

**CONSERVATION
COMMISSION**

Town Hall
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Town of Walpole
Commonwealth of Massachusetts

Approved 5/11/2022



CONSERVATION COMMISSION
APRIL 27, 2022
7:00 PM

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

Commissioners Present: Jack Wiley (Chairman), Al Goetz (Vice Chair), Betsey Dyer, Doug Burchesky, Bailey Ziemba, Emidio DiVirgilio, and Dean Bebis

Absent: None

Also present: Landis Hershey, Conservation Agent; Stephanie Ackley, Board Secretary

Guests: Chin Lin, Compass; Marissa Valentino, Nitsch; Matt Barnhart, Tappe Architects

The Conservation Agent Report dated April 27, 2022 was given to members.

Wiley opened the meeting at 7 PM.

PUBLIC HEARINGS AND DISCUSSIONS (vote required for action)

7:00 PM – Land Disturbance Permit – 625 Washington Street – Bird Middle School – Town of Walpole

Wiley read the notice of hearing into the record.

Marissa Valentino, Nitsch Engineering, discussed the existing and proposed drainage for the project (which were not included in the Civil plans titled Walpole Middle School, dated 4/8/2022).

Hershey requested that Valentino discuss civil plans that were provided, specifically the Stormwater system. She asked Valentino to explain where wattles and silt fences would be located on the property and what other preventative means would be put in place during construction. She also requested to see where staging and/or washout locations would be, and if there was a phasing plan.

Matt Barnhart, Tappe Architects, explained that they had just hired the Construction Management, and they will develop the phasing plan, and include it in the next set of plans.

Bebis asked questions regarding phasing, specifically if school would be open, and what the plan would be. Barnhart explained that school would be open during construction, and that they intend to build the new school, occupy the new school, then demolish the old. Bebis then asked how traffic would work on the site. Barnhart explained that there will be a separate construction entrance on East

Street, a separate bus entrance, also on East Street, and other vehicles would use the existing Washington Street entrance. Bebis asked if stockpiling materials would take place on site, and Barnhart indicated the location on the map, explaining that this may change as work continues.

Burchesky asked if the Stormwater calculations are based off both buildings on the property, and Valentino replied no, but the new site will have more impervious surfaces.

Dyer mentioned that she saw the BETA peer review report, and it was the longest list she has even seen from a peer review, 52 different concerns to be addressed.

Barnhart explained that they received test pit permeability results on 6 locations.

Goetz asked if Stormwater is being treated on-site, and if so, where does it go when it leaves the site.

Valentino explained that they have studies peak volumes and flows, and made sure it would be decreased. Goetz followed up by explaining that with the concerns about climate change and existing flooding problems in Walpole, there needs to be consideration for future capacity.

Goetz would like to see erosion control details included on the plans, and the specifics regarding the wattles, silt fences and compost socks.

Valentino explained that erosion controls are on the plans, and would be inspected weekly.

Wiley asked about the temporary bus access road. Barnhart explained that the road is for temporary access for busses only, it would be paved, and that there is no drainage included because of its temporary design. Wiley suggested that it have drainage added, to prevent run-off to abutters. He also asked what will happen to the road once it is no longer needed, and Barnhart replied that it would return to a walking path, similar to what is currently on that location. Wiley explained that if the road remains beyond its temporary use, it will require drainage.

Bebis asked about UST removal, and if it would be removed according to the MCP, Barnhart replied yes, and that they will hire an LSP to supervise.

Bebis asked if there were plans to cut/grub the site, and if so, how many acres would be impacted.

Valentino explained that they will be cutting/grubbing the site, and that they would add this information to the next version of the plan.

Dyer asked if the team of engineers would be able to complete all the requests prior to the May 11th meeting, and Valentino was unable to provide a response.

Motion to continue the Public Hearing for the Land Disturbance Permit at 625 Washington Street/Bird Middle School was made by Goetz seconded by Dyer. Motion carries 7-0-0. (Wiley, Goetz, Dyer, DiVirgilio, Burchesky, Ziemba, Bebis).

