

CONSERVATION COMMISSION

MINUTES (Approved 4/11/12)

MARCH, 28, 2012

Present: J. Wiley, Chairman
A. Goetz, Vice Chairman

B.Dyer, D. Adams, S. Sparks, R.Turner (left at 7:00), J. Finnigan

Also Present: L. Hershey, Conservation Agent

The conservation commission met with the ponds committee at 6:30 p.m for an informal discussion

MEETING OPENED: 7:00

PUBLIC HEARING NOTICE OF INTENT SOUTH ST. #400 (SOUTHRIDGE FARM) DEP# 315-987

Opened: 7:02

Mr. Wiley read the advertisement from the Walpole Times. Green cards were collected

Mr. Wiley read board comments into the record

Mr. Rob Truax, GLM Engineering was present representing applicant P.J Hayes who was also present. Plans entitled "Site Plan of Land, Southridge Farm in Walpole MA " dated 2/7/12 were given to the board members to review.

Mr. Truax stated this filing is for the complete project proposed for Southridge Farm. He stated he is in the process of completing additional drainage calculations to make sure it is in compliance. Mr. Truax stated he has filed with the Planning Board for site plan approval and a variance with the Zoning Board of Appeals. Mr. Truax stated the proposal to construct an outdoor display area for retail material ,a new access driveway replacing the existing one and associated grading to accommodate outdoor storage bins, displays, office building and parking. Mr. Truax stated a drainage system is being designed to mitigate and includes deep sumps catch basins, manholes, culverts and infiltration systems. Mr. Truax stated the catch basins on South St. are in bad shape and the intent is to replace it and put in a new headwall, but if the Town isn't comfortable he doesn't need to do it. They are not connecting to Town Sewer. Mr. Truax discussed the proposal for a

10ft. high retaining wall with material bins located in front, and fencing going along the pavement. He discussed detail of the drainage system. Mr. Truax stated everything is going to be recharged.

Ms. Hershey stated she has been to the site and has looked over the stormwater management plan. She asked about low impact design methods and methods for controlling bacteria

Mr. Truax stated it is all low impact and designed to stay on site and recharge. He also stated there will be TSS removal prior to discharge

Ms. Hershey stated she noticed two isolated wetlands which could possibly be vernal pools. She would like to see them put on the plan.

Mr. Finnigan asked if the proposed basin extends into the easement where Algonquin Gas is located and is it permissible.

Mr. Goetz discussed the EPA is zeroing in on the bacteria issue that Ms. Hershey brought up. They are looking to treat stormwater for bacteria issues and the boards are being mandated to review these things.

Mr. Wiley stated an Operation and Maintenance plan needs to be in place

Mr. Goetz made the motion to continue the Public Hearing until April 11, 2012 at 7:15 p.m.

Ms. Dyer seconded the motion

Vote: 6-0-0

PUBLIC HEARING

NEPONSET ST. #100

AMENDMENT/ EXTENSION

DEP# 315-848

Opened: 7:44

Mr. Wiley read the advertisement from the Walpole Times and Green cards were collected.

Ms. Stacy Minihane and Trent Hayden of Beals and Thomas were present representing the applicant, Baker Hughes Oilfield Operations, Inc. Plans of the monitoring wells installation were included in the request of extension/amendment dated 4/15/08. Ms. Minihane stated they come before the commission requesting a one year extension to the open Order of Conditions, DEP# 315-848, and are also requesting the Order be amended with proposed changes.

Ms. Minihane stated there has been ongoing remediation on site and they are proposing the installation of eighteen (18) monitoring wells and conducting seven (7) geoprobe

transects. Some areas of the proposed work are located within the BVW, the 100 ft. buffer, the 25 ft. no disturb and riverfront area. Ms. Minihane stated she has spoken with the Town Engineer and will also have conversation with MassDot as work along Washington St. will be going on. Erosion controls shall be in place. Ms. Minihane stated there will be no need for small trees to be removed as originally proposed due to the new access route.

