

**CONSERVATION  
COMMISSION**



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

MINUTES  
CONSERVATION COMMISSION  
SEPTEMBER 25, 2019  
7:00 PM

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

Present: Jack Wiley (Chairman), Al Goetz, Betsey Dyer, Roger Turner, Doug Burchesky

Absent: Emidio Di Virgilio

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

The Conservation Agent Report dated September 25, 2019 was given to members.

Wiley opened the meeting at 7PM

7:00 PM:

**Notice of Intent, Robert Chase, 6 Northwood Dr., DEP# 315-1209:**

Wiley opened the hearing and read Board comments. Was present on behalf of Applicant was Peter Lyons of Collins Engineering, and stated to the Commission that this is for a proposed septic system replacement within the buffer zone. Hershey stated that erosion controls should be installed at the front of the lot to prevent sedimentation to the roadway until the area is stabilized with a firm vegetated area and a condition should be that any stockpile of fill shall be surrounded with erosion controls. Wiley opened the hearing to the public for comment, which there was none. Goetz made a motion to close, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Burchesky). Goetz made a motion to issue an order of conditions, with standard conditions, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Burchesky)

7:15 PM:

**Notice of Intent, Rolls Royce Marine N. America, Inc., 110 Norfolk St., DEP #315-1210:**

Wiley opened the hearing and read board comments, along with a letter of support submitted by Larry Southwood of Macdonald Circle. Joanna Hilvert of Macchi & Macchi was present on behalf of the Applicant, along with Don Fransen of Rolls Royce, and Eric Cordis of Narragansett Engineering. It was explained to the Commission that this NOI is for the proposed additional expansion of building 3, to allow more work to be done inside, and reduce transportation amongst the buildings. The proposed expansion will be a 30,651s.f. addition to building 3, with most of the construction taking place in the previously disturbed area. Wiley read the letter from the Town Engineer that outlined additional questions regarding the stormwater report and should meet with the Town Engineer to address the items. 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, Burchesky). Goetz made a motion to issue an order of conditions contingent upon the Applicant meeting with the Town Engineer regarding comments mentioned, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Burchesky)

7:30 PM:

**Amendment to Order of Conditions, Benchmark Senior Living, 160, 170 & 180 Main St., DEP #315-1199:**

Wiley opened the hearing and read board comments. Devin Ward of Bohler Engineering was present on behalf of the Applicant, along with Joanna Hilvert of Macchi & Macchi, and stated to the Commission that the Applicant is proposing changes to the previously issued OOC for an addition and 8 new single standing buildings approved under DEP #315-1199. The amendment includes expanding the access roadway to 20 ft. in width as requested by the Fire Department. The Applicant minimized additional impacts to the wetland resource areas by providing additional stormwater infiltration and by constructing a retaining wall to minimize fill. The Applicant is also proposing to use reinforced concrete grass pavers to create a stable enough surface for the Fire Dept. to navigate the emergency apparatus vehicles. 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, Burchesky). Goetz made a motion to approve the amendment to the order of conditions, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Burchesky)

7:45 PM:

**Continued Notice of Intent, Wall Street Development Corp., Burns Ave, DEP #315-1200**

Wiley opened the hearing, Applicant Lou Petrozzi of Wall Street Development Corp. was present, as well as Rob Truax of GLM Engineering. Petrozzi stated that a SUP -D plan was submitted to the Commission dated 9/20/19 that includes additional information on the restoration plantings. Hershey stated that on the final plan set, SUP-D and SUP-C should be combined. The fill material to replace the removal of the waste materials for the buffer restoration area should also be included on the plan. It was also recommended that a comprehensive list of plans with dates, reports/ letters with dates, including the full revised stormwater report date should be provided to the Commission prior to rendering a decision. Wiley opened the hearing up to the public for comment, which there was none. Goetz made a motion to continue the hearing to 10/9/19 at 7:45 in Room 112, seconded by Dyer, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Burchesky)

8:00 PM:

**Continued hearing, Stormwater and Erosion Control Bylaw Regulation/ Walpole Wetland Protection Bylaw Regulations:**

Wiley opened the hearing, Hershey stated that she would like to continue the hearing for further research, or close the hearing since DEP is currently in the process of revising the Stormwater Standards, and the Commission may not need to revise because of DEP's future revisions. Dyer made a motion to close the hearing, seconded by Turner, the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Burchesky)

8:05 PM:

**Continued Notice of Intent, Supa Cars, LLC., 1900 Main St., DEP #315-1186:**

Wiley opened the hearing, and read the letter addressed to the Commission from RAV Associates that was submitted last week from the Applicant. Richard Volken from RAV Assoc. was present on behalf of the Applicant and provided the Commission with an update, and that the tight tank is still not installed. Wiley suggested that Volken provide the Commission with a written updated report before the next meeting on 10/9/19, at which then the Commission will decide if the item will be placed in the agenda again as a hearing. Volken agreed that he will provide the Commission with a written update before the 10/9/19 meeting.

**Enforcement Orders/ Notice of Noncompliance** (Vote may be required)

Main St. #1900, DEP #315-1043 (deadline 5/1/18) – updated at hearing

Boyden Estates – Summer Street DEP #315-1099 – Notice of Noncompliance 4/25: Wiley stated the magistrate ruled that Petrozzi must pay a fine.

Patriot Tavern – 100-104 Main St.: no update at this time. If no one is present to address this item at the next meeting, the Commission will issue a fine.

**Board Comments**

ZBA- 960 West St: activity appears to be over 200 ft. from wetlands

ZBA- 2181 Prov Hwy: not within jurisdiction

ZBA- 990 Bos. Prov. Hwy: received OOC from Conservation

ZBA- 9 Country Club Dr.: not within jurisdiction

PB- definitive plan for industrial subdiv.- no comments

Dyer made a motion to adjourn, seconded by Goetz , the motion carried 5-0-0 (Wiley, Goetz, Dyer, Turner, Burchesky)

**The meeting adjourned at 9:30 PM.**

Accepted 10/9/19