



## **CONSERVATION COMMISSION**

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### *Town of Walpole Commonwealth of Massachusetts*

MINUTES  
CONSERVATION COMMISSION  
April 26, 2017  
7:00 PM

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

Present: Jack Wiley (Chairman), Al Goetz (Vice Chairman), Betsey Dyer, Roger Turner and James Finnigan and Emidio Di Virgilio

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

The Conservation Agent Report dated April 26, 2017 was given to members.

Chairman Jack Wiley opened the meeting at 7:00 p.m.

#### **Continued hearing, SR II Ventures, Lot 30 Gigi's Way, DEP #315-1117:**

A request for continuance was made by the applicant Michael Viano, Ms. Dyer made a motion to continue the hearing to May 24, 2017 at 7:15 p.m, the motion was seconded by Mr. Di Virgilio, the vote carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

#### **Minutes of April 12, 2017**

Ms. Dyer made a motion to accept the minutes from the April 12, 2017 meeting, seconded by Mr. Finnigan, with necessary the corrections of the Arlington/Evergreen Lane and 50 South Street items. The vote carried 5-0-1 (Wiley, Goetz, Dyer, Turner, Finnigan in favor; Di Virgilio abstained).

#### **Request for Certificate of Compliance, Margaret Cutler/ Energy Retailers Inc. 743-745 Main Street, DEP #315-799:**

The Order of Conditions was issued for remediation to filter water at the rear of 743-745 Main Street. The water filtering system has been removed due to the project being complete. Ms. Dyer made a motion to issue the Certificate of Compliance, the motion was seconded by Mr. Finnigan. The vote carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

**Requests for Extension:**

**John Lennon- Fish Callahan Co., 18 Industrial Rd. DEP #315-850:**

The remediation process is still taking place. Mr. Goetz made a motion to issue the extension, the motion was seconded by Ms. Dyer, the vote carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

**Beals & Thomas, High Oaks Estates- Lot 107-8 Lady Slipper Dr., DEP #315-1046:**

The project is still in the process of being completed. Mr. Goetz made a motion to issue the extension, the motion was seconded by Ms. Dyer, the vote carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

**Beals & Thomas, High Oaks Estates- Lot 108-6 Lady Slipper Dr., DEP #315-1045:**

The project is still in the process of being completed. Mr. Goetz made a motion to issue the extension, the motion was seconded by Ms. Dyer, the vote carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

**John Hassenjaeger, Lot 12A Arlington Ln., ORAD DEP #315-1055:**

Nothing has occurred yet, Mr. Goetz made a motion to issue the extension, the motion was seconded by Ms. Dyer, the vote carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

**Erich Hassenjaeger, Lot 13 Arlington Ln., ORAD DEP #315-1054:**

Nothing has occurred yet, Mr. Goetz made a motion to issue the extension, the motion was seconded by Ms. Dyer, the vote carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

**Helen Graham, Lot 14 Arlington Ln., ORAD DEP#315-1056:**

Nothing has occurred yet, Mr. Goetz made a motion to issue the extension, the motion was seconded by Ms. Dyer, the vote carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

**Continued hearing, Wallstreet Development Corp., off Burns Ave., Union Sq. Village, DEP #315-1120:**

Paul Mcmanus (Eco-Tec), Brian Butler (Oxboro Assoc.), Rob Truax (GLM Eng.) and Lou Petrozzi (Wallstreet Dev.) were present. The revised Notice of Intent, revised plans, revised invasive species protocol and revised degraded riverfront evaluation that were all submitted after the last hearing were explained to the Board. Conservation Agent Landis Hershey asked if the project can be redesigned to keep activity outside of the riverfront area that is not degraded, in which Mr. Truax and Mr. Petrozzi were willing to look into. Ms. Dyer stated she would like to see less proposed units. An alternatives analysis was requested by the Board from the applicant, along with a restoration plan with additional information (area elevations, soil types, seed application, names and height/widths of proposed plantings, restoration monitoring plan, removal of invasive species and maintenance costs). Ms. Hershey noted that the detention basin grading should be pulled outside of the 25 ft. no alteration area, and if this area is degraded with man-made materials, the applicant should be required to clean it up and then leave it as no alteration with plaques. Mr. Turner expressed his concerns about the sewer line and the close proximity to Pickerel Brook, and Mr. Wiley stated that he would like to see alternative roof drainage, specifically pertaining to the roofs located "west" on the plan of the project. Mr. Petrozzi stated he would put together a proposed construction methodology regarding safety for the sewer line/ Pickerel Brook concern. The hearing was opened up for public input, which included the following; Joseph Shea of Burns Ave. & Mike Coffskey of 29 Burns Ave- expressed their concern of the high temperature of the water draining to

the Brook regarding the trout; Bill Campbell of Brook Ln. expressed his concern about a possible increase in water flow; Cheryl of Brook Ln. expressed her concerns about possible basement flooding; Cathy Campbell of Burns Ave. expressed her concern about hazardous materials in degraded areas; Liz Barrows- an abutter on Main Street expressed her concerns about the wildlife located on the property of the proposed project. The Board agreed that more information regarding a restoration plan, re-design, stormwater assessment and property assessment is needed, Mr. Goetz made a motion to continue the hearing until May 24, 2017 at 7:30 p.m., the motion was seconded by Ms. Dyer. The vote carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