Mr. Wiley asked for questions or comments from the audience

Ms. Debbie Killop, Willow St. asked if this project will affect the wetlands and cause flooding on Willow St.

Mr. John McKoskey asked to see the access road on the map

Mr. Goetz made the motion to close the Public Hearing

Ms. Dyer seconded the motion

Vote: 6-00

Closed: 7:52

Mr. Goetz made the motion to approve and issue a one year extension

Ms. Dyer seconded the motion

Vote: 6-0-0

Mr. Goetz made the motion to approve the amendment as proposed for Order of Conditions DEP #315-848

Ms. Dyer seconded the motion

Vote: 6-0-0

**PUBLIC MEETING
REQUEST FOR DETERMINATION
CLARKS POND (Picnic Tables)**

Opened: 8:05

Mr. Wiley read the advertisement from the Walpole Times.
Certificates of mailing were collected

Ms. Hershey presented the commission with the Clarks Pond GIS dated 3/7/12, and stated this filing is the proposal to pour four (4) concrete pads approximately 4x6 for picnic tables near Clarks Pond. She stated the Ponds Committee is hoping to do this due to vandalism with the picnic tables this past year. They want to be able to lock the tables down. The work will be within 100 ft. of the wetlands but with no impact on them.

The commission had no concerns with this project and recommend a Negative 3 Determination be issued

Mr. Goetz made the motion to close the Public Hearing

Ms. Dyer seconded the motion

Vote: 6-0-0

Closed: 8:10

The commission discussed the removal of any excavated materials be a special condition

Mr. Goetz made the motion to issue a Negative 3 Determination with conditions

Ms. Dyer seconded the motion

Vote: 6-0-0

**PUBLIC HEARING
NOTICE OF INTENT
NORTH ST. #1240
DEP# 315-988**

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

Mr. Rick Goodrow, of United Consultants was present along with applicant Mr. Lorusso. Mr. Goodrow presented plans to the commission entitled "Site Plan 1240 North St. Walpole MA, and dated 3/5/12". Mr. Goodrow stated this proposed project is for the construction of an addition and deck located within 100 ft. buffer. He stated the limit of disturbance is the limit of work. Mr. Goodrow stated detail of erosion control is on the plan.

Ms. Hershey stated she has been out on the site and the wetlands area is similar to a meadow area which is hayed. She stated her recommendation as a special condition is to state the wetland area can be hayed but not filled

Mr. Wiley asked for comments or questions from the audience.

Mr. Goetz made the motion to close the Public Hearing

Ms. Dyer seconded the motion

Vote: 6-0-0

Closed: 8:15

The commission discussed the wetland area should not be considered a lawn, and mowing for haying purposes be a special condition

Ms. Dyer made the motion to approve and issue an Order of Conditions with special conditions

Mr. Goetz seconded the motion

Vote: 6-0-0

**CONT. PUBLIC HEARING
NOTICE OF INTENT
KEVINS WAY #7
DEP# 315-986**

Opened: 7:16

Mr. Wiley read the advertisement from the Walpole Times and green cards were collected. This hearing was opened on March 14, 2012, and at that time the applicant submitted a letter requested the Hearing be continued until tonight.

Mr. Wiley read board comments into the record.

Applicant, Mr. Joseph Proia was present along with Mr. Peter Commerford who came before the board as owner of the subdivision. Revised plans entitled "Plan of Land in Walpole, MA" dated March 26, 2012 were presented to the board to review.

Mr. Commerford stated this filing has also gone through the Zoning Board of Appeals recently and has been approved. The filing is the proposal to construct a single family home at 7 Kevin's Way.

Ms. Hershey stated she has been on site and this lot in the last one to be constructed on Kevin's Way. She also stated the wetlands line has been approved under the subdivision plan. Ms. Hershey stated the importance of correct erosion control during construction as sedimentation will travel down towards the wetlands and could pose a problem.

