

**CONSERVATION COMMISSION
MINUTES
(Approved 10/14/15)**

SEPTEMBER 23, 2015

**Present: J. Wiley, Chairman
Vice Chairman – A. Goetz**

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

Absent: K. Watson

Also Present: L. Hershey, Conservation Agent

Conservation Agent report given to members

**PUBLIC HEARING
ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION
OFF RENMAR AVE
DEP# 315-1092**

Opened: 7:02

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

Mr. Wiley read board comments into the record. Plans were presented entitled “Bristol Brothers Development Renmar Ave Walpole MA” dated 7/7/14 and revised 8/10/15

John Zimmer, of South River Environmental and owner James Bristol representing Bristol Brothers Development were present. He stated this filing is an Abbreviated Notice of Resource Area Delineation and the purpose of the filing is to confirm the location of wetlands within the property. Mr. Zimmer stated he and Ms. Hershey went on site Friday September 18th and reviewed the line. Mr. Zimmer discussed the existing site conditions of the property presently. There is a large BVW located on the southern part of the site. There is an existing gravel and rock removal operation that occurs on the property at this time as well. Mr. Zimmer stated during the site visit Ms. Hershey requested he provide a note on the plan relative to the location of an existing spring near wetland flag 59, which he provided two copies to the commission tonight. He stated he would be happy to answer any questions regarding the boundary line

Ms. Hershey stated after going on the site with Mr. Zimmer she felt there was a pretty distinct wetland line and it was flagged well. She stated she had also reviewed GIS and aeriels and the area hadn’t changed much over time.

A discussion took place regarding the quarry which is located on the property and still used by the family

Ms. Hershey stated that in looking for sedimentation coming down from the quarry she saw none

Mr. Wiley asked for questions from the audience

Mr. Jim Fallon, Forest Rd. asked the owner what the vision for this plan is and timeline

Mr. Bristol stated they hope to make a 55 and over community like the one the currently have in Weymouth. They hope to begin the permitting process through the winter months and start construction within a year.

Ms. Hershey stated to the audience that abutters will be notified once any other proposal on the property is filed

Mr. Tom Moylan, Forest Rd asked if a new road plan will happen

OTHER BUSINESS

NORTH St. PARCEL A DEP# 315-1091

The commission discussed the draft special conditions given to them for review and comment by Ms. Hershey. Mr. Wiley stated he would like added to the specials that the gas line will be abandoned and relocated within the roadway of the subdivision if there is an approved option for this. See special conditions 30 and 31

**Mr. Goetz made the motion to approve and issue the Order of Conditions with special conditions as noted
Ms. Dyer seconded the motion
Vote: 4-0-2 (Mr. Finnigan and Mr. DiVirgilio abstained)**

NOVEMBER MEETING DATE CHANGE

As the second Wednesday of the month in November falls on Veterans Day, the commission discussed changing the meeting date

**Mr. Goetz made the motion to change the November meeting date to November 12, 2015
Mr. DiVirgilio seconded the motion
Vote: 6-0-0**

BOARD COMMENTS

Planning Board – Boyden Estates (8 Lot Subdivision) – After review, the commission stated a filing will be required for Boyden Estates. The commission would prefer a re-design in order to avoid any wetland crossing

Planning Board – 2015 Town Meeting Zoning Articles – After review, the commission has no comments with the Zoning Articles

GENERAL BUSINESS

STORMWATER PARTNERSHIP

Ms. Hershey discussed the Neponset Valley Stormwater Partnership. She discussed part of the grant for this group is offering workshops on the requirements of the NPDES permit for interested parties such as town boards and departments. Ms. Hershey asked if the commission would like to host or schedule one of these workshops. Ms. Sarah Bounty of Neponset River Watershed was present and stated the presentation would last about an hour, and the idea is simply outreach to all parties interested. Ian Cooke of NRWA and an MAPC representative would be the presenters. The commission discussed putting this on the Agenda at 6:30 as a workshop on October 28, 2015

PUBLIC HEARING AMENDEMENT TO ORDER OF CONDITIONS CONEY ST #20 DEP# 315-1083

Opened: 7:31

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

Mr. Wiley read a letter from the applicant into the record requesting an amendment to an approved Order of Conditions

Mr. Wiley read board comments into the record

Mr. and Mrs. Stamatos were present. They are requesting an amendment to the approved order of conditions and want to install an in-ground swimming pool. Plans were presented to the commission from the approved Order.

