



**CONSERVATION
COMMISSION**

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Town of Walpole
Commonwealth of Massachusetts

MINUTES
CONSERVATION COMMISSION
October 25, 2017
7:00 PM
DRAFT

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

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

Also present: Landis Hershey, Conservation Agent

The Conservation Agent Report dated October 25, 2017 was given to members.

Chairman Jack Wiley opened the meeting at 7:00 PM:

Minor Modification Request to Order of Conditions by Wall Street Development for Burns Ave.
"Union Square Village", DEP#315-1120:

Applicant Lou Petrozzi was present and explained to the Board that he is requesting a minor modification for the order of conditions that is already issued for the project at this property. The proposed minor modification consists of allowing a temporary construction access drive from Union Street through the disturbed riverfront area, where the installation of underground utilities, i.e. water and sewer mains, have been approved. The temporary construction access would consist of a 16' wide gravel base drive and stone apron within the approved 20-ft. erosion control/ limit of work from Union Street to the identified degraded area and proposed cul de sac as shown in the approved project plans. The temporary construction access would remain in place for a period of 36 months from the start of construction of the project. After such time, the disturbed area will be restored in accordance with the order of conditions and the approved plans. Landis Hershey stated that because this proposed activity consists of additional activity within the resource area and not permitted under the order of conditions, along with not being administrative in nature, the proposed additional work is not a minor modification. Dyer made a motion to deny the request for minor modification, seconded by Goetz, the motion carried 3-1-0 (Wiley, Goetz, Dyer in favor; Finnigan opposed). The Applicant will need to file for a request to amend the current order of conditions.

7:30 pm Continued Notice of Intent, by Joseph Verderber, 388 North St. "Pine Acres", DEP #315-1139, Advertised 8/14/17, continued from 9/27/17 :

Rob Truax from GLM Engineering was present on behalf of the Applicant. Wiley read Board comments from the Town Engineer. Mr. Truax stated that since the last meeting, he did revise the plans per Town Engineers comments, and explained that he eliminated the recharge system for Lot 4, enlarged the underground infiltration system for the run-off, re-arranged the leeching system. A supplemental sheet was submitted showing what the limits of work would be without the houses on the plan. Mr. Truax explained that most of the work is for the roadway, with the majority of it outside of the 100-ft. buffer zone. Landis stated in her Agents report that she recommends that the Commission close the hearing, and issue an order of conditions with the following recommendations: The man-made ditch and culvert under the lot 2 driveway as shown on the plan shall remain as shown on the plan and maintained free and clear of debris as to allow potential stormwater flow in the northerly direction towards Gould Street; roof drains on the individual house lots shall be maintained as required to infiltrate clear roof drainage into the ground; grade and fill for the road construction, stormwater management, and other associated utilities is limited to the area shown on sub-A plan GLM Engineering, dated 10/25/2017. Goetz made a motion to issue an order of conditions contingent upon the submission of revised plans, seconded by Dyer, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Finnigan).

GENERAL BUSINESS/OLD BUSINESS/NEW BUSINESS:

Minor Modification Request to Order of Conditions by TMC 100 Elm, LLC. for West Street Parking Lots # 2 & 5, DEP #315-1132:

David Mackwell from Kelly Engineering Group was present on behalf of the Applicant and explained that they have reorganized the plan to show two infiltration systems instead of one, and the addition of four handicap parking stalls in lieu of five regular stalls at the closest point to the existing buildings, going from 183 parking spaces to a new total of 182. Mr. Mackwell stated that other than those two changes, there hasn't been any other changes to the plan, and no changes to the impacts or the interests of the WPA or the local Bylaw. Landis Hershey stated that the proposed change is a change to the BMP being used to achieve the same result with no additional work in the resource area proposed, therefore it is a minor modification. Goetz made a motion to determine that the changes to the plan is a only a minor modification, seconded by Dyer, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Finnigan).

Minutes: Dyer made a motion to accept the minutes of October 11, 2017 with corrections as discussed, seconded by Goetz, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Finnigan).

Enforcement Orders/ Orders of Non Compliance:

Main St. #1900, DEP #315-1043: Conservation Agent Landis Hershey stated that the deadline of the enforcement order was met, and is currently waiting for the confirmation of fence and signs to be put up, as discussed at the last meeting on October 11, 2017.

609 Lincoln Rd.:

Conservation Agent Landis Hershey stated that she visited and reviewed the property of the altered area at 609 Lincoln Road and observed that the area has been left alone, and is revegetating nicely, and does not recommend any further action at this point by the Commission.

Requests for Certificates of Compliance:

Mark Robinson, 7 Boulder Trail, DEP #315-398: As-built plans still need to be submitted, therefore the Certificate of Compliance was not issued at this time.

Walpole Country Club, 233 Baker Street, DEP #315-109: This request is still placed on hold since a site visit is still needed. This request is placed on hold, therefore the Certificate of Compliance was not issued at this time.

Mary Ann Marr, 4 Olmstead Lane, DEP #315-1104: Dyer made a motion to issue the Certificate of Compliance, seconded by Goetz, the motion carried 4-0-0 (Wiley, Goetz, Dyer, Finnigan)

Requests for Extension:

N/A

Correspondence:

Lucas Environmental- Wetland Replication Construction Reports- Warren Lane and Roscommon Subdivision

Board Comment Requests:

ZBA: Off Union Street, Special Permit by Wall Street Development Corp. Case no. 22-17: Landis stated that this Special Permit is for the installation of utilities within the 100-year floodplain, which was permitted by the Conservation Commission, however, it does not include the proposed construction access. Therefore, the Applicant has to file a request for an amended order of conditions.

Plng. Bd: 388 North Street "Pine Acres": The Commission closed the hearing and issued an Order of Conditions on the plan dated 10/9/2017 contingent upon receiving a final plan with minor revisions.

Dyer made a motion to adjourn, seconded by Goetz. The motion carried 4-0-0 (Wiley, Goetz, Dyer, Finnigan). The Commission adjourned at 8:05 PM.

Accepted 12/13/17