

CONSERVATION COMMISSION

MINUTES (Approved 9/23/15)

SEPTEMBER 9, 2015

**Present: J. Wiley, Chairman
Vice Chairman, Al Goetz**

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

Absent: J. Finnigan

Also Present: L. Hershey, Conservation Agent

Conservation Agent report given to members

PUBLIC HEARING AMENDMENT TO ORDER OF CONDITIONS NORTHRIDGE FARM SUBDIVISION DEP# 315-944

Opened: 7:02

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

Plans had been submitted entitled "Grading and Drainage Northridge Farm A Single Family Subdivision, Definitive Subdivision Plan of Land in Walpole MA" which were revised 7/23/15

Mr. John Glossa, Glossa Engineering was present representing the applicant. He stated he is here to ask approval for a small modification to the Order of Conditions DEP# 315-944. Mr. Glossa stated that when the subdivision was approved there were two detention basins and the commission had concerns with locations; behind the roadway is a pond and wetlands. Mr. Glossa stated they are requesting the installation of under-drains in the two detention basins. Lot owners 8 and 9 feel the basins do not drain adequately in the spring time, and by adding the underdrain, discharge will go through piping which will alleviate the standing water and the owners concerns with mosquitos etc. Mr. Glossa stated the under-drain will sit in crushed stone and over the top sandy loam will be put in and seeded. He stated it meets stormwater standards and recommendations to put under-drains in areas which aren't draining as quickly as hoped. It will discharge at ground elevation. Mr. Glossa stated water quantity and quality will not be affected by this change.

Mr. Wiley read the board comment from the Town Engineer who is requesting a plan and profile of the basins. She would like them to include location, elevation and discharge points. The elevation of groundwater should also be shown

Mr. Glossa stated all elevations are on the plan and he will submit revised plans addressing the Engineer comments

Mr. Wiley stated it is not unreasonable to have a profile of the pipe to reference and would like that added

Ms. Hershey asked what the basin was designed for
Mr. Glossa stated they act as retention basins now but were designed to infiltrate.

Mr. Glossa stated if he were to do it all again he would have the pipe system at a higher elevation.

The commission discussed elevations, and which lots have been affected

Mr. Goetz asked which basin was the problem and Ms. Hershey stated all three are.

Mr. Turner asked if there was a way of controlling the pond so the water is lower and the ground water may help the retention

Mr. Glossa stated that no one asked him to alter the one located by North St. so that is not changing

Mr. Goetz would like to see the houses which are affected be shown on the plan

Mr. Wiley stated the commission should continue the Public Hearing and Mr. Glossa can submit information on the profiles the Town Engineer is requesting

Mr. Goetz made the motion to continue the Public Hearing until September 23, 2015 at 7:45
Ms. Dyer seconded the motion
Vote: 6-0-0

PUBLIC HEARING
LAND DISTANCE PERMIT
BOSTON-PROV HWY. (HOTEL)
MAP 57 PARCEL 30 & MAP 53 PARCEL 40

OPENED: 7:25

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

Mr. Wiley read board comments into the record

Plans were submitted entitled "Proposed Hotel Boston-Providence Hwy Route 1 Walpole" dated: 8/5/15

Mr. Wiley read board comments into the record

Attorney William O'Connell, and Mr. Drew Garvin, of Holmgren Engineering, Inc. were present.

Mr. Garvin stated this Land Disturbance permit request is submitted under the Town of Walpole Stormwater Management and Erosion Control Bylaw. The application is for a proposed 16,000 sf, 4 story hotel under Phase I and 8,000 sf. of retail under Phase II. Mr. Garvin stated this site currently consists of a gravel parking lot which is proposed to remain under the first phase. The stormwater system will include both below ground as well as above ground infiltration systems. Mr. Garvin discussed the system including catch basins, piping and swales to collect stormwater runoff. He discussed the discharge to the infiltration detention systems which are sized to handle a 100 year storm. Mr. Garvin stated they are proposing to use the existing entrance, and will have staging and stockpile areas. He stated erosion controls include straw wattles and there will be temporary siltation basins during construction. Mr. Garvin stated a construction vehicle cleaning area will be in place so that nothing is transferred onto Route One.