**Notice of Intent, Anthony Rossetti, Lot 80 & 81 Main Street. "Echo Estates" DEP #315-1129:**

John Glossa from Glossa Engineering was present, along with the applicant himself. Mr. Glossa explained the proposed project to construct a roadway to town standards and create frontage and a lot area for 4 new single family residential lots. Mr. Glossa stated that there is no work proposed within the 25 ft. no alteration area and is also not subject to stormwater management regulations, however, is still designed to be in accordance with them. Ms. Hershey stated that the applicant needs to revise the stormwater calcs with the Town Engineer, implement erosion controls, show snow removal areas, show base material for installation of cultic units in cross section, recommends fence/ guard rail at the end of the cul de sac with "no alteration" signage and needs cross section of the construction of actual detention basin shown on plan with elevation of annual high water. The hearing was opened for public input, which included; Shirley from Giusti Dr. that expressed her concern about the proposed wall and the possibility of it being in her view; Tor Winter of Cypress Ln. expressed his concern about the creeping of the wetlands to his property and the possible increase of run-off. Mr. Wiley and Ms. Hershey agreed that the applicant should meet with the Town Engineer to go over plans and revise them. Mr. Goetz made a motion to continue the hearing to May 24, 2017 at 7:10 p.m., the motion was seconded by Ms. Dyer, the vote carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

**Notice of Intent, Siemens Healthcare Diagnostics Inc., 333 Coney Street, DEP #315-1130:**

Present was Attorney Joanna Hilvert, Lou Devello, Mike Corika, Gary Walsh and Mike Canary. A brief explanation of the proposed project was read, which was the following " The construction of a new office building, new manufacturing buildings and supporting site infrastructure including roadways and parking areas, stormwater management facilities and utilities. Mr. Wiley read comments from other Boards, which consisted of comments from the Town Engineer. Joanna provided the Board with a memorandum in support of the filed Notice of Intent and Land Disturbance application. It was explained that only one portion of the site plan is proposing to work within the 200 ft. buffer zone which would be for proposed parking. Orange construction fencing will be in place during development and the water runoff will be infiltrated in order to prevent water with an elevated temperature going into Traphole Brook. The hearing was opened up for public comment, which included the following; Margaret McNulty from Sandra Street- had questions and concerns about one of the proposed parking areas that would be located in the rear direction of her property. The Board and the public had no additional comments at this time, however they did request a plan that would show the orange construction fences and the revegetation/ saving as many mature trees as possible throughout the project. Mr. Di Virgilio made a motion to close the hearing, the motion was seconded by Mr. Finnigan, the vote carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

**Enforcement Orders/ Orders of Non Compliance:**

**Main St. #1900, DEP #315-1043**- Ms. Hershey noted that a site visit took place on April 20, 2017, the following people were present; Landis Hershey, Jack Wiley, Bruce Norwell, Jay Young and Melissa Santos. Ms. Hershey stated that the owners of the property have not complied with the Restoration plan to pull back the fill and wood chips from the flagged wetlands and off of Town land.

**Notice of Noncompliance- Eastover Road retaining walls**: Ms. Hershey stated that the wall adjacent to the wetlands was constructed with large size boulders rather than a manufactured concrete lock wall as specified on plans. They were asked to provide information to the Commission regarding the wall for the current meeting. Mr. John Glossa spoke on behalf of the owners of the property and stated that it was his oversight and that he will look into fixing the matter.

**Notice of Noncompliance- 295 Union Street**: Ms. Hershey stated that untreated dirty water is coming from the parking lot of this site and snow is being stored right up against the river. It's been noted that an increasing amount of cars have been stored on the property and there is a concern with the quality of direct stormwater discharge to the Traphole Brook. A notice was sent to contact the Conservation Agent to address the issued at the meeting. The owners of the property were present at the meeting, and explained to the Board that they will fix the dirty water drainage to the Traphole Brook by implementing gravel (sediment sump) for the water to run through, and find another area to relocate the snow for future winters, and that starting in May there will be a decrease in the amount of cars being stored on the property.

**Board Comment Requests:**

**ZBA- Case No. 11-17, 4 Hummingbird Ln. Variance Request**- there were no comments or concerns from the Board at this time.

**ZBA- Case No. 10-17, 12 Mohawk Cir. Variance Request**- there were no comments or concerns from the Board at this time.

**Ms. Dyer made a motion to adjourn the meeting, the motion was seconded by BMr. Goetz. The vote carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio)**

The Commission adjourned at 11:30 p.m.