

**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
Approved 3/8/2023



CONSERVATION COMMISSION
FEBRUARY 22, 2023
7:00 PM

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

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

Absent: Jack Wiley (Chair), Dean Bebis

Goetz opened the meeting at 7:00PM.

PUBLIC HEARINGS AND DISCUSSIONS

NOI – 400 Main Street – Norfolk County – DEP# 315-1282

Hershey read the public hearing notice.

Nate Goshgarian represented on behalf of the applicant. He explained that they were able to confirm wetland boundaries, along with locating BVW, Bank High Water, a Pond, and a Perennial Stream on the property. He reviewed the plan set for the Commission members.

Hershey discussed the intention of having peer review completed on the proposed plans.

Dyer asked for clarification on the property name, since they were previously before the Commission regarding a similar project on North Street.

Higgins explained that there is a difference in location, but the County owns the land.

Motion to accept the proposal from BETA for peer review on the NOI – 400 Main Street – Norfolk County – DEP# 315-1282 was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba).

Motion to continue the Public Hearing for NOI – 400 Main Street – Norfolk County – DEP# 315-1282 to March 8, 2023 at 7:15PM was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba).

Request for Amended OOC – Renmar Avenue & West Street – Bristol Brothers Development Corp./Crocker Design Group – DEP# 315-1173

Hershey read the Public Hearing Notice.

Goetz read comments from the Board of Health.

Maggie Laracy and Steve McCarthy represented on behalf of Bristol Brothers Development.

Laracy explained that the applicant is seeking an Amendment to the existing Order of Conditions. The plan she presented has been amended, and they have removed cul-du-sac to better utilize the yards for each property. She added that it is almost entirely the same limit of work, the number of units is the same, and that the total impervious surfaces is slightly less than the previous plan.

Hershey suggested the plan be peer reviewed, and that BETA has provided a proposal.

Motion to accept the proposal from BETA for peer review on the *Request for Amended OOC – Renmar Avenue & West Street – Bristol Brothers Development Corp./Crocker Design Group – DEP# 315-1173* was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba).

Motion to accept the request to Amend the OOC for *Renmar Avenue & West Street – Bristol Brothers Development Corp./Crocker Design Group – DEP# 315-1173* was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba).

Motion to continue the Public Hearing *Request for Amended OOC – Renmar Avenue & West Street – Bristol Brothers Development Corp./Crocker Design Group – DEP# 315-1173* to March 8, 2023 at 7:00PM was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba).

Continued NOI – 132-136-140 Washington Street – Thomas Powers – DEP# 315-1278

Hershey read the public hearing notice.

The applicant has requested a continuance.

Motion to continue the Public *Continued NOI – 132-136-140 Washington Street – Thomas Powers – DEP# 315-1278* to March 8, 2023 at 7:30PM was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba).

GENERAL BUSINESS

Minutes – 2/8/2023

Motion to approve the Minutes from the February 8, 2023 Conservation Commission meeting was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba).

Conservation Land

Hershey explained that Engineering Department is working on a plan.

Stormwater and Erosion Control Bylaw Regulations

Hershey explained that the revisions are ready for review and that she has requested comments from departments and members.

Enforcement Orders/Notice of Noncompliance

Burns Ave. – Wall Street Development – EO

None

Main Street, 1900 – DEP# 315-1043

None

Appeals

Pinnacle Historic Mill Complex

None

NOI Warwick Street Ext.

Hershey explained there is an adjudicatory hearing being held since the DEP refused to issue and SOC.

Request for Certificate of Compliance

15 Daylily Lane – DEP# 315-1070

Motion to issue the Certificate of Compliance for 15 Daylily Lane – DEP# 315-1070 made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba).

44 Bubbling Brook Road – DEP# 315-1051

Motion to issue the Certificate of Compliance for 44 Bubbling Brook Road – DEP# 315-1051 was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba).

Motion to close the February 8, 2023 conservation commission meeting was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba).