

CONSERVATION COMMISSION

**MINUTES
(APPROVED 8/12/15)**

JULY 8, 2015

Present: J. Wiley, Chairman

A. Goetz, Vice Chairman

R. Turner, J. Finnigan, E. DiVirgilio, K. Watson, B. Dyer

Absent: L. Hershey, Conservation Agent

Conservation Agent report given to members

MEETING OPENED: 7:00

PUBLIC MEETING

REQUEST FOR DETERMINATION

HOLLOWDALE FARM LN. LOT 5

Mr. Wiley read the advertisement from the Walpole Times

Mr. Wiley read Board comments into the record

Mr. Rob Truax, GLM Engineering was present representing the applicant. He stated this lot is at the end of a cul-de-sac on Hollowdale Farm Ln and is one of the last lots left to be built. Plans were presented entitled "Proposed House Plan Lot 5-Hollowdale Farm Lane Walpole MA" dated 5/23/15 and revised 7/7/15. Mr. Truax stated he revised the plans to show additional wetland lines on it. Mr. Truax stated they are requesting a negative determination for this lot as there is only a small wetland pocket in the back of the lot. Lot 5 is upgradient and slopes toward the front of the lot to the roadway. Sewer and water is already on the street.

Mr. Goetz asked if there was a catch basin

Mr. Truax stated there is further down but not in the cul-de-sac. He stated there is a drainage basin located on Winter St. He reiterated there are really no wetlands on this lot other than the small pocket in the back

Mr. Wiley stated a construction entrance should be in place to keep silt off the street during construction

Mr. Goetz made the motion to close the Public Meeting

Ms. Dyer seconded the motion

Vote: 7-0-0

Closed: 7:15

Mr. Goetz made the motion to approve and issue a Negative 3 Determination
Ms. Dyer seconded the motion
Vote: 7-0-0

MINOR MODIFICATION
SPRING ST. 53-55 LOT A
DEP# 315-1059

Mr. Rob Truax came before the board requesting a Minor Modification to the approved Order of Conditions issued for 53-55 Spring St. on September 18, 2014. Mr. Truax submitted plans depicting the modification entitled "Proposed Site Plan Lot A Spring ST." dated 6/30/15

Mr. Truax stated the proposal to the plan is to install a retaining wall along the rear of the site at the approved limit of work. He stated this would provide a permanent demarcation and he would install no-alteration plaques along the top of the finished wall. The two plaques the commission conditioned in the Order will remain where they were. Mr. Truax is requesting the commission consider this change as a Minor Modification

The commission had no issues with this request

Mr. Goetz made the motion to consider the addition of the retaining wall a Minor Modification to the approved Order of Conditions
Mr. DiVirgilio seconded the motion
Vote: 7-0-0

MINUTES
JUNE 24, 2015

Mr. DiVirgilio made the motion to approve the Minutes for June 24, 2015
Mr. Goetz seconded the motion
Vote: 6-0-1 (Mr. Finnigan abstained)

EXTENSIONS

HANCOCK CT .LOT 4
DEP# 315-813

Mr. Goetz made the motion to approve and issue a one-year extension for Lot 4 Hancock Ct
Ms. Dyer seconded the motion
Vote: 7-0-0

HANCOCK CT. LOT 5
DEP# 315-809

Mr. Goetz made the motion to approve and issue a one-year extension for Lot 5 Hancock Ct.
Ms. Dyer seconded the motion
Vote: 7-0-0

CERTIFICATE OF COMPLIANCE

SADDLEWAY #8

DEP# 315-524

Mr. DiVirgilio made the motion to approve and issue a Certificate of Compliance for 8 Saddle Way

Ms. Dyer seconded the motion

Vote: 7-0-0

BOARD COMMENTS

OAK ST. #25

The Zoning Board of Appeals requested comments for 25 Oak St. – after review, the board had no issues with this application

TRAFALGAR LN. #11

The Zoning Board of Appeals requested comment for 11 Trafalgar Ln. – the commission has approved and issued an Order of Conditions for this property and will give it the ZBA for review

ENFORCEMENT ORDERS

SOUTH ST. #120 – Status quo

CORRESPONDENCE

All correspondence was available for review and discussed by the commission

CONT. PUBLIC HEARING

NOTICE OF INTENT

MOOSEHILL RD. #272

DEP# 315-1087

Opened: 7:30

Mr. Wiley read the advertisement from the Walpole Times for this continued hearing.

Mr. Wiley read an email into the record from the applicant's representative, Mr. Rob Truax, requesting a continuance until the August meeting

Mr. Goetz made the motion to continue the Public Hearing until August 12, 2015 at 7:00 p.m.

Ms. Dyer seconded the motion

Vote: 7-0-0

**PUBLIC MEETING
REQUEST FOR DETERMINATION
HEATHER LN. #8**

OPENED: 7:35

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

Mr. Wiley read board comments into the record

Plans were received entitled “#8 Heather Lane Sewer Connection Plan of Land in Walpole, MA” dated June 15, 2015

Mr. Don Seaberg, Glossa Engineering, was present representing the applicant Mr. Seaberg stated this filing is due to a failed Title IV, so they are proposing to tie into municipal sewer. He stated there will be a row of haybales across the back during construction for erosion control purposes. Once completed, the old system will be abandoned

Mr. Turner asked the process of abandoning it

Mr. Seaberg stated they will pump it out, crush it and then fill it in

Mr. Wiley stated in the conservation report, Ms. Hershey had no issues with this filing

Mr. Goetz stated he thinks this is a good project

Mr. Wiley stated the lawn goes to the fence in back and plaques should be put on the fence to show no-alteration

Mr. Goetz stated a plaque should go on each end with a total of four. Mr. Goetz stated a dewatering plan should be made available should it be needed

Mr. Wiley stated the conservation agent should be provided one if necessary to review.

