

**CONSERVATION COMMISSION  
WALPOLE TOWN HALL, RM. 112  
MINUTES  
(Approved 8/10/16)  
JULY 13, 2016**

**Present: J. Wiley, Chairman**

**A. Goetz, Vice Chairman**

**R. Turner, B. Dyer, E. DiVirgilio (7:10), J. Finnigan**

**Absent: K. Watson**

**Also Present: L. Hershey, Conservation Agent**

Conservation Agent report given to the board

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**MEETING OPENED: 7:00 P.M.**

**PUBLIC HEARING  
NOTICE OF INTENT  
FIELD DR. #22  
DEP# 315-1112**

OPENED: 7:01

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

Mr. Wiley read board comments into the record

Plans were presented entitled "Plan Showing Proposed Pool Addition 22 Field Dr. Walpole MA" dated 5/19/16

Mr. Russell Waldron, of Applied Ecological Sciences was present along with Easton Pool Representative David Hoebaker. Mr. Waldron stated the proposed application is for the installation of a salt water in-ground swimming pool with concrete patio. The proposed pool location is now comprised of an existing patio, garden and lawn. A retaining wall will be located at the back side of the pool and there is an existing mulched area beyond the pool area around the 25 ft. no disturb. Mr. Waldron stated there will be a chlorine generator and cartridge filters used; backwash is not required. This equipment will be located along the westerly fenced line. Mr. Waldron stated any pool related technical questions can be answered by Mr. Hoebaker.

Ms. Hershey stated she went out to the site and saw the proposed pool area consists of lawn now. She asked about the height of the retaining wall. Ms. Hershey recommends boiler plate pool conditions as special conditions in the Order

Mr. Turner asked how long the filters can be kept in and if the water needs to be drawn down at all.

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Mr. Hoebaker stated the filters can be taken out and cleaned separately, or can be replaced if needed each month. He also stated there is an extremely low level of salt and only about 8" is drawn down

Mr. Goetz stated he has no problem with the pool or the salt water being discharged, but his concern is stockpiling and having it go into the wetlands. He would like to see a provision to prevent this and also a tracking mat to prevent silt from going onto the street. He does not see the driveway or place for access on the plan.

Mr. Hoebaker stated the truck will enter on the right lawned side of the house as there is no other room. He stated the stockpile area could go in front of the shed if the commission would like, but typically they cast the soil around the pool

Mr. Wiley asked if a fence will go around the pool

Mr. Hoebaker stated it is labeled near the top of the plan

Mr. Wiley stated the fence should be shown on the plan, and the stockpiling should not be near the 25ft. The stone pad access should be shown on the plan as well

Ms. Dyer asked how long the project takes

Mr. Hoebaker stated the stockpiling would be for 2-3 weeks

Mr. Wiley stated he would like the stockpiled material moved up and siltation controls placed between the 50ft and 100ft buffer in that area. He asked if there was just going to be mulch where the swing set is being removed

Ms. Hershey stated removal of the swing set and having mulch is allowable under the Wetlands Protection Act. The site just needs to be stabilized upon completion of the project

The commission discussed salt water pools and the concentration of the salt. Prior to discharge it needs to be diluted

Mr. Hoebaker stated there is not a high enough concentration of salt to kill vegetation; this is not an issue

Mr. Wiley stated pool water should be discharged out towards the front yard

**Mr. Goetz made the motion to close the Public Hearing**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**Closed: 7:20**

The commission discussed special conditions as discussed

**Mr. Goetz made the motion to approve and issue an Order of Conditions with special conditions**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**PUBLIC HEARING  
ROUTE 1 #630 & 642 (FAIRFIELD INN)  
LAND DISTURBANCE PERMIT**

**OPENED: 7:22**

Mr. Wiley read the advertisement from the Walpole Times. Certificates of mailing were received

Mr. Wiley read Board comments into the record

A Site Plan was presented with revision date of 5/17/16 at the hearing tonight in response to Town Engineering comments. Pre and Post Development Stormwater Discharge rates were also included in the filing.

