

**CONSERVATION  
COMMISSION**

**Town Hall**  
Room 212  
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**Town of Walpole**  
Commonwealth of Massachusetts

**MINUTES**  
**Approved 12/14/2022**



**CONSERVATION COMMISSION**  
NOVEMBER 9, 2022  
7:00 PM

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

Commissioners Present: Al Goetz (Vice Chair), Emidio DiVirgilio, Doug Burchesky, Bailey Ziemba,  
Landis Hershey, Conservation Agent

Absent: Jack Wiley (Chair), Betsy Dyer, Dean Bebis

The Conservation Agent Report dated November 9, 2022 was given to members.

Goetz opened the meeting at 7:05PM.

**PUBLIC HEARINGS AND DISCUSSIONS**

None

**Request for Certificate of Compliance**

***58 Peach Street – DEP# 315-957 - Request for COC***

Hershey explained that this request is for work which involved an addition, which was completed a while back, and she recommends issuing the COC.

**Motion to Issue a Certificate of Compliance for 58 Peach Street – DEP# 315-957 was made by DiVirgilio, seconded by Burchesky. Motion carries 4-0-0 (Goetz, DiVirgilio, Burchesky, Ziemba).**

***15 Arlington Lane – DEP# 315-499 – Request for COC***

Hershey explained that this request was part of a partial COC from DEP# 315-499, which was for the subdivision construction. The remaining portion of this Order of Conditions was to put a Conservation Restriction on Lot 12 (which is now Lots 12A, 13 & 14). Lots 13 and 14 will remain undeveloped for the time being, because they require crossing additional wetlands. Hershey added that she believes it was the Commission's intent that only one house was to be

constructed on Lot 12, and the remaining property be put under Conservation Restriction or the 8,000 s.f. +/- wetland that was filled for the subdivision therefore removing 5 Arlington Lane (Lot 12A with a partial Certificate of Compliance).

**Motion to Issue a Partial Certificate of Compliance for 15 Arlington Lane – DEP# 315-499 was made by DiVirgilio, seconded by Burchesky. Motion carries 4-0-0 (Goetz, DiVirgilio, Burchesky, Ziemba).**

### **GENERAL BUSINESS/OLD BUSINESS/NEW BUSINESS**

*Minutes* – None

#### **Conservation Land – North Street Parcel**

Hershey explained that she is working with DPW and Town Engineer to create a permit plan.

#### **Willet Pond Access Gifts**

No additional gifts have been received.

#### **Stormwater and Erosion Control Bylaw and Regulations**

Hershey explained that this is currently under review with Town Counsel.

### **Enforcement Orders**

*Main Street, 1900 – DEP# 315-1043*

No Updates

#### ***Burns Ave. – Wall Street Development***

Hershey explained that an Amended SOC was issued by DEP for 20 single-family dwellings with access to Brook Lane only with one additional 1,300 +/- alteration of non-degraded riverfront area.

### **GENERAL BUSINESS/OLD BUSINESS/NEW BUSINESS**

#### **2023 Meeting Schedule Approval**

The Commission members discussed the proposed 2023 Meeting Schedule.

**Motion to approve the 2023 Meeting Schedule was made by DiVirgilio, seconded by Burchesky. Motion carries 4-0-0 (Goetz, DiVirgilio, Burchesky, Ziemba).**

### **Appeals**

*DOA Wall Street Development – Pinnacle Historic Mill Complex*

Hershey explained that there was no update.

### **Correspondence**

#### ***Selectboard***

Opened Spring Town Meeting Warrant on November 8<sup>th</sup>, 2022 – and will close on January 10, 2023.

#### ***Portland Way, Lot 2, Notice of Noncompliance Issued***

Hershey explained that discussion on this property will be had at the December 14<sup>th</sup>, 2022 Conservation Meeting. Erosion controls are not in place, and a letter has been sent to notify the owner that it must be put in place immediately. He responded and will be out on site tomorrow, Hershey will meet him.

***Bird Middle School – Land Disturbance Permit***

Hershey explained that they will be placing soil at a location within the fields, facing East Street. Additional erosion controls will be installed.

**Motion to adjourn the November 9th, 2022 Conservation Commission meeting was made by Goetz, seconded by Bebis. Motion carries 4-0-0. (Goetz, DiVirgilio, Burchesky, Ziemba).**

**Documents referenced:**

**Conservation Agent Report (dated 11/9/2022)**