

**CONSERVATION  
COMMISSION**

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

**MINUTES**  
**Approved 2/8/2023**



**CONSERVATION COMMISSION**  
**JANUARY 25, 2023**  
**7:00 PM**

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

Commissioners Present: Al Goetz (Vice Chair), Betsy Dyer, Emidio DiVirgilio, Doug Burchesky, Bailey Ziemba, Dean Bebis, Landis Hershey, Conservation Agent

Absent: Jack Wiley (Chair)

Goetz opened the meeting at 7:00PM.

**PUBLIC HEARINGS AND DISCUSSIONS**

***RDA – 410 North Street – John Serhant***

Goetz read the public hearing notice and letter from the Board of Health.

Bob Mangerotti represented the applicant and explained the project. They intend to install a guard rail along the driveway adjacent to the wetlands and expand an existing deck to accommodate a door being relocated.

Hershey explained the plans and that the guard rail is allowable under the WPA.

Goetz asked how the deck will be excavated, and the applicant explained that they will only require one post hole for the deck which would be dug by hand.

DiVirgilio asked about flagging on the plan and Hershey explained that they are the wetlands.

**Motion to close the Public Hearing for *RDA – 410 North Street – John Serhant* was made by Goetz, seconded by DiVirgilio. Motion carries 6-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba, Bebis).**

The Commission discussed conditions, including 2 plaques be installed on the guardrail.

**Motion to issue a Negative 3 Determination of Applicability for *410 North Street – John Serhant* was made by Goetz, seconded by DiVirgilio. Motion carries 6-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba, Bebis).**

## **GENERAL BUSINESS**

### ***Master Plan Update – None***

#### **Extension**

##### ***255 Bullard Street – DEP# 315-971***

**Motion to grant a 12-month extension for the Order of Conditions to 255 Bullard Street – DEP# 315-971 was made by Dyer, seconded by DiVirgilio. The motion carries 6-0-0. (Dyer, DiVirgilio, Burchesky, Ziemba, Bebis).**

#### **PUBLIC HEARINGS AND DISCUSSIONS**

##### ***Continues LDP – 2250 Boston-Providence Highway – Glossa Engineering***

Hershey read the notice of public hearing.

Glossa provided revised plans to the commission explaining the changes.

Burchesky asked about dog waste and Glossa explained that it will be packaged and disposed of.

Goetz asked if the building is on a slab, and Glossa replied yes.

**Motion to close the Public Hearing for LDP – 2250 Boston-Providence Highway – Glossa Engineering was made by Goetz, seconded by Dyer. Motion carries 6-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba, Bebis).**

**Motion to Issue the Land Disturbance Permit for 2250 Boston-Providence Highway – Glossa Engineering was made by Goetz, seconded by Dyer. Motion carries 6-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba, Bebis).**

#### **Correspondence**

Eversource notified the commission that Row 4A will continue with vegetation management.

#### **PUBLIC HEARINGS AND DISCUSSIONS**

##### ***Continued NOI – 132-136-140 Washington Street – Thomas Powers – DEP#315-1278***

Hershey read the notice of public hearing

The applicant has requested a continuance.

**Motion to continue the Public Hearing for the NOI – 132-136-140 Washington Street – Thomas Powers – DEP#315-1278 to February 8<sup>th</sup>, 2023 at 7:00PM was made by Dyer, seconded by Goetz. Motion carried 6-0-0 (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba, Bebis).**

##### ***Notice of Noncompliance – Peach Street – Andrew Adams, New World Subdivisions***

Hershey explained that new world estates was permitted a land disturbance permit and a DOA for Peach Street. Isolated wetlands are located behind 14 and 24 Peach Street.

Trees and vegetation were removed within the buffer zone.

Andrew Adams, contractor for the project at Peach Street, admitted to clearing the trees, explaining that he misread flagging on the property. He is working with Dan Merrikan, who has created a restoration plan for the project.

They intend to plant 8 to 10 trees along with blueberry bushes in the affected area

Holly, Dalton, owner of 14 Peach St., explained that she is concerned with water on the property now that those trees are no longer there to absorb it.

Dyer suggested, larger trees, and insurances that those trees will thrive.

Goetz would like to see a wetland scientist, or a restoration professional involved.

Hershey suggested trees that are larger than 1 inch, recommending 4 to 6-inch caliper trees.

Goetz explain that there are legalities involved if and when you clear someone else's land. He does not want the Commission to be liable, and therefore resolution must be met. Ziemba asked if wetland boundary markers were not visible and suggested that plaques could help.

The applicant will return on February 8 with a detailed planting plan that has also been approved by the effected abutter.

**Motion to close the January 25, 2023 conservation commission meeting was made by Dyer, and seconded by Bebis. Motion carries 6– 0–0. (Goetz, Dyer, DiVirgilio, Burchesky, Ziemba, Bebis).**