Mr. David Johnson, Norwood Engineering, was present representing the applicant.

Mr. Johnson stated the Town Engineer was presented with these revisions last week which precipitated her follow-up letter. Many of the comments pertain to Planning Board issues, and Mr. Johnson highlighted conservation issues. He stated this filing is for a Land Disturbance Permit for the proposal of a Fairfield Inn to be constructed in place of the former Boston View Motel. He discussed there will be disturbance of 45,000 sq. ft. including the new hotel and associated site work. A stormwater system that includes two infiltration areas and water and sewer services are proposed. Mr. Johnson reviewed the stormwater design that includes catch basins with deep sumps. These two infiltration units are located on both the North and South side of the site. Mr. Johnson stated the stormwater calculations have been reviewed by the Town Engineer and the test pits showed no modeling or groundwater weeping. The units will collect, treat and store for the 100 year storm with nothing leaving the site as there is an overflow pipe, stilling basin with check dam provided. Mr. Johnson showed an erosion control plan with stone tracking pads located at the two entrances at the site as well as soil stockpiles and silt fencing. He also stated compost socks will be in place and construction fencing to capulate the perimeter of the site. The other mitigation is a 4' wide temporary swale to pick up runoff and direct it to the sedimentation basin. All details and notes are found on the plans provided.

Mr. Johnson discussed landscaping and irrigation. He stated the site will be heavily landscaped with shade trees, perennials, grasses and vegetation to enhance. Drought resistance and native plantings will be planted to supplement the landscape design. Irrigation was also discussed. Mr. Johnson stated a drip irrigation will be used and rain gauges as well as provisions for the contractor to make sure overwatering doesn't occur. This will all be designed to comply with current watering restrictions the Town may have. Mr. Johnson stated they have been through the Design Review Committee, the Town Engineer and Sewer and Water. Planning Board will hear them tomorrow evening. Mr. Johnson stated an O&M plan for the dumpster was looked into and written to be part of the record dated 7/13/16. Mr. Johnson summarized the O&M plan. The site will be policed on a daily basis to ensure trash within the site is removed and disposed of properly. Mr. Johnson stated this is not a conservation issue as there are no wetland resources on site.

Ms. Hershey stated this filing is a Land Disturbance Permit. The commission would like a copy of the SWPPP once it is filed. She stated the O&M, Landscape Plan and all other requirements need to be made

visible by posting in the office. It all needs to be visible to the maintenance company in charge. She stated Best Management Practices as part of the Stormwater Management Bylaw need to be followed. She asked about phasing

Mr. Johnson stated this is not a large site, only 2.1 acres so the whole site is done at once with no phasing. He feels BMP are being used with erosion controls, O&M and pre and post plans in place. He stated the old septic system will be removed from the site with erosion controls in place

Mr. Goetz stated he thinks this project is a great improvement. His only concern is that the O&M plan become established and used by management.

Mr. Wiley asked if the O&M plan includes maintenance of the parking area. He asked about cleaning of catch basins

Mr. Johnson stated there are manholes and all are cleaned during each inspection

Mr. Wiley asked for questions or comments from the audience

**Mr. Goetz made the motion to close the Public Hearing**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**Closed: 7:50**

The commission discussed receiving a copy of the final plan if there is another one. A copy of the SWPPP will be given to the Conservation Agent, the name and number of the responsible party shall be provided to the commission and the O&M will be available onsite with inspection checklist

**Mr. Goetz made the motion to approve and issue a Land Disturbance Permit with conditions**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

#### **CERTIFICATES OF COMPLIANCE**

**MILLBROOK AVE # 43 LOT 159**

**DEP# 315-1019**

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

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**LADY SLIPPER DR. #5 LOT 161**

**DEP# 315-1030**

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

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**LADY SLIPPER DR. #12 LOT 165**