Ms. Hershey stated this filing has an approved Order of Conditions for an addition and deck in the rear of the property and now the applicant would like an in-ground pool put in. The activity remains within the limit of work which was previously approved. It is within the area that was approved for alteration. Ms. Hershey stated once the the as-built plan is submitted it should have the survey location of the pool on it. She stated discussed dewatering if necessary and revising the siltation control line.

Mr. DiVirgilio asked about the pool and backwashing

Mr. Stamatos stated it is a salt pool with no chlorine and no discharge of water or backwash is necessary. He stated during construction all fill will be hauled offsite and erosion control line shall be maintained per instruction of the commission

Mr. Turner stated concern with splashing from the pool and going into the wetlands

Ms. Hershey stated this location is not near the edge of wetlands and will percolate into the ground

Mr. Goetz stated he wants the silt control barrier wrapped around the property line and excavated materials hauled away

Mr. Wiley stated that salt breaks down and asked what is being used as disinfectants. De- chlorination prior to discharge should be a special condition as chlorine will kill vegetation. He stated the siltation control needs to be revised as discussed.

Mr. Goetz made the motion to close the Public Hearing

Ms. Dyer seconded the motion

Vote: 6-0-0

Closed: 7:55

Mr. Goetz made the motion to approve and amend the Order of conditions with a notation that erosion controls shall be extended to the 98 contours and wrap along the property line on the Westerly side

Ms. Dyer seconded the motion

Vote: 6-0-0

**CONT. PUBLIC HEARING
AMENDMENT
NORTHRIDGE FARM SUBDIVISION
DEP# 315-994**

Opened: 7:56

Mr. Wiley read the advertisement for this Hearing which was opened September 9, 2015 and continued until this evening.

Mr. Wiley read additional Town Engineer comments into the record dated September 23, 2015

Mr. John Glossa, Glossa engineering was present representing the applicant. Revised plans were submitted tonight dated September 18, 2015

Mr. Glossa stated the purpose of this hearing is for the request for an amendment to the approved Order of Conditions. Two of the basins designed are not percolating in a timely fashion. Mr. Glossa stated that at the last hearing the Town Engineer requested profiles to be provided on the plan. The other request is the commission wanted the location of the houses shown on the plan. Mr. Glossa stated he has made these changes and another concern is that the O&M plan be reviewed to ensure any maintenance can be handled under the existing O&M plan.

Ms. Hershey stated she met with the representative and Town Engineer and is satisfied with the changes. The concern is regarding drainage issues and the need for observation during the spring to ensure that the proposed modifications improve drainage problems

Mr. DiVirgilio discussed sedimentation controls

Mr. Wiley asked whether there is concern with increasing runoff on the adjacent property owners of retention basin #2 and Mr. Glossa stated runoff is directed to the pond

Mr. Goetz made the motion to close the Public Hearing

Ms. Dyer seconded the motion

Vote: 6-0-0

Closed: 8:04

Mr. Wiley stated he would like a letter for the file stating that the O&M covers additional piping

Mr. Goetz made the motion to approve the installation of under drains in Basin #2 and Basin #3 as an amendment to the approved Order of Conditions

Ms. Dyer seconded the motion

Vote: 6-0-0

CONT. PUBLIC HEARING

NOTICE OF INTENT

MOOSEHILL RD #272

DEP# 315-1087

Opened: 8:09

Mr. Wiley read the advertisement from the Walpole Times for this hearing which has been opened and continued several times

Mr. Rob Truax, GLM Engineering was present representing the applicant. Mr. Truax emailed revisions to Ms. Hershey today and presented a plan this evening entitled "Wetland Buffer Planting Mitigation Plan" dated 9/23/15

Mr. Truax stated since the last meeting he has met with Ian Cooke, Neponset River Watershed Association and discussed modification to the project. A letter was submitted from NRWA dated 9/23/15 which reflect the proposed modifications. Kelli Connelly of Terraink, the landscape architect was also present, and she made some changes to the planting proposals after input from Commissioner Kate Watson.

Ms. Hershey stated that only one plan was received and there are numerous changes to be reviewed. She would like to have the opportunity to review it with Mr. Truax prior to closing the hearing once all the changes have been made.

Ms. Connelly stated she had correspondence with Ms. Watson and made some revisions to the plantings. She discussed the changes and plantings which have been located on the new plan.

