This took place many years ago, and the applicant is trying to resolve the issue in order to sell the home. Mr. Merrikin stated the proposal is to remove a porch, stairway, walkway, patio and fireplace which was constructed over the property line. The applicant wants to demolish and construct a new set of stairs on the property. Mr. Merrikin stated a line of haybales and silt fence will be used for erosion control purposes. No work is proposed in the flood plain or BVW, all the proposed work will take place in the 100' ft. buffer. Mr. Merrikin stated that three (3) no- alter plaques are proposed in the back.

Ms. Hershey stated she completed a site visit and the proposed filing she considers a benefit to Clarks Pond and Town Land. She stated she would like to see a conservation mix of seed used when planting grass.

Mr. Turner stated he is glad to see an improvement made to the area. He mentioned noticing some debris in the area which he would like to see cleaned

Mr. Goetz stated he approves of the project

Mr. Wiley asked if there were questions or comments from the audience and there were none.

Mr. Goetz made the motion to close the Public Hearing

Ms. Dyer seconded the motion

Vote: 3-0-0

Closed: 8:45

The commission discussed the following special conditions to include referencing plaques on the revised plan, cleaning up debris in the area and the use of New England Conservation seed be used

Mr. Goetz made the motion to approve and issue an Order of Conditions
Ms. Dyer seconded the motion
Vote: 3-0-0

PUBLIC HEARING
NOTICE OF INTENT
WASHINGTON ST. #1776
DEP #315-946

OPENED: 8:50

Mr. Wiley read the advertisement from the Walpole Times and green cards were collected

Mr. John Rhoads, Norwood Engineering was present representing the applicant Chris Fletcher who was also present.

Mr. Wiley read board comments into the record

Mr. Rhoads presented plans to the commission for the proposed construction of a building addition and a free standing garage with associated grading at 1776 Washington ST. Mr. Rhoads stated this project has been approved already by the Zoning Board of Appeals. The building expansion will be in front and the garage is for storage only. The second floor of the building will be a two bedroom apt. and the owner's business is located on the bottom floor. Mr. Rhoads stated the activity will take place between the 75 and 100' buffer. He stated an intermittent stream is located across the yard running through a pipe. Mr. Rhoads discussed the proposal of four (4) recharge areas which will spread out the recharge and prevent mounding which would occur if there were only one large area. Erosion controls including the use of silt fabric at the 25ft buffer, silt sacs in catch basins and the use of wattles in place of haybales were proposed.

The commission discussed stormwater issues. Ms. Hershey stated she sees this project as a redevelopment one and not single-family, and states she feels Mr. Rhoads is meeting the stormwater requirement standards. She stated the Notice of Intent stormwater section should be corrected to read redevelopment. Ms. Hershey would like to see some plantings at the 25ft. no disturb area.

Mr. Goetz discussed plantings. He also stated he feels the proposal meets the intention of showing stormwater improvement

Mr. Wiley asked for questions or comments from the audience

Mr. Robert Follett, 4 Clinton Ave. stated his concerns with the pipe which is underground on the property. He asked about ownership and responsibility if it should break.

Mr. Fletcher, owner and applicant stated he has looked into this and has worked with an architect about constructing special footings around the pipe.

Mr. Wiley stated the Town Engineer and Building Dept. should look into this. It is necessary to know what needs to happen if the pipe requires maintenance. He also stated if it need to be relocated a Notice of Intent would have to be filed, or possibly an amendment.

Mr. Goetz made the motion to close the Public Hearing

Ms. Dyer seconded the motion

Vote: 3-0-0

Closed: 9:25

The commission discussed a standard Order of Conditions. Test pits need to be checked, wattles included as a special condition and a revised stormwater form submitted. Plantings shall be put at the 25ft buffer. The commission discussed issuing this order subject to review of the drainage pipe issues by the Town Engineer.

Mr. Goetz made the motion to approve and issue an Order of Conditions

Ms. Dyer seconded the motion

Vote: 3-0-0

PUBLIC HEARING

NOTICE OF INTENT

WASHINGTON ST. WELLS 2&3

DEP# 315-947

Opened: 9:30

Mr. Wiley read the advertisement from the Walpole Times. Green cards were collected

Mr. Wiley read board comments into the record

Mr. Richard Protasowicki, project manager of Wright-Pierce was present Mr. Scott Gustafson represented the applicant, the Walpole Sewer and Water Dept. Mr. Protasowicki presented plans and gave an overview of the proposal to upgrade the water pumping stations at the Washington St. Wells 2 & 3. He stated areas around each site have been disturbed by past activity and the existing wells have lost its capacity. It is proposed to install two new wells, covers and piping and controls connecting to the existing pump station buildings. This will occur outside of the wetlands but within the 25ft. no alteration area as there is no other place.

Ms. Hershey asked about a dewatering plan. She stated this is a limited project and is exempt as far as the riverfront is concerned. She stated she has no issues with this project.

Mr. Protasowicki stated when they work on the piping, dewatering will take place. He also stated haybales will be placed for erosion control purposes during the work.

Mr. Turner stated that as a member of the Sewer and Water Dept. he approves of this project

Mr. Goetz stated he has concerns about how the drilling will take place and what happens to the slurry that comes out

Mr. Protasowicki stated there is a specific process to the drilling being done. He stated there is a settling tank adjacent to each drill so the slurry goes into this settling tank.

Mr. Goetz stated he was glad there was a specific process in place in order it be done correctly.

Mr. Goetz made the motion to close the Public Hearing

Ms. Dyer Seconded the motion

Vote: 3-0-0

Closed: 9:45

The commission discussed special conditions to include any area that is disturbed shall be re-vegetated

Mr. Goetz made the motion to approve and issue the Order of Conditions

Ms. Dyer seconded the motion

Vote: 3-0-0

CERTIFICATE OF COMPLIANCE

GRISTMILL LN. #36

DEP# 315-898

Mr. Goetz made the motion to approve and issue a Certificate of Compliance

Ms. Dyer seconded the motion

Vote: 3-0-0

MINUTES

JUNE 10, 2009

Ms. Dyer made the motion to accept the minutes of June 10, 2009

Mr. Goetz seconded the motion

Vote: 3-0-0

CORRESPONDENCE

The following correspondence was discussed and available for the boards review

- FEMA letter – Digital
- Routine work order # 315-683 – 120 Cedar St
- Lycott Letter – Swan Pond treatment notice
- Lycott - Walpole Country Club ponds
- AMEC – CSX Transportation Railroad right of way
- Kopelman & Paige – Walsh Contracting Lot 18 Frontier Dr.

Ms. Dyer made the motion to adjourn

Mr. Goetz seconded the motion

Vote: 3-0-0

Meeting Closed: 10:00