Mr. Sparks asked about dewatering

Mr. Proia stated it is not anticipated there will be digging.

Ms. Dyer stated she felt no alteration plaques should be in the back of the lot for future homeowner to know it is a no disturb area.

After discussion, the board and applicant decided that although there are some existing plaques in the back already, two more shall be added.

Mr. Wiley asked they be shown on the plan.

Mr. Goetz asked about the maintenance of the basin, and who is responsible.

Mr. Commerford stated the association is responsible to clean and maintain the basin. He also stated an access road is in place per the Town Engineer so inspections can take place.

Mr. Wiley stated the retention basin needs to be shown on the plan
Mr. Wiley asked for comments or questions from the audience

Mr. Goetz made the motion to close the Public Hearing

Ms. Dyer seconded the motion

Vote: 6-0-0

Closed: 8:30

Two additional placques will be shown on the plan and the location of the existing ones as well. Grades must be stabilized after final construction; erosion controls shall be in place and is the limit of work. Revised plans as discussed shall be received prior to the issuance of the Order of Conditions.

Mr. Goetz made the motion to approve and issue the Order of Conditions

Ms. Dyer seconded the order

Vote: 6-0-0

ENFORCEMENT ORDERS

Triton Car Wash

Main St. #757

Joe Pandolfo, contractor for Triton Car Wash, and Felix Taranto were present and gave handouts to the commission showing what the plan of action is to remedy the enforcement issue per the Boards instruction at the last meeting. Mr. Pandolfo went through the handout step by step to show corrective measures and address the commission's concerns.

Ms. Hershey stated she would update the enforcement order as the Board was satisfied with the owner's proposal to correct the issues.

THE TRAILS SUBDIVISION – NON COMPLIANCE

Mr. Ron Priore had been issued a letter of non-compliance for land clearing during construction. He was present to discuss the violation with the commission. Ms. Hershey explained that when the filing was permitted under the Wetlands Protection Act and Bylaw and Land Disturbance, the area in question was not supposed to be altered. Mr. Priore is also going before the Planning Board for the request to remove 70,000 s.ft of Buffer and has asked the commission not act on this violation until the Planning Board meeting is over. He stated he had to remove a small amount of the buffer when he sold one of the homes. Mr. Priore also discussed that he has given 94,000 s.ft. to the Town. The commission discussed Mr. Priore needs to come back before the board and request an amendment to the Order of Conditions once the Planning Board meetings are over. A letter will be sent to the Planning Board stating the owner has agreed with the

conservation commission that 20 ft. of a landscape buffer would be left where feasible and there would be no above ground structures.

Mr. Goetz made the motion that a minimum of 20 ft of landscape buffer shall be left untouched as agreed to with Mr. Priore

Ms. Dyer seconded the motion

Vote: 6-0-0

CERTIFICATE OF COMPLIANCE

HORSESHOE CIR. #4

DEP# 315-968

Ms. Hershey stated she went out to look at this property. Wetlands had been altered during construction and the applicant has proposed he replant a 400 s.ft area. The board discussed the applicant just put some more plantings in along the wetlands. The board decided to hold off on issuing a Certificate until the plantings are in.

MINUTES

MARCH 14, 2012

Ms. Dyer made the motion to approve the Minutes for March 14, 2012

Mr. Adams seconded the motion

Vote: 3-0-2 (Mr. Finnigan and Mr. Wiley abstained)

OTHER BUSINESS

Buttimers Property – A letter was received by the Board of Selectmen of a notice to sell regarding this property.

ENFORCEMENT ORDERS

South St. #400 – There will be a review this spring

West St. #440 and Tanglewood Dr. #8 – Nothing new on these

CORRESPONDENCE

The following Correspondence was discussed and available for the board to review:

- AMEC Report – 2012 Operational Plan
- Board of Selectmen letter – attendance/reappointment of Board Members

Mr. Adams made the motion to adjourn

Mr. Sparks seconded the motion

Meeting Closed: 10:00 p.m.