

# **CONSERVATION COMMISSION**

## **MINUTES (Approved 8/8/12)**

**JULY 11, 2012**

Present: J. Wiley, Chairman

A. Goetz, Vice Chairman

B. Dyer, R. Turner, S. Sparks, J. Finnigan

Absent: D. Adams

Also Present: L. Hershey, Conservation Agent

Conservation Agent report given to the board

### **MEETING OPENED:**

### **PUBLIC HEARING NOTICE OF INTENT STARLIGHT DR. #8 DEP# 315-994**

Opened: 7:00

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

Board comments read into the record

Mr. Dan Merrikin, Merrikin Engineering was present representing the applicant. Plans entitled "8 Starlight Dr. Site Plan of Land in Walpole MA" and dated June 14<sup>th</sup> with a revision date of 7/11/12 was presented to the board. Mr. Merrikin stated the applicant is proposing to install a sports court in his backyard with half of it extending into a wooded area at the back of his lot. Wetlands are located in this area and have been delineated. Mr. Merrikin stated that as part of this proposal, the area to the right of the house needs to be widened slightly to enable the equipment to get into the back as there is no room on the other side. They are proposing the court being paved and a chain fence will surround it. He stated erosion controls shall be in place during construction and work will be outside the 25ft no-disturb area. Mr. Merrikin stated a trench drain to provide infiltration and treatment of stormwater will be installed at the suggestion of the agent.

Ms. Hershey stated she has walked the site she suggested the new slope have shrubs or groundcover of some sort put in. A wildflower seed mix was suggested.

Mr. Goetz stated he liked the idea of the wildflower seed mix if native shrubs were not planted rather than a mowed lawn.

Mr. Wiley asked for questions or comments from the audience

**Mr. Goetz made the motion to close the Public Hearing**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**Closed: 7:12**

As a special condition, the commission discussed putting in a wildflower mix located behind the sports court and on slope to the right of house as approved by the agent.

**Mr. Goetz made the motion to approve and issue an Order of Conditions with conditions**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

## **MINUTES**

**JUNE 27, 2012**

**Ms. Dyer made the motion to approve and accept the minutes for June 27, 2012**

**Mr. Goetz seconded the motion**

**Vote: 4-0-2 (Mr. Sparks and Mr. Finnigan abstained)**

## **ENFORCEMENT ORDERS**

Ms. Hershey stated the Enforcement Orders on 400 South St. and the Triton Car Wash on Main St. are status quo

## **APPEALS**

### **Frontier Dr. Lot 18**

Ms. Hershey stated there has been no correspondence regarding Lot 18 Frontier Dr

## **OTHER BUSINESS**

Turners Pond – Ms. Hershey stated the ponds committee sent a list to her of things they wanted to do regarding the ponds. The commission discussed having the ponds committee come in for discussion to let the board know what some of the projects they would like to do.

**PUBLIC HEARING  
NOTICE OF INTENT  
BARACHIAH LN. LOT 1  
DEP# 315-993**

**Opened: 7:20**

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

Mr. Wiley read board comments into the record

Mr. Michael Crounse, Adept Engineering., Inc. was present representing the applicant. Plans entitled "Permit plan Site Plan Lot 1 Barachiah Ln. Walpole Ma" dated June 13, 2012 was presented to the board for review. Mr. Crounse stated that Lot 1 was a previously approved lot that was subdivided. An Order of Condition had been issued but never recorded and has expired. This filing is for the construction of a single family walk-out dwelling. The house location has been moved thus reducing impact to the buffer zone. Mr. Crounse stated there will be no changes in the buffer for utility work as all work is outside of the buffer. He stated the developer and Engineering Dept. have had communication in addressing the sewer connection to Lafayette Dr.

Ms. Hershey asked about fill and stockpiling. She would like the name of the person who flagged the wetlands added onto the plan.

