

# **CONSERVATION COMMISSION**

## **MINUTES (Approved 2/25/15)**

**JANUARY 14, 2015**

**Present: J. Wiley, Chairman**

**A. Goetz, Vice Chairman**

**B.Dyer, R. Turner, J. Finnigan, E. DiVirgilio**

**Absent: G. Riggott**

**Also Present: L. Hershey, Conservation Agent**

**Conservation Agent report given to members**

**Meeting Opened: 7:00**

**CONT. PUBLIC HEARING  
DAYLILY LN. LOTS 24 and 25  
DEP 315-1067 and 315-1068  
Opened: 7:05**

Mr. Wiley read the advertisement from the Walpole Times for these two Public Hearings which were opened and continued.

**DAYLILY LN. #23 (LOT 25)  
DEP# 315-1068**

Mr. JT Walsh, of Walsh Bros. Building Corp. was present representing the applicant. Revised plans were presented to the commission entitled "Proposed Plot Plan Lot 25 #23 Daylily Ln. Walpole MA" dated 12/7/14. Mr. Walsh stated the wetlands were reflagged by Joyce Hastings of GLM Engineering as discussed at the last Public Hearing. The line has been pushed back, and siltation barriers are now located in front of the 25 ft. buffer line. Mr. Walsh stated they have added dry wells per the conservation commission comments as well.

Ms. Hershey stated the grading has not changed and she has been on the site and reviewed the newly delineated wetland line. She stated that should there be any grading on Lot 25 the applicant needs to discuss it with the Town Engineer

Mr. Wiley asked for questions or comments from the audience

The commission had no issues with the revisions

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

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**Closed: 7:13**

The commission discussed standard conditions. They would like silt sacs and a construction apron shown on the plan. Straw wattles shall be installed around the catch basins

**Ms. Dyer made the motion to approve and issue an Order of Conditions for #23 Daylily Ln. (Lot 25) with special conditions**

**Mr. DiVirgilio seconded the motion**

**Vote: 6-0-0**

**DAYLILY LN. #27 (LOT 24)**

**DEP# 315-1067**

Mr. Walsh stated this lot is very similar to Lot 25. A revised plan entitled "Proposed Plot Plan Lot 24, #27 Daylily Ln. Walpole MA" dated 12/7/14 was presented to the commission. Mr. Walsh stated the wetland line has been adjusted and pushed back a little bit. Bounds have been added to the plan as well. He asked for comments from the commission

Ms. Hershey stated the new wetland line was fine with her. She would like to see erosion controls located at the front of the lot as well. She had no other concerns with this filing

Mr. Wiley asked for questions or comments from the audience

The commission was satisfied with the adjustments made and had no further issues

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

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**Closed: 7:16**

The commission discussed standard conditions. They would like a revised plan showing the construction entrance with crushed stone

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

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**CONT. PUBLIC HEARING**

**EASTOVER RD.**

**DEP# 315-1072**

**OPENED: 7:19**

Mr. Wiley read the advertisement for this Hearing which had been continued

Mr. Wiley read revised Board comments from the Town Engineer into the record

Conservation commission minutes 1-14-15

Mr. Wiley also read a letter from the Director of Finance & Operations, Marty Murphy, Blessed Sacrament Church, regarding concerns of drainage and water management issues

Revised Plans and O&M Plan were submitted dated 1/12/15

Mr. Paul Brodmerkle, Site Design Professionals LLC was present representing the applicant. Ms. Hershey had written a report dated 12/10/14, and Mr. Brodmerkle submitted a response letter dated 1/12/15 and submitted it to the commission. He discussed the responses to her concerns. Mr. Brodmerkle discussed the question of documentation of whether the stream in question was intermittent or perennial. He stated that due to the size of watershed, and added topo maps of the Town as well as the drainage infrastructure system, they have determined the stream is indeed an intermittent one. Mr. Brodmerkle stated he has met with the Town Engineer and she wants the existing driveway which is 20 ft. wide be widened to 24 ft. Mr. Brodmerkle stated the culvert has been reinstalled and a 3-sided box culvert. This will be significantly larger than the piping which is there. Detail was discussed, and Mr. Brodmerkle stated the drainage analysis is not complete at this time. Mr. Brodmerkle discussed a proposed 4-6 ft. high retaining wall, and stated they are seeking structural design at this time and it will be provided to the commission. He stated this extension will be reinforced and prevent snow from being plowed off into the wetlands, but the downside is that there needs to be more filling in the wetlands by doing so; approximately 890 ft. Mr. Brodmerkle stated the existing replication area has proven not to be viable as it was not built low enough and the shrubs did not survive. The Botanist agreed this is not considered a wetland. Mr. Brodmerkle stated they would like to correct the replication area, install the larger culvert and widen the driveway. He also stated they want to put in sidewalks and next to the retaining wall have a two ft. shoulder. Mr. Brodmerkle discussed stormwater runoff analysis included in the stormwater report. Mr. Brodmerkle discussed sewer will be tied in and offered to Eastover Rd. He discussed the recharge units and that the overflow outlet has been relocated so it does not discharge into the replication area. The revised plan shows a few different areas for replication to occur. Mr. Brodmerkle stated a suggestion is to take out the existing bridge and restore the brook.

