



CONSERVATION COMMISSION

Town Hall

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Town of Walpole Commonwealth of Massachusetts

MINUTES
CONSERVATION COMMISSION
February 22, 2017
6:45 PM

This meeting was taped and will be available on walpolemedia.tv

Present: Al Goetz (Acting chair) Betsey Dyer, James Finnegan, Emidio Di Virgilio, Roger Turner and Kathleen Watson

Also present: Amy Messier, Board Secretary

The Conservation Agent Report, February 22, 2017 was given to members.

6:45 pm Request for Determination of Applicability by John Glossa for #3 Elmcrest Circle

John Glossa from Glossa Engineering was present. Al Goetz read other Board comments that were already addressed and also new comments from the Board of Health, in which no concern was necessary. John Glossa came before the board with appropriate plans and explained that he was replacing the septic system at the property of 3 Elmcrest Circle, and that he has proper hay bales in place to control silt, along with added vegetation. Al Goetz made a comment about also adding orange construction fencing around the area as well, in order to prevent the construction from going beyond the hay baled area. John Glossa agreed to put orange construction fencing up along the property where the hay bales are.

A motion was made by Al Goetz to close the hearing, the motion was seconded by Jim Finnigan. The vote carried 6-0-0 (Al Goetz, Kate Watson, Emidio Di Virgilio, Jim Finnigan, Roger Turner, Betsey Dyer).

A motion was made by Betsey Dyer to issue a Negative B #3 Determination, with the condition of putting in place an orange construction fence, the motion was seconded by Jim Finnigan. The vote carried 6-0-0 (Al Goetz, Kate Watson, Emidio Di Virgilio, Jim Finnigan, Roger Turner, Betsey Dyer).

Continued hearing, Notice of Intent by John M. Corcoran & Co., for 95 West Street

Michael Manzo was present, Blair Hynes, the landscape architect was also present, as well as Peter Mahoney, representing John Corcoran, and the project manager from Allen & Major, Steve Chouinard. Steve Chouinard explained that a revised layout of the plans has been made, which include the following changes; building brought forward by 2 feet to create a buffer, added sidewalks and crossings were created to West Street, drainage modification (added profile of drainage system), adjustments of parking in the back of the building, and the proposal of the use of porous pavers in the parking lot to prevent groundwater infiltration for run off. Mr. Chouinard explained that the use of porous pavers would allow the same amount of perviousness of greens, although it isn't a green area.

Kate Watson expressed concern over the height and width of the possible vegetation/ plant choices for the property since the size of some of the plants are very large in its maturity. Blair Hynes, the landscape architect explained that the plans in the plans aren't the definite ones they will be using, and that they are just looking at certain varieties that are mostly native to the area and suitable for the proposed project.

Al Goetz expressed concern about the river and flood plain in regards to the area where the river runs under the building/ if the building was designed to take into consideration the possible elevation of water. Roger Turner expressed concern over the use of porous pavers in the parking lots since it would not only aid the absorption of water, it would also absorb leaking oils, antifreeze, etc., from the cars parked in the lot as well, along with prohibiting the use of sand in the winter. Mr. Chouinard explained that the porous pavers would only be within the 100 foot buffer zone, and the rest of the parking lot would be standard pavement with catch basins to filter the water before running off into the river.

Al Goetz made the request that he would like to see a "good alternatives analysis" plan in regards to the missing/ lack thereof green areas since there hasn't been one provided. Mr. Goetz mentioned that the Order or Non-Compliance that was issued to the property and its owner Michael Manzo in June of 2013 from Conservation Agent Landis Hershey was never addressed. Mr. Manzo stated that it was addressed, and that he would be mailing the Board copies of proof that he did comply with the order at that time. Mr. Mr. Manzo suggested that him and the Conservation Agent Landis Hershey have a discussion on the matter upon her return, and to also go over some ideas about the project. Mr. Manzo went on to explain that the company "Medtronic" has been on their property removing contaminated elements from the land near the river, in which they put into containers and remove. Al Goetz expressed that he wants a document that assures the Board that then the project is completed, it meets storm water protection guidelines. He also mentioned a concern about the condition of the soil, in which he requested that the soil be tested before water infiltration takes place (other than natural rainfall etc.).

There was a discussion and questions from Jim Finnigan and Al Goetz on whether the lot across the street from the proposed project is actually considered "part of the project", Peter Mahoney, who was representing John Corcoran said he would discuss the subject with the lawyer.

A motion was made by Betsy Dyer to continue the hearing to March 22, 2017, the motion was seconded by Al Goetz, the vote carried 6-0-0 (Al Goetz, Kate Watson, Emidio DiVirgilio, Jim Finnigan, Roger Turner, Betsy Dyer).

