

**CONSERVATION
COMMISSION**



Town Hall

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*Town of Walpole
Commonwealth of Massachusetts*

MINUTES
CONSERVATION COMMISSION
January 24, 2018
7:00 PM

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

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

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

The Conservation Agent Report dated January 24, 2018 was given to members.

Vice Chairman Al Goetz opened the meeting at 7:00 PM

7:01 PM

Continued Notice of Intent, by David Wakefield, Parcel 2A East St, "Nichols Pond Ln." DEP #315-1138:

Goetz opened the hearing and read a letter submitted to the Commission, dated 1/24/18 from GLM Engineering on behalf of the Applicant requesting a continuance until March 14, 2018. Finnigan made a motion to accept the request to continue to March 14, 2018 at 7:00 PM, seconded by Dyer, the motion carried 5-0-0 (Goetz, Dyer, Turner, Finnigan, Di Virgilio)

7:15 PM

Notice of Intent, by Michael Connors, 255 Union St., DEP #315-1144:

Dan Merrikin from Merrikin Engineering was present, along with the property owner Michael Connors. Goetz opened the hearing and read Board comments which consisted of comments from engineering, sewer & water and the Zoning Board. Merrikin explained to the Commission that the proposed project is the alteration of 8,500 s.f. of the riverfront area and within the 100~~1000~~ ft. buffer of wetlands associated with Traphole Brook by expansion of an existing dwelling consisting of a deck located off of the barn, the construction of a parking area and a Stormwater basin, and the renovation of existing buildings (8 units proposed), which is less than 10% of the riverfront area, which totals 109,000 sq.ft. Conservation Agent Landis Hershey suggested that snow removal be added to the plan, along with a sign installed near the parking lot to indicate that the wetlands is part of the Traphole Brook riverfront area, and that there is to be minimal or no use of salt. Goetz opened the hearing for public input, which consisted of Cheryl Hayes of 8 Brook Ln., and expressed her

support of the project. Due to the comments from other Boards that need to be addressed, Merrikin stated that he will set up a meeting time to sit down with Landis and engineering, along with the Fire Dept. Finnigan made a motion to continue the hearing to 2/14/17 at 7:15 PM, seconded by Dyer, the motion carried 5-0-0 (Goetz, Dyer, Turner, Finnigan, Di Virgilio)

7:40 PM

Notice of Intent, by Michael Viano, SR Ventures II, LLC., Lot 330 Gigi's Way, DEP #315-1146:

Goetz opened the hearing, Applicant Michael Viano was present, along with John Glossa of Glossa Engineering. Glossa explained that the Notice of Intent was incorrect and clarified that the proposed project is only for the construction of the caretakers quarters, grading and utilities within the 100 ft. buffer, and does not include a barn. Conservation Agent Landis Hershey addressed an email from the Building Inspector/Z.E.O. stating that the current Zoning Bylaw does not permit caretakers quarters, and that the Applicant should clarify if filing with the ZBA is required--An email was read from the Planning Board chair Jack Conroy. Landis Hershey stated that the Commission should address if the 25-foot no alteration give adequate protection to the wetlands since this is a minimum requirement under the Bylaw Regulations. Board members expressed that there should be measures taken to propose the building on another location of the lot that is further from the 25 ft. no alteration area; Dyer expressed her want for plan depicting the entire property with the layout of the locations of the buildings; Goetz stated that the plan does not depict any contour lines of the street and slope of the wetlands, and questions how the proposed retaining wall can be constructed on the no alteration lines without disturbing or going over into the restricted area. Goetz requested that adequate recharge besides the minimum required be applied to the plan (1 inch instead of .5 inches), along with the Zoning issue to be resolved with regards to whether or not the proposed project is allowed. Goetz opened the hearing up for public comment, which is as follows; Joe Moraski addressed the letter submitted by Jack Conroy, and expressed his concern about the redundancy of the hearing if the proposed project is not allowed, and Brian Angelo of 16 Covey Rd. expressed the same concerns. Conservation Agent Landis Hershey suggested that a site visit be scheduled in order to observe the property, the Commission agreed on the date of Saturday, February 3, 2018 at 9:00 AM to have a site visit of the property. Finnigan made a motion to continue the hearing to 2/14/18 at 7:30 PM, seconded by Dyer, the motion carried 5-0-0 (Goetz, Dyer, Turner, Finnigan, Di Virgilio)

