

CONSERVATION COMMISSION

MINUTES

(Approved 5/28/14)

MAY 14, 2014

Present: A. Goetz, Vice-Chairman

B. Dyer, E. DiVirgilio (7:09), G. Riggott, D. Sullivan, J. Finnigan

Absent: J. Wiley, R. Turner

Also Present: L. Hershey, Conservation Agent

Conservation Agent report given to members

PUBLIC HEARING

NOTICE OF INTENT

ARLINGTON LN. #8

DEP# 315-1052

Opened: 7:01

Mr. Goetz read the advertisement from the Walpole Times. Certificate of Mailings were received

Mr. Goetz read board comments into the record

Mr. John Glossa, of Glossa Engineering was present representing the applicants, Mr. and Mrs. Bean who were also present.

Mr. Glossa presented plans entitled “#8 Arlington Ln. Notice of Intent Plan of Land in Walpole MA “ dated 4/8/14. Mr. Glossa stated wetlands start on the abutting lot with a small amount of wetlands on the lot. He stated that work had already been done in that area prior to the 25ft no –disturb zone where there is a utility easement and sewer line. The owners wanted a change to the plans to have everything level. The revised plans show the grading as well as a pool which is located 50 ft. away from the wetlands. Mr. Glossa stated the pool is something the owner plans to do in the future, but wanted to include it in the filing so he won’t have to come back before the conservation commission. Mr. Glossa stated the limit of work is outside the 25 ft. no alteration area. The driveway and front yard pitch towards the street and the back yard pitches towards the wetlands. Roof top infiltration is not required but included in the plan. Mr. Glossa stated a salt water pool is more than likely the choice for the future.

Ms. Hershey stated she has been on site. Only a portion of the work is within the jurisdiction of the commission. Her main concern is how the pool will be discharged. She discussed grading during the construction of the house.

Mr. Glossa stated the back will be graded even if the pool is not going to be put in.

Ms. Hershey stated she wants to see the grade stabilized and seeded before the lot is complete as well as the back slope. Erosion controls should be extended to the front of the lot as well to limit where the

contractors are driving and keep sediment out of the road. No-alteration plaques were discussed at the 25 ft.

Mr. DiVirgilio discussed standard pool conditions and whether salt water pools had different conditions

Ms. Dyer stated she agrees that no alteration plaques should be in place

Mr. Goetz asked for comments or questions from the audience

Ms. Dyer made the motion to close the Public Hearing

Mr. DiVirgilio seconded the motion

Vote: 5-0-0

Closed: 7:23

The commission discussed special conditions to include stabilizing the slope, three (3) no alteration plaques at the 25ft area being in place and pool water being neutralized prior to discharge

Ms. Dyer made the motion to approve and issue an Order of Conditions w/special conditions

Mr. DiVirgilio seconded the motion

Vote: 5-0-0

PUBLIC HEARING

NOTICE OF INTENT

BUBBLING BROOK

DEP 315-1051

OPENED: 7:27

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

Mr. Goetz read board comments into the record

Mr. John Glossa, Glossa Engineering, was present representing the applicant. Plans entitled "Kingswood Estates A Single Family Subdivision in Walpole MA" dated 2/6/14. Mr. Glossa stated the applicants own a home on Bubbling Brook Rd. at the very end. This lot contains 13 acres, with two of them being located in Westwood. At the rear of his property is Bubbling Brook with Town land dividing Westwood and Walpole. The existing house is on septic and municipal water. Mr. Glossa stated there is a seasonal stream in the back of his property that goes into Bubbling Brook. Mr. Glossa stated the proposal is to subdivide the 13 acres into three lots. One of the lots would contain the existing house and driveway and all the land in Westwood, Lot 3 is the larger lot located on the left and is located in Walpole as is Lot 1. Mr. Glossa stated they are before Planning and Zoning Boards and will continue with both boards once more details are worked out with the Engineering Dept. Mr. Glossa discussed stormwater runoff proposed to go into a catch basin and eventually discharge to Bubbling Brook. Mr. Glossa discussed the extension of the water line with hydrant being located at the end. The Sewer commission in Westwood has given approval for the three lots to connect into their sewer. Mr. Glossa stated the proposal to build a small detention basin and showed the location to the board, which he stated needs further review. He discussed a berm with catch basin being located at the end of the cul de sac. Mr. Glossa stated he went on the site with Ms. Hershey, and will provide a revised plan to reflect changes to flag locations that were determined in the field.

