

CONSERVATION COMMISSION

MINUTES (Approved 2/25/15)

JANUARY 28, 2015

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

Absent: J. Wiley

Also Present: L. Hershey, Conservation Agent

Conservation Agent report given to members

PUBLIC MEETING REQUEST FOR DETERMINATION ROUTE 1 #1005 – STOP & SHOP GAS STATION

Opened: 7:00

Mr. Goetz read the advertisement in the Walpole Times

Mr. Goetz read Board comments into the record

Plans were presented entitled “Proposed Fuel Tank Replacement, Stop & Shop Fuel Facility #0418” dated 12/22/14.

Ms. Jocelyn Meyer, of VHB, Inc. was present representing the Stop and Shop Supermarket Company. Ms. Meyer stated the majority of the work will occur in Sharon, and they have already gone before the conservation commission and an Order of Conditions was approved. Some minor removal and repaving work will occur within the 100 foot buffer zone to BVW and a small portion within the 25 ft. no disturb zone. She stated there will be no direct impact to resource areas and the work will be temporary. Ms. Meyer stated they actually will be reducing impervious surface by 500 square ft. Erosion controls including silt sacs will be in place to prevent impact to the wetlands

Mr. Turner discussed what types of tanks were being used

Ms. Meyer stated they are double walled and are located within the Sharon Town line.

Ms. Hershey stated this filing is a Request for Determination for the repaving only that will occur in the Town of Walpole

Ms. Meyer stated the Order has been approved

Mr. Goetz stated his comments are that he has read the plans and isn't happy that there are no specs regarding the tanks. He would like to know more about the installation and about the abandonment of the tanks. He has concerns regarding the wetlands; the Town's drinking water etc. He stated he was not

happy with what he read in the filing. Concerns with spills and leaks and doesn't see improvements that have been made.

Mr. Turner agreed the commission has the right to be concerned.

Mr. Goetz stated that as the work is being done in Sharon it is out of our jurisdiction.

Ms. Dyer made the motion to close the Public Meeting

Mr. Finnigan seconded the motion

Vote: 6-0-0

Closed: 7:17

Ms. Dyer made the motion to approve and issue a Negative 3 Determination

Mr. DiVirgilio seconded the motion

Vote: 6-0-0

PUBLIC HEARING

NOTICE OF INTENT

NORFOLK ST. #102

NO DEP# ISSUED

OPENED: 7:20

Mr. Goetz read the advertisement from the Walpole Times

Mr. Goetz read Board comments into the record

Plans were presented entitled "#102 Norfolk Street Plan of Land in Walpole MA" dated 1/8/15

Mr. John Glossa, Glossa Engineering was present representing the applicant Leroy Jones who was also present. Mr. Glossa stated there is an existing house, driveway, pool and lawn area and in the back it is lightly wooded. Behind is a pond with an intermittent stream. The applicant would like to clear the trees out and extend the lawn to put in golf green and bunkers. Mr. Glossa stated no re-grading will be needed and after discussion with Ms. Hershey, he has moved the limit of work to 25 ft. Mr. Glossa stated if the commission wishes he could put in a few no disturb plaques as well. Mr. Glossa stated no DEP# has been issued and he tried reaching out to them. He feels Greg DeCesare who reviews the NOI's must be on vacation. Mr. Glossa stated this is a fairly minor construction project

Ms. Hershey stated she has been out to the site and initially the work was going to be closer to the pond. She is happy it has been pulled up. Her only comment is she wishes so many trees didn't have to come down.

Owner, Mr. Jones, stated they need the space for the putting green

Mr. Riggot stated he is okay with it as all the work is outside 25 ft. barrier.

