

CONSERVATION COMMISSION

MINUTES (Approved 1/23/13)

JANUARY 9, 2013

Present: J. Wiley, Chairman

A. Goetz, Vice Chairman

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

Also Present: L. Hershey, Conservation Agent

Conservation Agent report given to members

PUBLIC HEARING NOTICE OF INTENT COVE PT. WAY LOT 3 DEP# 315-1005

MEETING OPENED: 7:02

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

Mr. Wiley read board comments into the record

Mr. John Glossa, Glossa Engineering, was present representing the owner and applicant Jim McGrath. Tom Palmer, of Neponset River Watershed Association was also present. Mr. Glossa stated the filing is for property located behind 546 Fisher St. which is where the owner currently lives. Cove Point Way is land which has been subdivided into three lots. Lot 1 is the original house, Lot 2 is vacant and the building of a single family house on Lot 3 is what is being proposed in this Notice of Intent.

Mr. Glossa stated they have received approval and permits from Water and Sewer and the Board of Health Depts. for a septic system which is 150 ft. from the wetlands. Ms. Karen Skinner Catrone is the wetland scientist who has been out and flagged the wetlands. He stated the property is primarily a hayfield down to the edge of Willet Pond although there is some BVW at the end. The owner would like to maintain the hayfield and have the amount of lawn area which is depicted on the plan. Mr. Glossa stated the back of the proposed house is at the 100 ft. line and the meter pit will be outside of the 100 ft. The applicant is proposing to excavate 40x100 ft behind the house and install a horizontal geothermal heat pump field. He stated the tubing will be in loops and hold 200 gallons of liquid consisting of 20 gallons of ethanol alcohol to prevent freezing in the tube, and the rest water. Mr. Glossa explained how the geothermal field worked to the board. This will be backfilled to the same grade it is currently. Mr. Glossa also stated the proposal

includes a brick patio and three ft. high retaining wall off the back of the house at the walk- out basement. Planting areas are proposed as well as a hard packed path which will lead to access to the pond and their dock. Mr. Glossa stated a three car garage is proposed off the driveway which is outside the 100 ft. buffer.

Ms. Hershey stated she has been out on site. She would like to see a stockpile area, and notes shown on the plan regarding excavation, dewatering and sedimentation control.

Mr. Glossa agreed and stated prior to work commencing he would like Ms. Hershey to look at the erosion controls

Mr. Goetz stated he would like more information and a plan shown regarding the geothermal field. He also asked what has been planned with the Watershed Association and what will occur between their property and Willet Pond.

Mr. Glossa stated the landscaping will be done under DEP# 315-870 which is an ongoing Order of Conditions issued to the NepRWA. He stated the plan is to remove buckthorn and replace with azalea plantings and planting birch trees as well.

Mr. Tom Palmer, the Willet Pond Manager of the NepRWA stated the Order of Conditions allows for the removal of invasive species only. Mr. Palmer stated they manage the pond for habitat and water quality and there are 85 abutters who have the ability to use the pond and access it for recreation. With the exception of the access area the rest of the shoreline stays natural. Mr. Palmer asked how often the 25 ft. is going to be mowed.

The commission discussed the mowing and haying shall occur twice a year.

Applicant and owner Jim McGrath stated he would like to work closely with Mr. Palmer to pick out the appropriate plantings

Mr. Wiley asked about construction access

Mr. Gloss stated it will occur off Cove Point Way which is not a public street.

Mr. Wiley asked for questions or comments from the audience

Mr. Eugene Sich, 550 Fisher St. stated he is an abutter residing next to the property. He gave a history of the pond and stated Mr. McGrath has been cooperative in taking suggestions. He has no issues with this proposal

Mr. Goetz made the motion to close the Public Hearing

Ms. Dyer seconded the motion

Vote: 7-0-0

Closed: 7:30

The board discussed special conditions. Mowing and haying shall occur twice a year; a planting plan shall be included in the revised plan, and a stockpile area shall be shown on the plan. The commission discussed wanting to have notes on the plan showing detail on the Geothermal heat pump loop field and include information regarding materials used on the pipe. The commission would also like to see the plantings which will fall under the Neponset River Watershed Order of Conditions DEP# 315-870.

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

Ms. Dyer seconded the motion

Vote: 7-0-0

OTHER BUSINESS

LOT 1 WARREN LN.

Mr. Glossa was present along with the owners of Lot 1 Warren Lane, Mr. and Mrs. Stewart. They are requesting a modification to the existing Order of Conditions under the local bylaw which was approved by the conservation commission in September 2012. Mr. Glossa explained the footprint of the house has slightly changed and is 59' to the wetlands. He stated the rear of the house is going to be lawned with a possible patio being located between the retaining walls.

Ms. Hershey stated she has no issues and considers this a minor modification. She would like to have the future patio shown on revised plans.

After discussion, the board had no issues.

Mr. Goetz made the motion to approve the changes as presented a Minor Modification to the approved Order of Conditions under the Walpole Bylaw

Ms. Dyer seconded the motion

Vote: 7-0-0

CERTIFICATE OF COMPLIANCE

DELANEY DR. #4

DEP # 315-475

Ms. Hershey explained this request is for an expired Order of Conditions. The property is being sold and it was found the original Order did not have a certificate issued, although a subsequent filing for an addition came before the board with a Notice of Intent, they completed the work for the Order of Conditions and received a Certificate of Compliance for that project.

Mr. Goetz made the motion to approve and issue a Certificate of Compliance for the original Order of Conditions

Ms. Dyer seconded the motion

Vote: 7-0-0

OTHER BUSINESS

EMERGENCY CERTIFICATE

Ms. Hershey stated she authorized an emergency certificate for flooding due to a Beaver dam constructed on the NSTAR ROW located off Highland Lake Dr. on 12/19/12. The Health Dept. and Beaver Solutions needed to Breach the dam to prevent flooding and re-establish the area to prevent erosion

Mr. Goetz made the motion to approve the Emergency Certificate issued

Ms. Dyer seconded the motion

Vote: 7-0-0

MINUTES

DECEMBER 12, 2012

Ms. Dyer made the motion to approve the Minutes for December 12, 2012

Mr. Adams seconded the motion

Vote: 5-0-2 (Mr. Goetz and Mr. Sparks abstained)

CONSERVATION TRUST FUND

The board had a discussion regarding the conservation trust fund which currently has \$107,000 in it. The board has asked to find out how much interest incurs and the potential for use of this account.

BOARD COMMENT

The Planning Board requested Board comments on the League School. The commission stated there is a filing coming before conservation at the next scheduled meeting January 23, 2013 and comments will be addressed at that time if necessary

ENFORCEMENT ORDER

Ms. Hershey stated there is nothing new on the Enforcement Order still open on 400 South ST.

CORRESPONDENCE

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

- Hollingsworth and Vose – Monthly flow log
- 2013 Spring Town Meeting – May 6, 2013
- Annual Town report – 2012
- DCR – FEMA Hazard Mitigation Grant Program

Mr. Adams made the motion to adjourn

Mr. Sparks seconded the motion

Vote: 7-0-0

Meeting closed: 8:30 p.m.