Ms. Hershey stated she reviewed the line but did not identify the bank of the brook as of yet, only the wetland line. She has not further comments until plans with a revised detention basin come in for review

Ms. Dyer discussed the stream that goes into Bubbling Brook

Ms. Hershey stated it is intermittent, a seasonal stream.

Mr. Goetz stated he feels more information is needed on the basin as proposed, and he would like to see an alternate analysis and look at the possibility of putting the detention basin on the other lot.

Mr. Goetz asked for questions or comments from the audience

Ms. Dyer made the motion to continue the Public Hearing until May 28, 2014 at 7:15

Mr. DiVirgilio seconded the motion

Vote: 5-0-0

PUBLIC HEARING

AMENDMENT

NORTHRIDGE FARM SUBDIVISION

DEP# 315-994

OPENED: 7:58

Mr. Goetz read the advertisement from the Walpole Times. Certificate of mailings were received

Mr. John Glossa presented plan dated 4/18/14 which were revised. Mr. Glossa stated the Northridge Farm Subdivision amendment and Lot 8 Warren Ln. are joined at the hip and needed to be looked at together. The subdivision amendment filing is for the construction of a new pipe proposal to replace the existing trench. MR. Glossa stated he feels the commission should allow this amendment and that the pipe will not affect volume nor will the treatment component change. The pipe will be installed by a roadway contractor and will be under bond with the Planning Board. He stated they have gone before Planning and it has been indicated this will be accepted as a minor modification should the conservation commission vote the amendment. Drainage was discussed and Mr. Glossa stated two manholes are proposed to on Lot 8 to replace the existing headwall.

Ms. Hershey stated she would like the detail of elevations shown on the plan and also show the grading changes associated with the pipe.

Ms. Hershey discussed the language of the O&M

Mr. Glossa stated the owners have all agreed on grading and landscaping and how it would work on the property. Detailed surveying was completed and they were able to show how a swale can be created along the back lot line to direct water towards the pond

Ms. Hershey stated the Town Engineer has not had a chance to review the revised plans dated 5/8/14. She stated Mr. Glossa showed the water quality component of the basin hadn't changed and that restoration of the no-alteration area, now is 25ft and there will be no disturbance of the replication. Ms. Hershey stated she would like to see more of the grading where the rip rap is going into the basin.

Mr. Glossa stated he can add that as a final revision. He will also revise the O&M plan

Mr. Goetz stated that since the basin doesn't have an outlet or settling area it is important that the catch basins that go to the pipe and have basin are kept clean of sediment. He stated they need to be maintained on a regular basis

Ms. Dyer made the motion to close the Public Hearing

Mr. DiVirgilio seconded the motion

Vote: 5-0-0

Closed: 8:29

Ms. Dyer made the motion to approve the amendment of the Subdivision Order of Conditions DEP #315-994 to accept the pipe with special conditions as approved by Ms. Hershey

Mr. DiVirgilio seconded the motion

Vote: 5-0-0

CONT. PUBLIC HEARING

AMENDMENT

WARREN LN LOT 8

DEP# 315-1008

OPENED: 8:31

Mr. Goetz read the advertisement from the Walpole Times

Ms. Hershey stated the amendment for this Lot was discussed and continued from the last meeting. She stated she has been working with the applicant and owner. Ms. Hershey stated the owner of Lot 7 was present as well and has agreed with the grading plan. She also stated no work is being proposed within 100 ft. of wetlands and she is satisfied with the proposal.