Ms. Hershey asked if a site plan has been filed with the Planning Board yet

Mr. Garvin stated it had not

Ms. Hershey stated conservation is here for stormwater management but is interested in how the Town Engineer's comments are addressed

Mr. Garvin stated soil testing had been completed independently but will have to complete them again with the engineering department present. He stated regulations regarding to the Water Resource Overlay District have been conformed to. Mr. Garvin stated catch basins along Route One are shown and an existing entrance pad for access is in place. Mr. Garvin discussed in the drainage calculations submitted there is a stormwater maintenance section and also phone numbers and contact information will be provided as required. Mr. Garvin once again discussed the systems designed for the 100 yr. storm, and emergency systems are in place which will exceed that. Sequencing was discussed; the hotel will be built first and pad site for retail will be second. The quantity of fill was discussed and Mr. Garvin stated only fill will be brought in to meet grades and no materials will be removed from site. Finally, the capacity of the swale was discussed and the overflow which was created and all standards have been met.

Mr. Turner discussed the overflow of water and his concern of it going to the pond and then the Neponset. He asked about vortex units to remove oils from the parking lot

Mr. Garvin stated sediment tank traps are in place and oil separators. Hooded catch basins will be used. Mr. Garvin stated all standards are being met prior to reaching recharge areas.

Mr. Turner is still concerned of the quality of water leaving the site.

Mr. Garvin discussed the water will be recharged and go to a grass swale. He stated that the flow will be less than what is going off now and the areas will have clean water.

Ms. Hershey asked about fill being brought in and stockpiling

Mr. Garvin stated stockpiling will be reused within the site and will be a good base for the parking areas.

Ms. Hershey asked about stormceptors

Mr. Garvin stated cultec chambers will be used

Mr. Goetz stated he does not see erosion controls during the period of time when the lot is stripped of vegetation to prevent erosion from running off into the pond.

Mr. Garvin stated sheet six shows erosion controls including filter socks as well as the temporary swale prior to the socks.

Mr. Goetz stated he feels there needs to be more protection as the filter mitts are not high enough

Mr. Garvin stated they are amenable to doing what the commission wants. He stated part of the reason for the swale is to act as a double barrier.

Mr. Wiley asked about snow storage

Mr. Garvin will address conservation comments and make notes on the plan regarding that as well as detail on catch basins and other concerns

Mr. Wiley asked if there were questions or comments from the audience

Mr. Goetz made the motion to continue the Public Hearing until October 14, 2015 at 7:00 p.m.

Ms. Dyer seconded the motion

Vote: 6-0-0

**CONT. PUBLIC HEARING
NOTICE OF INTENT
MOOSEHILL RD. #272
DEP# 315-1087**

Opened: 8:06

Mr. Wiley read the advertisement from the Walpole Times. This hearing was opened May 27, 2015 and has continued several times

Mr. Rob Truax, GLM Engineering was present representing the applicant Barbary Homes. Mr. Jim Williamson was also present.

Mr. Wiley read letters from the applicant's representative dated 9/2/15 and 9/8/15 into the record. Revised plans were submitted to the commission on September 2, 2015. Mr. Truax also submitted a new plan this evening entitled "Wetland Buffer Planting Mitigation Plan" dated 9/8/15.

Mr. Truax stated he is present tonight with landscape architect Kellie Connolly of Terraink. Before she presents her planting suggestions, Mr. Truax stated that due to the commission's comments at the last meeting there have been some revisions to the plan. Originally the trash building and pump station were within the 100 ft. buffer and now have to be located outside of the 100 ft. The pump station is located in front of the trash building and if it were to overflow, which is unlikely due to precautions taken, the flow would go toward the upland swale. Five parking spaces were relocated due to this change, a retaining wall was constructed to avoid filling near the isolated wetlands, the limit of work pulled back in the parking lot and there are proposed tree plantings. Mr. Truax stated the whole area is undisturbed now. In the corner of another area was a retaining wall against the 25 ft. buffer. This has been pulled back 9ft. to make parallel parking. The wall remains so there is no change to the grading. These changes went before the Zoning Board of Appeals and back to Chessier Consulting to make sure the changes are okay. The ZBA determined the change was not significant. Mr. Truax stated they hired Kellie to work on the landscaping/planting plan

Ms. Connolly stated she went on the site walk back in June and saw the site conditions. She discussed her ideas for the landscaping plan and appropriate types of plantings for specific areas as shown on the plan presented tonight.