**DEP# 315-1035**

**Mr. Goetz made the motion to approve and issue a Certificate of Compliance  
Ms. Dyer seconded the motion  
Vote: 6-0-0**

**SHADY LN. #7 LOT 111  
DEP# 315-1017**

**Mr. Goetz made the motion to approve and issue a Certificate of Compliance  
Ms. Dyer seconded the motion  
Vote: 6-0-0**

**EXTENSIONS**

**MILLBROOK AVE #47 LOT 130  
DEP# 315-1020**

**Ms. Dyer made the motion to issue a one year extension for 47 Millbrook Ave  
Mr. Finnigan seconded the motion  
Vote: 6-0-0**

**MILLBROOK AVE #55 LOT 127  
DEP# 315-1022**

**Mr. Goetz made the motion to issue a one-year extension for 55 Millbrook Ave  
Ms. Dyer seconded the motion  
Vote: 6-0-0**

**MILLBROOK AVE #51 LOT 129  
DEP# 315-1021**

**Mr. Goetz made the motion to issue a one-year extension for 51 Millbrook Ave  
Ms. Dyer seconded the motion  
Vote: 6-0-0**

**LADY SLIPPER DR. # 7 LOT 162  
DEP# 315-1031**

**Mr. Goetz made the motion to issue a one-year extension for 7 Lady Slipper Dr.  
Ms. Dyer seconded the motion  
Vote: 6-0-0**

**LADY SLIPPER DR. #10 LOT 106  
DEP# 315-1033**

**Mr. Goetz made the motion to issue a one-year extension for 10 Lady Slipper Dr.  
Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**BULLARD ST. #255  
DEP 315-971**

**Mr. Goetz made the motion to issue a one-year extension for 255 Bullard St.  
Ms. Dyer seconded the motion  
Vote: 6-0-0**

**HANCOCK CT. EXT. LOT 4  
DEP# 315-813**

**Mr. Goetz made the motion to issue a one-year extension for Lot 4 Hancock Ct Ext  
Ms. Dyer seconded the motion  
Vote: 6-0-0**

**HANCOCK CT. EXT LOT 5**

**Mr. Goetz made the motion to issue a one-year extension for Lot 5 Hancock Ct. Ext  
Ms. Dyer seconded the motion  
Vote: 6-0-0**

**MINOR MODIFICATION  
LOT 8 OLMSTED ESTATES  
DEP #315-1104**

Mr. John Glossa was present representing the applicant with the request for a Minor Modification to the approved Order of Conditions on Lot 8 Olmsted. Mr. Glossa stated the Order was approved to have a boulder slope along the 25ft. no-disturb, but the owner now wants a retaining wall in its place. The location has not changed. Mr. Glossa also stated the builder wanted to see if they could show a 12x16 deck at the first floor level approximately 8' high above ground. He stated nothing is substantially changed on the plan and could be shown on the As-Built

Ms. Hershey asked if there is any other way construction will occur with the wall instead of slope. She discussed everything could tumble down onto the erosion controls sitting on the 25ft no disturb, and will it be pulled back. She asked about the fill being pulled back in order to construct the wall

Mr. Glossa stated the foundation is the same in either case. The bottom boulder will sit in the ground and they will build up from there. It is well inside the 25ft. The slope should be at the bottom of the erosion control, and they will be re-staking as well to make sure the limit of work is the limit of work

Mr. Turner asked about a fence for safety reasons

Mr. Glossa stated a fence will be on top of the wall due to regulations

Mr. Goetz stated safety was his concern and Mr. Turner asked what he was thinking

**Mr. Goetz made the motion to consider changes made to Lot 8 Olmsted as a Minor Modification to the approved Order of Conditions DEP # 315-1104. The changes will be reflected on the As-built**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

## **ENFORCEMENT ORDER**

### **MAIN ST. #1900**

#### **DEP# 315-1043**

Melissa Young was present to discuss Enforcement issues for 1900 Main St.