Notice of Intent by SR II Ventures, for Lot 5 House #20 Emerald Way:

John Glossa from Glossa Engineering was present, along with Bruce Wilson from GW Site Solutions who was representing Michael Dowling. Mr. Glossa explained his intent to build a single family house within the 100 foot buffer zone located on Lot 5 #20 Emerald Way and presented new plans that accommodated the comments from the Town Engineer and Conservation Agent. The new plans consisted of revisions such as; sliding the building forward in order to have a deck on the back, removing the farmers porch in the front, building a 4 foot high retaining wall extending along the no alteration boundary, installing 4 concrete bounds with placards, putting in a roof infiltrator system for roof drainage, and the addition of an orange construction fence in from of the compost sock. No other comments were made, and the Board seemed content with the revised plans put forth.

A motion was made by Betsy Dyer to close the hearing, the motion was seconded by Jim Finnigan. The vote carried 6-0-0 (Al Goetz, Kate Watson, Emidio DiVirgilio, Jim Finnigan, Roger Turner, Betsy Dyer).

A motion was made by Betsy Dyer to approve the project with the conditions in place, the motion was seconded by Jim Finnigan. The vote carried 6-0-0 (Al Goetz, Kate Watson, Emidio DiVirgilio, Jim Finnigan, Roger Turner, Betsy Dyer).

Enforcement Orders/ Notice of Noncompliance:

Main Street #1900 DEP#315-1043:

Active enforcement- No further action at this point. The Board of Selectmen issued Class II- Used car Dealers permit with conditions to comply with other boards and Commission. They must comply with Conservation Commission conditions by June 1, 2017.

Request for Certificate of Compliance:

Warren Lane, 16- DEP# 315-1007:

Placed on hold until more information is presented to the Board. Roof infiltrators need to be verified as installed and located on As-Built plan.

Warren Lane, 16- DEP# 315-1027:

Placed on hold until more information is presented to the Board, such as roof infiltrators shown on As-built plan and NAP to be secured on posts.

Hancock Court Ext., Lot 5 DEP#315-809:

A motion was made by Betsy Dyer to issue a Certificate of Compliance for Lot 5 Hancock Court with the continued conditions #20-25, the motion was seconded by Jim Finnigan. The vote carried 6-0-0 (Al Goetz, Kate Watson, Emidio DiVirgilio, Jim Finnigan, Roger Turner, Betsy Dyer).

Main Street #400 DEP #312-964:

A motion was made by Jim Finnigan to issue a Certificate of Compliance for #400 Main Street with the continued condition #33, the motion was seconded by Betsy Dyer. The vote carried 6-0-0 (Al Goetz, Kate Watson, Emidio DiVirgilio, Jim Finnigan, Roger Turner, Betsy Dyer).

Board Comments:

Planning Board- 86 Oak Street

There were no comments or jurisdiction at this time in regards to 86 Oak Street.

CertainTeed:

Mark Hovis, the project manager from CertainTeed (environmental cleanup) was present. He explained that the company is applying for a Chapter 91 Permit with the State of Massachusetts, and went before the Board to request the lowering of the Dam before surveying the river. The lowering of the Dam would take place the day before the surveying began, which would ideally be March 2, 2017, with the surveying taking place March 3, 2017 by the company "Two Guys in a Boat", weather permitted.

A motion was made by Betsy Dyer to approve the request from CertainTeed for the lowering of the dam in order to be surveyed, the motion was seconded by Jim Finnigan. The vote carried 6-0-0 (Al Goetz, Kate Watson, Emidio DiVirgilio, Jim Finnigan, Roger Turner, Betsy Dyer).

A motion was made by Betsy Dyer to accept the minutes from the January 25, 2017 meeting, the motion was seconded by Jim Finnigan. The vote carried 6-0-0 (Al Goetz, Kate Watson, Emidio DiVirgilio, Jim Finnigan, Roger Turner, Betsy Dyer).

A motion was made by Emidio DiVirgilio to accept the minutes from the February 8, 2017 meeting, the motion was seconded by Betsy Dyer. The vote carried 6-0-0 (Al Goetz, Kate Watson, Emidio DiVirgilio, Jim Finnigan, Roger Turner, Betsy Dyer).

Al Goetz made motion to close the meeting, Emidio DiVirgilio seconded motion, Vote carried 6-0-0 (Al Goetz, Kate Watson, Emidio DiVirgilio, Jim Finnigan, Roger Turner, Betsy Dyer).

The Commission adjourned at 8:37 pm

