

CONSERVATION COMMISSION



Town Hall

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Town of Walpole Commonwealth of Massachusetts

MINUTES
CONSERVATION COMMISSION
SEPTEMBER 12, 2018
6:45 PM

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

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

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

The Conservation Agent Report dated September 12, 2018 was given to members.

Chairman Jack Wiley opened the meeting at 6:45 PM

6:45 PM:

Discussion: Ocean River Institute- Rob Moir, RE: cleaner water/ use of fertilizers:

Rob Moir of Ocean River Institute was present and spoke to the Commission about reducing the amount and fertilizer used on lawns and also reducing the number of times lawn is fertilized during the year. Current problems with the current use of fertilizer were explained and also examples of other Towns that have reduced the usage and amount of fertilizer were mentioned, along with the improvements to the wetlands, water and aquatic life. Moir submitted a draft for a possible Bylaw change to the Town.

7:00 PM:

Notice of Intent, by Rojo Inc., N.E. Pine St./ Rte. 1 (Map 54/ Lot 22), DEP #315-1171:

Wiley opened the hearing, John Glossa of Glossa Engineering was present on behalf of the Applicant. Wiley read board comments from S&W, engineering, and acknowledged that a letter from the Conservation Agent was sent to the Applicant and the Applicants engineer. Glossa explained that the applicant is seeking to build an automatic car wash at the location (2.86 acres), and explained that the wetlands are located offsite surrounding Spring Meadow Brook, with the 100 ft. buffer to the rear of the site, and the 200 ft. riverfront area that also comes onto the site, with the rest of the project falling under Stormwater & Erosion Control Bylaw. It was stated that all washing will stay inside, which will go into a trenching pit to be cleaned and re-used, with 9 gallons total being used to wash one car. The Only water being used from Town water would be if the applicants' water source was out of service/ broken. The approximate use is 250 gallons/day. The infiltration basin will be crushed stone on top with sand on bottom, 36% of lot will be impervious (.92 acres). It was noted that no unloading of soap products etc. will be unloaded outside of the building. Wiley opened the hearing for public comment- which is the following; Dave of Alton St.- concerned about runoff. With additional information and details needed on the construction of Stormwater management and the filing of a Land Disturbance permit,

Goetz made a motion to continue the hearing to Sept. 26, 2018 at 7:15PM, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani)

7:15 PM:

Notice of Intent, by Petrodriver Transportation, LLC., 539 Main St., DEP #315-1170:

Wiley opened the hearing, and read board comments from engineering, and Board of Health. Tom Hevner from Alliance Environmental was present on behalf of the Applicant, along with the Applicant himself, Rich Caldarone, and explained to the Commission that this NOI was filed for remedial excavation of soils under an approved IRA, and therefore is a limited project 310 10.53(q) assessment and remediation of release oil or hazardous waste under the MCP- 310 CMR 40.00. Hevner explained that excavation is within the 100 ft. buffer zone and the 200 ft. riverfront area, with all material of excavation to be removed off-site. Goetz stated that he would like to see the back of Brook cleaned, and a stormceptor be installed in place of the trap. Wiley opened the hearing for public comment –which included Dave of Alton St.- wants berms near trench. Rick Lamothe from NRC was present and spoke on the 305 gallon spill that was large and rare, and explained the system is designed in a working manner. Also present was David Bell (LSP on site). Goetz asked if there was a willingness to update the Stormwater management system other than the replacement of the existing infrastructure. It was stated that a letter should be sent to the property owner and lease holder regarding this matter. Dyer made a motion to close the hearing, seconded by Goetz, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani). Goetz made a motion to issue an Order of Conditions to clean up site as proposed, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani).

7:30 PM:

Continued Notice of Intent, by Susan Brissette, 100 Rustic Rd., DEP #315-1157:

Wiley opened the hearing, neither the Applicant or the Applicants' representative was present, Goetz made a motion to continue the hearing to September 26, 2018 at 7:20 PM, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani)

7:45 PM:

Notice of Intent, Bristol Bros. Development Corp., Renmar Ave. & West St., DEP#315-1173:

Wiley opened the hearing and read board comments from Engineering, Board of health, and Water & Sewer. Applicant Gabe Crocker, and Tom Goddfrey were present, and explained to the Commission that this NOI is for a proposed 105 single family detached Age Qualified Village (AQV). It was stated that the current design has 2.7 times more recharge than needed, with twelve stormwater detention basins. Crocker noted that this project will be in front of the Planning Board in a few weeks. There will be no wetland impacts and no alterations within the 25 ft. no alteration zone, with only 25% of the land being disturbed an impervious area. Hershey stated that due to the size and complexity of the project, it should be peer reviewed by a company that has sent in a bid, which include the following companies; Beta Group; Weston Sampson; Chessia Consulting. Hershey stated until the project is peer reviewed- she has no specific comments at this time. Wiley opened the hearing up for public comment, which there was none. Goetz made a motion to continue the hearing to October 24, 2018 @ 7PM, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani). Goetz made a motion to entertain a third party review for this prokect, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani). Goetz made a motion to choose BETA Group to perform the peer review, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani).

