

**CONSERVATION
COMMISSION**

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Town of Walpole
Commonwealth of Massachusetts

MINUTES
Approved 10/25/23



CONSERVATION COMMISSION
OCTOBER 11, 2023
7:00 PM

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

Commissioners Present: Betsey Dyer, Al Goetz, Emidio DiVirgilio, Bailey Ziemba, Landis Hershey,
Conservation Agent

Absent: Jack Wiley (Chair), Doug Burchesky, Dean Bebis

Dyer opened the meeting at 7:00PM.

PUBLIC HEARINGS AND DISCUSSIONS:

**Discussion on Modification or Amended Order of Conditions-485 Lincoln Rd (Lot #2) DEP
#315-1274**

Don Seaburg, Glossa Engineering, provided an update on the project and inquired if it would necessitate an amended Order of Conditions. The updated plans included the addition of both a pool and barn to the plan as well as the extension of the house.

Hershey noted that the proposed revisions are still in the same area of work that was approved of in the original plan with no new disturbance being proposed, and suggested that it was appropriate to file for an amendment.

The Commission agreed that an amended Order of Conditions is appropriate

A motion to formally request that the applicant come forward with a request to amend Order of Conditions DEP# 315-1274 was made by Goetz; seconded by DiVirgilio. Motion passes 4-0-0 (Dyer, Goetz, DiVirgilio, Ziemba).

Land Disturbance Permit (LDP): 231 Moosehill Road; League School

Dyer read the meeting notification into record.

Joe Piccirilli, Highpoint Engineering, provided an overview of the project. The project proposes to disturb a total of 3.2 acres of total area and include the demolition of two small buildings and a parking lot as well as the construction of a parking and drop off area, greenhouse, recreation court, maintenance building, and a large central building with a built in café. An infiltration basin is proposed at the natural low point of the site and an underground infiltration system is proposed to service roof runoff and stormwater from the parking lot. Rainfall calculations were provided by NOAA 14 and the proposed system can service a 100-year storm or 8 inches of rain in 72 hours. Test pits were performed where the infiltration basin will be located, showing 12 feet of easy draining soils before finding groundwater. During construction, diversion swales and sediment basins will collect West – East down slope drainage and protect the site. All calculations made for stormwater account for potential building expansion in the future. The new structures will be serviced by sewer and electric only.

Hershey noted that the current site plans are proposing straw wattle for an erosion control barrier and reminded that the Commission prefers compost sock. Further, Hershey inquired if the maintenance building will be storing any herbicide, pesticide or be a location for oil changes or other volatile substances. The applicant's representative answered that the maintenance building will not be used for those items.

Goetz requested that the applicant double-check the stormwater calculations and inquired if there were any restrictive layers within the 12-foot test pits. Piccirilli answered that there are no restrictive layers.

DiVirgilio inquired if construction will begin immediately after demolition and if there will be any delay. The applicant's representative answered that construction will begin immediately after demolition and that the temporary sediment basins will be installed right away.

A motion to continue the Land Disturbance Permit hearing for 231 Moosehill Road, to October 25, 2023 at 7:30pm, was made by Goetz; seconded by DiVirgilio. Motion passes 4-0-0 (Dyer, Goetz, DiVirgilio, Ziemba).

Notice of Intent: Washington Street Culvert Replacement, DEP# 315-1299; Town of Walpole

A motion to continue the Notice of Intent hearing for the Washington Street Culvert Replacement, DEP# 315-1299, to October 25, 2023 at 7:15pm, was made by Goetz; seconded by Ziemba. Motion passes 4-0-0 (Dyer, Goetz, DiVirgilio, Ziemba).

Notice of Intent: 410 North Street, DEP#315-XXXX; John & Ellen Serhant

A motion to continue the Notice of Intent hearing for 410 North Street, DEP#315-XXXX, to January 10, 2024 at 7:00pm, was made by Goetz; seconded by DiVirgilio. Motion passes 4-0-0 (Dyer, Goetz, DiVirgilio, Ziemba).

GENERAL BUSINESS:

Enforcement Orders

Enforcement Order; Burns Ave, Wall Street Development:

The project at Burns Avenue has received its 40B permit and hosted a pre-construction meeting with Hershey.

A motion to vacate the Enforcement Order for Burns Avenue was made by Goetz; seconded by DiVirgilio. Motion carries 4-0-0 (Dyer, Goetz, DiVirgilio, Ziemba).

Enforcement Order; Peach Street, Andrew Adams:

Trees were removed from the project site prior to obtaining an Order of Conditions. Additionally, some trees were removed from an abutting property. Andrew Adams and the abutter are currently under litigation with the expectation of a resolution by next month.

Enforcement Order; 1342 Main Street, Dr. Christina Poor:

A motion to vacate the Enforcement Order for 1342 Main Street was made by Goetz; seconded by DiVirgilio. Motion passes 4-0-0 (Dyer, Goetz, DiVirgilio, Ziemba).

Enforcement Order, 33 Clarkson Drive:

The mitigation plantings for 33 Clarkson Drive were recently planted. Hershey advises the Commission wait until spring to inspect the site.

Certificates of Compliance

Certificate of Compliance; 15 Boyden Lane, DEP#315-1123:

A motion to deny the Certificate of Compliance request for 15 Boyden Lane, DEP#315-1123, due to a failure to meet all the requirements of the Order of Conditions, specifically the condition requiring the installation of “No Alteration” signs, was made by Goetz; seconded by DiVirgilio. Motion passes 4-0-0 (Dyer, Goetz, DiVirgilio, Ziemba).

Minutes

6/14/2023 Conservation Commission Meeting Minutes:

A motion to approve the 6/14/2023 Conservation Meeting Minutes as amended was made by Goetz; seconded by DiVirgilio. Motion passes 4-0-0 (Dyer, Goetz, DiVirgilio, Ziemba).

Other Matters

- Hershey has secured a grant for groundwater mitigation, rewarding \$300,000 for projects related to improving stormwater appliances at the DPW yard, the Jarvis Yard, and if fund allow, the Town Hall.
- Hershey is drafting and sending a letter to the Home Owners abutting the Bird Mansion to inquire about the “No Trespassing” sign posted along the access route to the Bird Mansion.

The meeting adjourned at 7:55 PM.