



## **CONSERVATION COMMISSION**

### **Town Hall**

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## *Town of Walpole Commonwealth of Massachusetts*

MINUTES  
CONSERVATION COMMISSION  
May 10, 2017  
7:00 PM  
DRAFT

**This meeting was taped and will be available on [walpolemedia.tv](http://walpolemedia.tv)**

Present: Al Goetz (Vice Chairman), Betsey Dyer, Roger Turner and James Finnigan

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

The Conservation Agent Report dated May 10, 2017 was given to members.

Vice Chairman Al Goetz opened the meeting at 7:07 p.m.

### **Continued hearing, Notice of Intent by Edgewood Development, 1034 East St., DEP #315-1126:**

A revised plan that was received on May 2, 2017 was proposed, which consisted of the following minor adjustments ; added vegetative areas, pavement removal, addition of a right turning lane due to traffic issues, submittal of McPhail report and Smith & Wessel Associates inspection report, changes to roof drainage. Mr. Goetz expressed his concern about the size of the observation port and wants the applicants to look into a larger alternative. Ms. Hershey recommended that regular inspections of the riverbanks should be a condition, and stormwater maintenance inspection reports should be provided to the Conservation Commission annually. The public and the Board did not have any further questions at this time. Due to the lack of a quorum, the hearing could not be closed at this time. Ms. Dyer made a motion to continue the hearing to May 24, 2017 at 7:20 pm, seconded by Mr. Turner, the vote carried 4-0-0 (Goetz, Dyer, Turner, Finnigan)

### **Notice of Intent by Michael Manzo/ TMC 100 Elm LLC., West St. Lots 2 & 5, DEP #315-1132:**

David Mackwell of Kelley Eng. and the applicant Michael Manzo were present. Mr. Mackwell explained that the proposed project is a redevelopment of an altered riverfront for stormwater improvements to an existing parking lot. Ms. Hershey stated that she walked the site on Monday with Mr. Mackwell and discussed possible re-designs to minimize alteration of resource areas and

prevent discharge of stormwater to the municipal system. The plans that were presented by Mr. Mackwell included the following improvements; significant reduction in impervious area, a total of 11,500 sq. ft. added of greenspace, a stormwater management system (currently there none) and no impact to the resource area. Ms. Dyer inquired about snow removal and storage, Mr. Mackwell stated that snow will be pushed up against the front of the lot, and excess will be properly removed, and plaques along the river will be in place to prevent future snow storage against the river. Mr. Mackwell stated that trash recepticals will be added to the parking lot to allow users to properly dispose of trash. Two options were mentioned in regards to the lot's drainage, which include the following; typing into the Corcoran project pipe, or, going before the Board of Selectmen and requesting to tie into the Town drainage system. The hearing was opened to the public for comments, Peter Depasca from Epiphany Parish expressed his concern over the rip-rap and soil testing; Eric Holstrom from Woodard and Curran expressed his concern regarding Lewis Pond. There were no further questions/comments from the public or the Board at this time. Mr. Finnigan made a motion to close the hearing, seconded by Ms. Dyer, the vote carried 4-0-0 (Goetz, Dyer, Turner, Finnigan). Ms. Dyer made a motion to issue an Order of Conditions, contingent upon revised plan submission on the topics discussed at the hearing, seconded by Mr. Finnigan, the vote carried 4-0-0 (Goetz, Dyer, Turner, Finnigan)

**Notice of Intent by Michael Manzo/ TMC 100 Elm LLC., Elm St. Lot 6, DEP #315-1131:**

David Mackwell of Kelley Eng. and the applicant Michael Manzo were present. Mr. Mackwell explained that the proposed project is a redevelopment for stormwater improvements to an existing parking lot. Mr. Mackwell stated that the proposed greenspace is as follows; 4,000 sq. ft. of greenspace within the no disturbed area and 7,000 sq. ft. of greenspace in the 25 ft. buffer zone, along with proposed peak mitigation, wet swale and a guard rail with signs regarding no dumping and no snow storage. The public or the Board did not have any further questions at this time. Ms. Dyer made a motion to close the hearing, seconded by Mr. Finnigan, the vote carried 4-0-0 (Goetz, Dyer, Turner, Finnigan). Ms. Dyer made a motion to issue an order of conditions, contingent upon revised plan submission on the topics discussed at the hearing, seconded by Mr. Finnigan, the vote carried 4-0-0 (Goetz, Dyer, Turner, Finnigan)

**Minutes of April 26, 2017**

Ms. Dyer made a motion to accept the minutes from the April 26, 2017 meeting, seconded by Mr. Finnigan. The vote carried 4-0-0 (Goetz, Dyer, Turner, Finnigan)

**Request for Certificate of Compliance:**

**Jean M. Duffy, 11 Clarkson Dr., DEP #315-807:-** A certificate of Compliance was requested for work that was never done from an Order of Conditions that was issued on June 14, 2004. Ms. Dyer made a motion to issue a certificate of compliance, seconded by Mr. Finnigan, the vote carried 4-0-0 (Goetz, Dyer, Turner, Finnigan)

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

**Main St. #1900, DEP #315-1043-** Ms. Hershey stated that this matter should put on hold until Chairman Jack Wiley returns.

**Request for minor modification by John Glossa, Eastover Glen, DEP #315-1072**

Mr. Glossa did not submit any new specs on how the current wall was built, nor was he present at the meeting to explain the minor modification request he had submitted. The applicant still remains in noncompliance. The Board would like Mr. Glossa, along with the owners of the property to come before the Board at the next meeting on May 24, 2017 to discuss the matter.

**Board Comment Requests:**

**Planning Board:**

**80 & 81 Main St. (Echo Estates):** The applicant is currently before the Board and their next hearing is scheduled for May 24, 2017.

**333 Coney St. (Siemens):** an Order of Conditions was issued by the Conservation Commission at their April 26, 2017 meeting.

**95 West St. (Corcoran):** an Order of Conditions was issued by the Conservation Commission at their March 22, 2017 meeting.

**1034 East St. (Liberty Village):** This project is currently before the Board, with their next hearing scheduled for May 24, 2017.

**Ms. Dyer made a motion to adjourn the meeting, the motion was seconded by Mr. Turner. The vote carried 4-0-0 (Goetz, Dyer, Turner, Finnigan)**

The Commission adjourned at 9:05 p.m.