

CONSERVATION COMMISSION



Town Hall

Room 212
135 School Street
Walpole, MA 02081
Phone (508) 660-7268
Fax (508) 668-2071

Town of Walpole Commonwealth of Massachusetts

MINUTES CONSERVATION COMMISSION NOVEMBER 14, 2018 7:00 PM

This meeting was taped and will be available on walpolemedia.tv

Present: Al Goetz (Vice Chairman) Betsey Dyer, Emidio Di Virgilio, Roger Turner, Regen Milani

Also present: Conservation Agent, Landis Hershey; Board Secretary, Amy Messier

Absent: Jack Wiley (Chairman)

The Conservation Agent Report dated November 14, 2018 was given to members.

Vice Chairman Al Goetz opened the meeting at 7:00 PM

7:00 PM:

Notice of Intent, by Roman Catholic Archbishop of Boston, Washington St. (Map 53/ Parcel 1), DEP # 315-1176:

Goetz opened the hearing, and read board comments which included comments from the town engineer. Dan Merrikin of Merrikin Engineering was present, along with Marty Murphy to represent the church. Merrikin explained to the Commission that the proposed work is to clear the area, loam, seed and prep for future burials, along with a proposed short retaining wall. A portion of the work is in the buffer-zone- area and has been flagged, along with erosion controls in place. Hershey stated that the wetlands line is accurate. Excess soil and grass clippings will be stockpiled for a period of time and then taken off-site. Merrikin suggested adding a condition to the order to allow the individual excavation of burials. Hershey stated that a landscape management plan is needed, along with the use of compost sock and orange snow fence as erosion control. Installation of plaques every 100 ft. as to be a condition as well. Goetz opened hearing to public, which included the following;

Leowis K. of Washington St.- concern regarding closeness of plots to street. Merrikin stated that everything within 25 ft. of buffer to remain wooded and undisturbed. Dyer made a motion to close, seconded by Di Virgilio, the motion carried 5-0-0 (Goetz, Dyer, Turner, Di Virgilio, Milani). Dyer made a motion to issue an Order of Conditions contingent upon revised plans showing the details mentioned above, seconded by Di Virgilio, the motion carried 5-0-0 (Goetz, Dyer, Turner, Di Virgilio, Milani).

7:15 PM:**Notice of Intent/ Land Disturbance, by Highland Development Ventures, LLC., Foxhill Drive/ Providence Highway (Map 53/ Lot 34), DEP # 315-1177:**

Goetz opened the hearing, and read board comments which included; ZBA and town engineer. Attorney Tom Brady was present, along with Adam Hurd of Highland Development Ventures, and Jim Bernardino of Bohler Engineering. The proposed project is for an undeveloped existing site, which had areas delineated by Goddard Consulting. The proposed new construction is for a three-story self-storage facility, approx. 40,000 s.f. with approximately 800 units, that will be available to lease to public- with a proposed entrance on Foxhill Drive. There is a proposed increase in impervious surface from zero percent impervious to 42 percent. A detention basin is proposed and designed to infiltrate 100% of the 100 yr. stormwater flow, along with emergency overflow provided. It was stated that the applicant is in the process of finalizing design for septic system for BOH which will be located outside of the 150 ft. buffer. A comprehensive landscaping plan is also developed for proposed project. Hershey stated that compost sock, orange fence and silt fencing is to be used for erosion controls versus straw bales, along with the addition of drain time to be added onto plans, and infiltration basins need more detail on plans. Goetz opened the hearing up to the public for comments, which included the following;

-Arthur cook (business owner on Rte.1): expressed he's in favor of the project, gave a historic background of site.

Dyer made a motion to close the hearing, seconded by Di Virgilio, the motion carried 5-0-0 (Goetz, Dyer, Turner, Di Virgilio, Milani). Dyer made a motion to issue an Order of Conditions contingent upon revised plans showing the details mentioned above, seconded by Di Virgilio, the motion carried 5-0-0 (Goetz, Dyer, Turner, Di Virgilio, Milani).

7:30 PM:**Continued Notice of Intent, Bristol Bros. Devel. Corp., Renmar Ave. & West St., DEP#315-1173:**

Goetz opened the hearing, Gabe Crocker of Crocker Design Group was present, along with James Bristol of Bristol Brothers Development Corp., and Phil Paradis of Beta Group. A stormwater peer review report has been submitted and the applicant addressed the peer reviewers comments other than the SW1, which Paradis discussed. Some of the basins proposed are within 50 ft. of the wetlands were discussed, along with the proposed wet basins. Hershey stated that the drain time and elevation for MHAGW should be noted for each basin on plan, along with access to each basin for maintenance. It was stated that the 25 ft. no alteration area shall be staked prior to any additional work on the site, along with having the wetland flags refreshed and maintained throughout the entire permitting and construction process. No alteration plaques are to be installed along the 25 ft. no alteration boundary every 50 ft. and erosion controls should be compost sock, silt fence, and orange construction fence. Due to additional material needed on the plans and more information, dyer made a motion to continue the hearing to 12/12/18 at 8:30 PM, seconded by Di Virgilio, the motion carried 5-0-0 (Goetz, Dyer, Turner, Di Virgilio, Milani).

GENERAL BUSINESS/OLD BUSINESS/NEW BUSINESS:

Minutes: made a motion to accept the minutes of 10/24/2018, seconded by, the motion carried 5-0-0 (Goetz, Dyer, Turner, Di Virgilio, Milani)

Orders/ Notice of Noncompliance:

1900 Main St. DEP#315-1043: Still waiting on a NOI filing for work at the rear of the site including stormwater management.

Boyden Estates- Summer Street, DEP #315-1099: Deadline for completion of items is 11/15/2018.

Echo Estates (Main St.) DEP# 315-1129, Anthony Rosetti 9/20: Hershey notified Mr. Rosetti regarding the reduction in the fine. Nothing new on this enforcement. There is no current activity at the site, and the fine was not paid.

243 Bullard Street: Enforcement order was issued to the Jansons to remove the pipe. They are to notify the Commission of the contractor and date of removal by 11/15/18, with a date of 12/15/18 to remove the pipe. Andy Janson has submitted contractor information of AR Cataldo Corporation, of Norwood. Hershey stated that she has reviewed the file for 231 Bullard Street (abutting property).

Dynasty Harbor: 1419 Washington Street: no updates at this time.

Requests for Certificate of Compliance:

David Scanlan, 7 Olmstead Way, DEP# 315-1118: Dyer made a motion to issue a certificate of compliance, seconded by Di Virgilio, the motion carried 5-0-0 (Goetz, Dyer, Turner, Di Virgilio, Milani).

Requests for Extension:

N/A

Correspondence/ Other Business:

National Grid – (11/6/18)- re: 344 Line Str. 298 Emergency Insulator Repair- Walpole, MA: Utility exempt.

Mass Housing- Residence at Burns Avenue: 40B Project eligibility.

Board Comment Requests:

ZBA:

19 Cherokee Ln. (In-law): no comments at this time.

2285 Providence Hwy. (gas station): no comments at this time.

46-50 Kendall St.: no comments at this time.

Dyer made a motion to adjourn, seconded by Divirgilio The motion carried 5-0-0 (Goetz, Dyer, Turner, Divirgilio, Milani). The Commission adjourned at 9:45 PM