Ms. Hershey stated tonight's Hearing is more like a workshop. She stated she likes what the representative is showing the commission. She stated she likes the 3-sided culvert. Ms. Hershey said she would like to look at the drainage calculations once completed along with the Town Engineer. Ms. Hershey stated Mass Stream Crossing Standards need to be met, and a detail of the replication area will be required. She stated the regulations give a lot of detail of what the commission would like.

Mr. Turner discussed concerns regarding water going under the parking lot into Memorial Pond. His concern is putting in more impervious surface which will increase flow.

Mr. Brodmerkle stated it is true it is impervious, but DEP states the need to recharge a portion and detain a portion. He discussed detention capability in the large underground chambers, with the sizing based on and pre construction calculations and post construction calculations. Stormwater management controls were discussed.

Mr. Turner asked about keeping the snow contained within the 24 ft. roadway.

Mr. Brodmerkle stated there will be a two ft. shoulder and four ft. sidewalk. He stated the condominium association will have a maintenance crew and there will be no plowing in the wetlands. He stated there will be a snow storage area and the retaining walls being extended will help

Ms. Dyer stated she is in favor of restoring the stream

Mr. Goetz stated he is in favor of removing the culvert and restoring the area to a wetland and stream. He stated he would like it to be restored to a pond again. Mr. Goetz stated he would be in favor of removing some of the filled area and berm which has eroded around the brook. In order to make progress environmentally, we need to remove some of the history in the site which was used improperly.

Mr. Wiley stated he feels the applicant is proceeding in the right direction. He stated it is appropriate to replicate where suggested and renew the stream.

Mr. Wiley asked for comments from the audience

**Mr. Goetz made the motion to continue the Public Hearing until February 25, 2015 at 7:00 p.m.**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

## **PUBLIC MEETING**

### **REQUEST FOR DETERMINATION OF APPLICABILITY**

#### **HEATHER LN #4**

**Opened: 7:55**

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

Mr. Wiley read board comments into the record

Mr. John Glossa, Glossa Engineering was present representing the applicant Louise Schiffer, who was also present. Plans were presented entitled "4 Heather Ln. Sewer connection Plan of Land in Walpole MA" dated 12/5/14

Mr. Glossa stated Heather Ln. is located off of Kendall St. which leads in Wisteria Ways Subdivision. He stated this filing is a Request for Determination to see whether work associated with the connection to a municipal sewer is in an area subject to the Wetlands Protection Act and Local Bylaw. Mr. Glossa showed on the plan the wetlands which were flagged by wetland specialist, Karen Catrone Skinner. He stated the existing sewer would not meet Title 5 requirements today. Mr. Glossa stated the septic tank and leach field is located in the back. It is proposed to clean the pipe, bring it from the back of the house, bend, and be brought to the right of the driveway to connect to the municipal sewer on Heather Ln. He is stated the existing septic tank will be crushed and covered with soil once completed. Mr. Glossa discussed erosion controls including single staked haybales shall be in place. Mr. Glossa stated the work is within 100 ft. of wetlands and stream, but it doesn't allow for alteration of wetlands

Ms. Hershey stated she has seen the site and recommends the commission issue a Negative 3 Determination. She stated the area needs to be stabilized after the trench is dug and dewatering if necessary

Mr. Wiley asked for questions or comments from the audience

The commission had no issues with this filing

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

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**Closed: 8:05**

Conservation commission minutes 1-14-15

The commission discussed a Negative 3 Determination is appropriate. A dewatering plan shall be in place and the construction site shall be maintained so siltation does not get on the street. The Conservation Agent shall be notified 48 hours prior to commencement.