Ms. Sarah Bounty of Neponset River Watershed Association was present to discuss modification made after the meeting with developers, Mr. Truax and Ian Cooke. The developer has agreed to the modifications endorsed by the NRWA once approved by the Conservation Commission and ZBA. The letter will be included in the minutes as there are several changes proposed. Some changes include re-grading the entryway to redirect water to slope towards the garden, roof runoff will be redirected and a new infiltration system will be located in the courtyard. The trash shed shall be fenced around the two back sides to prevent litter from migrating; the pump station has been redesigned in the event of overflow it will head towards the parking areas and not the wetlands. Ms. Bounty discussed several other changes as attached.

- AMEC Foster Wheeler- Phase V report – 100 Neponset St.

Mr. DiVirgilio made the motion to adjourn

Mr. Goetz seconded the motion

Vote: 6-0-0

Meeting closed: 9:00



**Town of Walpole
Commonwealth of Massachusetts**

**Conservation Agents Report
Landis Hershey**

9-23-2015

1.0 MEETINGS AND DISCUSSIONS

1.1 Off Remnar Ave. (ANRAD) DEP #315-1092

This is a review of wetland resource areas only. I went out with the wetland specialist last Friday 9/18/2015 and walked the entire site. I thought that the wetland flags were consisted with the vegetation and soils and with the aerial photos I reviewed through GIS and Google earth. I asked that a spring located at WF #59 be shown on the plan.

As a separate issue there is an area of wetlands (at WF#23/24 and WF#50/50A which is being crossed by vehicles that should be addressed.

1.2 Coney Street, 20 (amendment) DEP #315-1083

The Applicant is proposing to amend an approved OOC to include the installation of an in-ground pool. The plan submitted shows the activity within approximately the limit of work approved under the Order of Condition (at least 50-feet from the wetlands). The proposed pool location was drawn onto the approved plan however because the work is 50 feet or more from the wetlands and within an area already approved for disturbance that it is necessary to make the applicant provide a surveyed location. The amendment is for the construction of the pool within the limit of work area approved under the OOC. The survey location of the pool should be shown on the as-built plan.

We can add the language regarding dewatering pools to the amendment.

1.3 Northridge Farm Subdivision, Amendment DEP #315-944

The Applicant provided the information requested by the Town Engineer. The Town Engineer submitted a revised letter.

1.4 Moosehill Road #272 DEP #315-187 (cont. public hearing)

I suggest that the Applicant and Engineer sit down with me to go over the plans and make sure everything is on the plans before finalizing them.

Here are some of my notes regarding the mitigation plan (which I emailed to Rob Truax):

Once we have the planting mitigation plan finalized I would like a Detail plan of the 3 planting areas at 30 or 20 scale with notes on the planting sequence and stock names and sizes. There is too much on the SUP-A sheet that isn't necessary. Then on the other plans you can indicate the

planting areas with the heavy lines, however please put this in the legend, and a note to refer to the detail sheet. On the Erosion control sheet put in the second line of erosion controls for the planting areas.

Notes for planting detail sheet should include (and any others your plant person suggests):

1. A wetland specialist or Registered Landscape Architect (LA) shall instruct on-site how the plantings are to be installed and review the plantings after installation to assure proper planting and protection of the wetland resource areas.
2. A second row of erosion controls shall be installed between plantings and wetland boundary
3. Mitigation areas and the adjacent wetlands shall be inspected in June 1 and October 1 by the wetland specialist or LA.
4. A report of the inspection written by the wetland specialist or LA shall be provided to the Conservation Commission no later than 2 weeks after the inspection.
5. The report shall describe the general health of each area, a count of healthy mitigation plants and those which are recommend to be replaced, an invasive species assessment, any other characteristics which help to describe the mitigation areas and the adjacent wetlands general health. Photos should also be taken at the time of the inspection.
6. The Mitigation areas shall not be finalized until two full years of growth as designed in the planting plan.

2.0 General Business

North St. Parcel A NOI (continued public hearing) – See Draft OOC

Neponset Valley Stormwater Partnership – Part of the grant for this group is to offer a workshop for the town Boards, Commissions and departments on the requirements of the Draft MS4 NPDES permit slated to come out by end of the year. Would the Commission be interested in hosting this workshop during one of their meetings or have it scheduled another time?

Stormwater Capital funds- we have spent \$5,000 two times on matching grant funds for the Stormwater Partnership workshops and materials. We have \$40,000 left and I would recommend putting out an RFP for services to start working on the NOI and Stormwater Management Plan required for the revised MS4 permit. See draft RFP.