Mr. Crounse stated fill will be brought in to bring the front of the house up to grade and provide a more gradual driveway entrance. He stated stockpiling can be located outside of the buffer and noted on the plan. He stated he wants to keep as much of the work to the front of the property as possible. Mr. Crounse stated straw wattles will be used for erosion control

Ms. Dyer asked if the lawn area is proposed to go to the 25ft. no disturb

Mr. Crounse stated the location of the wattles is the limit of work

Mr. Goetz discussed his concerns with the use of the use of a grinder pump and the lack of capacity

Mr. Crounse stated it's an oversized pump with a 150 gallon capacity and storage above the pump as well. He stated it is watertight and has an alarm should it fail

Mr. Goetz would like to see more storage capacity

Mr. Wiley discussed the alarm not working during a power failure and would the pump work

Mr. Crounse stated he could look into the pump being connected to a separate generator

Mr. Wiley asked for questions or comments from the audience

The commission discussed speaking with the Board of Health to gather more information before the issuance of an Order of Conditions. Revised plans shall be submitted showing verifications of the sizing and plaques every 35ft. shall be put on the plan to show the limit of work along the buffer zone

**Mr. Goetz made the motion to close the Public Hearing**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**Closed: 7:50**

**Mr. Goetz made the motion to approve and issue the Order of Conditions for Lot 1 Barachiah Ln. with conditions**

**Ms. Dyer seconded the motion**

**Vote 6-0-0**

**PUBLIC HEARING**

**NOTICE OF INTENT**

**NORTHRIDGE FARM**

**DEP# 315-994**

**Opened: 7:50**

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

Mr. Wiley read board comments into the record

Mr. John Glossa, Glossa Engineering and Mr. Michael Viano were present as well as Sean MCaphee of Northridge LLC. Plans entitled "Northridge Farm a Single Family Subdivision Walpole MA" dated April 24, 2012 and revised May 23, 2012 was given to the board to review.

Mr. Glossa stated this filing is for the construction of a new single family residential subdivision and construction of a roadway. This subdivision consists of five (5) lots. Mr. Glossa stated a wetlands crossing is required in this project and needs conservation approval. He gave a brief overview of the area and discussed the division of the property due to a court order. Lot 5 is being shown to the commission but due to court action lots 3 and 4 are not part of this subdivision. Mr. Glossa stated there is one and a half acres of a manmade pond on this property as well as intermittent streams and wetland vegetation as well. A small amount of the wetlands will be altered in order to construct the roadway. Mr. Glossa stated eighteen (18) or nineteen (19) test pits were completed and he found the ground surface has been severely altered. An isolated wetland was also located. Mr. Glossa stated the whole area has a lot of growth. The applicant would like to create five (5) lots. The proposal is to bring in a roadway 220 ft. south of the farm store which is 46

ft. wide. In order to construct the roadway there is the need to fill and alter 3520 sq. ft. of wetlands. Mr. Glossa stated he is proposing a wetland replication of 5920 sq. ft. Mr. Glossa discussed drainage to include a set of catch basins at three different points to catch water. A drainage basin will be located in close proximity to the pond but not within the 25ft no disturb. Mr. Glossa stated Stormwater standards have been met. A 10' wide level area is included on the plans should access to the basin be needed. Mr. Glossa stated an Operation and Management Plan as well as a stormwater and Long Term Pollution plan is in place and included in the plan. A Stormwater Report dated April 30, 2012 was included in the filing. Mr. Glossa discussed the subdivision will be served by the use of grinder pumps due to the difficulty connecting the sewer line because of the topography.