Ms. Hershey reviewed a letter sent to Mr. Santos and Ms. Young on 7/1/16 which outlined what is needed by the Conservation Commission in order to close out Orders of Conditions as well as complying with outstanding enforcement issues on the property.

Ms. Young apologized that she misunderstood and was under the impression she had already recorded a Certificate of Compliance, when in reality it was the Order of Conditions she had recorded. She also discussed that Mr. Santos is now the official owner of the property as of the end of April and that they are now able to move forward with property issues. She has contacted an Engineer and they have plans for further expansion on the property and have met with the Building Inspector to discuss. She explained a Land Surveyor has been contacted and they are coming out next week to flag the wetland line. Ms. Young expressed that all the work has been completed for issuance of a Certificate of Compliance and just the paperwork needs to be completed

Mr. Wiley wanted Ms. Young to understand that the complete property needed to be flagged and the plan will show the entire property. He discussed that once all of this has been completed and submitted then the Enforcement issue can be addressed. Mr. Wiley reminded Ms. Young that whatever is on the site is their responsibility.

Ms. Hershey explained that Ms. Young submitted a request for Certificate of Compliance for Order of Conditions 315-1043, but they also need to submit the request for 315-1026 along with As-Built plans for both. She explained having a Certificate of Compliance is a benefit to the owners. The Certificate of Compliance request which was received will stay on the Agenda and both will be addressed once the As-Built are received.

The commission told Ms. Young the upcoming Agenda dates and asked she keep them informed of progress to know things are moving forward.

## **MINUTES**

### **JUNE 22, 2016**

**Mr. Goetz made the motion to approve the Minutes for June 22, 2016**

**Ms. Dyer seconded the motion**

**Vote: 4-0-2 (Mr. Finnigan and Mr. DiVirgilio abstained)**

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**OTHER BUSINESS****ROSCOMMON – ARMY CORP. OF ENGINEERS**

Ms. Hershey discussed she had sent a letter to the Army Corp. dated 6/27/16, following the last meeting. The letter requested the Corp. apply the compensatory mitigation requirements to projects within the Town of Walpole rather than the mitigation bank. During the last meeting the board discussed possible suggestions within the Town to suggest to the Army Corp. Ms. Hershey also reached out to Tom Liddy, of Lucas Environmental, and he said the commission needs to make recommendations but the Army Corp. may not necessarily choose to keep it within Walpole.

Mr. Wiley discussed that Bird Pond was discussed at the last meeting and is a concern of Town officials. Mr. Wiley thinks the commission probably shouldn't make that a high priority.

The commission discussed requesting at least partial help with Memorial Pond. They discussed the importance of invasive clean out, dredging, removal of water chestnuts, and renovation of pond habitat. All would be an enhancement to the pond. The commission discussed another alternative would be Cobbs Pond.

The commissions recommended Ms. Hershey send another letter to the Army Corp. of Engineers and ask that work on Memorial Pond would be the first preference and Cobbs Pond second. A statement that the commission would like mitigation to stay in Walpole will be included in this request

Ms. Dyer discussed that enhancement for fish habitat is essential by cleaning out invasives and selective dredging

**OTHER BUSINESS****RE-ORGANIZATION OF THE BOARD**

**Mr. Turner made the motion for John Wiley to remain as Chairman of the Conservation Commission and Albert Goetz to remain as Vice-Chairman**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**ENFORCEMENT ORDER**

Northridge Farm Subdivision– Ms. Hershey stated there is nothing new to report at this time.

**BOARD COMMENTS**

ZBA – Production Rd. #120 – The conservation has no jurisdiction

**CORRESPONDENCE**

Correspondence was discussed and available for review

**Mr. DiVirgilio made the motion to adjourn**

**Mr. Turner seconded the motion**

**Vote: 6-0-0**

**Meeting Closed: 9:15**