



**CONSERVATION
COMMISSION**

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Town of Walpole
Commonwealth of Massachusetts

MINUTES
CONSERVATION COMMISSION
May 24, 2017
7:00 PM
DRAFT

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

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

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

The Conservation Agent Report dated May 24, 2017 was given to members.

Vice Chairman Al Goetz opened the meeting at 7:00 p.m.

Request for Determination of Applicability, John Glossa, 8 Pierce Street:

John Glossa from Glossa Engineering was present, along with Bob Smith, the owner of the property. Mr. Glossa explained to the Board that the septic system for this property didn't pass its title 5 inspection, and the area is within the 100 ft. of the wetlands. There were no comments from other Boards at this time. Conservation Agent Landis Hershey recommended that the erosion controls be brought up to the deck while the project is being done. There were no further questions or concerns from the Board or the public at this time. Ms. Dyer made a motion to close the hearing, seconded by Mr. Di Virgilio, the vote carried 4-0-0 (Goetz, Dyer, Turner, Di Virgilio). Ms. Dyer made a motion to render a negative #3 determination, seconded by Mr. Turner, the vote carried 4-0-0 (Goetz, Dyer, Turner, Di Virgilio).

Continued hearing, Notice of Intent by Anthony Rossetti, Lot 80 & 81 "Echo Estates" DEP #315-1129:

John Glossa from Glossa Engineering was present on behalf of the applicant Anthony Rossetti. Revised plans were submitted with redesigned stormwater management basins with infiltration after a meeting with the Town Engineer. Although the applicants engineer has addressed stormwater management and the DEP stormwater Management Standards, under the WPA regulation, subdivisions of 4 lots or smaller do not have to apply such standards. There were no additional comments at this time. Ms. Hershey recommended Boiler Plate conditions. Ms. Dyer made a motion to close the hearing, seconded by Mr. Di Virgilio. The vote carried 4-0-0 (Goetz, Dyer, Turner, Di Virgilio). Ms. Dyer made a motion to issue an Order of Conditions written by Ms.

Hershey and made to the Town Engineers standards, seconded by Mr. Di Virgilio. The vote carried 4-0-0 (Goetz, Dyer, Turner, Di Virgilio).

Continued hearing, Notice of Intent by Michael Viano, Lot 30 Gigi's Way, DEP# 315-1117:

A letter requesting continuance without testimony to June 14, 2017 was submitted by Michael Viano of SR Ventures II LLC. Ms. Dyer made a motion to continue the hearing until June 14, 2017, seconded by Mr. di Virgilio. The vote carried 4-0-0 (Goetz, Dyer, Turner, Di Virgilio).

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

A letter, landscape plan and infiltration specifications were submitted. All items from last meeting were addressed, and Ms. Hershey referenced her recommended special conditions. There were no other questions or comments, Ms. Dyer made a motion to close the hearing, seconded by Mr. Di Virgilio, the vote carried 4-0-0 (Goetz, Dyer, Turner, Di Virgilio). Ms. Dyer made a motion, seconded by Mr. Di Virgilio to issue an order of conditions, with one on going condition to examine the bottom of the river a low tide to remove any unnatural debris found, and inspect the walls to ensure their stability. The vote carried 4-0-0 (Goetz, Dyer, Turner, Di Virgilio).

Continued hearing, Notice of Intent by Wallstreet Development, off Burns Ave. (Union Sq. Village) DEP #315-1120:

Lou Petrozzi of Wallstreet development was present, along with Rob Truax from GLM Engineering, Paul McManus from Eco-Tec and Brian Butler from Oxboro Associates. All recent improvements on the new submitted plan on Wednesday, May 17, 2017 were addressed, as well as the updated habitat management plan. Board comments from the Town Engineer were read. Ms. Hershey addressed questions and concerns regarding fill removal, and soil contamination, grading and planting. Mr. Petrozzi stated that the soil contamination report that is being done has not been submitted to the Board yet, which the Board expressed interest in reading the report once it's submitted and available. The Board had no further questions at this point since they want to see the soil contamination report, the hearing was then open to the public for input, which included the following; Cheryl Hayes of 8 Brook Ln- questions regarding 25 ft. no alteration area work, number of units, impervious surface, plantings, revised stormwater plan. Cathy Campbell of 35 Burns Ave- questions regarding unnatural materials in soil on the site, planting plans. Liz Barrows of 189 Union St.- questions regarding plantings and the sewer line. There were no further questions from the Board or the public at this time, Ms. Dyer made a motion to continue the hearing to June 28, 2017 at 7:00 PM, seconded by Mr. Turner, the vote carried 4-0-0 (Goetz, Dyer, Turner, Di Virgilio).

Minutes of May 10, 2017

**Trail Easements- Sean McEntee, SR II Ventures, LLC (Trail from Olmstead Estates)
Whitman Homes, Inc. Trail Easement (Trail through Roscommon subdivision)**

Town counsel recommended language to be added to both trail easements, along with deleting repetitious language in the 1st paragraph of the second page. Lastly, whoever owns the open space parcels on which the trails are located needs to provide a trustee's certificate stating that they have been authorized by the beneficiaries of the trust to convey these easements to the town; Whitman Homes has granted 4 mortgages on the property, and therefore the grantor needs to obtain subordination of mortgage forms from each mortgagee.

Request for Certificate of Compliance:

TWR LLC, 4 Lacivita Dr. (Lot 1), DEP #315-1077: Ms. Dyer made a motion to issue a certificate of compliance, seconded by Mr. Di Virgilio, the vote carried 4-0-0 (Goetz, Dyer, Turner, Di Virgilio).

Kevin Laracy, 17 Hancock Ct. (B.L.4), DEP #315-813: Mr. Goetz made a motion to issue certificate of compliance, seconded by Ms. Dyer, the vote carried 4-0-0 (Goetz, Dyer, Turner, Di Virgilio).

Robert Naser, Merchants Dr. Lots 7 & 8, DEP #315-576: Ms. Dyer made a motion to issue a certificate of compliance, seconded by Mr. Di Virgilio, the vote carried 4-0-0 (Goetz, Dyer, Turner, Di Virgilio).

Enforcement Orders/ Orders of Non Compliance:

Main St. #1900, DEP #315-1043: No further information regarding this matter was available at this time.

Eastover Rd. DEP #315-1072: Notice of noncompliance was issued. A letter was submitted by a structural engineer stating that the wall was constructed structurally sound. The Board was satisfied at this time.

Roscommon DEP #315-1094: Whitman Homes is in violation of special conditions #56 to construct the replication area in the same growing season as the crossing and prior other work. The developer was asked to provide the Commission with an updated schedule on construction of the replication area and the survey plan of the culverts by May 22, 2017. A letter was received from Whitman Homes on May 18, 2017 addressing the concerns.

Board Comment Requests:

Zoning Board –173 Pemberton Street- Case No. 12-17 : The Board had no comments at this time.

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

The Commission adjourned at 9:30 p.m.