Mr. Turner discussed the replication area and proximity to Lot 6

Ms. Dyer discussed replicated areas needing a 25ft buffer

Mr. Goetz discussed the sizing of the concrete piping proposed to go under the roads, and the need to leave enough room for wildlife, and he also discussed the possibility of use of smaller basins to be in compliance in dealing with TMDL (Total Maximum Daily Load of Bacteria)

Mr. Glossa stated he will look into the use of using natural soils instead of piping

Mr. Goetz stated this should be looked at since it is a new roadway and culvert

Ms. Hershey stated she walked the site with Glen Kravosky to review the wetland line but only reviewed what is proposed in this filing only. She stated the wetlands delineator and the date needs to be added or referenced on the plan and O&M detail need to go on the actual plan. Ms. Hershey stated the proposed crossing isn't at the narrowest point of the site, and the commission looks at what will have the lowest impact to the wetlands. She stated the applicant needs to show the board this. The possibility of using a three sided box culvert rather than pipe was suggested. She also agreed with Ms. Dyer and Mr. Turner that the proposed replication area is not the best location and would like this looked at.

Ms. Hershey discussed LID (Low Impact Development) requirements and would like to know ways the applicant can minimize impacts on the lots. She stated this should be addressed. Ms. Hershey spoke about the use of using smaller detention basins and grassed swales to minimize Total Maximum Daily Load of bacteria (TMDL). She stated bio retention areas work much better managing bacteria and this should be addressed.

Mr. Wiley asked for comments and questions from the audience referring to conservation and roadway issues only.

Charles Hede, 7 Buckboard Dr. suggested the commission look at the SunnyRock Estates plans that are on file. He discussed the intermittent stream and asked questions regarding

the retention basin and replication area. Mr. Hede also was interested in information regarding a sewer extension.

Mr. McMorrow, 3 Sunnyrock Dr. discussed his concerns with drainage on North St. and the problems with ice in the winter months. He also discussed the isolated wetland in the area.

Ms. Mary Alice McMorrow, 3 Sunnyrock asked about Lot 1 which is not included in the subdivision and what would happen to it. She also discussed flow off issues

Mr. Glossa stated that eventually a house may be built there

Ms. Patricia Travers 33 Buckboard Dr. discussed that on edge of the property there is a drain easement and a sewer pipe to this drain easement was installed. She discussed flooding problems and the need for that to stay intact

Mr. Viano stated he spoke with the contractor who mitigated and that the easement cannot be touched.

Mr. John Niack, 15 Sunnyrock Dr. asked about basins and the proximity to the pond

Mr. Glossa discussed the function of the basins

The commission discussed setting up a site visit on August 4, 2012 at 9:00 a.m. The public is invited to attend and this will be posted.

**Mr. Goetz made the motion to continue the Public Hearing until August 8, 2012 at 7:35 p.m.**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

## **CERTIFICATE OF COMPLIANCE (Partial)**

### **BIRD ESTATES OF WALPOLE**

**DEP# 315-468**

Mr. Richard Kirby and Bill Keaton were present to discuss the request for a partial Certificate of Compliance for just the wetlands replication and restoration and the compensatory flood storage created for Bird Estates under the amended Order of Conditions DEP# 315-468

Mr. Kirby presented an As-Built plan entitled "The Bird Estate Phase 3 Lexington Dr. Wetland Replication & Flood Storage As-Built Plan of Land in Walpole MA" dated July 6, 2012

Mr. Kirby stated to the commission that the work completed has exceeded the requirements of the Order of Conditions.

Ms. Hershey stated she went out on site with Mr. Kirby and concurred the standards of the Wetlands Protection Act have been met. She stated a partial certificate is requested as they are looking for a bond reduction on these items with the Planning Board. The Town Engineer asked this be looked at so the Planning Board is satisfied

**Mr. Goetz made the motion to approve and issue a partial Certificate of Compliance for the wetlands replication and compensatory flood storage at Bird Estates**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

## **OTHER BUSINESS**

### **POLICIES AND PROCEDURES**

Ms. Hershey stated at the staff meeting Mr. Boynton is requesting each dept. come up with a list of their individual policies and procedures. The commission discussed their thoughts on this

**Mr. Sparks made the motion to adjourn**

**Mr. Turner seconded the motion**

**Vote: 6-0-0**

**Meeting Closed: 10:00 p.m.**