3.0 CERTIFICATE OF COMPLIANCE

3.1 High Oaks IV Certificate of Compliance – the As-built of the Basins are ok with me and Maggie. The Certificate of Compliance should include all continuing conditions listed in the OOC

3.2 East St. #444 DEP #315-797- Certificate of Compliance to be issued under- Invalid Order of Conditions: It is hereby certified that the work regulated by the above-referenced Order of Conditions never commenced. The Order of Conditions has lapsed and is therefore no longer valid. No future work subject to regulation under the Wetlands Protection Act may commence without filing a new Notice of Intent and receiving a new Order of Conditions

4.0 BOARD COMMENT

Planning Board – Boyden Estates (8 Lot subdivision)

This will require a NOI filing. There is a proposed 720 s.f. of wetlands fill for the road. I would suggest that they explore alternatives that do not alter wetlands and make note to the Planning Board that the wetlands have not been reviewed by the Conservation Commission.

Planning Board – 2015 Town Meeting Zoning Articles – For your review



neponset river

WATERSHED ASSOCIATION

September 23, 2015

Officers & Board

*Brendan McLaughlin,
President, Milton*

*Maura O'Gara,
VP, Quincy*

*William Wiseman,
Treasurer, Walpole*

*Jerry Hopcroft,
Secty., Norwood*

*David Biggers,
Canton*

*Elisa Birdseye,
Hyde Park*

*David Brookfield,
Sharon*

*Theresa Doan,
Dorchester*

*Charles Foster,
Dorchester*

*Christine Grady,
Walpole*

*James Green,
Canton*

*Ardis Johnston,
Stoughton*

*Peter Kane,
Westwood*

*Taber Keally,
Milton*

*Paul Lauenstein,
Sharon*

*Martha McDonough,
Readville*

*Robert McGregor,
Sharon*

*Richard O'Mara,
Dorchester*

*Les Tyrals,
Quincy*

Jack Wiley
Chairman
Walpole Conservation Commission
135 School Street
Walpole, MA 02081

Re: Residences at Moose Hill

Dear Mr. Wiley,

Over the last several weeks the Neponset River Watershed Association (NepRWA) has had the opportunity to meet with the developers of the Residences at Moose Hill, and request a number of modifications to the proposed plans. Our goal in seeking these modifications has been to better protect the quality of groundwater leaving the site, particularly in regards to temperature, and to further minimize any changes to site hydrology, and in particular lengthening groundwater flow paths associated with the stormwater management system.

The developer has agreed to undertake the following plan revisions, subject to their endorsement by the Conservation Commission and ZBA.

With the inclusion of the modifications outlined below, the Neponset River NepRWA feels that the Moose Hill project meets the requirements of the Massachusetts Wetlands Act and the Massachusetts Stormwater Handbook and should be enthusiastically endorsed by the Town of Walpole.

The modifications below will obviously have to be fully engineered and approved prior to their adoption and our endorsement of the plan is predicated on the successful completion of this design and approval processes.

- The applicant will disconnect catch basin #12 at Moose Hill Road from the storm water infiltrators on site, and allow it to continue infiltrating via the nearby grass strip to via an infiltrating catch basin or raingarden, though we do not believe these steps are needed.
- The boulevard entryway will be re-graded such that the road surfaces on either side of the center garden would slope towards the garden in the center and the garden will be depressed to encourage infiltration to the center boulevard garden. CB#1 will then be relocated to a point at the end of the island and CB#2 will be eliminated.

