

CONSERVATION COMMISSION

MINUTES (Approved 4/25/12)

APRIL 11, 2012

**PRESENT: J. Wiley, Chairman
A. Goetz, Vice Chair
B. Dyer, R. Turner, D. Adams, S. Sparks**

Absent: J. Finnigan

Also Present: L. Hershey, Conservation Agent

Conservation Agent report given to the board

**PUBLIC HEARING
PLIMPTON ST. #240-242
PLIMPTONVILLE CROSSING
AMENDMENT
DEP# 315-987**

Opened: 7:00

Mr. Wiley read the advertisement from the Walpole Times and Certificate of Mailings were collected

Mr. Wiley read board comments into the record

Mr. Rick Merrikin, Merrikin Engineering and applicant John Marino were present.

Mr. Merrikin presented plans entitled "Plimptonville Crossing 24-242 Plimpton St. Site Plan" dated 10/20/11. A revised, smaller plan was given to the board dated 3/8/12. Mr. Merrikin stated the purpose of this filing is the request to amend the Order of Conditions which was issued in 2008. The project is being expanded from the approved 10 unit plan to 16 multi-family units. He stated there are minor differences as far as conservation concerns, with the most significant one being the elimination of two of the duplexes that are close to the resource area. Mr. Merrikin stated all of the other development is outside of the riverfront and buffer, only drainage is affected. Drainage calculations dated March 8, 2012 were submitted with the filing. Mr. Merrikin stated that since the units will be eliminated the basin area will consist of all vegetation, and underground infiltration has been replaced by using the original basin as an infiltration one with a forebay. Roof infiltration will connect into a driveway drain as it did originally and a catch basin will be put in back to collect water running in that direction. Erosion controls will be in place including fencing around the limit of work. Mr. Merrikin stated that per the Town

Engineer, an access way has been installed to the open basin area. He also stated the drainage calculations are new and based on up to date stormwater regulations.

Ms. Hershey stated she would like to see plan showing construction related control of erosion and sedimentation for the whole site. She also stated an Erosion control and sedimentation plan for construction needs to be filed. A SWPPP is also required. Ms. Hershey would like to see a phasing plan and more detail. She discussed stormwater management and asked if he looked at low impact development

Mr. Merrikin stated the whole site flows in one direction so there is no way to incorporate small basins in this particular case

Mr. Turner brought up and the commission discussed Alston Dr. and their water concerns. Mr. Merrikin stated there will be less water impact with the new design.

Ms. Dyer asked about the swale and if there is a maintenance program to keep it clean. Mr. Merrikin stated it will be in the O&M plan and that some vegetation growth is okay in his opinion

Mr. Goetz discussed that DEP and Neponset Watershed is concentrating on the removal of bacteria and pollutants, and the importance of trying to stay away from the old basin design. He also stated he hasn't seen soil tests and wonders how much they can absorb.

Mr. Merrikin stated nearly all water is being infiltrated and the alternative is to put in an underground infiltration field. Due to maintenance issues he is trying to avoid this if possible. He stated the soils are okay but he has no figures on it. Data in the drainage report show most of the water is infiltrated and will pass through the soil before getting into the Neponset.

Mr. Goetz asked if the current owner will be selling or managing the property once completed

Mr. Marini, owner, stated he plans on managing the property as he has for years with the many other properties he owns.

Mr. Wiley asked how the infiltration will be maintained

Mr. Merrikin discussed the drainage profile on shown on page nine of the plan along with the drainage calculation. He stated the roof infiltrates to roof drains which takes care of much of the water.

Mr. Wiley asked for questions or comments from the audience

Lisa Rubini, 8 Allston Dr. stated a lot of her questions have been answered and after talking with the Town Engineer her understanding is much of the water issues will be reduced with this new plan

Mr. Wiley stated a Stormwater Management Plan is required

Mr. Charlie Carr, 236 Plimpton.St. gave a letter to the chairman dated April 11, 2012 on behalf of a few of the neighbors with comments and concerns regarding buffer and drainage considerations. He stated this letter was also given to the Planning and Zoning Boards.

