

**CONSERVATION  
COMMISSION**

**Town Hall**  
Room 212  
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**Town of Walpole**  
Commonwealth of Massachusetts

**MINUTES**  
Approved



CONSERVATION COMMISSION  
MARCH 13, 2024  
7:00 PM

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

**Commissioners Present:** Betsey Dyer (Vice Chair), Al Goetz, Emidio DiVirgilio, Doug Burchesky, Bailey Ziemba, Dean Bebis

**Staff Present:** Landis Hershey (Conservation Agent), Joshua Baker, Board Assistant

**Absent:** Jack Wiley (Chair),

Dyer opened the meeting at 7:00PM.

**PUBLIC HEARINGS AND DISCUSSIONS:**

***Land Disturbance Permit: 130 West Street; West End Residences LLC***

Dyer read the public notice into record as well as a letter from the Town Engineer. The Town Engineer noted that they have not yet completed a thorough review of the property but did have comments to be addressed.

Chris Cabral, Crossman Engineering, provided an overview of the project. The site currently is improved with three buildings, all of which are proposed for demolition. A mixed use facility will be constructed in place of the removed buildings. This single structure will have commercial properties on the bottom floors and residences on the top with access on West Street and access to the lower level on Spring Street. The new building will be serviced with public water and sewer lines. Currently, the site is fully developed and impervious with no stormwater controls and results in sheet flow off the property, the proposed conditions show an improvement of water retention with the proposed stormwater design able to infiltrate up to the 25-year storm entirely on site. The stormwater system will utilize sediment forebays in the form of grassy trenches which will feed into underground infiltration basins. A significant amount of excavation will be required to build the proposed structure with depths up to 10-feet being excavated. Trees will be planted along the rear of the site and a stockade fence will be installed. New landscaping will be installed along the frontage of the site and the center courtyard of the building will have a small landscaped area.

Hershey inquired if there will be any stormwater control during construction. Cabral confirmed that a temporary sediment trap will be dug on the Northeast Corner. Cabral added that there will also be two construction entrances as well as an erosion control barrier and that material will be hauled away from site. Hershey noted that they will need to install a compost sock for the erosion control barrier as required by the Land Disturbance permit requirements.

Hershey commented that the stockpile location on the plan is small and that the applicant will need to decide where the stockpile will be placed rather than noted nebulously. Hershey asked if there will be a temporary sediment trap. Cabral answered that they will have a temporary trap that will be filled in once the project is complete. Hershey advised that Cabral and his team look at the Stormwater Bylaw Regulations as they have changed in recent years.

Hershey asked if they will be willing to install a bio-retention basin. Cabral explained that there wasn't any room to install one but the forebays will have plantings around them.

Dyer noted that the proposed project will be a great improvement but that the applicant should review the Walpole Bylaw regulations and come back with further detail on the plans.

Goetz asked if the elevation of the Neponset River was lower than that of the work zone. Cabral confirmed that the work was not in the flood zone. Hershey asked if the inside area was at the same grade as Spring Street; Cabral confirmed.

Goetz asked if there was any erosion control barriers in the rear of the property. Cabral noted that there weren't any proposed because the area is higher in elevation in the rear. Goetz noted that it would serve as a good delineation of work and Cabral agreed to install the erosion control barriers in the rear. Goetz noted that the construction basin could get compacted and would need regular maintenance. Cabral confirmed that regular maintenance is described in the Operation and Maintenance plan. Goetz inquired if there was a dewatering plan. Cabral noted that the groundwater was deep but that a dewatering plan is a general requirement for the Stormwater Pollution Prevention Plan.

DiVirgilio noted that the applicant needs to provide more information such as the number of trucks required to move material.

Burchesky noted that the snow storage area is in the same area as the proposed shrubs. Hershey added that further snow storage areas are on top of the waterways that drain the lower level. Cabral noted that the water can go under the snow.

Bebis inquired if Cabral had defined the demolition sequence. Cabral answered he had not. Bebis suggested that Cabral create a sequencing or phase plan which includes a cut and fill plan, truck plan, stockpile plan, including street sweeping conditions. Bebis asked that Cabral provide the commission with details on the wall design as well as the dewatering process.

Bebis asked if Cabral had bored any test holes. Cabral answered that that had and identified groundwater fifteen feet under grade.

Rich McIntosh, Highlands West, expressed concern over snow and stormwater going onto his property and ponds. Bebis noted that the flow was heading away from McIntosh's property and towards the Neponset River. Hershey confirmed with Cabral that no activity is proposed within 100-feet of McIntosh's pond.

Mark Greer, 171 West Street, inquired if the commission could condition that truck traffic be redirected through Spring Street. Dyer reminded that the Conservation Commission does not have authority over traffic patterns.

An Abutter on Clear Pond Drive noted that the ponds in the Highlands West area are interconnected and already experience flooding.

A motion to continue the Land Disturbance Permit hearing for 130 West Street to March 27<sup>th</sup>, 2024 at 7:30 pm was made by Goetz; seconded by DiVirgilio. Motion carries 6-0-0 (Dyer, Goetz, DiVirgilio, Burchesky, Ziemba, Bebis).

***Continued Notice of Intent & Land Disturbance Permit: 241 Norfolk Street, DEP#315-1302; S.M. Lorusso and Sons***

Dyer read the public notice.

Daniel Merrikin, Legacy Engineering, provided an update on the project. Since the last hearing, the applicant has added 18" riprap aprons, added mitigation trees and improved town stormwater management infrastructure within the 25-foot No Disturb Zone.

A motion to close the Notice of Intent and Land Disturbance Permit hearing and issue an Order of Conditions and Land Disturbance Permit was made by Goetz; seconded by DiVirgilio. Motion carries 6-0-0 (Dyer, Goetz, DiVirgilio, Burchesky, Ziemba, Bebis).

***Discussion: Jamie Sears, 367 Stone Street Tree Removal***

Jamie Sears was unable to attend the discussion. The Conservation Commission decided to postpone the discussion until a time that Jamie Sears can attend.

**GENERAL BUSINESS:**

**Minutes**

***Approval of the 9/13/2023 Conservation Commission Meeting Minutes:***

A motion to approve the 9/13/2023 meeting minutes was made by Burchesky; seconded by Ziemba. Motion carries 4-0-2 (Dyer, Goetz, Burchesky, Ziemba voted yes and DiVirgilio and Bebis abstained).

***Approval of the 2/28/2024 Conservation Commission Meeting Minutes:***

A motion to approve the 2/28/2024 meeting minutes was made by DiVirgilio; seconded by Burchesky. Motion carries 6-0-0 (Dyer, Goetz, DiVirgilio, Burchesky, Ziemba, Bebis).

**Correspondence:**

***Letter from Dan Ryan, Ponds Committee***

Dan Ryan appeared before the Conservation Commission to notify the Commission that the Ponds Committee wishes to clean the beach area at Turners Pond by raking the sand and then replacing the sand with new sand in a beach nourishment project.

Hershey explained that what the Ponds Committee intends to do is permitted through the Wetlands Protection Act as a limited project and requires a Notice of Intent filing to be permitted.

Dyer noted that a detailed plan explaining how much sand will be placed should be attached to the Notice of Intent.

Goetz explained that once the Notice of Intent is permitted, the Commission can condition perpetual conditions allowing the routine cleaning and maintenance of the site to avoid extra filings in the future.

The Conservation Commission agreed that a Notice of Intent should be filed for beach nourishment work at Turners Pond.

**The meeting adjourned at 8:21PM.**