Mr. Goetz made the motion to close the Public Meeting

Ms. Dyer seconded the motion

Vote: 7-0-0

Closed: 7:45

Ms. Dyer made the motion to approve and issue a Negative 3 Determination with dewatering and plaques as special conditions

Mr. DiVirgilio seconded the motion

Vote: 7-0-0

**PUBLIC HEARING
NOTICE OF INTENT
NORTH ST. PARCEL A
DEP# 315-1091**

OPENED: 7:47

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

Mr. Wiley read Board comments into the record

Mr. Donald Seaberg, Glossa Engineering was present representing the applicants. Mr. John McEntee was also present

Mr. Seaberg submitted revised plans and Notice of Intent for discussion this evening entitled "Parcel North Street Notice of Intent Plan of Land in Walpole MA" with a revised date of 6/24/15.

Mr. Seaberg stated the applicant is proposing to construct a gas pipe line and municipal water main. He stated there is an existing gas line on Fisher St but it does not have the capacity to service this area. He stated the gas company provided the design, and as there is not the capacity on Fisher St., they are proposing to come through North St. Three wetland crossings are proposed and they plan to do directional drilling under the wetlands. They plan to use steel plates mounted on timbers and not disturb the wetlands. Mr. Seaberg stated they will follow what is considered an old cart path that comes through what will be roadway and come across to the new Sunnyrock Farms. Any stockpiling will be outside the 100 ft. buffer and they want to stay out of what will be future Open Space.

Mr. Wiley stated the board needs to review the new Notice of Intent and plans submitted tonight. He stated that the conservation agent, in her report, stated that although it only may be temporary impact to the wetlands, there still is impact. The applicant should provide written documentation that other possible routes that would have less or no impact to the wetland resource areas are not possible. Mr. Wiley asked the applicant why the route of the gas line isn't located within the proposed roadway. He stated that the Town Engineer concurs that the proposed gas main needs to be laid out within the confines of the future roads. Her comments also say the proposed future roads need to be shown on the plan in order to confirm

Mr. Seaberg stated it will all conform eventually and there are areas which are under review at this time

Ms. Watson asked how deep the directional drilling would be

Mr. Seaberg stated approximately two to three ft., just enough to get under the wetlands so they don't need to touch it. He stated a water line will go in at the same time at the crossing in order to get it done

Mr. DiVirgilio stated it seemed to shallow and Mr. Seaberg stated they could drill down further

Mr. Seaberg stated the water line and gas line will run parallel to each other. They will need to come back to the commission when they want to finish the water line which is in the area still under review. Once approved the gas company will service the whole thing

Mr. McEntee stated there will be another Notice of Intent coming in the future for the remainder of the Gas line. They are trying to plan ahead and felt since they are proposing to do directional drilling they might as well add the water line and loop it up to North St. This way the impact will only be once

Ms. Dyer stated this hearing needs to be continued so our agent can review these new plans. She stated it's much like a jigsaw puzzle with too many pieces missing.

Mr. Seaberg stated the only proposal before the board is the construction of the gas line, nothing else

Mr. McEntee stated they have a special permit and need to go back to Planning for the Definitive Subdivision. In the meantime, Olmsted is already approved and they would like to service it with gas now.

Mr. Wiley stated typically the roadway layout is used for this type of construction for gas and water. He asked if it will be dead ended. He stated both the Town Engineer and Agent proposed the lines follow the existing roadway. Mr. Wiley stated when they do the subdivision plan; gas and all utilities should be on it.

Mr. Seaberg discussed direct drilling for the installation of the water main, and how they will install a pipe and sleeve to hold the pipe up.

Mr. Goetz discussed the need for a dewatering plan

Ms. Dyer asked how many newly gassed houses there will be

Mr. McEntee stated eleven. He stated they would prefer to come up Fisher St. to avoid coming before Conservation

Mr. Seaberg stated again there is not enough Gas on Fisher to service it anyways

Mr. Wiley stated the commission does not want crossings if they are not needed, and that impact is impact.

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

Mr. Joe Morasci, Buckboard Dr., discussed that he reviewed the plans in the office and has not had the opportunity to look at the ones given out tonight. He had questions regarding the commission's policy on triple crossings and has the commission ever approved one

Mr. Wiley stated temporary crossings to loop water lines have been approved. Mr. Wiley stated although a crossing may be temporary, impact is still a concern

Mr. Morasci spoke about triple crossings could set a precedent and that is a concern. He asked why the gas line couldn't go up Fisher for a small distance

Mr. Seaberg stated the gas company says it does not have the capacity and it is their design. He stated he can get a letter from them stating as such

Mr. Morasci discussed he thought everything was in limbo and why were they able to break ground on Olmsted in a few weeks?

Mr. Wiley explained there was an Order of Conditions issued

Mr. McEntee stated it is an approved subdivision

Mr. Philip Sanford, North St. questioned how can they design the path of the pipeline until we have configurations and know the actual design.

Mr. Wiley stated it makes sense to follow the roadway layout, but this has not been approved yet

Mr. McEntee stated they have a special permit and need to follow the plan presented in the Open Space process. The plan they have to bring to the Planning Board has to look substantially similar; they can't just show up with a total different plan. He stated they still want the Open Space plan

Mr. Goetz made the motion to continue the Public Hearing until August 12, 2015 at 7:30 p.m.

Ms. Dyer seconded the motion

Vote: 7-0-0

A discussion took place regarding Enforcement issues taking place at 1900 Main St. The Town Administrator was present

Mr. DiVirgilio made the motion to adjourn

Mr. Goetz seconded the motion

Vote: 7-0-0

Meeting closed: 9:00 p.m.