Mr. Gary Cieplik, 224 Plimpton St. stated he would like to know what recourse the neighbors have should there be problems with runoff during and after construction and Mr. Wiley stated he should call the conservation commission office.

Mr. John Marini, owner of the property stated this is controlled construction and before occupancy, the property needs to reflect exactly as the plan shows.

Mr. Goetz made the motion to continue the Public Hearing until April 25, 2012 at 8:00 p.m.

Ms. Dyer seconded the motion

Vote: 6-0-0

CONT. PUBLIC HEARING

NOTICE OF INTENT

SOUTH ST. #400 (SOUTHRIDGE FARM)

DEP# 315-987

Opened 7:55

Mr. Wiley read the advertisement from the Walpole Times. Mr. Wiley stated this hearing was opened on March 28th and was continued until this evening.

Mr. Wiley read a letter into the record dated April 10, 2012 from the applicant's representative who has requested continuing the hearing until the commission's next meeting, as more work needs to be completed at this time.

Mr. Goetz made the motion to continue the Public Hearing until April 25, 2012 at 7:45

Ms. Dyer seconded the motion

Vote: 6-0-0

EXTENSION

Industrial Rd. #18

DEP# 315-850

Mr. Goetz made the motion to issue a one year extension for 18 Industrial Rd.

Ms. Dyer seconded the motion

Vote: 6-0-0
MINUTES

March 28, 2012

Ms. Dyer made the motion to approve the Minutes for March 28, 2012
Ms. Sparks seconded the motion
Vote: 6-0-0

OTHER BUSINESS
TURNERS POND

The commission discussed the need to put a 6" board in the pond to bring up the level. They discussed that the levels have dropped steadily in the last week. The board also discussed that the gate needs to be put back up which has been requested numerous times and still has not happened. Mr. Turner requested additional signs to be put on Mill Pond as well

OTHER BUSINESS
ATLANTIC CT.

Mr. Michael Viano came before the board to discuss options involving Atlantic Ct.

Mr. Wiley stated this was for discussion purposes only and no decision or vote would take place this evening.

Mr. Viano suggested the board consider another option involving the land on Atlantic Ct. He presented a plan to ANR the property into two estate lots instead of building the subdivision. Lot 5 would not be donated to the conservation commission but the upside would be there is less environmental impact. The commission and Mr. Viano discussed the pros and cons and decided to schedule a site visit for Saturday April 21, 2012 at 8:00 a.m. at Atlantic Ct.

OTHER BUSINESS

Ms. Hershey told the commission she is in the process of working on a display depicting Open Space areas in Town to put in the new Library. She gave the commission a print out of trail locations shown on a map that will be displayed. The commission gave their input on the trails including additions.

BOARD COMMENTS

ZBA

Stone St. #341 – Ms. Hershey sent a letter to the owner and copied the Zoning Board of Appeals regarding 341 Stone St. She stated there should be no storage of masonry

products within the 25 ft. no alteration area as shown on the plan and there is an open Order of Conditions on this property.

R-Technologies – 160 Elm St. Ms. Hershey stated the applicant is asking to store materials inside the building located at 160 Elm St. The commission discussed concerns about safe storage and the use of these materials as they will be near the brook and the Neponset River.

ENFORCEMENT ORDERS

Ms. Hershey stated there is nothing new on the following Enforcement Orders:

Tanglewood Dr. #8, Main St. (Triton Car Wash), West St. #440, South St. #400, and the Trails Subdivision (Crosswoods Path).

APPEALS

Ms. Hershey stated there is no new correspondence on the Appeal for Frontier Dr. Lot 18

CORRESPONDENCE

The following correspondence was discussed and available for the commission to review

- Coneco Engineers – Allied Recycling Reports
- Board of Selectmen letter – Resolution (Sunnyrock Farms) support private purchase of Sunnyrock

Mr. Goetz made the motion to adjourn

Ms. Dyer seconded the motion

Vote: 6-0-0

MEETING CLOSED: 10:00