The commission discussed their thoughts and opinions and suggestions for plants to be used.

Mr. Truax stated the plantings which take place within the 25ft buffer will be hand planted

Ms. Hershey stated there was a lot of information provided tonight and the commission needs time to review. She stated one of her concerns is the lower portion where the wall is. The 25ft buffer will be at an angle due to the slope.

Ms. Connolly stated the goal is to create stabilization and create a mass that will grow and spread shade

Ms. Hershey discussed a planting scheme will mitigate and create a tree line as well as creating shade. She stated it is an opportunity to have more vegetated quality

Ms. Watson asked and discussed specific plantings

Mr. DiVirgilio stated it appears many improvements have been made

Mr. Turner stated his concerns about the pump station

Mr. Truax stated there are safeguards in place including dual pumps, and a generator. He stated they are not anticipating problems and only knows of one in Walpole which was built improperly and overflowed

Ms. Dyer asked about a particular mowed area shown on the plan. She discussed when the trees are cut down the area will be vulnerable to invasives such as bittersweet. She asked if there was a planting plan for this

Ms. Connolly stated the best line of defense is good healthy planting and making sure it is maintained

Mr. Wiley stated he is happy the pump station has been moved though there is always a potential for overflow

Mr. Wiley asked for questions or comments from the audience

Mr. Ian Cooke, Neponset River Watershed Association discussed his concern with Traphole Brook and its recognition by the state as the most important cold water trout breeding stream in the Boston area. He submitted a letter to the commission and applicant in June 2015 and would like a response from the applicant to his concerns. One concern is temperature and its effect on the trout. He asked about the O&M plan and asked if an irrigation system will be on site and its effect to the brook

Ms. Laura Vaiteš, discussed she spoke with Siemens Corp. which abuts the Moosehill property and explained the relocation of the pumping station to them as it is adjacent to the site. She spoke of her concerns regarding the trout population as well

Mr. Truax stated the applicant does have plans for irrigation well to be put on site but it will not be in the 100 ft. buffer. No location is set up at this time.

Mr. Wiley stated that Mr. Cooke makes a valid point that an increase in temperature could be detrimental to the trout population. He asked to see where the infiltration chambers are in respect to their discharge to the streams.

Mr. Truax stated the drains have been modified several times. They were originally open drainage basins which caused concern so they put in underground infiltration in. He stated the applicant has made every effort to take concerns of abutters as best they could. He stated they have gone through the ZBA process, peer review and have met all the stormwater management standards and requirements. They followed requirements used in a cold water fishery, although it is not one. He stated water needs to be collected at the lower end of the site.

Mr. Cooke disagrees that it is not a cold water fishery and stated it is listed as a living water resource of state wide significance. He discussed that all applicants are required to look at low impact techniques

Ms. Vaite discussed a water flow monitor could be put in to monitor where seepage meets stream. By monitoring this you can see what is happening to the aquifer and it is very effective

Ms. Hershey asked the commission for direction on what information was presented tonight regarding the location of the trash and pump station and planting plan

Ms. Watson stated she would like more dense plantings, not naturalized

Mr. Goetz discussed the plantings as well and the problem with deer. It shouldn't be a temporary fix as the deer could ruin it all

Mr. Wiley stated he would like to see the location of the pump station and trash building in the front of the building but it is an improvement.

Mr. Cooke stated he would like a copy of his letter being responded to by the applicant.

Ms. Dyer made the motion to continue the Public Hearing until September 23, 2015 at 8:00 p.m.

Mr. Goetz seconded the motion

Vote: 6-0-0

**CONT. PUBLIC MEETING
REQUEST FOR DETERMINATION
WASHINGTON ST. #112**

Opened: 9:03

Mr. Wiley read the advertisement from the Walpole Times. This meeting has been opened and continued at the representative's request.

A letter was read into the record from the applicant's representative requesting a continuance until October 14, 2015

Mr. Goetz made the motion to continue the Public Meeting until October 14, 2015 at 7:30 p.m.

Ms. Dyer seconded the motion

Vote: 6-0-0

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

Opened: 9:06

Mr. Wiley read the advertisement from the Walpole Times. The Hearing was opened 7/8/15, continued until 8/12 and continued until tonight.