8:00 PM:

Notice of Intent, Kevin Sullivan, 443 North St., DEP# 315-1174:

Wiley opened the hearing, and read board comments from Board of health and engineering. John Glossa of Glossa Engineering was present on behalf of the Applicant. And explained to the Commission that this NOI was

filed in order to connect a single-family house to sewer on North Street, which is a limited project under 10.53(d). There's an existing house with only a foundation now, due to a fire, with an existing cesspool. There are wetlands on both sides of the driveway. Hershey stated that the existing grades are to be maintained after installation, and if dewatering is needed, then water from the trench shall be pumped to settling basin or a silt bag is to be used and pumped to the upland area, as well as erosion controls being extended to wetland flag #12A for construction of the house. Wiley opened the hearing for public comment which included Philip Sanford of 455 North St.: concern over well and the possibility of pipe leaks. Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani). Goetz made a motion to issue an Order of Conditions contingent upon the submission of revised plans, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani).

8:10 PM:

Notice of Intent, David Mucciarone, 290 Summer St., DEP #315-1172:

Wiley opened the hearing, and read board comments from engineering. John Glossa of Glossa engineering was present on behalf of the Applicant, and explained to the Commission that this NOI is for the connection of a sewer line to a single-family house. Hershey stated that there should be two connections (one to an existing house and one for a future house), and that there are additional wetlands on the lot to the north side of the land which were not shown on the plan. Dewatering should take place in the settling basin or a silt sack to be used to upland area. Care shall take place when close to the 4' culvert under Summer Street. 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 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani). Goetz made a motion to issue an Order of Conditions contingent upon the submission of revised plans, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani).

GENERAL BUSINESS/OLD BUSINESS/NEW BUSINESS:

Minutes: Dyer made a motion to accept the minutes of 8/8/18, seconded by Divirgilio, the motion carried 5-0-1 (Wiley, Goetz, Dyer, Turner, Divirgilio in favor; Milani abstained)

South St. conservation land - 545 South Street Southside Neponsett LLC.: Goetz made a motion to accept the donated property, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani)

Enforcement Orders/ Notice of Noncompliance:

1900 Main St.: Hershey stated did a site visit on 8/15/18 and the wetland area was revegetating nicely. A split rail fence was constructed and signs (not to spec.) were put up. Additional grading and installation of gravel was done in the open area. No stormwater collection system, is currently in place, and the stormwater swale was covered in vegetation, and the septic system is not in place yet.

Boyden Estates: Hershey stated the site is currently stable with ongoing erosion control methods being put in place to prevent sedimentation to the wetlands.

Requests for Certificate of Compliance:

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

Requests for Extension:

Order of Conditions, Louis Hoegler, Lost Brook Trail DEP# 315-847: Goetz made a motion to issue a 1 yr. extension, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani)

Order of Resource Area Determination, Bristol Bros. Development, parcels off Renmar Ave.

DEP# 315-1092: Goetz made a motion to issue a 1 yr. extension, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Divirgilio, Milani)

Correspondence/ Other Business:

Jacobs Engineering Inc. to Con. Comm. (8/29/18) Re: Appeal of Order of Conditions of DEP #315-1169 (Restoration of siding- Framingham Secondary Line) : Hershey explained that the DEP is looking to meet regarding the appeal- a date and time will be scheduled in the coming days.

Board Comment Requests:**ZBA:**

19 Maude Terrace (3 season room): no jurisdiction

PB:

Rojo Car Wash (Pine St./ Rte. 1): currently before the Commission- continued date of 9/26

173 Pemberton: no comment

810 North Street (Scenic Rd.): no comment

Pulte Homes of N.E. (767-777 East St.): Commission has issued an OOC.

Goetz made a motion to adjourn, seconded by Dyer. The motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Di Virgilio, Milani). The Commission adjourned at 10:15 P.M.