**Mr. DiVirgilio made the motion to approve and issue a Negative 3 Determination with conditions**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

## **MINOR MODIFICATION**

### **OLMSTED ESTATES SUBDIVISION**

Mr. Glossa came before the board requesting a minor modification to the approved Order of Conditions for Olmsted Estates Subdivision. He discussed the Town Engineer would like sub drains be in place under the street to prevent frost heaves and prolong the life of pavement. Mr. Glossa stated the elevation will remain the same and the addition of two more lines at the request of the Town Engineer, and sub drains on Emerald Ln. are the only changes. He presented a plan showing the proposed changes entitled “Grading and Drainage Plan Olmsted Estates Plan of Land in Walpole” revised on 12/17/14 to reflect the concerns of the Town Engineer. He is requesting the commission consider this a minor modification.

Ms. Hershey stated the commission needs to determine whether these changes are minor and can be reflected on the As-built, or does the applicant need to file an Amendment to the Order of Conditions.

After discussion of basin storage and the rate of runoff, the commission discussed accepting the changes presented as a minor change to the approved Order.

**Mr. Goetz made the motion to accept the changes made to the approved Order of Conditions for Olmsted Estates as a minor modification as reflected on the revised plan dated 12/17/14, and will be reflected on the As-Built.**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

## **PUBLIC HEARING**

### **NOTICE OF INTENT**

#### **ATLANTIC CT. EXT. LOT 2**

#### **DEP# 315-1073**

**Opened: 8:22**

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

Mr. Wiley read board comments into record. Plans submitted “Notice of Intent Lot 2 Atlantic Court Extension Plan of Land in Walpole” dated 12/16/14

Mr. John Glossa was present representing the applicant, Larry Stern Atlantic Ct., LLC. He gave an overview of the approved subdivision and stated the plans were not signed by the Planning Board until 2011, as Toll Bros. were required to build this portion of Atlantic Ct. prior. Lot 2 is located at the end of Atlantic Ct. with a culvert, and stream with wetlands all around. Mr. Glossa stated the site was flagged in December. Mr. Glossa stated this filing is for a single family house which will connect with sewer, and a walk out basement in back. Mr. Glossa discussed the grading plan which the Planning Board had

approved. The area around the house will be leveled off so it conforms to the grades of the proposed roadway. He discussed silt control and roof drains which will connect to underground drywells. Ms. Hershey stated this filing is a Notice of Intent and only a portion of work is within 100 ft. buffer. Ms. Hershey reminded the commission that under the local bylaw the 25 ft. no disturb is a minimum for them to consider.

The commission discussed where the no-alteration bounds would go.

Mr. Goetz stated he would like additional plaques extending from one end of the property line to the other. The commission decided on (six) 6 plaques in total, and they will be shown on the revised plan.

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: 8:35**

The commission discussed special conditions shall include six (6) plaques showing the ten (10) ft. public access trail easement which shall be shown on the plan. The Public Access is confined to Lot 2.

**Mr. Goetz made the motion to approve the Order of Conditions with special conditions**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

#### **LAND DISTURBANCE PERMIT**

**ATLANTIC CT. EXT**

**Opened: 8:45**

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

Mr. Wiley read Board comments into the record.

Mr. John Glossa, of Glossa Engineering was present representing the applicant. Plans were presented entitled "Land Disturbance Atlantic Court Ext. Plan of Land in Walpole" dated 12/16/14 and revised 1/15/15.

Mr. Glossa stated the work site has been flagged and there has been some clearing completed as discussed with Ms. Hershey. He discussed this was necessary as there is so much material which needs to be moved off the site or off to the side of the and the roadway which is 200 ft. long. Mr. Glossa stated many of the issues are under the purview of the Planning Board. The need for leveling the lots, and stockpile areas for topsoil and loam where the elevation wouldn't be changed were discussed. Mr. Glossa stated the limit of work has been shown where the houses will be constructed. Mr. Glossa stated the Planning Board has the O&M which has been recorded.

Ms. Hershey stated this filing is under the Stormwater Management Bylaw. She would like more information and would like to see phasing, temporary stabilization within two weeks of final grade, and erosion controls secured. Ms. Hershey stated erosion controls should be in front of the houses and a construction entrance in place. She would like more detail on washout areas, detail shown on the plan regarding how hazardous materials will be contained.

