

# CONSERVATION COMMISSION



**Town Hall**  
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## *Town of Walpole* *Commonwealth of Massachusetts*

### MINUTES CONSERVATION COMMISSION May 23, 2018 7:00 PM DRAFT

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

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

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

The Conservation Agent Report dated May 23, 2018 was given to members.

Chairman Jack Wiley opened the meeting at 7:00 PM

#### **7:00 PM:**

#### **RDA, Hoegler Realty Trust, Lot 1 Lost Brook Trail:**

Wiley opened the hearing and read board comments. Project engineer John Grenier was present on behalf of the Applicant, and explained to the Commission that Lot 1 is to be created as part of the Lost Brook Trail subdivision. It was stated that no work is proposed within any buffer zones, just the construction of a single family house with a residential driveway to be serviced by municipal sewer and water. Hershey stated all activity is outside of the buffer zone and recommended a Negative 1 Determination. It was determined that the maintenance of the detention basin would be maintained by an association (HOA) and was covered under the Order of Conditions for the roadway. Wiley opened the hearing for public comment, which there was none, Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Di Virgilio). Goetz made a motion to issue a Negative 1 Determination, seconded by Dyer, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Di Virgilio).

#### **7:15 PM:**

#### **Notice of Intent, Hoegler Realty Trust, Lot 2 Lost Brook Trail, DEP #315-1156:**

Wiley opened the hearing and read board comments which consisted of comments from the Town Engineer. Project engineer John Grenier was present on behalf of the applicant and explained to the board that Lost Brook Trail is an approved subdivision with a cul de sac that was previously approved

by the Planning board and the Conservation Commission. The property is before the Commission for work that is proposed within the 100 ft. buffer to the wetland that runs through the property. There will be disturbance within the 100 ft. buffer, wetlands and an intermittent stream for the driveway access to the single family home. Access off of the approved cul de sac will go in the southerly direction, there an intermittent stream that runs through the wetland (north to south), there is currently no flow to the stream, however when there are large storms, there is a large rush of water from the culvert pipes. The applicant will install an 8 ft. wide 5 ft. deep box culvert, 2 ft. into the stream to meet the stream crossing standards and provide replication of the wetlands at 1:1.5. Erosion controls to be used will consist of compost sock. Hershey stated that the wetland line needs to be reflagged and verified in the field, with the replication area staked out, along with the 25 ft. no disturb area should be shown on plan, with plaques and the location of the plaques (8 total- 4 on each side). Applicant would be running water to northerly side to the culvert and sewer on the southerly side- with an installation of a 2 inch sleeve that would be approximately 5 ft. below grade, with a 1 inch water line, and 1.25 sewer line. Wiley wants details shown on sheet 2 of the plans to be reviewed by the engineering dept. Hershey stated she wants to place a staging area on the plan, with a note as to where the snow should be plowed. Wiley opened the hearing for public comments which included the following;

Robert Hilty- 23 Delaney Dr.:

- detention basin concerns regarding grading; contents of bottom of basin; wetland crossing grades

Scott McCan- 36 Delaney Dr.:

- driveway concerns

Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Di Virgilio). Goetz made a motion to issue an Order of Conditions contingent upon plan revisions discussed, seconded by Dyer, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Di Virgilio).

**7:30 PM:**

**Notice of Intent, by SR Ventures II, Lot 30 Gigi's Way, DEP # 315-1146:**

Wiley opened the hearing, Donald Seaberg of Glossa Engineering was present on behalf of the Applicant and explained to the Commission the following revisions that have been made to the plan; addition of trees, addition of silt fencing, proposed planting/ restoration area added. A draft plan of the entire Lot 30 was submitted regarding what may be developed on the rest of the property in a separate filing. The current filing is for the proposed "agricultural labor housing". It was stated by the Commission that more plantings would be beneficial in the area immediately behind the proposed building. The Commission stated that the entire area behind the proposed building and driveway needs more vegetation right up to the 25 ft. no disturbance area with more than 3 species of proposed plantings. A letter by the Building Inspector was also noted as a requirement before the issuance of an Order of Conditions. Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Di Virgilio).

