

CONSERVATION COMMISSION



Town Hall

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Town of Walpole Commonwealth of Massachusetts

MINUTES CONSERVATION COMMISSION June 13, 2018 7:00 PM

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

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

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

The Conservation Agent Report dated June 13, 2018 was given to members.

Chairman Jack Wiley opened the meeting at 7:03 PM

7:00 PM:

Continued Notice of Intent, by David Wakefield, Parcel 21 East St., "Nichols Pond Ln." DEP #315-1138:

Wiley opened the hearing and read a letter dated 6/13/18 from GLM Engineering requesting a continuance until after the Planning Boards next meeting of July 19, 2018. Goetz made a motion to continue the hearing to August 8, 2018 at 7 PM, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio).

7:15 PM:

Notice of Intent, by Richard Whittington, Lot #12- 63 Kilronan Park, DEP #315-1160:

Wiley opened the hearing, Eric Dias of Strong Point Engineering was present on behalf of the Applicant. Wiley read Board comments from the Town Engineer. Dias stated that there are no encroachments on the 25 ft. buffer zone with the entirety of the proposed house within the 100 ft. buffer zone. The house will be serviced by municipal water & sewer which have been already installed. A backyard deck is to be elevated on sonotubes, with vegetated land that is permeable underneath. Plan shows limit of clearing and work along the 25 ft. buffer zone, with plaques to be installed. During the construction, erosion control barriers will be installed. Wiley suggested that the as built shows where the manifold system will be, with clean-outs, so access can be obtained through the piping system. Wiley opened the hearing up to the public for comments, which there wasn't any. Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz,

Dyer, Turner Di Virgilio). Goetz made a motion to issue an order of conditions, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio).

7:34 PM:

Notice of Intent, by Richard Whittington, Lot #13- 59 Kilronan Park, DEP#315-1159:

Wiley opened the hearing, Eric Dias of StrongPoint Engineering was present on behalf of the Applicant, Wiley read Board comments from the Town Engineer. Dias stated to the Commission that most of the house is located within the 100 ft. buffer zone with all of the proposed work outside of the 25 ft. buffer zone. The house has a proposed first floor elevated deck that would be supported by sonotubes. Hershey stated she had no comments. Wiley opened the hearing up to the public, which there wasn't any. The same comments from the previous hearing regarding plaques on the property line and as built specifications are to be added on plan. Wiley opened the hearing up to the public for comment, which there was none. Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio). Goetz made a motion to issue an order of conditions, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio).

7:45 PM:

Abbreviated Notice of Resource Area Delineation, by Anthony Delapa Summer St.(assessors Map 56, Lot 9) DEP# 315-1158:

Wiley opened the hearing, there were no Board comments to be read. Present was Nicole Hayes with Goddard Consulting, and stated to the Commission that the wetlands have been flagged and an intermittent stream, along with observation plots need to be located and placed on the plan, which was suggested by Hershey on the site walk on 6/6/18. Adjustments have been made and an updated plan is needed to reflect changes. Hershey stated that the site is very rocky and the line was difficult to determine, and the gaps of the wetlands line on the plan are due to wetlands being located off of the property. Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio). Goetz made a motion to accept the wetlands boundaries as shown on the revised plans, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio).

8:11 PM:

Notice of Intent, by Richard Whittington, Lot #9, 54 Emerald Way, DEP#315-1163:

Wiley opened the hearing, and read comments from the Town Engineer. Eric Dias of Strong Point Engineering was present, and explained to the Board that the 100 ft. buffer zone pulls away from the road, yet the majority of the house will still be located within the 100 ft. buffer, with no work proposed within the 25 ft., with erosion controls in place at the 25 ft. buffer. The deck and screened in porch will be on the first floor and elevated with sonotubes. Dias stated that he will refer to the engineer to resolve any comments she has made, and the applicant will not be going before the Planning Board. Wiley opened the hearing up to the public for comment, which there was none. Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio). Goetz made a motion to issue and order of conditions, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio).