- The applicant will redirect roof run-off, to the extent possible, into a new infiltration system located in the courtyard between building 2 and 3, further away from the resource areas. This new infiltration area will also include a new, 12,000 gallon rainwater harvesting storage tank and the site irrigation well will also be located in this area as far upslope as reasonably possible. Heated roof flow will be routed first to the storage tank where it will offset the need to divert cool groundwater for irrigation. Overflow from the storage tank will then flow to the infiltrator which will be located further up-gradient from the original infiltrators thus lengthening the groundwater flow path for the heated discharge. To the extent possible, the remainder of infiltrator #2 will also be consolidated into the courtyard area to further lengthen flow paths. The irrigation well will only be called on once the stored rainwater has been exhausted.
- The applicant will prepare a plan that depicts the area(s) to be irrigated which will consist of approximately 78,000 square feet of irrigated area. Areas not covered by the irrigation system such as tree plantings may require short term irrigation during establishment which will be accomplished using a simple garden hose.
- As described below, the applicant will limit the total volume of irrigation water from all sources to a maximum of 1" per week.
- The irrigation system will incorporate a WaterSense certified weather-based irrigation system controller and the applicant will use a WaterSense certified designer, installer, and service personnel. In addition, the irrigation system will be designed and maintained such that water is not intentionally being applied to, or allowed to run-off onto, any impervious surfaces (this language is to be included in the O&M plan).
- The applicant will install the irrigation well in the southwesterly corner of the courtyard to keep it as far away from the resource area(s) as reasonably possible while remaining in the vicinity of the underground rainwater storage tank.
- The trash shed shall have a 5' tall fence around the two back sides (i.e. both trash and recycle sides) to prevent litter from migrating into the wetlands. The fence may replace the proposed railing, and will be of a design that doesn't allow litter to pass through, but which can be easily seen through so that people are discouraged from intentionally tossing trash over it.
- The design of the pump station will be modified so that in the unlikely event of a failure/overflow, any discharge will be directed onto the parking lot, or in the event of a large spill, into the infiltrator, rather than into the adjacent wetlands. This is both to ensure that any failure is immediately noticed and addressed, and to provide some level of treatment for the discharge before it reaches wetlands and waterways.
- Install a new infiltration basin under the parking area on the west side of building #1 to serve Catch Basins # 14A, 14B, 15, 18A, and 18B.
- Infiltration Chamber #1 – Because a large portion of the water flowing into Chamber #1 is roof run-off, a large portion of Chamber #1 will be relocated from its current

position to the courtyard between buildings # 2 & 3 as identified above. In addition, as mentioned earlier, it will be determined whether the balance of Chamber #1, or any portion thereof, could also be relocated into the courtyard area to lengthen groundwater flow paths.

- Infiltration Chamber #3 – Because the water flowing into Catch Basins # 12, 14A, 14B, and 15 will be redirected, the size of Infiltration Chamber #3 shall be reduced accordingly. In addition, the shape of Infiltration Chamber #3 shall be modified to be longer north to south and thinner east to west, thus providing a slight increase in the length of the groundwater flow path.

The following modifications and additions are recommended for the O&M Plan:

- Record O&M Plan at the registry of deeds for future reference
- Label catch basins with “do not dump, drains to local waterway” markers, and repair or replace markers as needed.
- Include a simple schematic in the O&M plan that identifies type and location of BMPs and Snow Storage Areas.
- No Sodium Chloride shall be used for ice removal. Alternatively, sand or formulations without chloride may be used. Calcium Magnesium Acetate or “CMA” is preferred.
- Swimming Pool – If the pool is to be drained, the water in the pool must sit idle and untreated for at least 2 weeks prior to draining the pool at which point it may be pumped out and discharged to a catch basin and thereby into the infiltrator. Alternatively, pool water will be pumped into a truck and removed from the site.
- Plug outlet drain prior to jet cleaning the drainage system such that no jet wash will end up in the resource area(s).
- Washing or pressure washing of impervious areas will not be part of routine maintenance procedures, though it may be used on occasion in small areas to treat specific problems.
- Driveway sealers – No coal tar-based products shall be used on the paved surfaces at the project site. Asphalt based sealers may be used.
- Car washing and automotive maintenance shall not be allowed in outdoor areas on the site.
- The irrigation system will be designed and maintained such that water is not applied to, or allowed to run-off onto, any impervious surfaces, although overspray or runoff may be unavoidable during periods of high winds, in the event of accidental damage to system components or other unusual circumstances, which circumstances shall be promptly corrected if reasonably under the owner’s control.
- Maximum of 1” of irrigation water will be applied to irrigated areas per week and water will be withdrawn from the irrigation well only once the supply in the rainwater storage tank has been exhausted.
- Use of fertilizers on the site shall be in compliance with the requirements of 330 CMR 31.00 including but not limited to:
 - No fertilizers containing phosphorous shall be applied in the absence of a current soil test indicating that supplemental phosphorous is required.
 - No fertilizer shall be applied intentionally, or otherwise, to impervious surfaces and if so applied, shall be immediately cleaned up.
 - All record keeping requirements shall be followed.

- All time of application requirements including the prohibition of applications when heavy rain is forecast within 24 hours shall be followed.

Thank you for your consideration and in light of the above modifications we urge the Commission to approve the application and issue and order of conditions without further delay.

Sincerely,

Ian Cooke
Executive Director