

**CONSERVATION COMMISSION
(Approved 3/11/15)**

MINUTES

FEBRUARY 25, 2015

Present: A. Goetz, Vice Chairman
B. Dyer, E. DiVirgilio, R. Turner, J. Finnigan,

Absent: J. Wiley, G. Riggott

Also Present: L. Hershey, Conservation Agent

Conservation Agent report given to members

**CONT. PUBLIC HEARING
NOTICE OF INTENT
EASTOVER RD.
DEP# 315-1072**

MEETING OPENED: 7:00

Mr. Goetz read the advertisement from the Walpole Times. This Hearing was opened in December and has been continued twice.

Ms. Hershey stated that no new plans have been submitted, and this hearing is basically a discussion regarding the flood plain. Mr. Brodmerkle would like direction from the commission.

Mr. Brodmerkle, of Site Design Professionals was present representing the applicant. He stated he has nothing new to submit for the record at this time. He was asked at the last hearing to establish the 100 year flood plain on the property. Mr. Brodmerkle stated that this took some time as the watershed goes easterly for quite a bit. After running the numbers it was found that the two stream crossings would be overtopped during a 100 yr. storm. Peak flow was found to be out of balance during a ten year storm once one was taken out, revegetated and a new culvert put in. There was an increase of 1.3 percent of flow. Mr. Brodmerkle stated this is what will happen when putting the DEP recommended culverts in. He stated he would like direction; if just one culvert is put in the flow would be more balanced. Mr. Brodmerkle stated widening the street will provide additional storage. To build some detention it will have to be in a wetland area.

Ms. Hershey stated the choice is to put the road in, have one new crossing and not change the other, or do both of the crossings and find a way to provide additional storage. She asked if the increase storage area could possibly be in an upland area.

The commission discussed the difference in the flow rates during a 10 year and 100 year storm. They discussed different options, such as taking out the cart path dam restriction and putting a new guideline culvert in.

Mr. Brodmerkle stated at least one culvert is needed according to DEP standards

Mr. Turner and Mr. Goetz discussed downstream issues located by Blessed Sacrament Church

The commission all agreed that if leaving the cart path and having the 24" pipe reduces the problems during a 100 year storm event it would be a good idea. They discussed storage would still need to be provided

He stated he is comfortable with the option of leaving the cart path as it would create a better balance for the storms.

Ms. Dyer made the motion to continue the Public Hearing until March 25, 2015 at 7:00 p.m.

Mr. DiVirgilio seconded the motion

Vote: 5-0-0

CERTIFICATE OF COMPLIANCE

Bullard ST. #285

DEP# 315-976

Ms. Dyer made the motion to approve and issue a Certificate of Compliance with conditions

Mr. DiVirgilio seconded the motion

Vote: 5-0-0

MINUTES

JANUARY 14, 2015

Mr. DiVirgilio made the motion to approve the minutes for January 14, 2015

Ms. Dyer seconded the motion

Vote: 5-0-0

JANUARY 28, 2015

Mr. DiVirgilio made the motion to approve the minutes for January 28, 2015

Ms. Dyer seconded the motion

Vote: 5-0-0

CONT. PUBLIC HEARING

LAND DISTURBANCE PERMIT

OLD POST RD. #985-995

Opened: 7:32

Mr. Goetz read the advertisement from the Walpole Times

Mr. Goetz read new comments into the record

Mr. John Glossa, Glossa Engineering was present representing the applicant.

Mr. Glossa provided revised plans, dated January 26, 2015

Mr. Glossa stated there are now ten (10) sheets in the plans per request from the commission for a completed set, although another set of plans will be forthcoming once the Engineer comments are addressed. Mr. Glossa stated the applicant is not on the Planning Boards agenda until April. He stated revisions could be made once drainage is discussed with Ms. Hershey and Ms. Walker.

Ms. Hershey stated she would like to have details of the infiltration system as part of the Stormwater Management Bylaw. Ms. Hershey stated the commission could close the Hearing with the condition that the final site plan approved by the Planning Board is submitted to the Conservation Commission as well. With a Land Disturbance permit the commission is simply adding comments to the site plan review addressing Stormwater Standards.

Mr. Glossa stated in the revised plans he has shown grading detail near the dumpster as it was a concern of the commission. He also stated a detail regarding snow issues can be added to the plan.

Mr. Finnigan made the motion to close the Public Hearing

Ms. Dyer seconded the motion

Vote: 5-0-0

Closed: 7:45

The commission added that a Stormwater Maintenance report submittal will be a special condition as well as receiving the Planning Boards final plan.

Ms. Dyer made the motion to approve the Land Disturbance Permit with conditions

Mr. Finnigan seconded the motion

Vote: 5-0-0

PUBLIC HEARING

NOTICE OF INTENT AND

LAND DISTURBANCE PERMIT

DEP# 315-1075

OPENED: 7:51

Mr. Goetz read the advertisement from the Walpole times. Certificates of mailing were given.