GENERAL BUSINESS/OLD BUSINESS/NEW BUSINESS

Minutes – 4/13/2022, 5/26/2022, 6/23/2022

Motion to approve the Minutes from April 13, 2022 was made by DiVirgilio seconded by Dyer. Motion carries 6-0-0. (Wiley, Goetz, Dyer, DiVirgilio, Burchesky, Ziemba, Bebis)

Motion to approve the Minutes from May 26, 2021 was made by DiVirgilio seconded by Dyer. Motion carries 6-0-0. (Wiley, Goetz, Dyer, DiVirgilio, Burchesky, Ziemba, Bebis)

Motion to approve the Minutes from June 23, 2022 was made by DiVirgilio seconded by Dyer. Motion carries 6-0-0. (Wiley, Goetz, Dyer, DiVirgilio, Burchesky, Ziemba, Bebis)

Meeting Zoom Policy

Hershey explained that the Commission should come to an agreement as to whether Zoom would be an acceptable way for members to participate if they anticipated being absent, since the Wiley is aware he is unable to attend the May 11th meeting in person.

Dyer suggested that Al Goetz, Vice Chair, conducts the meeting in the same fashion meetings were held prior to COVID-19, and that she does not want to adopt a hybrid model.

Bebis suggested that now the Commission has staff, and that he was confident that Ackley would be able to assist in a hybrid scenario.

DiVirgilio suggested the Commission consider what other boards/commissions do, and Bebis explained that many operate hybrid meetings regularly.

Dyer repeated her previous statement, suggesting the Vice Chair conduct the meeting.

Bebis made it clear that he supports a hybrid model.

Ziemba prefers the hybrid model option.

Wiley explained that other scenarios that would benefit from a hybrid model exist.

DiVirgilio explained that he feels that something is lost in the virtual setting, but he doesn't oppose allowing presenters from Zooming into the meeting.

Dyer argued that there is a reason paper plans exist, and that the digital copy does not feel right.

Bebis explained that he did not have a preference.

Dyer suggested Wiley take a real vacation, and let Goetz be Vice Chair.

Ziemba pointed out that the virtual setting allows more participants and more discussion.

Hershey reminded the Commission that they need to create a board policy.

Motion to require in-person participation by the Commission members was made by DiVirgilio seconded by Dyer. Motion carries 5-2-0. (Yes - Wiley, Goetz, Dyer, DiVirgilio, Bebis No - Burchesky, Ziemba,).

Master Plan Update

Bebis provided an update to the Commission. The CRM has been submitted, and that there was a meeting held simultaneously that evening. They intend to collect data, and issue a new report based on the information collected that evening.

Pinnacle Point Updates

No Update

Conservation Land Update

Hershey explained that the land on North Street is being surveyed by the Norfolk County Surveyors. She visited the site and hung flags along the stream portion of the property, and also put flags up on the NRLH parcel. The majority of the wetland resource areas are on NEFF and NRLH property.

Enforcement

Hershey explained that the hearing for Burns Ave./Wallstreet development was continued to May 12, and that the Commission will hold an Executive Session at the May 11th meeting to discuss further.

Correspondence

Hershey explained that Eversource had sent a Notification of Maintenance Project, ROW 10 (north-east of High Street) and that work began on February 25th, 2022.

Board Comments

Hershey explained that the Commission has no jurisdiction over a One Lot Subdivision located at 1429 Marian Street Extension, which is in front of the Planning Board this month.

Motion to adjourn the April 27th 2022 Conservation Commission Meeting by Dyer, seconded by Goetz. Motion carries 7-0-0. (Wiley, Goetz, Dyer, DiVirgilio, Burchesky, Ziemba, Bebis).

Documents referenced:**4/27/2022 Agenda****Walpole Middle School Existing Drainage Plan (dated 4/8/2022)****Walpole Middle School Proposed Drainage Plan- Fig 1 (dated 4/8/2022)****Walpole Middle School Proposed Drainage Plan- Fig 2 (dated 4/8/2022)****Walpole Middle School Civil Plans (dated 4/8/2022)****Walpole Middle School Landscape Plans (dated 4/4/2022)****Draft Meeting Minutes – 4/13/2022****Draft Meeting Minutes – 5/26/2021****Draft Meeting Minutes – 6/23/2021****Conservation Agent Report (dated 4/27/2022)**