

**CONSERVATION
COMMISSION**

Town Hall
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Town of Walpole
Commonwealth of Massachusetts

MINUTES
Approved 4/26/2023



CONSERVATION COMMISSION
MARCH 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, Bailey Ziemba, Dean Bebis, Landis Hershey, Conservation Agent

Absent: Jack Wiley (Chair), Doug Burchesky

Goetz opened the meeting at 7:03PM.

PUBLIC HEARINGS AND DISCUSSIONS

Continued Request for Amended OOC – Renmar Avenue & West Street – Bristol Brothers Dev. Corp./Crocker Design Group

Hershey read the public hearing notice.

The Applicant had requested a continuance to the next meeting.

Motion to continue the Public Hearing for the Request for Amended OOC – Renmar Avenue & West Street – Bristol Brothers Dev. Corp./Crocker Design Group made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

Enforcement Orders/Notice of Noncompliance

33 Clarkson Drive – Enforcement Order

Hershey read the notice of public hearing. She then discussed the findings at 33 Clarkson Drive and explained that enforcement order was issued. The homeowner explained that she had trees removed and did not realize that there were wetlands on the property.

Glossa Engineering created a restoration plan.

Bebis asked if a professional arborist was used in the homeowner replied, yes.

Hershey explained that all the plants on the restoration plan our shrubs. She also indicated that invasive exists in the area and suggested that Glossa and the owner contact a wetland specialist to revisit the planting plan.

Ziemba asked if the neighbors were aware that the trees on their property were cut and the homeowner replied that she was unaware at the time.

DiVirgilio asked to see additional markers added to the plan to delineate the 25-foot buffer zone from the wetland.

Dyer pointed out the tree companies do not typically cut other people's property and she is concerned that the invasive plants will become problematic. She also suggested that the property owner contact the neighbors.

The commission agreed that the suggested revisions to the plans are due on April 5, 2023.

Motion to ratify the Enforcement Order for 33 Clarkson Drive was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

Notice of Intent – Town of Walpole – Union Street Sidewalk Improvements – DEP# 315-1283

Hershey read the Public Hearing Notice.

Mike Carter represented from GCG Associates and explained that a sidewalk from Brook Street to Norwood's town line would be constructed. It is approximately 1300 feet long. He also indicated that erosion controls will be used and that there is 1092 ft.² of work inside the riverfront area

Goetz pointed out that he only saw one handicap access along the sidewalk.

Bebis asked if any trees would be removed and Carter replied no.

Bebis also suggested that they do not block driveways with erosion controls. Bebis also asked if they would be using silt sacks in the road, and Carter replied yes.

DiVirgilio asked what the duration of the project would be and Carter explained that they expected to be 30 to 60 days.

Joe Conran, Town of Walpole Engineering Department explained that the project should be completed by July 1.

Bebis asked if any soil will be removed and how they intend to remove it and Carter explained that it will be a live load.

Hershey asked if there would be a staging area and Conran explained that materials will arrive daily.

Motion to close the Public Hearing for the Notice of Intent – Town of Walpole – Union Street Sidewalk Improvements – DEP# 315-1283 to was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

Hershey discuss special conditions suggesting that engineering department is present while crossing the stream.

Motion to issue the Order of Conditions to the Town of Walpole – Union Street Sidewalk Improvements – DEP# 315-1283 to was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

Notice of Intent – Town of Walpole – North Street Pull-Off Area – DEP# 315-1284

Hershey read the Public Hearing Notice.

Joe Conran, Town of Walpole Engineering Department, discussed the plan and that they intend to build a 14 x 40 pull off on North Street. There will be no work within a 25-foot buffer zone and there are deed restrictions on the property, restricting parking on the property.

Hershey explained the Conservation Commission purchased the property from New England Forestry for passive recreation because it abuts the Willet Pond access easement and residents will be able to access the pond.

Ziemba asked if the gravel will be contained and Conran explain that it will be contained by the stone wall.

DiVirgilio asked when work will commence and the timeframe for work to be completed and Conran explained that they plan to start the project as soon as possible and expected to take one month.

Dyer asked if New England forestry deed restriction still exist on the property, and Hershey explained yes.

Goetz explained that this project will operate under the WPA and local by-law.

Dyer also indicated that there will also be a public hearing before the Planning Board for a Scenic Road hearing.

Several residents then shared their concerns, citing that traffic, trash, and vandalism may be a concern on this property.

Motion to continue the Public Hearing for the Notice of Intent – Town of Walpole – North Street Pull-Off Area – DEP# 315-1284 to April 12, 2023 at 7:30PM was made by Dyer, seconded by DiVirgilio. Motion carries 6-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba, Bebis).

Request for Determination of Applicability – 10 New Fisher Lane – Jamie McElaney

Hershey read the Public Hearing Notice.

Debbie Anderson discuss the plans and the intentions to build an addition on the property.

Hershey pointed out that the maintenance of the basin Will belong to the homeowner.

The Commission had no further questions.

Motion to close the Public Hearing for the Request for Determination of Applicability - 10 New Fisher Lane – Jamie McElaney was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

Motion to Approve the Negative 3 Determination of Applicability - 10 New Fisher Lane – Jamie McElaney was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

Notice of Intent – 16 Hayden Lane – Marilynne Ryan Trustee – DEP# 315-xxxx

Hershey read the Public Hearing Notice.

No DEP number had been issued prior to the meeting.

David Marquedant represented on behalf of the homeowner and explained that they intend to remove an existing deck and replace it with a smaller deck. They also intend to replace a spa patio and fire pit, and that erosion controls will be used.

Hershey explained that she visited the site and said the new bounds will be added as the wetlands have shifted. She suggested that compost socks be used.

Ziemba asked about a snow fence on the plan and the applicant explained that it will be used for demarcation.

DiVirgilio would like to see more plaques along a 25-foot no-disturb area.

Ziemba asked what the rinsing station was and the applicant explained that it is an outdoor shower.

Plans will be revised containing the commissions suggested edits.

Motion to continue the Public Hearing for the Notice of Intent – 16 Hayden Lane – Marilynne Ryan Trustee – DEP 315-xxxx to April 12, 2023 at 7:35pm was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

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

Hershey read the Notice of Public Hearing.

Dan Merrikin explained that additional information has been provided, including a table to show the calculations on the property as well as offsite. He also pointed out that Neponset River Watershed Association approves the plan.

Motion to continue the Public Hearing for the Notice of Intent – 132-136-140 Washington Street – Thomas Powers – DEP# 315-1278 to April 12, 2023 at 7:17PM was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

GENERAL BUSINESS

Minutes – 3/8/2023

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

Conservation Land

None

Willett Pond Access Gifts

None

Pinnacle Trail

None

Master Plan Update

Bebis needs to review, and will update at next meeting.

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.

None

Peach Street

None

Main Street Veterinary

None

Request for Certificate of Compliance

None

Motion to close the March 22, 2023 conservation commission meeting was made by Dyer, seconded by DiVirgilio. Motion carries 5-0-0 (Goetz, Dyer, DiVirgilio, Ziemba, Bebis).

The meeting adjourned at 9:32PM.