Ms. Dyer discussed water issues and how to handle neighbor complaints

Mr. Glossa stated that the removal of the trees would not create water issues in his opinion. Neighbors with water issues most likely had their foundations built in the water table.

Mr. Goetz stated his concerns are with erosion control barriers being adequate. Some areas may need more. Mr. Goetz stated as the area gets dry and barren a water truck will be necessary

Mr. Glossa stated reports can be submitted to the commission if they wish.

Ms. Hershey stated she would like to know who is in charge and a weekly email report should be sent to her. An O&M report should also come to the commission as well as Engineering by 12/31 annually. This will be included in this decision

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

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**Closed: 9:21**

**Mr. Goetz made the motion to approve and issue a Land Disturbance Permit**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

## **PUBLIC MEETING**

### **REQUEST FOR DETERMINATION OF APPLICABILITY**

#### **ELM ST. #160**

**Opened: 9:24**

Mr. Wiley read the advertisement from the Walpole Times

Board comments were read into the record

Mr. Jim Susi, United Consultants was present with owner and applicant Mr. Lorusso. Mr. Jason Hockman of Excavating and Septic was also present.

This filing is a request to determine if a proposed sewer connection located at 160 Elm St. is in an area subject to the Wetlands Protection Act or Local Bylaw. Mr. Susi presented plans to the commission entitled "Sewer Connection Plan 160 Elm St. Walpole MA" dated 12/11/14. Mr. Susi discussed there are resource areas including the Neponset River as well as a small isolated area. His proposal is to feed the sewer force main through the parking lot which is owned by Mr. Lorusso, through Robbins Rd. and tie into the existing sewer line. Mr. Susi described erosion controls including straw wattles surrounding the lot, and around the isolated area as well. The two existing catch basins shall have silt sacs for erosion control purposes.

Ms. Hershey stated this is a Request for Determination. Notifications to abutters were unnecessary as there are no residents within the 300 feet which is required; the Town of Walpole is the abutter. She stated there is not work within the roadway, and there should be no impact on wetlands. She would like dewatering plan if needed

The commission had no objection to this filing and discussed issuing a Negative 3 Determination

Conservation commission minutes 1-14-15

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

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**Closed: 9:35**

**Mr. Goetz made the motion to approve and issue a Negative 3 Determination with the condition the commission be notified if anything unusual shows up**

**Mr. DiVirgilio seconded the motion**

**Vote: 6-0-0**

## **MINUTES**

**DECEMBER 10, 2014**

**Mr. DiVirgilio made the motion to approve the Minutes for December 10, 2014**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

## **CERTIFICATES OF COMPLIANCE**

**NEPONSET ST #100**

**DEP# 315-868**

**Mr. Goetz made the motion to approve and issue a Certificate of Compliance**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**OLD NORTH ESTATES**

**DEP# 315-869**

**Mr. Goetz made the motion to approve and issue a Certificate of Compliance**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

**BARACHIAH LN., LOT 1**

**DEP# 315-993**

**Mr. Goetz made the motion to approve and issue a Certificate of Compliance**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

## **OTHER BUSINESS**

### **MUNICIPAL WORK ORDERS – DEP #315-683**

The following work was completed under the Municipal Work Order for the Town.

- Cobbs Pond Headwall & Culvert (Main St.
- Gould St./Smith
- Winter St. between Wall & Stoney Brook Dr.

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- Area parallel to Center Pool

## **BOARD COMMENTS**

The Commission discussed the following Zoning Board of Appeal request for comments

300 Boston Prov. Highway – No comments

Pleasant St. #119 – No comments, out of jurisdiction

Common St. #134 – No comments, out of jurisdiction

Washington St. #346-348 – No comments, out of jurisdiction

## **OTHER BUSINESS**

### **WETLAND FILING FEE ACCOUNT**

Mr. Wiley stated he has written a letter to the Personnel Board requesting fringe benefits be obtained for the Conservation Agent and Board Secretary when it is necessary that additional hours are needed. He stated in the past these benefits were not available.

**Mr. Goetz made the motion to approve benefits be included when hours are used from the Wetlands Filing Account**

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

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

**Ms. Dyer seconded the motion**

**Vote: 6-0-0**

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