Mr. DiVirgilio agreed moving the limit of work to 25ft. is preferable to him as well

Ms. Dyer stated she is in favor of plaques being put in

Mr. Goetz is ok with the project with proper conditions. He would like wattles to be used for erosion controls

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Ms. Dyer made the motion to close the Public Hearing

Mr. Finnigan seconded the motion

Vote: 6-0-0

Closed: 7:36

The commission discussed special conditions to include the installation of no-disturb plaques as discussed and will be shown on revised plan. The Order of Conditions will be issued once DEP # has been issued

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

Mr. DiVirgilio seconded the motion

Vote: 6-0-0

PUBLIC MEETING

LAND DISTURBANCE PERMIT

OLD POST RD. #985-995

OPENED: 7:40

Mr. Goetz read the advertisement from the Walpole Times

Mr. Goetz read board comments into the record

Land Disturbance Plan dated 1/7/15 was received along with a stormwater and engineer report dated 10/22/14

Mr. John Glossa, Glossa Engineering was present representing Basilios and Chris Glaropoulos of Twins Realty Trust. Mr. Glossa stated the proposal is to tear an existing building down and construct two new buildings; one being a Dunkin Donuts and the other a possible pharmacy. Each building would have a drive-thru. Mr. Glossa stated that currently the area does not have modern sewerage disposal, it is on cesspool. It is also in area one of the water overlay resource area. Mr. Glossa stated there is the sewerage issue as well as a drainage issue presently; with no formal drainage located on site. Mr. Glossa discussed proposed water quality devices and an infiltration basin installation for stormwater quality and quantity control. Mr. Glossa discussed a series of catch basins with deep sumps would be installed and series of pipes and stormceptor would go into an underground infiltration bed. Runoff would be cleaned prior to being discharged into the ground. Mr. Glossa discussed the O&M would be in place with reports going to the commission routinely. Mr. Glossa discussed building use, and because they are in the aquifer, the Planning Board requires a list of materials etc. that will be in the buildings, but there are no zoning requirements.

Ms. Hershey stated she would like the sequences of construction detailed and would like more detail on the infiltration units

Mr. Glossa discussed the buildings being demolished, after which the site would be secured with siltation control. The foundation, utilities and drainage will occur very closely together, after which the site will be graded and rough paved. He stated he could incorporate everything that is approved by the Planning Board and give to the commission. Mr. Glossa stated some soil tests were completed and it consists mainly of sand and gravel. He stated excavated materials will be used on the site.

Ms. Hershey stated landscaping and stormwater system detail need to be shown on the plan

Mr. Riggot asked if basements are located under the buildings

Mr. Glossa stated the new buildings will be built on slabs and water will be directed away from the building

Mr. DiVirgilio would like more detail on infiltration

Mr. Turner is happy about the improvements that will occur and wanted to see if more soil testing's will be done to see what is going into the ground

Mr. Glossa stated it wouldn't be a bad idea and expects it to be sand and gravel

Ms. Dyer asked if when the buildings come down is a procedure in place in case contamination is found, possibly as part of the construction sequence. She also asked if there is protocol to deal with neighborhood issues in case there are water issues

Mr. Glossa stated there is a 40 ft. buffer that does not get touched, and only one neighbor, so he does not anticipate any problems

Ms. Hershey stated that the parking lot is bermed, so water won't sheet off the property

Mr. Glossa stated the drainage pattern has been replicated to match what is there right now

Mr. Goetz discussed erosion controls. He also stated he doesn't think it's a good idea to close the Hearing until we have a final set of plans to go by. He stated he would like a complete set of plans

Ms. Hershey stated the commission would like what the Bylaw and Regulations say we need

Mr. Goetz stated he has no objection to the construction of the two buildings. He is concerned about location of the dumpsters, and would like more detail on the infiltration units. Mr. Goetz thinks this redevelopment is a good project and wants to make sure the drainage and sewer system is right for our Town

Ms. Dyer made the motion to continue the Public Hearing until February 25, 2015 at 7:30 p.m.

Mr. DiVirgilio seconded the motion

Vote: 6-0-0

MINUTES

JANUARY 28, 2015

The Minutes will be put on the next agenda

GENERAL BUSINESS

The commission discussed creating a Stormwater O&M progress report. Ms. Hershey gave the members a form she created for the board to review and comment on.

Mr. DiVirgilio made the motion to cancel the next scheduled conservation meeting for February 11th, as there are no Public Hearings on the agenda
Ms. Dyer seconded the motion;
Vote: 6-0-0

Mr. Turner made the motion to adjourn
Ms. Dyer seconded the motion
Vote: 6-0-0
Closed: 9:15