Mr. John Glossa, Glossa Engineering was present representing SR II Ventures. Mr. Michael Viano and Sean McEntee were also present.

Mr. Glossa did not have any new additions to the plan dated 7/23/15. He stated that most of the questions were regarding getting information from the gas company at the last meeting

Mr. Wiley read a letter into the record from Columbia Gas dated 9/9/15. Michael Harn addressed questions the conservation commission had at their previous meeting. One question was whether the gas can be serviced from Walden Dr. Only some of the subdivision could be served from Walden. The other question was whether it could be serviced from the main further down Fisher. It states that the gas main on Fisher terminates in the vicinity of house #215. The letter discusses the costs of extending the gas main in Fisher versus North St. The letter will be attached to the Minutes

Mr. Viano stated that Columbia Gas makes the financial decisions

Ms. Hershey asked whether the gas could still run along the roadway when the Roscommon subdivision is approved

Mr. Viano stated it can but they don't know the cost. He stated Olmsted is in Phase I, and Roscommon is moving along but the situation is that gas is available at the other end and they want to be able to service the approved subdivision.

Ms. Hershey stated the applicant has provided information that was asked for. She stated she still believes the best way not to alter wetlands is not to. The best scenario would be for both subdivisions to be developed at the same time. If Roscommon is approved the commission would prefer all utilities follow the roadway. This could be put in the Order of Conditions.

Mr. Viano stated they would be amenable to having this be in the Order if the timing worked out

Mr. DiVirgilio stated he would oppose going through the wetlands and prefer the gas line to go through the roadway

Ms. Dyer agrees that having the line along the roadway is the right way to do it for the subdivision

Mr. Viano stated that Olmsted is ready to begin construction. Roscommon has been submitted to the Planning Board and will be submitted to conservation very soon. If the Planning Board denies the subdivision they will have to go back and determine how to develop the land. Unfortunately the gas is located on the opposite end of where they are working

Mr. Wiley asked for comments or questions from the audience

Mr. Joe Morasci, Buckboard Dr. asked for clarification that there will be no roadway coming off North St. He asked if a gas main has ever been put under wetlands or is this setting a precedent in the Town

Mr. Wiley stated locating utilities under a wetland is not an uncommon practice. The commission discussed there is one running from Covey St. to Walden Ct. He stated he would be in favor of adding the special condition that when and if the roadway is built the gas line be abandoned and relocated in the roadway. Mr. Wiley feels strongly that if it can be put in a roadway it should. He also stated he would like an engineer onsite when the drilling under the wetlands is being done.

Mr. Glossa stated they would want that as well

Ms. Hershey suggested the commission close the Public Hearing and draft the Order of Conditions with special conditions to be signed at the next meeting

Mr. Goetz made the motion to close the Public Hearing
Ms. Dyer seconded the motion
Vote: 5-0-1 (Mr. DiVirgilio abstained)
Closed: 9:45

DISCUSSION
1900 MAIN ST.

Mr. Jay Santos and his associate Melissa Young were asked to come to the meeting tonight to discuss enforcement issues that are ongoing at 1900 Main St.

Mr. Wiley discussed that the commission recognizes improvements that have occurred, but the issue is with those that were supposed to be complied with and haven't been done. Mr. Wiley reviewed a timeline that Ms. Hershey prepared starting with the non-compliance notice which was issued in July 2013. He discussed the Order of Conditions that was issued which had special conditions which were not complete so a second enforcement was issued.

Mr. Santos discussed he does not feel there are wetlands are on his property and he has done nothing but clean up the Towns problem

Ms. Young discussed that Prime Engineering did them a disservice and never set foot on the property. Conditions were not followed because Prime did not do their job.

Mr. Wiley discussed the wetland restoration program including putting in erosion controls and no alteration plaques never happened

Ms. Young discussed she purchased the plaques today and would put them up.

Mr. Wiley discussed filing an amendment to the Order of Conditions and address the enforcement issues would be one way to come to a solution

Ms. Young discussed the problem is not on their property but want to work with the commission

Mr. Wiley discussed information should come to the commission by the October 8th deadline which was issued in the enforcement order.