8:16 PM:

Notice of Intent, by Richard Whittington, Lot #10, 71 Kilronan Pk., DEP# 315-1162:

Wiley opened the hearing, there were no Board comments to be read. Eric Dias of Strong Point Engineering was present and explained to the Board that this property is a side lot, and that the entirety of the house is located within the 100 ft., with no proposed work within the 25 ft., and erosion controls in place. There is a proposed walkout basement with a deck and screened in porch on the first floor, that will be elevated on sonotubes. Plaques will be installed on the 25 ft. buffer zone. Wiley opened the hearing up to the public for comment, which there was none. Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio). Goetz made a motion to issue an order of conditions, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio).

8:24 PM

Notice of Intent, by Richard Whittington, Lot #11, 67 Kilronan Pk., DEP# 315-1161:

Wiley opened the hearing, there were no Board comments to be read. Eric Dias of Strong Point Engineering was present. Like the other hearings above, there is a proposed walkout basement, screened porch with deck on sonotubes. Plaques for 25 ft. buffer zone will be added onto the plan (10 total). The manifold system and foundation drain is to be shown on as-built plans as others mentioned above. Wiley opened the hearing up to the public for comment, which there wasn't any. Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio). Goetz made a motion to issue an order of conditions based on the revised plans with minor changes to the deck and plaques, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio).

8:32 PM

Notice of Intent, by Richard Whittington, Lot #14, 55 Kilronan Pk., DEP#315-1167:

Wiley opened the hearing, and read comments from the Town Engineer. Eric Dias of Strong Point Engineering was present and explained to the Commission that the proposed single family house will include Conservation markers along 25 ft. buffer, with no proposed work within 25 ft. buffer zone, and that the proposed building will be within 100 ft. buffer, with the proposed walkout basement, with deck and screened porch that's elevated on sonotubes. Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio) Goetz made a motion to issue an Order of Conditions based on the revised plans with minor changes regarding the grading for the ROW, and the understanding that is there's any artificial means required for grading to match the open space 3 grades an amendment will be needed. The motion was seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio).

GENERAL BUSINESS/OLD BUSINESS/NEW BUSINESS:

Minutes: Goetz made a motion to approve the minutes of 5/23/18, seconded by Dyer, the motion carried 4-0-1 (Wiley, Goetz, Dyer, Di Virgilio in favor; Turner abstained)

Enforcement Orders/ Notice of Noncompliance:

609 Lincoln Rd.: No action necessary at this time.

1900 Main St.: It was stated by Hershey that the Board of Health has issued a cease and desist regarding the installation of their septic system due to the lack of an engineer or LSP on site for the installation. Lastly, a fence along the property has been installed.

Boyden Estates: A letter was sent to Petrozzi by Conservation Agent, dated 5/23/18 , with a deadline of June 7, 2018 at noon to complete the stabilization . It was stated by Hershey that hydro-seed was installed (not of the 6/7/18 deadline), clearing has still been going on despite Agent telling him to stop, and area is not stabilized. Violations: clearing/ not stabilization of 6/13/18. Wiley suggested fining of the two violations at for a total of \$600.00 total (\$300.00/ea.). Goetz made a motion to send Petrozzi two violations at \$300.00 each, seconded by Di Virgilio, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio).

Requests for Extension:

N/A

Requests for Certificate of Compliance:

Northridge Ventures LLC, Northridge Farm (Warren Ln.) Map 12- Lots 98, 99 & 107, DEP #315-994: Goetz made a motion to issue a Certificate of Compliance, seconded by Di Virgilio, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio)

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

Correspondence/ Other Business:

1900 Main St. Board of Health letter addressing septic system- cease and desist read

Eversource Energy herbicide application – normal update

DEP Waterways Regulation Program- comments on dredge permit app.

Civil Design Group, LLC letter: RE: Worthington Green – received responses – being sent to John Chessia

Board Comment Requests:

ZBA: 595 Washington Street- no jurisdiction

Planning: 1350 North St.- will require a land disturbance permit; 173 Pemberton St.- no jurisdiction; 505 South St.- Order of Conditions on property, a request for a Certificate of Compliance is needed.

Goetz made a motion to adjourn, seconded by Dyer. The motion carried 5-0-0 (Wiley, Goetz, Dyer, Di Virgilio, Turner). The Commission adjourned at 8:52 PM.

Accepted 7/11/18