The latest revised plans are entitled "Lot 8 Warren Lane Notice of Intent Plan of Land in Walpole MA" dated 5/8/14

Mr. Goetz asked for comments or concerns from the audience

Ms. Dyer made the motion to close the Public Hearing

Mr. DiVirgilio seconded the motion

Vote: 5-0-0

Closed: 8:34

Ms. Dyer made the motion to approve the Amendment for Lot 8 Warren Lane with special conditions as approved by the Conservation Agent

Mr. DiVirgilio seconded the motion

Vote: 5-0-0

Mr. Riggott left (8:35)

PUBLIC HEARINGS

ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION

ARLINGTON LN. LOT 12A (DEP# 315-1055), LOT 13 (DEP# 315-1054) & LOT 14 (DEP# 315-1056)

OPENED: 8:40

Mr. Goetz read the advertisement from the Walpole Times for the three Public Hearings that will run concurrently. Certificate of Mailings were received

Mr. Goetz read Board Comments into the record

Dr. John Rockwood, of Eco Tech Inc., was present representing the applicants. Mr. Steve Christy of New England Engineering Design was also present

Mr. Rockwood presented plans entitled "Abbreviated Notice of Resource Area Delineation Lots 12A, 13 and 14 Arlington Lane Walpole, MA 02081" dated 3/28/14. This was revised 5/6/14 per the site visit with Ms. Hershey.

MR. Rockwood stated the purpose of the filing is solely for the identification of the resource areas and the BVW on the properties. Mr. Rockwood stated there is an intermittent stream which is mapped and an additional stream that develops in this wetland as well. They are contained within the BVW. Mr. Rockwood stated the wetlands were delineated last July and has been flagged. Mr. Rockwood stated he has walked the entire site and there are no additional wetlands. He is seeking a determination for three separate ORAD's.

Ms. Hershey stated she has been on the site with Mr. Rockwood and reviewed the B series line and the A line. Minor revisions were made to the B line. Ms. Hershey stated that in looking at the original subdivision plan she found the A-series line was located down grade of the original wetland line. Ms. Hershey stated it appears there are hydric soils and that needs to be taken into consideration when delineating wetlands as well as hydrology. She stated a certain amount of alteration was allowed when the subdivision filing came before the commission, and if there is any overfill to the original line the commission could issue and enforcement.

Mr. Rockwood stated the wetland boundary lasts for the life of the permit that established it, and the Order has since expired. He stated the alteration occurred 20 years ago, and that vegetation has grown up. He stated there is not fill over the original organic soil that was there. Mr. Rockwood stated he does not consider the vegetation to be disturbed at this time and the area hasn't been altered except by surveyors.

Ms. Hershey stated she disagrees and if there is a change in the wetland line due to over construction it could be enforced today. She stated the wetland soils should be looked at and the line should be reviewed.

Mr. DiVirgilio stated he is in favor of the wetland line being looked at

Ms. Dyer concurs and stated that at the MACC classes she has attended, it was stressed the importance of hydric soils being looked at in the delineation of wetlands. Twenty years ago this may not have been the case

Mr. Goetz discussed that in the Order of Conditions for the subdivision, he feels the wetland crossing allowance has been used up. He stated that he agrees with Ms. Hershey that a peer review may be in order for this project

Mr. Rockwood asked the commission if Ms. Hershey would be amenable to reviewing and flagging the wetlands together

Ms. Hershey stated she would agree to that.

Mr. Goetz asked for comments or concerns from the audience

Ms. Dyer made the motion to continue Lots 12A, 13 and 14 Arlington Ln. ANRAD's until May 28, 2014 at 7:30 p.m. to run concurrently
Mr. DiVirgilio seconded the motion
Vote: 4-0-0

CONT. PUBLIC HEARING
NOTICE OF INTENT
APPLETREE LN. #16
DEP# 315-1053

OPENED: 9:06

Mr. Goetz read the advertisement from the Walpole Times

Mr. Goetz read Board Comments from the Town Engineer

Owner Joanna Travis, and Peg Graveline from JEM Property Group was present, along with Mr. John Glossa of Glossa Engineering

Mr. Glossa stated changes were made to the plan based on comments from Ms. Hershey and Ms. Walker, the Town Engineer. The revision date on the presented plans is 5/9/14. Mr. Glossa stated they plan to put in 6-12" cobbles to raise the top soil and force the water to go to the existing pipe. The area will then be reseeded with erosion control mix. Mr. Glossa stated based on comments from Ms. Hershey, another proposal is plantings of high blueberry bushes along the wetland edge with no alteration plaques will be completed if the commission would like. Mr. Glossa also stated they would like to put in a small catch basin with hood and connect it to the 4" pipe where the ditch or stream goes into the road. Mr. Glossa stated the neighbor Mr. Coakley has requested the underdrain be extended 20 or 30 ft. towards his house.