Mr. Goetz read board comments into the record

Plans were submitted entitled "Solar Development 100 Neponset Street, Walpole MA" dated 1/22/15

Ms. Meredith Borenstein, New England Environmental, Inc. was present representing the applicant Urban Green Technologies. This filing includes a Notice of Intent and Land Disturbance Permit for the redevelopment of the property located at 100 Neponset St. into a solar electrical generating facility on approximately 22 acres of a 147 acre site.

Mr. Frank Neilich, and Kevin McCafferty, Civil Engineer from Urban Green Technology were also present.

Ms. Borenstein presented the plan, and stated much of the site is paved, and buildings that were there have been removed. She stated the wetlands were flagged, and she pointed out the location of the Cedar Swamp Brook which is perennial on the plan. Ms. Borenstein stated the only impact to the wetlands would be some tree cutting within 500 ft. of a riverfront area. She stated the proposed panels will be located in the riverfront area and some in the buffer. Ms. Borenstein stated the proposal to mitigate for the selective tree cutting includes removing pavement and vegetating in that area.

Mr. McCafferty stated once the trees have been cleared and panels put in, there will be an increased rate of runoff. He discussed the detention basin which shall be located around the perimeter of the site. AMEC Environmental & Infrastructure have informed them they can't clear the ground in specific areas, so they kept the limit of work out of there. Mr. McCafferty also stated AMEC is discouraging infiltration

Ms. Hershey stated the basins aren't numbered and she would like more detail on them. She also stated in the original ANRAD, she felt the wetland line was reviewed quite a bit and that Beals and Thomas did a great job. Another concern is the location of the potential vernal pool.

Mr. McCafferty discussed erosion controls being in place. He stated the Southern side is mainly paved, but they will still have silt fence and haybales on the downside of that. There will be a site ring on the perimeter of the Northern half of the site, along with a sedimentation basin. Much of the rubble from the demo site will be used for Fill. Mr. McCafferty stated there are small areas within the site that will need to be graded, but from a drainage perspective it will be kept the way it is.

Ms. Hershey asked for a cutting plan

Ms. Borenstein stated the trees need to be cut or topped to prevent shading

Ms. Hershey stated she would like a plan and language on this

Mr. Neilich stated there will be a maintenance plan in place, and the selective tree cutting is on a sheet plan. He also stated mowing will occur on an occasional basis

Mr. Turner spoke about the outlet at Ruckaduck Pond. He also stated his concern with cutting in the riverfront area.

Ms. Dyer stated the panels on the south side of the site are on concrete, but there will be clearing of vegetation on the North side. She asked about sequencing of work and making sure there is stabilization prior to the next step.

Ms. Hershey discussed it would need to be stabilized within 7 days. She would like to see where the temporary basin is on the plan. She discussed the Wetlands Protection Act and Stormwater Bylaw and what the board would like to see

Mr. Goetz stated his first comment is that he is in favor of the project and it is a good use for the site. Mr. Goetz stated he would like to see stabilization after any grading or clearing prior to installing anything else. He would like more detail on what will be done to improve the site environmentally as part of a redevelopment plan. Mr. Goetz stated the plans need more work

Ms. Borenstein stated remediation will include removing 21,000 Sq. ft and planting with native shrubs, and riverfront improvement. Due to contamination, the LSP won't let them increase infiltration unfortunately.

Mr. McCafferty stated that there will be a net reduction of impervious on the site and net reduction of runoff as well as an increase in habitat. He stated there will be a tenant on site to make sure all is ok

Mr. Goetz stated in the riverbank area there is lots of trash and debris. He would like that being taken care of

Ms. Hershey asked if the ANRAD could be put on the plan to compare.

Mr. Goetz made the motion to continue the Public Hearing until March 11, 2015 at 7:30 p.m.

Ms. Dyer seconded the motion

Vote: 5-0-0

OTHER BUSINESS

Ms. Hershey discussed the legal complaint against the commission from C & B Real Estate Holdings, LLC over the decision rendered regarding Cumberland Farms, 1324-1336 Main St. An abutter has complained the board did not follow the Bylaw as they should have. The file shall be sent to Town Council for review.

CLARKS AND TURNER POND

Ms. Hershey discussed Aquatic Control has submitted year end reports for Clarks and Turner Pond. They also submitted proposed recommendations for 2015 treatments to the ponds. Ms. Hershey is working with them

BOARD COMMENTS

Planning Board – Old Post Rd – This filing is currently in front of the conservation commission

Planning Board – revised plans for Route 1 and Foxhill (Islamic Cemetery) the commission needs information on what the proposed changes are

Planning Board – Neponset St. #100 (Solar Project) is currently in front of the conservation commission

Planning Board – Peach St. – A proposed subdivision which the commission feels may require a Land Disturbance Permit and Request for Determination

Planning Board – Open Space Residential Development Special Permit – this has been re-filed, and commission members would like to see the new plans to review.

APPEALS

Moosehill Rd and Frontier Dr. – Status quo

CORRESPONDENCE

The following correspondence was discussed and available for review:

- Lycott Environmental – 2014 summary Report Swan Ponds DEP 315-242
- AMEC Foster Wheeler – Phase V remedial monitoring report – 100 Neponset St.

Mr. Finnigan made the motion to adjourn

Mr. Turner seconded the motion

Vote: 5-0-0

Meeting closed: 9:30