

**CONSERVATION
COMMISSION**

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Town of Walpole
Commonwealth of Massachusetts

Approved 5/25/2022



CONSERVATION COMMISSION
MAY 11, 2022
7:00 PM

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

Commissioners Present: Al Goetz (Vice Chair), Betsey Dyer, Bailey Ziemba, Emidio DiVirgilio, and Dean Bebis

Absent: Jack Wiley (Chairman), Doug Burchesky

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

Guests: Joel Kent, Fontaine Brothers; Wayne Lestan, Russell Waldron, AES; John Glossa, Glossa Engineering; Will Schreefer, Nitsch Engineering; David Warner, Warner Larson; Chin Lin, Compass; Matt Barnhart, Tappe Architects; Stephen Borgati, BETA

The Conservation Agent Report dated May 11, 2022 was given to members.

Goetz opened the meeting at 7 PM. At the time, Goetz, Dyer, Ziemba and Bebis were the members present.

PUBLIC HEARINGS AND DISCUSSIONS

Continuance of Notice of Intent and Land Disturbance Permit – 965 West Street – Michael Frieberger –DEP #315-1259

Goetz read the notice of hearing into the record.

The applicant had requested to continue this public hearing to the May 25th meeting.

Motion to continue the Public Hearing for the Notice of Intent and Land Disturbance Permit, for 965 West Street, Michael Frieberger, DEP #315-1259 by Dyer, seconded by DiVirgilio. Motion carries 4-0-0. (Goetz, Dyer, Ziemba, Bebis).

GENERAL BUSINESS/OLD BUSINESS/NEW BUSINESS

Minutes – 4/27/2022

Motion to approve the Minutes from April 27, 2022 was made by Dyer seconded by Ziemba. Motion carries 4-0-0. (Goetz, Dyer, Ziemba, Bebis)

Conservation Agent Update

Hershey provided the Commission with an update regarding North Street. She expects a new plan in early June. Conservation will work with Engineering on a quote for access to the North Street Property.

Master Plan Update

No Update

Pinnacle Point Update

Hershey provided the Commission with an update regarding Pinnacle Point. Town Counsel continues to research the trail issue. A 40B filing was submitted to the ZBA for their review. These plans will be discussed at the May 25th meeting.

Enforcement Orders

1900 Main Street, DEP#315-1043 – No Update

Palmer Lane, 3 and 4 – Hershey will schedule a site visit to review the restoration area.
Burns Ave – Wallstreet Development – Discussed during Executive Session

Board Comments

Comprehensive Permit 40B Application – The Residences at Darwin Commons – ZBA
Hershey explained that this project is 28 townhouses with 6 buildings located on Darwin Lane. It is not in the Commissions jurisdiction.

PUBLIC HEARINGS AND DISCUSSIONS

Notice of Intent – 5 Cardinal Lane – Corey Manchester – DEP#315-1260

Goetz read the Notice of Hearing into the record.

Hershey explained that other than Board of Health suggesting Mosquito Control, there were no other comments from Town Engineer, Building or finance.

DiVirgilio joined the meeting at 7:19 PM.

Russ Waldron, AES Engineering, discussed the project in detail, and reviewed the plans submitted to the Commission.

Goetz asked to see the change in elevation included on a revised version of the plans, and also asked to see a description of the wall construction, including block type, included on the plans.

Bebis suggested that drainage be included as part of the wall design, and added that he would like to see stockpile locations and volumes called out on the plans.

Hershey also suggested that the wall detail would be included in the revised plans, and that a 12” Compost sock be installed around the construction area, including the stockpile areas, to provide erosion control.

Goetz suggested that an orange silt fence be used, to delineate work area and act as a visible construction fence.

Motion to continue the Public Hearing for 5 Cardinal Lane, Corey Manchester, DEP #315-1260 to May 25th at 7:15PM was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0. (Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

Request for Determination of Applicability – 18 Deborah Drive – John Glossa/Mary Joyce

Goetz read the Notice of Hearing into the record.

John Glossa, Glossa Engineering, represented Mary Joyce, and discussed the intended project at 18 Deborah Drive.

Hershey asked for the erosion controls to continue along the driveway and around the worksite.

Bebis suggested use of timber matting where any machinery would be moving along the back portion of the site.

Ziemba asked if this property would be one that the Town could consider purchasing, rather than the applicant to have such costly burden to remain on the property.

Dyer suggested that the homeowner have a clear understanding of keeping the tank area clear of new growth (ex: Maple trees), as it could impede the function of the system.

Motion to close the Public Hearing for the Request for Determination of Applicability, 18 Deborah Drive was made by Dyer, Seconded by Ziemba. Motion carries 5-0-0. (Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

Motion to issue a Negative 2 Determination of Applicability for 18 Deborah Drive was made by Dyer, Seconded by Ziemba. Motion carries 5-0-0. ((Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

Continuance of Land Disturbance Permit - 625 Washington Street – Bird Middle School – Town of Walpole

Goetz read the Notice of Hearing into the record.

Hershey briefed the Commission on the status of the peer review, explaining that Nitsch Engineering submitted comments on May 5th, addressing BETA Engineering's Peer Review (dated 4/25/22). There was a meeting on May 9th with the applicants team, Town Engineer, BETA and Conservation, to discuss the initial report and comments. A revised report was received from BETA prior to the Conservation meeting. Steven Borgati, represented BETA, was present to discuss these comments.

Joel Kent, Construction Manager, Fontaine Brothers, discussed the initial phasing plan, which would allow school to continue while the work starts. A temporary parking area will be created, the construction entrance off of East Street would be utilized, and all work would be limited to the new building site.

Hershey asked how Stormwater would be controlled while both buildings are still standing, and Kent explained that they are still drafting the SWP, and working with Civil Engineers to resolve the issue. Goetz asked how Stormwater would be prevented from flowing to East Street. Hershey explained that she has seen the Stormwater Management Plan, and it has many details, including bio retention and porous pavement.

Steven Borgati, BETA, addressed the Commission, his major comments being delineation of existing site, evaluation of East Street.

Ziemba asked what the restoration plan is, and Kent explained that they intend to have as much work done on the site as possible before the first day of school.

Goetz explained that he wants to see how large storms are being considered, especially during construction. Will Schreefer, Project Engineer, explained the flow of the Stormwater Systems, and referenced Figure 2 in the Stormwater Report.

Goetz asked if East Street has the capacity, and Schreefer replied that they are reviewing this detail.

Motion to continue the Public Hearing for 625 Washington Street, Bird Middle School Land Disturbance Permit to May 25th at 7:30PM was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0. (Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

Motion to conclude the public meeting and enter Executive Session by Dyer, seconded by Bebis. Motion carries 5-0-0. (Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

Documents referenced:**5/11/2022 Agenda****5 Cardinal Lane Plan of Land (dated 3/10/2022)****18 Deborah Drive (date 4/13/2022)****Walpole Middle School Stormwater PMM (dated 5/5/2022)****Walpole Middle School Civil Plans (dated 5/5/2022)****Draft Meeting Minutes – 4/27/2022****Conservation Agent Report (dated 5/11/2022)**