Goetz made a motion to issue an Order of Conditions, seconded by Dyer that are contingent upon the Applicant submitting a planting plan from a wetlands specialist to include the area from the westerly side of the stonewall to the easterly side of the stone wall, and all the way to the pond, with appropriate species (size, type, amt.), that has to be reviewed and approved by the Agent. The motion carried 4-0-0 (Wiley, Goetz, Dyer, Di Virgilio)

**8:00 PM:****Notice of Intent, by Susan Brissette, 100 Rustic Rd., DEP #315-1157:**

Wiley opened the hearing and read a letter from the project engineer, Frank Gallagher requesting a continuance to the next available date in order to make revisions to the plans. Goetz made a motion to continue the hearing to June 27, 2018 at 7:30 PM in room 112, seconded by Dyer, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Di Virgilio).

**8:15 PM:****Notice of Intent, by Pulte Homes of New England, LLC, 767-777 East St. DEP#315-1148:**

Wiley opened the hearing and read a letter from Pulte Homes to continue the hearing in order to address comments and concerns. Goetz made a motion to continue the hearing to June 27, 2018 at 7:45 PM in room 112, seconded by Dyer, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Di Virgilio).

**GENERAL BUSINESS/OLD BUSINESS/NEW BUSINESS:**

Minutes: Goetz made a motion to accept the minutes of 4/25/18, seconded by Dyer, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Di Virgilio).

Wetland Filing Fee Acct: Goetz made a motion to request to the Board of Selectmen that the Commission access the account for \$10,000, seconded by Dyer, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Di Virgilio)

Routine Municipal Work OOC: Hershey explained to the Commission that the municipal work order is to do maintenance of the Town forest for access roads and trails that are being installed (Boardwalk trail).

**Enforcement Orders/ Notice of Noncompliance:**

Main St. #1900, DEP #315-1043: Hershey stated that the tight tank was delivered and going to be going in the next couple of days, with fence and seeding on hold.

609 Lincoln Rd.: no further updates at this time.

Boyden Estates- Summer St. DEP #315-1099 (Notice of Noncompliance): Hershey explained to the Commission that Petrozzi is currently grading and seeding the slopes and detention basin, and she has seen a draft plan to put a drain in the replication area to help if there is overflow in the replication area. Emails have been exchanged between Petrozzi and the Conservation Agent addressing outstanding issues. The Commission discussed creating a deadline to stabilize the banks, with possible fines of up to \$300 per day if the deadline is not met.

**Requests for Extension:**

NSTAR Electric d/b/a Eversource Energy, DEP #315-1085: Goetz made a motion to issue a 24 month extension, seconded by Dyer, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Di Virgilio).

**Requests for Certificate of Compliance:**

Northridge Ventures LLC, Northridge Farm (Warren Ln.) Map 12- Lots 98, 99 & 107, DEP #315-994: not issued at this time.

Civil Design Group, LLC., 1324-1336 Main St., DEP #315-1058: Not issued at this time.

**Correspondence/ Other Business:****TEC Associates- MA Coastal Railroads 2018 Yearly Operational Plan**

**Burns Ave. soil removal:** Hershey stated that the soil has been removed and taken off site and that the holes have been filled.

**Board Comment Requests:**ZBA:

23 Longwood Ln.: no comments at this time.

380 Washington St.: no comments / no jurisdiction.

183 High St.: OOC issued for this address.

PLNG:

Pulte Homes of N.E. traffic & stormwater review proposal: Currently before the Commission with the next hearing scheduled on June 27, 2018 at 7:45 PM.

1350 North St. traffic study by Gillon Assoc.: no jurisdiction regarding the traffic study

canahome site plan approval(revised plans): the Commission has approved this and there is an OOC

1327 Main St.: no comments at this time.

Walpole at Weathervane (Renmar Ave & West St.): there is an ANRAD approval for property, and the Applicant will have to file with the Commission.

Di Virgilio made a motion to adjourn, seconded by Dyer. The motion carried 4-0-0 (Wiley, Goetz, Dyer, Di Virgilio). The Commission adjourned at 8:50 PM.

Accepted 6/13/18