

**CONSERVATION COMMISSION  
(Approved 4/8/15)**

**MINUTES**

**MARCH 25, 2015**

**Present: Jack Wiley – Chairman  
Al Goetz – Vice Chairman**

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

**Absent: J. Finnigan**

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

**Minutes taken by Ms. Betsey Dyer**

**Conservation Agent report given to members**

**CERTIFICATES OF COMPLIANCE**

**MILL BROOK AVE #71  
DEP# 315-883**

**Mr. Goetz made the motion to approve and issue a Certificate of Compliance  
Ms. Dyer seconded the motion  
Vote: 4-0-0**

**HIGH OAKS SUBDIVISION  
DEP #315-501**

The commission discussed holding off until the Town Engineer reviews the roadway and basins

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

**Opened: 7:05**

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

Mr. Paul Brodmerkle, Site Design Professionals, Inc. presented revised plans dated March 12, 2015, for the proposed twelve (12) condominiums and surrounding areas. Mr. Brodmerkle stated he expects a few more revisions to come forth after discussion with Ms. Hershey, so did not expect to close the Public Hearing. Changes will include a detailed replication and wetland crossing plan to incorporate the Town Engineer's comments. Mr. Brodmerkle stated one improvement will include pre-treatment of run-off from Eastover Rd. prior to entering the wetlands. Detail was also requested concerning the location of the flood plain, and capacity of the wetlands to retain water. A revised application will be submitted to DEP due to the change in replication areas; two new ones and an old replication shall be restored to function properly.

A sediment control plan was requested for construction.

There are now four drainage systems profiled in the plans: two are underground and two are roof drains, front and rear. Mr. Brodmerkle stated they have incorporated a mechanism to prevent small animals from being trapped and drowned in the drain system in a big storm.

Mr. Goetz suggested incorporating the wetland replication and basin construction into the construction sequence.

Mr. Steve Miller, abutter from 14 Eastover Road said he would not like to have additional replicated wetlands built so close to his house. That will place even more of his property within the 100 foot buffer. Mr. Brodmerkle agreed to find a different location for the two new replicated wetlands.

**Mr. Goetz made the motion to continue the Public Hearing until April 8, 2015 at 7:00 p.m.**

**Ms. Dyer seconded the motion**

**Vote: 5-0-0**

**PUBLIC HEARING  
NOTICE OF INTENT  
CONEY ST. #20  
DEP# 315-1083**

**Opened: 7:30**

Mr. Wiley read the advertisement from the Walpole Times. Green cards were collected.

Mr. Wiley read Board comments into the record

Mr. Stamatatos was present and stated this filing is for a house addition located within the 100 ft. buffer.

Ms. Hershey stated the following special conditions shall be made; straw instead of haybales will be used for erosion control purposes, and the contractor shall be vigilant about not tracking debris from the construction entrance to the street.

Mr. Goetz discussed concerns of stockpiling resulting from excavation, and was assured materials would not be stockpiled. Mr. Goetz requested gas, water and sewer lines be shown on the plan. The commission discussed this could be done by Dig Safe and be shown on the “as-built” plan

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

**Ms. Dyer seconded the motion**

**Vote: 5-0-0**

**Closed: 7:43**

**Mr. Goetz made the motion to approve and issue an Order of Conditions**

**Ms. Dyer seconded the motion**

**Vote: 5-0-0**

#### **CONTINUED PUBLIC HEARING**

**NEPONSET ST. #100**

**NOTICE OF INTENT AND LAND DISTURBANCE PERMIT**

**DEP# 315-1075**

**Opened: 7:45**

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

A letter was noted from Mr. McCafferty and Ms. Borenstein detailing some changes already made or to be made to the plans for the solar field. Frank Niejadlik and Meredith Borenstein were present to discuss the latest version of the plan. Unfortunately there were two (or more) sets of plans presented with slightly different details and with some omissions and errors such as failing to include the identifications of all lines in the map key.

Mr. Turner asked to be assured that test wells could still be easily accessed and would be monitored long term. Ms. Hershey stated that that it was in the OOC to do so. Ms. Borenstein noted that the spacing of the panels left room to get to the test wells.

Ms. Dyer and Mr. Goetz asked about the construction sequence and how stabilization of sediments would fit into that sequence. Sheet 6.2 had a construction sequence that seemed satisfactory in that it requires stabilization within 48 hours. That would seem to mean that the entire site cannot be prepared all at once but rather in sections manageable within that 48 hour period.

Mr. Wiley had queries about the maintenance of basins which turned out to be in appendix F of the book. Ms. Hershey requested that those be in the plans and they will be in the OOC too.

The commission discussed the importance of having nearby erosion control experts to monitor before during and after storms and this stipulation will go into the OOC.

**Mr. Goetz made the motion to close the Public Hearing for the Notice of Intent and Land Disturbance Permit**

**Ms. Dyer seconded the motion**

**Vote: 5-0-0**

**Closed: 8:30**

**Mr. Goetz made the motion to approve and issue an Order of Conditions and Land Disturbance permit for 100 Neponset St.**

**Ms. Dyer seconded the motion**

**Vote 4-0-1 (Mr. Wiley abstained)**

## **BOARD COMMENTS**

Zoning Board of Appeals - 269 Pleasant St.- The conservation commission has no comment, not within their jurisdiction

Planning Board - Southridge Farm LLC—Ms. Hershey stated the applicant may be required to come back to the conservation commission with an amendment to the Order of Conditions

Planning Board – Open Space Residential Development – the commission began drafting a letter to contain some of the following points:

1. The yield plan should be presented to ConCom because every potential house in the yield is within our jurisdiction
2. The two wetland crossings that are on the yield plan would have to be brought to Con Com because we typically allow just one crossing per property. Also, the excess square footage of those crossings would have to be brought to us.
3. ConCom would like to see more of the areas defined as primary and secondary conservation land not be built upon.

Other topics concerning the Sunnyrock open space plan came up but will not be included in the letter because it seemed appropriate find out what Planning decides first.

There was no action taken on Enforcement Orders or Appeals.

The following Correspondence was discussed and available for review:

- Environmental Notification Form – Roscommon OSRD North and Fisher St.

- MEPA meeting 4/1/15 @ 12:30 in the Library
- Goddard Consulting – NOI 22 Birch St. Medfield ConCom
  - FEMA Risk Mapping Assessment for Charles River Watershed-Discovery meeting 4/13/15 @ 1:00
  - ECS- Remedial General Permit for 1340 Main St.

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

**Mr. Turner seconded the motion**

**Vote: 5-0-0**

**Meeting Closed: 9:45**