



**CONSERVATION  
COMMISSION**

**Town Hall**  
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**Town of Walpole**  
Commonwealth of Massachusetts

MINUTES  
CONSERVATION COMMISSION  
March 8, 2017  
7:00 PM  
DRAFT

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

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

Also present: Landis Hershey, Conservation Agent  
Amy Messier, Board Secretary

The Conservation Agent Report March 8, 2017 was given to members.

**Notice of Intent, 749 North Street, Guaranteed Builders & Developers, Inc. DEP #315-1127**

Karen Keegan, representing Mr. Sudman from Guaranteed Builders & Developers, Inc. was present. Ms. Keegan proposed the plan for the construction of a 24'x24' garage within the wetland buffer zone, along with the proposed erosion controls that are to be in place, which consisted of straw wattles and silt fencing. Comments from other Boards were addressed, which included comments from the Town Engineer. Conservation Agent, Landis Hershey stated that she would like to see orange silt/ construction fencing as well, along with extending erosion controls along the existing driveway. Ms. Hershey also stated that the plans presented should also have been stamped by a surveyor, making them "surveyed plans". Al Goetz recommended that there should be a compost sock instead of straw wattles, in which Ms. Keegan agreed she would do so. Al Goetz and Roger Turner expressed their concern about water run-off from the garage, and suggested putting in a pit, which Ms. Keegan agreed to install as well. No other concerns were presented at this time, **Betsey Dyer made a motion to close the hearing, the motion was seconded by Emidio Di Virgilio. The vote carried 4-0-0 (Dyer, Goetz, Turner, Di Virgilio)**

**Notice of Intent, Lot #2 Boyden Lane, Wallstreet Development Corp. DE#315-1121**

Lou Petrozzi, representing Wallstreet Development Corp. was present. Mr. Petrozzi proposed the plan of the construction of a new single family home, including related grading, site work, driveway and installation related utilities. Mr. Petrozzi explained that he has relocated the sewer line for a

greater area for house building location. Comments from the other Boards were read, which consisted of comments from the Town Engineer, Tax Collector and Board of Health. Conservation Agent, Landis Hershey addressed her comments from the Agents' Report, which were as follows; greater detail of the proposed stone wall, along with labeling grades (top and bottom), move first NAP shown on plan to wall, add two more NAP's (one at the 140.73 and one at the property boundary at the roadway, and add the fifth NAP at the property boundary. Roger Turner commented that the plans provided do not depict the water service and sewer connection, and that he would like to see those incorporated in the plan. Ms. Hershey also mentioned comments from her Agent's report that should be noted for all of the Boyden Lane Notices of Intent (Lot #'s 2,4,5,6) which include; locus showing lot in subdivision layout, placement of a silt and orange construction fence to the erosion control detail, replacement of the "drainage system" with the "location of the roof recharge chambers" and lastly, epoxy glue should be used to set on top of concrete bound. No further concerns were presented at the time, **Emidio Di Virgilio made a motion to close the hearing, the motion was seconded by Betsy Dyer. The vote carried 4-0-0 (Dyer, Di Virgilio, Goetz, Turner) Emidio Di Virgilio then made a motion to issue an Order of Conditions upon the applicant complying with tax payment referenced in the Tax Collectors comment, the motion was seconded by Betsy Dyer. The vote carried 4-0-0 (Dyer, Di Virgilio, Goetz, Turner)**

#### **Notice of Intent, Lot #4 Boyden Lane, Wallstreet Development Corp. DEP #315-1122**

Lou Petrozzi, representing Wallstreet Development Corp. was present. Mr. Petrozzi proposed the plan of construction of a new single family home, including grading and related site work. Mr. Petrozzi explained that the grading for this lot is within the 100 ft. wetlands buffer zone. Comments from the other Boards were read, which consisted of commenting from the Town Engineer, Tax Collector and Board of Health. Conservation Agent, Landis Hershey addressed her comments from the Agents' Report, which were the same as the comments above for Lot #2 Boyden Lane. Mr. Petrozzi asked the Board if it was absolutely necessary to have roof drains if the water run-off is going into the detention basin, Ms. Hershey responded, saying that they are necessary due to lawn drainage not always being completely clean due to fertilizer, etc. Roger Turner asked Mr. Petrozzi if all of the lots on Boyden Lane are within the Homeowners Association, in which Mr. Petrozzi responded "yes". No further comments were presented at the time, **Emidio Di Virgilio made a motion to close the hearing, the motion was seconded by Betsy Dyer. The vote carried 4-0-0 (Dyer, Di Virgilio, Goetz, Turner) Emidio Di Virgilio then made a motion to issue an Order of Conditions upon the applicant complying with tax payment referenced in the Tax Collectors comment, the motion was seconded by Betsy Dyer. The vote carried 4-0-0 (Dyer, Di Virgilio, Goetz, Turner)**

