

**CONSERVATION
COMMISSION**



Town Hall

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*Town of Walpole
Commonwealth of Massachusetts*

MINUTES
CONSERVATION COMMISSION
MAY 22, 2019
7:00 PM

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

Present: Jack Wiley (Chairman), Al Goetz, Betsey Dyer, Emidio Di Virgilio, Roger Turner, Doug Burchesky

Also present: Conservation Agent, Landis Hershey; Board Secretary, Amy Messier

The Conservation Agent Report dated May 22, 2019 was given to members.

Wiley opened the meeting at 7PM

7:00 PM:

Continued Notice of Intent, by Wall Street Development Corp., Burns Ave., DEP #315-1200:

Wiley opened the hearing and read a letter from Wall Street Development requesting a continuance without testimony to June 12, 2019. Goetz made a motion to continue the hearing to 6/12/19 at 7:10 PM, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio, Burchesky)

7:30 PM:

Continued Notice of Intent, SR II Ventures LLC, 8 Gigi's Way, DEP #315-1184:

Wiley opened the hearing, John Glossa of Glossa Engineering present on behalf of the applicant. A revised plan was submitted May 20, 2019, which was significantly different compared to the last set of plans, which requires the applicant to submit a request to amend the NOI, along with a report from Lucas Environmental, and follow the steps required for a new filing. Goetz made a motion to continue the hearing to 6/26/19 at 7PM, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio, Burchesky)

7:45 PM:

Notice of Intent, New Pond Village, 160, 170, 180 Main St., DEP #315-1199:

Wiley opened the hearing and read comments from engineering, s&w, and WPCPA. James Bernardino of Bohler Engineering was present, along with Joanna Hilvert of Macchi & Macchi. The BVW was delineated by Goddard Assoc. The NOI is for proposed 8 cottage units within 4 duplexes located on the northern part of the property. The proposed addition is under 15,000 sq. ft., along with the southern side of the site proposing a 14,000 sq. ft. addition. Hershey stated that the Applicant met with her and Maggie to address items of concern, which have since been addressed. Goetz wants updated stormwater calcs., and stated that there is no place on plan for snow storage/removal. Wiley opened the hearing to the public for comment which included the following;

John M. of 7 Bullard St: drywell concerns, clearcutting

Cathy & Joe of 111 Bullard St.: water runoff concerns

Sandra of 39 Bullard St.: parking lot questions

Dyer made a motion to close the hearing, seconded by Di Virgilio, the motion carried 5-1-0 (Wiley, Dyer, Turner, Di Virgilio, Burchesky in favor; Goetz opposed). Goetz made a motion to review the order of conditions on 6/12/19 at 7:05 PM for revisions to the plan including no alteration plaques, snow storage, waiver letter and also to allow time for Hershey to review the O & M plan, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio, Burchesky)

8:00 PM:

Continued Notice of Intent, by Supa Cars, LLC., 1900 Main St., DEP #315-1186:

Wiley opened the hearing, the applicant is not present, and there has been no correspondence from the applicant. Wiley stated that a certified letter is to be sent stating the date and time of hearing is continued to and request a response. Goetz made a motion to continue the hearing to 6/26/19 at 7:15 PM, seconded by Di Virgilio, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio, Burchesky)

8:15 PM:

Notice of Intent, by Josh Walther, 80 Carl Rd., DEP # 315-1202:

Wiley opened the hearing and read board comments from Board of health and engineering. Ross Waldron was present and representing the Applicant, who was also present. Ross explained to the Commission that the proposed project is a bedroom and open breezeway that attaches to the garage and wooden deck. It was noted that there will be 1,623 sq. ft. total construction disturbance. A number of trees have been removed due to storm damage, which 5 were in the 25ft. no disturb. and there is proposed 375 sq. ft. mitigation area near the left of the driveway. Hershey stated that she has reviewed the wetlands area and is satisfied with the delineation. It was noted that access should occur within the existing driveway, and erosion control should include compost sock and orange construction fence and directed parallel with the 25 ft. buffer zone instead of toward the rear of the property. Lastly, suggested mitigation plantings should be listed on plan. Wiley opened the hearing to the public for comment which there wasn't any. Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio, Burchesky). Goetz made a motion to issue an OOC contingent upon a revised plan to reflect mitigation area to be removed and the placing of plantings, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio, Burchesky).

8:30 PM:

Land Disturbance, by Colbea Enterprises, Map 53, Lot 31 (Rte. 1/ Hilltop Dr.):

Wiley read a letter addressed to the Commission, dated May 22, 2019 from Adler Pollock & Sheehan on behalf of the Applicant requesting to withdraw the Land Disturbance Application currently before the Commission. Goetz made a motion to accept the Applicants request to withdraw without prejudice, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio, Burchesky)

GENERAL BUSINESS/OLD BUSINESS/NEW BUSINESS:

Minutes: 4/24/19: Di Virgilio made a motion to accept the minutes, seconded by Dyer, the motion carried 5-0-1 (Wiley, Goetz, Dyer, Turner, Di Virgilio in favor; Burchesky abstained)

Minor Modification, Burns Ave, 315-1120: it was unanimously voted by the Commission that the proposed request was not a minor modification to the approved Order of Conditions, DEP# 315-1120, as described in the letter dated May 7, 2019 by Wall Street Development Corp. for the proposed "clean-up" of the property to include, but not be limited to, the removal and clearing of trees, construction debris and any other unsuitable material and debris, i.e. metals, tires, asphalt, bricks and/or concrete.

Open Space & Recreation Plan: committee to be put together with a workshop, and public forum in the fall to present goals, objectives and action plan.

Enforcement Orders/ Notice of Noncompliance:

Main St. #1900, DEP #315-1043 (deadline 5/1/18): no update

243 Bullard Street – Notice of Noncompliance: Hershey still needs to go out and look at property.

3 Covey Rd.- Notice of Noncompliance (deadline 2/25): Plantings are done, Hershey to go out and observe if plantings are thriving

1720 Washington Street: Hershey to go out and observe if the pipe is working properly

Boyden Estates – Summer Street DEP #315-1099 – Notice of Noncompliance 4/25: E.O. and Notice of noncompliance still active.

Requests for Certificate of Compliance:

John Glossa, vacant land to 390 West St., DEP #315-939: Goetz made a motion to issue a partial COC, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio, Burchesky)

Requests for Extension:

Callahan Co., #18 Industrial Rd., DEP# 315-850: Goetz made a motion to issue a 12 mos. ext., seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio, Burchesky)

Walpole Residences, End of Eastover Rd., 315-1072: Goetz made a motion to issue a 12 mos. ext., seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio, Burchesky)

Wall Street Development, Boyden Estates Subdiv., DEP #315-1099: Applicant has yet to submit a check for the extension, and the order has expired.

Correspondence/ Other Business:

DCR- Office of Dam Safety- re: Bird Pond Dam: Survey review in are and formulate plan since it's a hazardous dam.

Board Comment Requests:

ZBA:

11 Yonker Place: n/a

Rte. 1/ Hilltop (Seasons Corner Market): relay stormwater mgmt. comments

PLNG:

Renmar AQV: active OOC

New Pond Village: currently before the Commission

Rte. 1/ Hilltop (Seasons Corner Market): relay stormwater mgmt. comments

Dyer made a motion to adjourn, seconded by Turner, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio, Burchesky)

The meeting adjourned at 10:25 PM.

Accepted 6/12/19