Ms. Hershey stated she has reviewed the structure on the lot and agrees the pipe should remain at 4" She stated the rock area proposed in front to convey water to the pipe is fine. Ms. Hershey stated the commission should consider a boundary for the rear of the house so the wetland line will not be disturbed. Ms. Hershey stated that Mr. Glossa and the applicant have satisfied the commission's concerns. She also stated the basin in front is not on the owner's property and recommends that project not be included in the Order of Conditions. It could be a condition that the owners work with the Town to relieve the flooding issue with the Town, and the commission can also write a letter of support to the Town Engineer for this project.

Mr. DiVirgilio concurs with Ms. Hershey that plantings in the back is a good idea

Ms. Dyer also agrees the plantings and plaques starting at the edge of the wetlands will be a good idea.

Ms. Dyer made the motion to close the Public Hearing

Mr. DiVirgilio seconded the motion

Vote: 4-0-0

Closed: 9:31

Ms. Dyer made the motion to approve and issue an Order of Conditions with special conditions as approved by the Conservation Agent

Mr. DiVirgilio seconded the motion

Vote: 4-0-0

MINUTES

APRIL 23, 2014

Ms. Dyer made the motion to approve the Minutes for April 23, 2014

Mr. DiVirgilio seconded the motion

Vote: 4-0-0

EXTENSIONS

ARLINGTON LN. LOT 18

DEP# 315-831

Ms. Hershey stated a cover letter shall be sent with the following three extensions stating the wetland flags need to be re-established in the field, and the no-alteration area staked prior to cutting and clearing

Mr. DiVirgilio made the motion to approve the one year extension for Lot 18 Arlington Ln.

Ms. Dyer seconded the motion

Vote: 4-0-0

ARLINGTON LN. LOT 17

DEP# 315-843

Mr. DiVirgilio made the motion to approve the one year extension for Lot 17 Arlington Ln.

Ms. Dyer seconded the motion

Vote: 4-0-0

ARLINGTON LN. LOT 11

DEP# 315-830

Mr. DiVirgilio made the motion to approve the one year extension for Lot 17 Arlington Ln.

Ms. Dyer seconded the motion

Vote: 4-0-0

BOARD COMMENTS

Shufelt Rd. #60 – The commission discussed there is not enough information on this application to determine whether a filing for a Land Disturbance Permit under the Stormwater and Erosion Control Bylaw is necessary

Planning Board – 550 Providence Hwy (Walmart) – Ms. Hershey stated this application is for outdoor storage units and the commission has no issues

ENFORCEMENT ORDERS

Ms. Hershey stated there was nothing new to report on the Enforcement Orders

Washington St. #1783 Non-Compliance – Ms. Hershey stated she notified the owners by letter and gave them a deadline to clean up the area. She stated some work was complete but she will contact them again.

CORRESPONDENCE

The following correspondence was discussed and available for review:

- Commonwealth of MA Division of Law Appeals – Frontier Dr.
- MEPA Unit – Environmental Notification

WARREN LN. #11 LOT 6 MINOR MODIFICATION 315-1024

Ms. Hershey stated a request for a minor modification for 11 Warren Ln. She stated the changes are within the same footprint, just a different configuration to the house.

After Discussion, Mr. Goetz stated he would like the applicant to come to the next meeting to discuss the changes he is proposing, and no action will be taken tonight.

Mr. DiVirgilio made the motion to adjourn

Mr. Finnigan seconded the motion

Vote: 4-0-0

Meeting closed: 10:15