MINUTES

AUGUST 12, 2015

Mr. Goetz made the motion to approve the minutes for August 12, 2015 subject to corrections as discussed

Ms. Dyer seconded the motion
Vote: 5-0-1 (Mr. DiVirgilio abstained)

EXECUTIVE SESSION MINUTES
AUGUST 12, 2015

Ms. Dyer made the motion to approve Executive Session Minutes for August 12, 2015
Ms. Watson seconded the motion
Vote: 5-0-1 (Mr. DiVirgilio abstained)

OTHER BUSINESS

The commission discussed reviewing their calendars and deciding on a November meeting date at our next meeting on September 23, 2015. The original date for November 11 needs to be changed as it is Veterans Day

EXTENSION

WISTERIA WAYS II

DEP #315-424

Ms. Dyer made the motion to approve and issue a one-year extension for Wisteria Ways II
Mr. DiVirgilio seconded the motion

Vote: 5-0-0

CERTIFICATE OF COMPLIANCE

HIGH OAKS SUBDIVISION

DEP# 315-501

Ms. Hershey stated the Town Engineer had a few comments and the issuance of the certificate should be discussed more at our next meeting

BOARD COMMENTS

Planning Board – off Norfolk – Ms. Hershey stated a filing for a Notice of Intent and Land Disturbance permit will be required.

ZBA – 321 East St – Ms. Hershey stated there are no wetlands on this property and has no comments

Planning board – High St. 50-54 (High Meadows Subdivision) – Ms. Hershey stated a Land Disturbance filing may be required

Planning board – Roscommon Open Space Subdivision (30 lots) – A filing will be required for this subdivision

CORRESPONDENCE

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

Letter to BOS- re: sign postings on Conservation Land.

Ms. Hershey discussed she had sent a letter to the Board of Selectmen requesting the commission be able to post signs stating “no authorized motorized vehicles” at Johnson Middle School as well as other locations noted in her letter. She is awaiting a response from the Board

Mr. DiVirgilio made the motion to adjourn

Ms. Watson seconded the motion

Vote: 6-0-0

Meeting closed: 10:45

September 9, 2015

Mr. Michael Viano
Manager
SRII Ventures, LLC
2 Norton Ave., 5B
Walpole, MA 02081

Re: RosCommon and Olmsted, Walpole – Conservation Commission Inquiries

Dear Mr. Viano,

In response to your August 20, 2015 email with questions from the Town of Walpole Conservation Commission regarding the extension of natural gas infrastructure to serve the RosCommon and Olmsted residential subdivisions please see the below responses.

(1) Walpole CC - Can the property be serviced with gas from Walden Drive?

Only some of the Olmsted subdivision could be served from Walden Drive. The Gas Main in Walden Drive is a 2-inch plastic main. Such main originates in North Street and extends approximately 1,300-ft on Covey St to the cul-de-sac on Walden. This main extends an additional 1,600-ft down Walden, terminating in the vicinity of Number 4 Walden. To reach the Olmsted subdivision entrance on Fisher Street the installation of approximately 1,200 ft of new gas main would be required. Because of the size of the existing main in Walden and the distance of new main only half of the Olmsted subdivision could be served with natural gas via this route.

(2) Walpole CC - Can the property be serviced from the main further down Fisher Street?

The property could be served from the existing Gas Main in Fisher St. The gas main in Fisher Street is a 4-inch steel main and terminates in the vicinity of House No 215. To reach the entrance of the Olmsted subdivision approximately 2,100-ft of new main would be needed – all in the ROW. The gas main in North St is a 6" steel main. Almost all of the new main from North St would be installed on private property. The costs of extending the gas main in Fisher Street versus North Street are much greater. Thus, because the Gas Main in North is 6" (vs 4" in Fisher St) and readily available the North St option was preferred.

(3) Walpole CC - Are there any other options to provide gas service?

The only options for extending natural gas to these developments is via North St or Fisher St.

(4) Walpole CC - Any technical/engineering reasons limiting these options would be helpful.

Please reference the response to (1).

(5) Walpole CC - There was a question as to whether this line crossing through to Olmsted could be subsequently abandoned and could Olmsted be tied in through the road crossing once it is built next year? This would eliminate the need for repairs and work in this wetland area over the long run.

Yes. However, the abandonment of gas main was not reflected in any of the Engineering Designs or cost estimates.

Please call with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Michael Harn".

Michael Harn
New Business Development Manager
Columbia Gas of Massachusetts