8:38 PM

Notice of Intent, by John Hasenjaeger, Lot 21A Arlington Ln., DEP #315-1145:

John Glossa from Glossa Engineering was present, along with the property owner John Hasenjaeger. Goetz opened the hearing and read Board comments which consisted of comments from engineering, building and Board of Health. Glossa explained to the Commission that the proposed project is the construction of a single family house, with driveway, utilities and grading within the 100 feet of Bordering Vegetated Wetland (BVW). Conservation Agent Landis Hershey stated that the wetlands area should be re-flagged, compost sock should be included on the plan replacing the straw waddles and the possible common driveway issue should be worked out with the Building Inspector. Goetz raised concern over the emergency turnaround on the plan, and stated that it isn't big enough, appears very narrow and worries that emergency vehicles will get caught in the wetlands. Goetz also stated that he would like to see the infiltration system designed to infiltrate an inch of water, rather than .5 inches as it currently shows on the plan. Glossa stated that he will adjust the water infiltration to 1 inch, have the wetlands area re-flagged, replace the straw waddles with compost sock, talk with the Fire Department and address the potential common driveway issue with the Building Inspector. Dyer made a motion to close the hearing, seconded by Finnigan, the motion carried 5-0-0 (Goetz, Dyer, Turner, Finnigan, Di Virgilio). Dyer made a motion to issue an Order of Conditions contingent upon revised plans that reflect the Commissions requests, seconded by Finnigan, the motion carried 5-0-0 (Goetz, Dyer, Turner, Finnigan, Di Virgilio)

GENERAL BUSINESS/OLD BUSINESS/NEW BUSINESS:

Minutes: Finnigan made a motion to accept the minutes of 1/10/18, seconded by Dyer, the motion carried 5-0-1 (Goetz, Dyer, Turner, Finnigan in favor, Di Virgilio abstained)

Enforcement Orders/ Notice of Noncompliance:

Main St. #1900, DEP #315-1043: Conservation Agent Landis Hershey stated to the Commission that an email and letter have been sent out today to Jay Santos and Melissa Young with regards to the list of items that still need to be completed with deadlines previously discussed.

609 Lincoln Rd.: no further updates until spring

Boyden Estates- Summer St. DEP #315-1099 (Notice of Noncompliance): Conservation Agent Landis Hershey observed the site on 1/24/18 and reported that there continues to be on-going issues with the sedimentation erosion and flow overtopping the replication area and flowing down the roadway. Landis has emailed Lou Petrozzi and Rob Truax in order to schedule a time to meet and go over the drainage issue and how it can be resolved. Landis stated that there appears to be no one on site reviewing the erosion controls after significant storms.

Requests for Extension:

N/A

Requests for Certificate of Compliance:

Northridge Ventures LLC, Northridge Farm (Warren Ln.) DEP #315-994: Conservation Agent Landis Hershey stated that there has not been a scheduled meeting with the Applicant with regards to the materials that need to be submitted in order to issue the Certificate of Compliance, and therefore it will be tabled, and not issued at this time.

Correspondence:

MACC Environmental Conference: Commissioners were given informational papers regarding the Annual Environmental Conference in March

Ramboll Environmental: An informational binder was submitted addressing the semi-annual groundwater monitoring of Bird, Inc.

Board Comment Requests:

N/A

Turner made a motion to adjourn, seconded by Dyer . The motion carried 5-0-0 (Goetz, Dyer, Turner, Finnigan, Di Virgilio). The Commission adjourned at 9:10 PM.

Accepted 2/14/18