#### **Notice of Intent, Lot #5 Boyden Lane, Wallstreet Development Corp. DEP #315-1123**

Lou Petrozzi, representing Wallstreet Development Corp. was present. Mr. Petrozzi proposed the plan of construction of a new single family home, including grading and related site work. Comments from the other Boards were read, which consisted of commenting from the Town Engineer, Tax Collector and Board of Health. Conservation Agent, Landis Hershey addressed her comments from the Agents' Report, which were the same as the comments above for Lot #2 and 4 Boyden Lane. Al Goetz expressed his concern with the percentage of lot coverage in the water resource area. His concern was that future homeowners may pave more of the area, which would surpass the water absorption guidelines. Mr. Petrozzi replied that if indeed future homeowners wanted to alter the

area, that they would need to go before the Board anyway, which would then address the issue that it propose. No further comments were presented at the time, **Roger Turner made a motion to close the hearing, the motion was seconded by Betsy Dyer. The vote carried 4-0-0 (Dyer, Di Virgilio, Goetz, Turner) Emidio Di Virgilio then made a motion to issue an Order of Conditions upon the applicant complying with tax payment referenced in the Tax Collectors comment, the motion was seconded by Betsy Dyer. The vote carried 4-0-0 (Dyer, Di Virgilio, Goetz, Turner)**

**Notice of Intent, Lot #6 Boyden Lane, Wallstreet Development Corp. DEP #315-1124**

Lou Petrozzi, representing Wallstreet Development Corp. was present. Mr. Petrozzi proposed the plan of the construction of a new single family home, including related grading, site work, driveway and installation related utilities. Comments from the other Boards were read, which consisted of commenting from the Town Engineer, Tax Collector and Board of Health. Conservation Agent, Landis Hershey addressed her comments from the Agents' Report, which were the same as the comments above for Lot #2, 4, and 5 Boyden Lane. Ms. Hershey and Emidio Di Virgilio agreed and suggested something more substantial than just the posts and plaques in regards to the front yard, and also that the 100 ft. buffer zone line should be shown on the plans. The plaques were noted that they were okay as is, however, they are to be reviewed on site prior to installing. **Emidio Di Virgilio made a motion to close the hearing, the motion was seconded by Betsy Dyer. The vote carried 4-0-0 (Dyer, Di Virgilio, Goetz, Turner) Emidio Di Virgilio then made a motion to issue an Order of Conditions upon the applicant complying with tax payment referenced in the Tax Collectors comment, the motion was seconded by Betsey Dyer. The vote carried 4-0-0 (Dyer, Di Virgilio, Goetz, Turner)**

**A motion was made by Emidio Di Virgilio to accept the minutes from the February 22, 2017 meeting. The motion was seconded by Betsey Dyer. The vote carried 4-0-0 (Dyer, Di Virgilio, Goetz, Turner)**

**Request for Certificate of Compliance:**

**Warren Lane, 16- DEP# 315-1007:** A motion was made by Emidio Di Virgilio to issue a Certificate of Compliance for #16 Warren Lane- DEP# 315-1007, with the continuing conditions, the motion was seconded by Betsey Dyer. The vote carried 4-0-0 (Dyer, Di Virgilio, Goetz, Turner)

**Warren Lane, 16- DEP# 315-1027:** A motion was made by Emidio Di Virgilio to issue a Certificate of Compliance for #16 Warren Lane- DEP# 315-1027, with the continuing conditions, the motion was seconded by Betsey Dyer. The vote carried 4-0-0 (Dyer, Di Virgilio, Goetz, Turner)

**Enforcement Orders/ Notice of Noncompliance:**

**Main St. #1900, DEP #315-1043:** The deadline of March 1, 2017 has passed, and they owners have yet to comply with the Order of Noncompliance that has been issued. The Board was made aware that the property owners have hired a lawyer in regards to this matter, and that steps towards compliance and improvements are being worked on.

**Requests for Extension:** N/A

**Board Comments:**

**Zoning Board-** 1034 East Street, Liberty Village, Case No. 07-17: The Board had no comments at this time.

**Betsey Dyer made a motion to adjourn the meeting, the motion was seconded by Emidio Di Virgilio. The vote carried 4-0-0 (Dyer, Di Virgilio, Goetz, Turner)**

The Commission adjourned at 8:30 pm